



Staff Report

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File #: 23-0033

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 01/23/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

**APPLICATION REQUEST:**

**GPA2022-0001:** A General Plan Amendment to change the General Plan land use designation of two (2) parcels totaling 4.95 acres, located at 220 and 224 N. Sherman Avenue, from General Industrial (GI) to Light Industrial (LI). (Applicant: Christopher Sanford of IPT Corona Commerce Center, LLC., 4675 MacArthur Ct. Suite 265, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend APPROVAL of GPA2022-0001 to the City Council based on the findings and conditions of approval contained in the staff report, find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and adopt Resolution 2601 granting GPA2022-0001 as part of Cycle 1 of General Plan Amendments for 2023.

**PROJECT SITE SUMMARY**

**Area of property:** 4.95 acres

**Existing General Plan:** General Industrial (GI)

**Proposed General Plan:** Light Industrial (LI)

**Existing Zoning:** Light Manufacturing (M-1)

**Existing Land Use:** Industrial building and contractor's yard

**Proposed Land Use:** Industrial

**Surrounding Zoning/Land Use:**

**S:** M-1 zone / Industrial building

**N:** M-2 zone / Industrial building

**E:** M-1 zone / Industrial building

**W:** M-1 zone / Industrial building

**BACKGROUND**

GPA2022-0001 is a General Plan Amendment to change the General Plan land use designation of two

adjoining parcels, located at 220 and 224 N. Sherman Avenue (APNs 118-330-015 and 118-330-016), from General Industrial (GI) to Light Industrial (LI). The properties were previously used as a contractor's storage yard.

The applicant submitted the General Plan Amendment (GPA) application to the City on May 24, 2022, which was reviewed by the Project and Environmental Review Committee (PRC) on June 23, 2022. The Committee deemed the application incomplete and provided the applicant a letter outlining missing items. The GPA was also subject to a 90-day Native American tribal consultation process pursuant to Senate Bill 18, which concluded December 14, 2022. During the 90-day period the applicant submitted all remaining application items, and the application was deemed complete on December 15, 2022. The GPA was subsequently scheduled for the January 23, 2023 Planning and Housing Commission hearing.

The project site is located in the vicinity of the Corona Municipal Airport. The properties are located in a Riverside County Airport Land Compatibility Plan (ALUCP) airport influence area (Zone D). Legislative actions of a local agency that affect properties within an airport influence area must be reviewed by the Riverside County Airport Land Use Commission (ALUC). On August 11, 2022, the ALUC determined that the applicant's proposed GPA is consistent with the Riverside County ALUCP.

### **PROPOSED AMENDMENT**

GPA2022-0001 is a request to change the General Plan land use designation of two parcels from General Industrial (GI) to Light Industrial (LI). The two parcels total 4.95 acres and are located at 220 and 224 N. Sherman Avenue. The owner of these properties also owns two adjacent parcels to the south, at 180 and 200 N. Sherman Avenue. The owner would like to consolidate the four parcels into a single 14.82-acre property, which would allow the future development of a light industrial warehouse building. The consolidation of the four properties is an administrative process via a Lot Line Adjustment conducted by the Development Services Division; and the future review of an industrial building is separate from this GPA request.

In order to consolidate the parcels, the Zoning classification and General Plan designation of the four parcels must be the same. All four parcels are zoned M-1 (Light Manufacturing); however, the project site at 220 and 224 N. Sherman have a General Plan designation of General Industrial (GI), and the two southern parcels at 180 and 200 N. Sherman have a General Plan designation of Light Industrial (LI). GPA2022-0001 proposes to change the 220 and 224 N. Sherman properties to LI, to be the same as 180 and 200 N. Sherman Avenue. Refer to Exhibits 4 and 5.

Additionally, the City's General Plan contains a consistency table, which identifies the zoning classifications that implement each of the General Plan's land use designations (Exhibit 8). Based on the table, 220 and 224 N. Sherman do not currently have General Plan/Zoning consistency, because the M-1 zoning is *not* an implementing zone for the General Industrial (GI) designation. However, the M-1 zone *is* an implementing zone for the Light Industrial (LI) designation; therefore the proposal to change the site's land use designation to LI would bring the General Plan and Zoning into alignment.

## **ENVIRONMENTAL ANALYSIS**

A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). GPA2022-0001 is a common sense exemption because the intensity of uses allowed on-site does not change from what could be constructed today, as the existing zoning (M-1) remains unchanged, and the proposal simply creates consistency between the General Plan and zoning. No actual development is proposed with this amendment. The Notice of Exemption is attached as Exhibit 9.

## **FISCAL IMPACT**

The applicant has paid the applicable application processing fees for the project.

## **PUBLIC NOTICE AND COMMENTS**

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any response from the public regarding the proposal.

## **STAFF ANALYSIS**

The proposed General Plan Amendment would enable the property owner to consolidate four parcels into a single larger parcel, which would be developed in the future. No development plans are proposed at this time, but the amendment would create an opportunity to replace four underutilized and dilapidated properties with a more appealing and cohesive development that conforms to current city standards. Additionally, the proposed project would eliminate an existing inconsistency between the General Plan and zoning. In short, redevelopment of the site would effectively remove any nonconforming or unsightly elements and enhance opportunities to improve the aesthetics of the site and surrounding area. This is encouraged and supported by General Plan Policies LU-3.1, LU-4.4 and LU-12.5:

*LU-3.1 - Permit land uses and development consistent with the Corona General Plan Land Use Designations.*

*LU-4.4 - Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.*

*LU-12.5 - Work proactively with property owners of declining industrial sites to facilitate upgrades and re-use for contemporary business uses. Such may include incentives for parcel consolidation to facilitate the development of cohesive and well-defined business parks.*

The Light Industrial (LI) designation is consistent with the site's M-1 zone, and is compatible with the surrounding existing industrial land uses. The amendment will not impact the type of development that could occur on the site because ultimately the types of allowable uses and site design are dictated by the site's zoning, not by its General Plan designation. The site's M-1 zone is not being

changed with this amendment.

