

**RESOLUTION NO. 2023-012**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, APPROVING GPA2022-0001, GPA2022-0002, AND GPA2022-0003, AMENDMENTS TO THE CITY'S GENERAL PLAN (CYCLE 1 OF THE GENERAL PLAN AMENDMENTS FOR 2023).**

**WHEREAS**, on March 1, 2023, the City Council of the City of Corona (“City Council”) conducted a duly noticed public hearing and approved Resolution No. 2023-0007 tentatively approving an amendment to the City’s General Plan to change the land use designation on 4.95 acres located at 220 and 224 N. Sherman Avenue (“Sherman Property”) from General Industrial (GI) to Light Industrial (LI) (“GPA2022-0001”); and

**WHEREAS**, on March 1, 2023 prior to its tentative approval of GPA2022-0001, the City Council determined that GPA2022-0001 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for CEQA, because GPA2022-0001 simply changes the General Plan land use designation for the Sherman Property to align with the existing zoning for the Sherman Property and it will not result in a change in the intensity of the uses allowed on the Sherman Property from what could be constructed under the current zoning designation; and

**WHEREAS**, all persons wishing to testify in connection with GPA2022-0001 were heard during the public hearing on March 1, 2023 and GPA2022-0001 was comprehensively reviewed; and

**WHEREAS**, on March 1, 2023, the City Council conducted a duly noticed public hearing and approved Resolution No. 2023-0009 tentatively approving an amendment to the City’s General Plan to change the land use designation on various properties, as identified in Exhibits “C” and “D” of Resolution No. 2023-0009 to allow certain residential land uses consistent with the Housing Sites Inventory (“GPA2022-0002”); and

**WHEREAS**, on March 1, 2023 prior to its tentative approval of GPA2022-0002, the City Council approved Resolution No. 2023-010 certifying a Final Supplement to the Final EIR for the Housing Element Rezoning Project (“Final SEIR”), adopted findings and a statement of overriding considerations, and a mitigation monitoring and reporting program, all in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines, which included an analysis of the environmental impacts of GPA2022-0002; and

**WHEREAS**, all persons wishing to testify in connection with GPA2022-0002 were heard during the public hearing on March 1, 2023 and GPA2022-0002 was comprehensively reviewed; and

**WHEREAS**, on March 1, 2023, the City Council of the City of Corona (“City Council”) conducted a duly noticed public hearing and approved Resolution No. 2023-0008 tentatively approving an amendment to the City’s General Plan to change the land use designation on 4.92 acres located at 212 and 216 N. Smith Avenue (“Smith Property”) from Light Industrial (LI) to General Industrial (GI) (“GPA2022-0003”); and

**WHEREAS**, on March 1, 2023 prior to its tentative approval of GPA2022-0003, the City Council determined that GPA2022-0003 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for CEQA, because GPA2022-0003 simply changes the General Plan land use designation for the Smith Property to align with the existing zoning for the Smith Property and it will not result in a change in the intensity of the uses allowed on the Smith Property from what could be constructed under the current zoning designation; and

**WHEREAS**, all persons wishing to testify in connection with GPA2022-0003 were heard during the public hearing on March 1, 2023 and GPA2022-0003 was comprehensively reviewed; and

**WHEREAS**, pursuant to Government Code section 65358(b), a mandatory element of the City’s General Plan may be amended no more than four times per calendar year; and

**WHEREAS**, in compliance with Government Code section 65358(b), the City Council desires to approve GPA2022-0001, GPA2022-0002, an GPA2022-0003 as part of Cycle 1 of the General Plan Amendments for 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA AS FOLLOWS:**

**SECTION 1. CEQA Findings for GPA2022-0001.** As the decision-making body for GPA2022-0001, the City Council previously determined that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for CEQA because the activity is covered by the common sense exemption, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA. GPA2022-0001 simply changes the General Plan land use designation for the Sherman Property to align with the existing zoning for the Sherman Property and will not result in a change in the intensity and of the uses allowed on the Sherman Property from what could be constructed under the current zoning designation. As such, there is no possibility that GPA2022-0001 will have a significant effect on the environment and no further environmental analysis is required.

**SECTION 2. CEQA Findings for GPA2022-0002.** As the decision-making body for GPA2022-0002, the City Council has reviewed and considered the information contained in the Final SEIR and the administrative record for GPA2022-0002, including all written and oral

evidence provided during the public hearing for GPA2022-0002. Based upon the facts and information contained in the Final SEIR and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

A. The Final SEIR and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, the City of Corona Local CEQA Guidelines and other applicable law.

B. The Final SEIR contains a complete and accurate reporting of the environmental impacts associated with the GPA2022-0002 and reflects the independent judgment and analysis of the City Council.

C. All mitigation measures applicable to GPA2022-0002 shall be a condition of approval for GPA2022-0002 and are incorporated herein by this reference.

**SECTION 3. CEQA Findings for GPA2022-0003.** As the decision-making body for GPA2022-0003, the City Council previously determined that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for CEQA because the activity is covered by the common sense exemption, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA. GPA2022-0003 simply changes the General Plan land use designation for the Smith Property to align with the existing zoning for the Smith Property and will not result in a change in the intensity and of the uses allowed on the Smith Property from what could be constructed under the current zoning designation. As such, there is no possibility that GPA2022-0003 will have a significant effect on the environment and no further environmental analysis is required.

**SECTION 4. General Plan Amendment Findings for GPA2022-0001.** Based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby reaffirms and incorporates herein by reference the General Plan Amendment Findings for GPA2022-0001 as set forth in Resolution No. 2023-007.

**SECTION 5. General Plan Amendment Findings for GPA2022-0002.** Based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby reaffirms and incorporates herein by reference the General Plan Amendment Findings for GPA2022-0002 as set forth in Resolution No. 2023-010.

**SECTION 6. General Plan Amendment Findings for GPA2022-0003.** Based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby reaffirms and incorporates herein by reference the General Plan Amendment Findings for GPA2022-0003 as set forth in Resolution No. 2023-008.

**SECTION 7.** Approval of GPA2022-0001. GPA2022-0001 is hereby approved. The City Council hereby adopts the amendment to the City’s General Plan Land Use Map as set forth on the map attached as Exhibit “A” and incorporated herein by reference.

**SECTION 8.** Approval of GPA2022-0002. GPA2022-0002 is hereby approved. The City’s General Plan shall be amended as shown in Exhibit “B” attached hereto and incorporated herein by reference. The City Council hereby adopts the amendment to the City’s General Plan Land Use Map as set forth on the map attached as Exhibit “C” and incorporated herein by reference.

**SECTION 9.** Approval of GPA2022-0003. GPA2022-0003 is hereby approved. The City Council hereby adopts the amendment to the City’s General Plan Land Use Map as set forth on the map attached as Exhibit “D” and incorporated herein by reference.

**SECTION 10.** Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Resolution have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Planning and Development Director.

**SECTION 11.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 1st day of March, 2023.

\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California



**CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 1<sup>st</sup> day of March, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 1<sup>st</sup> day of March, 2023.

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City Clerk of the City of Corona, California