Therefore, the Planning and Development Department recommends approval of GPA2022-0001 based on the findings listed below, and staff's recommended conditions of approval attached as Exhibit 3.

**FINDINGS FOR THE APPROVAL OF GPA2022-0001**

1. The City of Corona has determined that this project is exempted from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines, which states that the project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption).
2. GPA2022-0001 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
  - a. *The amendment will implement General Plan Land Use Policy LU-3.1, in that it will ensure the future development of the site per the existing Zoning Code is consistent with the site's General Plan Land Use Designation.*
  - b. *The amendment is consistent with General Plan Land Use Policy LU-4.4 because it provides an opportunity to redevelop four underutilized industrial properties in a manner that enhances the site and its surroundings and supports the City's growth.*
  - c. *The amendment is consistent with General Plan Land Use Policy LU-12.5 by consolidating multiple parcels to facilitate the future development of a more cohesive and well-defined industrial development that meets current city standards.*

**PREPARED BY:** RAFAEL TORRES, ASSISTANT PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**EXHIBITS**

1. Resolution 2601
2. Locational and Zoning Map
3. Conditions of Approval
4. Existing and Proposed General Plan Exhibit
5. General Plan Land Use Designation Map
6. Applicant's letter dated May 19, 2022, explaining the General Plan amendment request.

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**File #:** 23-0033

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7. Photographs of the site
8. General Plan Technical Report, Table 2-1; Land Use Designations and Implementing Zones
9. Environmental documentation

Case Planner: Rafael Torres (951) 736-2262



**RESOLUTION NO. 2601**

**APPLICATION NUMBER: GPA2022-0001**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF TWO (2) PARCELS TOTALING 4.95 ACRES, LOCATED AT 220 AND 224 N. SHERMAN AVENUE, FROM GENERAL INDUSTRIAL (GI) TO LIGHT INDUSTRIAL (LI) AS PART OF CYCLE 1 OF GENERAL PLAN AMENDMENTS FOR 2023. (APPLICANT: CHRISTOPHER SANFORD OF IPT CORONA COMMERCE CENTER, LLC).**

**WHEREAS**, the Planning and Housing Commission of the City of Corona initiated proceedings through GPA2022-0001 to consider amending the City’s General Plan land use map to change the general plan land use designation of two (2) parcels totaling 4.95 acres, located at 220 and 224 N. Sherman Avenue, from General Industrial (GI) to Light Industrial (LI); and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for GPA2022-0001 on January 23, 2023 as required by law, and

**WHEREAS**, the Planning and Housing Commission after close of the public hearing considered all of the evidence presented in its deliberations; and

**WHEREAS**, the Planning and Housing Commission, by the majority, approved GPA2022-0001 in accordance with the analysis and findings in the staff report; and

**WHEREAS**, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the “common sense” exemption).

**NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**EXHIBIT 1**

**SECTION 1. CEQA Findings.** A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the “common sense” exemption). GPA2022-0001 is a common sense exemption because the intensity of uses allowed on-site does not change from what could be constructed today, as the existing zoning (M-1) remains unchanged, and the proposal simply creates consistency between the General Plan and zoning. No actual development is proposed with this amendment.

**SECTION 2. Findings.** GPA2022-0001 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:

1. The City of Corona has determined that this project is exempted from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines, and Section 3.07 of the Corona Local Guidelines for Implementing CEQA, which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the “common sense” exemption).
2. GPA2022-0001 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
  - a. *The amendment will implement General Plan Land Use Policy LU-3.1, in that it will ensure the future development of the site per the existing Zoning Code is consistent with the site’s General Plan Land Use Designation.*
  - b. *The amendment is consistent with General Plan Land Use Policy LU-4.4 because it provides an opportunity to redevelop four underutilized industrial properties in a manner that enhances the site and its surroundings and supports the City’s growth.*
  - c. *The amendment is consistent with General Plan Land Use Policy LU-12.5 by consolidating multiple parcels to facilitate the future development of a more cohesive and well-defined industrial development that meets current city standards.*

**THAT THE COMMISSION** passes and adopts Resolution No.2601 conditionally approving the General Plan Amendment granted in accordance with the conditions and Exhibit 4 of the staff report for GPA2022-0001; and

**THAT THE COMMISSION** recommends to the City Council that it approve such General Plan Amendment as part of Cycle 1 of General Plan Amendments for 2023.

Adopted this 23<sup>rd</sup> day of January, 2023.



Craig Siqueland, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**



Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 23<sup>rd</sup> day of January, 2023, and was duly passed and adopted by the following vote, to wit:

**AYES:** Siqueland, Sherman, Alexander and Woody

**NOES:** None

**ABSENT:** None

**ABSTAINED:** None



Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California



# AERIAL & LOCATIONAL MAP



GPA2022-0001  
220 & 224 N. SHERMAN  
AVENUE



**EXHIBIT 2**



# Project Conditions

## City of Corona

**Project Number: GPA2022-0001**

Description: **GPA for General (GI) to Light Industrial (LI) use**

Applied: **5/24/2022**

Approved:

Site Address: **220-224 N SHERMAN AVE CORONA, CA 0**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **Christopher Sanford**

Parent Project:

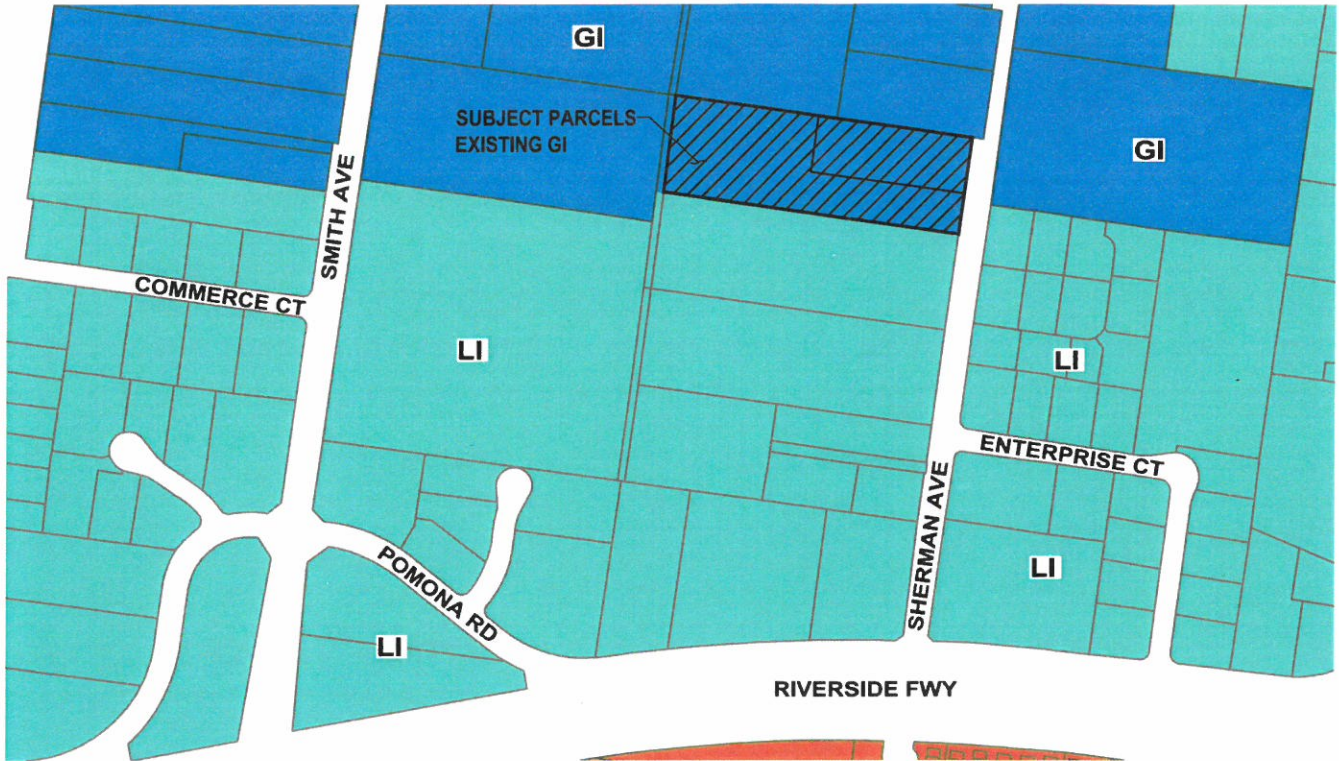
**4675 Macarthur blvd Newport CA,**

Details: **General Plan Amendment to amend the general plan land use designation of two (2) parcels totaling 4.95 acres located at 220 and 224 N. Sherman Avenue from General Industrial (GI) to Light Industrial (LI).**

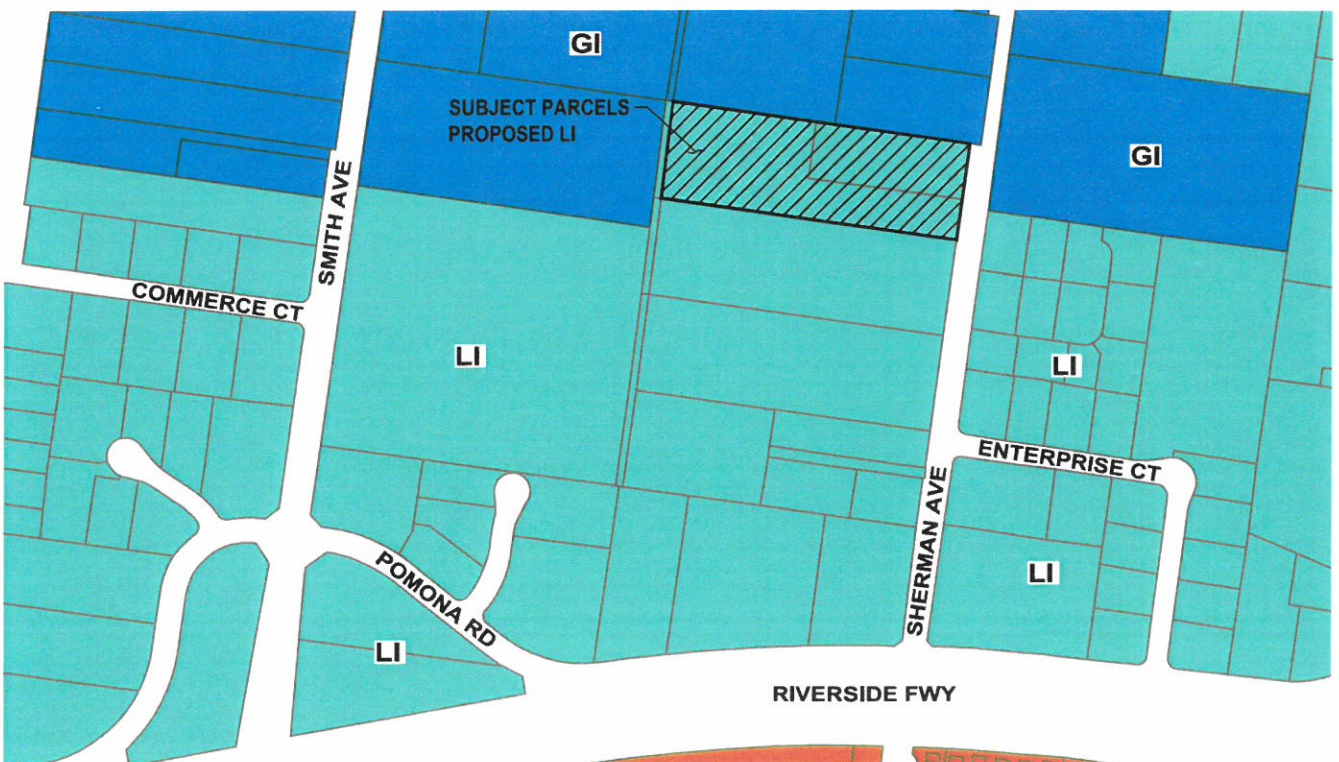
### LIST OF CONDITIONS

DEPARTMENT	CONTACT
PLANNING	
<ol style="list-style-type: none"> <li>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li> <li>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li> </ol>	

# EXHIBIT 3

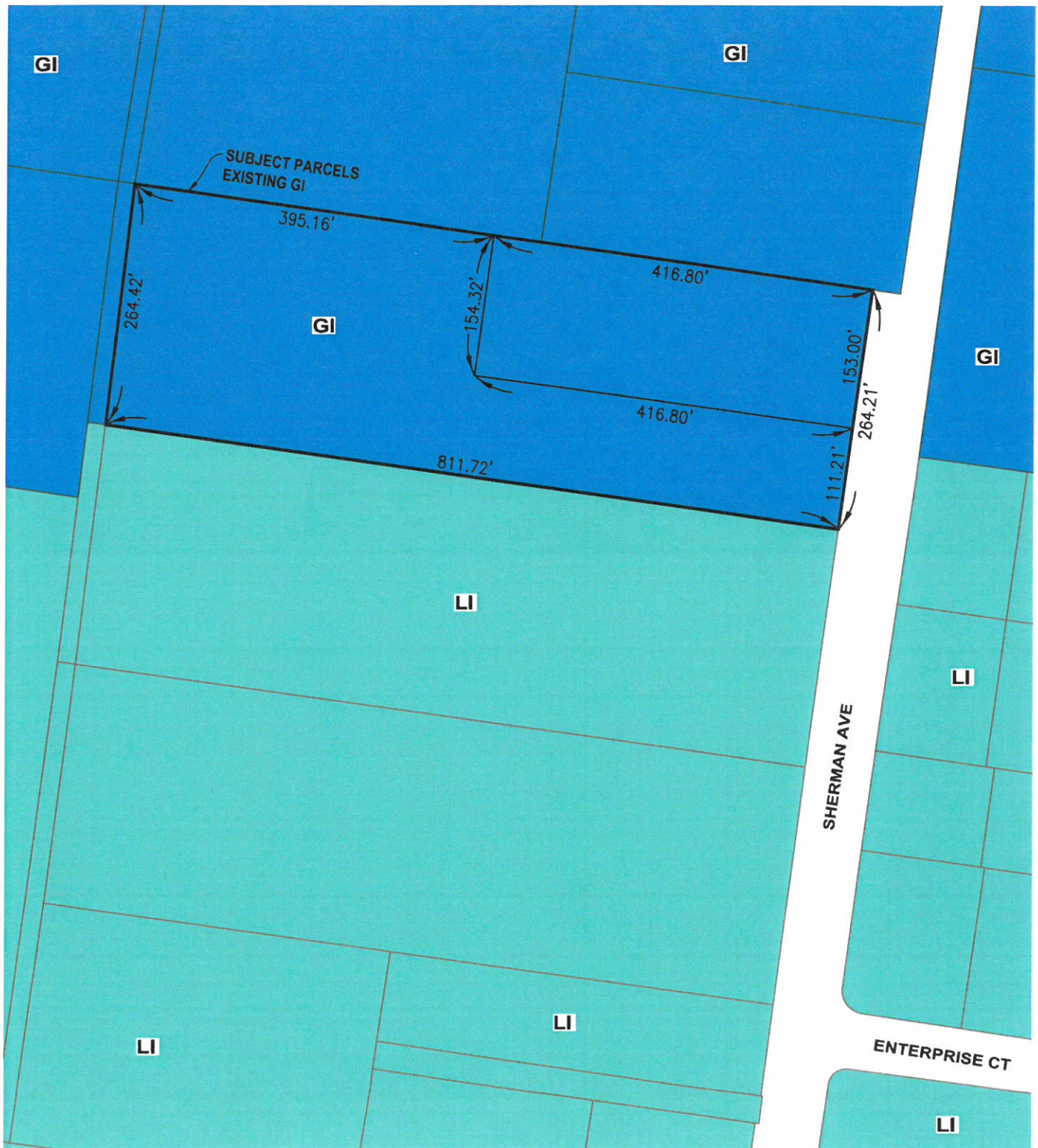


EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

SUBJECT PARCEL'S BOUNDARIES AND ITS CURRENT GENERAL PLAN DESIGNATION

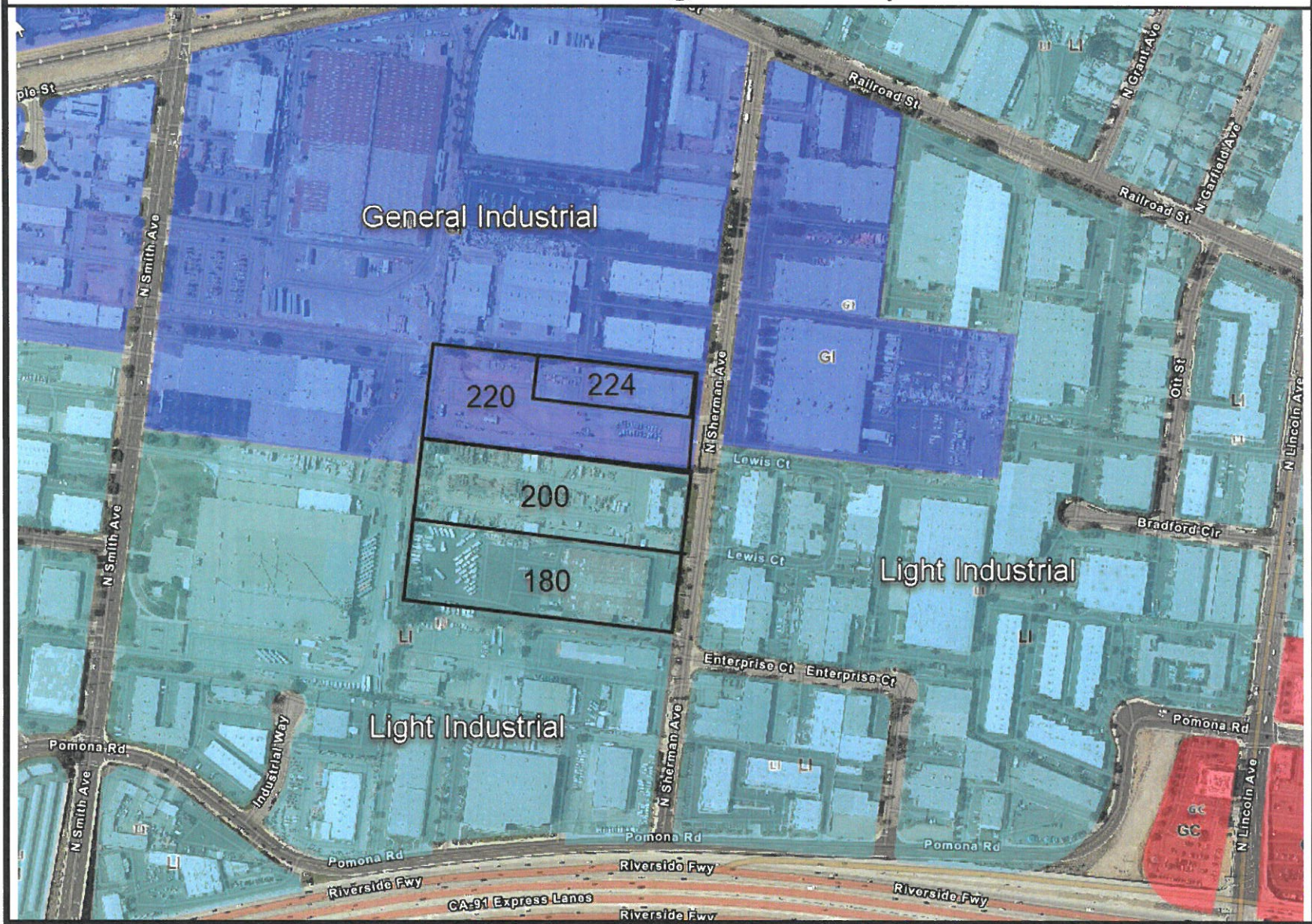


## **PROPERTY LEGAL DESCRIPTION**

Parcels 1 and 2, City of Corona, County of Riverside, State of California, as per Parcel Map 16497, recorded in Book 90, Pages 63 and 64 of Parcel Maps, Official Records of Riverside County, California.

APN: 118-330-015 and APN: 118-330-016

# General Plan Land Use Designation Map



**9<sup>th</sup> St. Partners, LLC**  
**PO Box 3388**  
**Manhattan Beach, CA 90266**

**GENERAL PLAN AMENDMENT  
PROJECT NARRATIVE**

**Submittal Date:** May 16, 2022

**Project Information:**

Property Address: 220 & 224 N. Sherman Ave, Corona, CA 92882

APNs: 118-330-016 & 118-330-015

General Plan: GI – General Industrial (APNs -015 & -016)

Zoning: M-1 (Light Manufacturing Zone): Light Industrial

Property Area: 118-330-015: 1.46 Acres  
118-330-016: 3.49 Acres  
4.95 Acres

Property Owner: IPT CORONA COMMERCE CENTER LLC

Owner Contact/  
Applicant: Christopher Sanford  
Senior Vice President  
Ares Management LLC  
4675 MacArthur Court, Suite 625  
Newport Beach, California 92660

Authorized Agent:	Tom Ashcraft 9th St. Partners, LLC PO Box 3388 Manhattan Beach, CA 90266 310 620-8590 Tom@9thStPartners.com	Luis Gomez 9th St. Partners, LLC PO Box 3388 Manhattan Beach, CA 90266 562 895-3392 Luis@9thStPartners.com
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**Project Request:**

The Property Owner requests to change the Property's (APNs 118-330-015, 118-330-016) General Plan designation of GI – General Industrial to LI - Light Industrial.

**EXHIBIT 6**

**Project Background:**

IPT CORONA COMMERCE CENTER LLC (the “Property Owner”) is the owner of four adjacent parcels located on Sherman Ave in the City of Corona. The Property Owner seeks to merge the four parcels into a single 14.82-acre parcel via a Lot Line Adjustment (LLA). The four Property Owner parcels are further identified in the table below:

<b>PROPERTY ADDRESS</b>	<b>APN</b>	<b>AREA</b>	<b>GENERAL PLAN DESIGNATION</b>	<b>ZONING DESIGNATION</b>
180 Sherman Ave	118-330-003	4.94 Acres	LI – Light Industrial	M-1 Light Industrial
200 Sherman Ave	118-330-002	4.93 Acres	LI – Light Industrial	M-1 Light Industrial
220 Sherman Ave	118-330-016	3.49 Acres	GI – General Industrial	M-1 Light Industrial
224 Sherman Ave	118-330-015	1.46 Acres	GI – General Industrial	M-1 Light Industrial

The General Plan designates the 220 & 224 N. Sherman Ave parcels (APNs 118-330-015, 118-330-016) as GI - General Industrial (GI) and the 180 & 200 N. Sherman Ave parcels (APNs 118-330-002, 118-330-003) as LI - Light Industrial (LI). The four parcels are zoned M-1, Light Manufacturing, which is consistent with the LI General Plan designation. To process an LLA, the four parcels must have consistent land use and zoning designations.

**General Plan and Zoning Designations***General Plan Designation Overview*

The LI designation “Accommodates low intensity, nonpolluting manufacturing, R&D, e-commerce, wholesale, and distribution facilities. Also includes campus-style industrial and business parks. These are intended to provide a job base for residents in “clean” industries that do not generate nuisance or unsafe levels of noise, vibration, air emissions, or waste.” The GI designation Accommodates a wide range of manufacturing, construction, transportation, wholesale trade, warehousing, vehicle storage, and related service activities. Mineral resource activities are included in this category.” (General Plan, p. LU-7, Table LU-1).

*Zoning Designation Overview*

The Property is designated as Light Manufacturing (M-1) under the City’s Zoning Map and regulations. The M-1 designation “is intended for light manufacturing and industrial uses. The purpose of the M-1 zone is to provide for manufacturing uses that are generally passive because the M-1 zone can be established adjacent to residential and commercial areas.” (Mun. Code, § 17.44.010.A.)

**Amendment Requests:**

The Property Owner requests to change the General Plan designation of the Property located at 220 and 224 N. Sherman Ave. (APNs 118-330-015 and 118-330-016) from GI – General Industrial to LI - Light



Industrial. This General Plan Amendment request is necessary to complete a four-parcel lot consolidation via an LLA. The following outlines the specific General Plan Amendment requests:

*Amendment to City of Corona General Plan, Figure LU-1 Land Use Plan*

The Applicant proposes to revise the City of Corona General Plan, Figure LU-1 Land Use Plan according to the Figure 1 below.

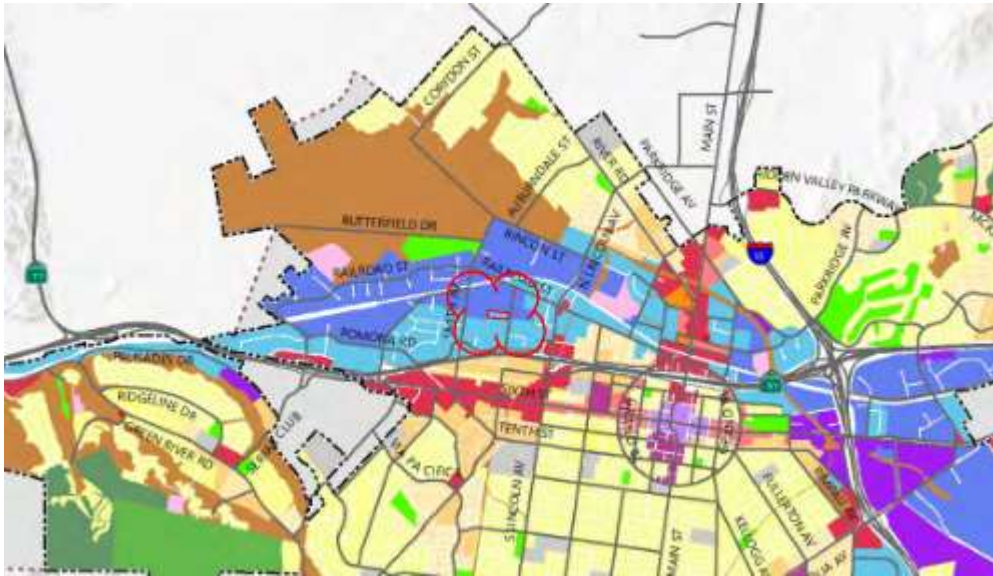


Figure 1: Proposed General Plan Amendment (Figure LU-1 Land Use Plan)

*Amendment to City of Corona General Plan Map (page 1 & page 5)*

The Applicant proposes to revise the City of Corona General Plan Map according to Figures 2 & 3 below:

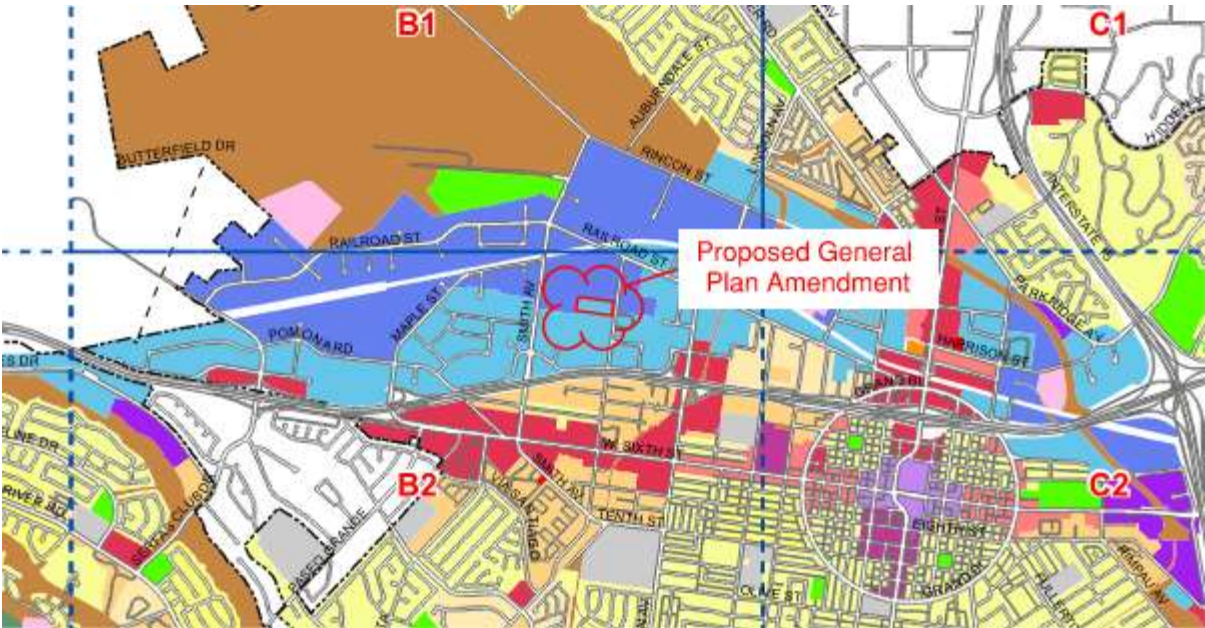


Figure 2: Proposed General Plan Map Amendment (General Plan Map Book Page 1)

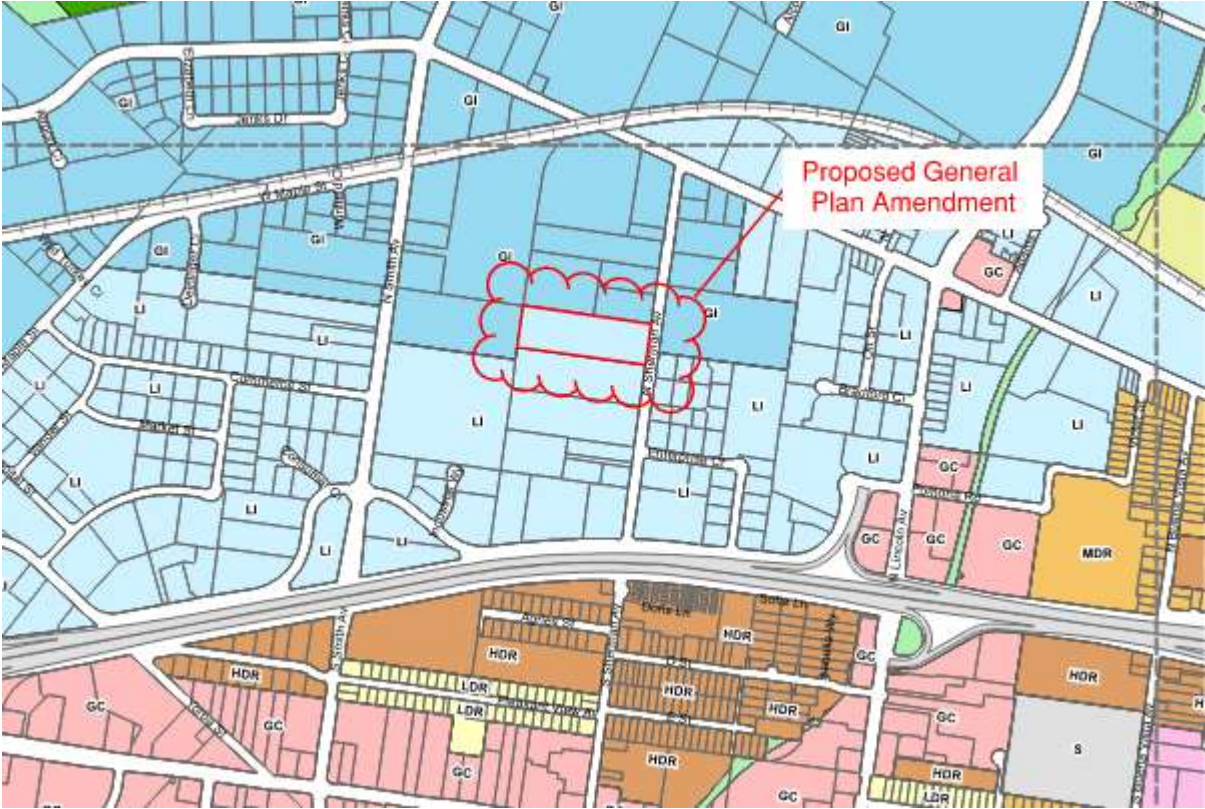


Figure 3: Proposed General Plan Map Amendment (Page B-2)

**Suggested Finding for Approval:**

The proposed General Plan Amendment is consistent with general land uses, programs, goals and polices of the General Plan as follows:

LU-2.6 Maintain a land use pattern that accommodates a diversity of commercial districts that are differentiated by their function, customer base, and physical character and avoid unnecessary competition.

LU-3.3 Allow flexibility in the defined land use types, densities, and intensities to account for changes in housing needs and characteristics, industrial and employment markets, and retail commercial enterprises that will occur during the implementation of this plan. Such deviations shall be considered only when found to be consistent with the plan's vision, goals, and overall policy intentions for community places, character, economy, environmental sustainability, and public safety.

LU-4.4 Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.

LU-12.4 Encourage the reuse of underutilized, vacant, or obsolete industrial buildings with higher value uses that are consistent with the goals and policies of the General Plan.

LU-12.5 Work proactively with property owners of declining industrial sites to facilitate upgrades and re-use for contemporary business uses. Such may include incentives for parcel consolidation to facilitate the development of cohesive and well-defined business parks.

ENVIRONMENTAL INFORMATION FORM  
PHOTO LOG



Photo Log -Aerial Photo



Photo 1: Front Building Façade

ENVIRONMENTAL INFORMATION FORM  
PHOTO LOG



Photo 2: Southern Property Line, Facing North



Photo 3: North Property Line, Facing South Behind the Building

ENVIRONMENTAL INFORMATION FORM  
PHOTO LOG



Photo 4: Front Building Façade



Photo 5: Side of Building, facing West

ENVIRONMENTAL INFORMATION FORM  
PHOTO LOG



Photo 6: Aerial view of entire property, Facing East



Photo 7: N. Sherman Ave, Facing South

ENVIRONMENTAL INFORMATION FORM  
PHOTO LOG



Photo 8: N. Sherman Ave, Facing front façade of 200 N Sherman Ave



Photo 9: 232 N. Sherman Ave, Facing North-West on N. Sherman Ave



**Corona General Plan 2020-2040**  
**Technical Background Report**

**Table 2-1 General Plan Land Use Designations and Implementing Zones**

General Plan Land Use Designations	Implementing Zone(s)*	Permitted Uses	Acres
Office Professional	C-P	General business offices, banks, finance, insurance, and real estate offices, medical offices, and professional offices	117
General Industrial	M-2 M-3 M-4	Manufacturing, construction, wholesale trade, transportation, warehousing, vehicle storage, and related services	2,068
Light Industrial	M-1 M-4	Low-intensity, nonpolluting manufacturing, research and development, e-commerce, wholesale, and distribution facilities	1,159
Agriculture	A, A-14.4 R-1-12.0 R-1-9.6	Agriculture activities, such as citrus crops, housing and ancillary facilities	231
Open Space General	OS Open Space	Permanently protected land for habitat, topography, scenic quality, public safety, or comparable purpose	2,449
Open Space Recreation	OS Open Space	Lands committed as public or private recreation including a golf course	707
Public and Institutional	QP Institutional Uses Zone	Park, school, civic, fire station, utility, and institutional use	815

Sources: General Plan Land Use Categories, 2007; Corona Zoning Code 2017; Corona GIS 2017

Notes:

PDC = Planned Community Development Zone

MP = Mobile Home

QP = Quasi-Public

TC = Transitional Commercial

\* The City of Corona also has 31 specific plans, each with various zones that are consistent with the above general plan land use designations



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
PLANNING & DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: *GPA2022-0001*
2. Project location (specific): *220 & 224 N. Sherman Avenue, Corona, CA 92883 (APN: 118-330-015, -016)*
3. a. Project location - City of Corona  
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

A General Plan Amendment to amend the general plan land use designation of two (2) parcels totaling 4.95 acres located at 220 and 224 N. Sherman Avenue from General Industrial (GI) to Light Industrial (LI).

5. Name of public agency approving project: ***City of Corona***
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: ***Christopher Sanford of IPT Corona Commerce Center, LLC., 4675 MacArthur Ct. Suite 265, Newport Beach, CA 92660.***
7. Exempt Status (check one):
  - a.  Ministerial Project
  - b.  Not a project
  - c.  Emergency project
  - d.  Categorical Exemption. State type and class number:
  - e.  Declared Emergency
  - f.  Statutory Exemption. State code section number:
  - g.  Other: Explain:

8. Reasons why the project is exempt:

Per Section 15061 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). GPA2022-0001 is a common sense exemption because the intensity of uses allowed on-site does not change from what could be constructed today, as the existing zoning (M-1) remains unchanged, and the proposal simply creates consistency between the General Plan and Zoning.

9. Contact Person/Telephone No.: *Rafael Torres, Assistant Planner (951) 739-4973*
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_

Rafael Torres, Assistant Planner  
Lead Agency Representative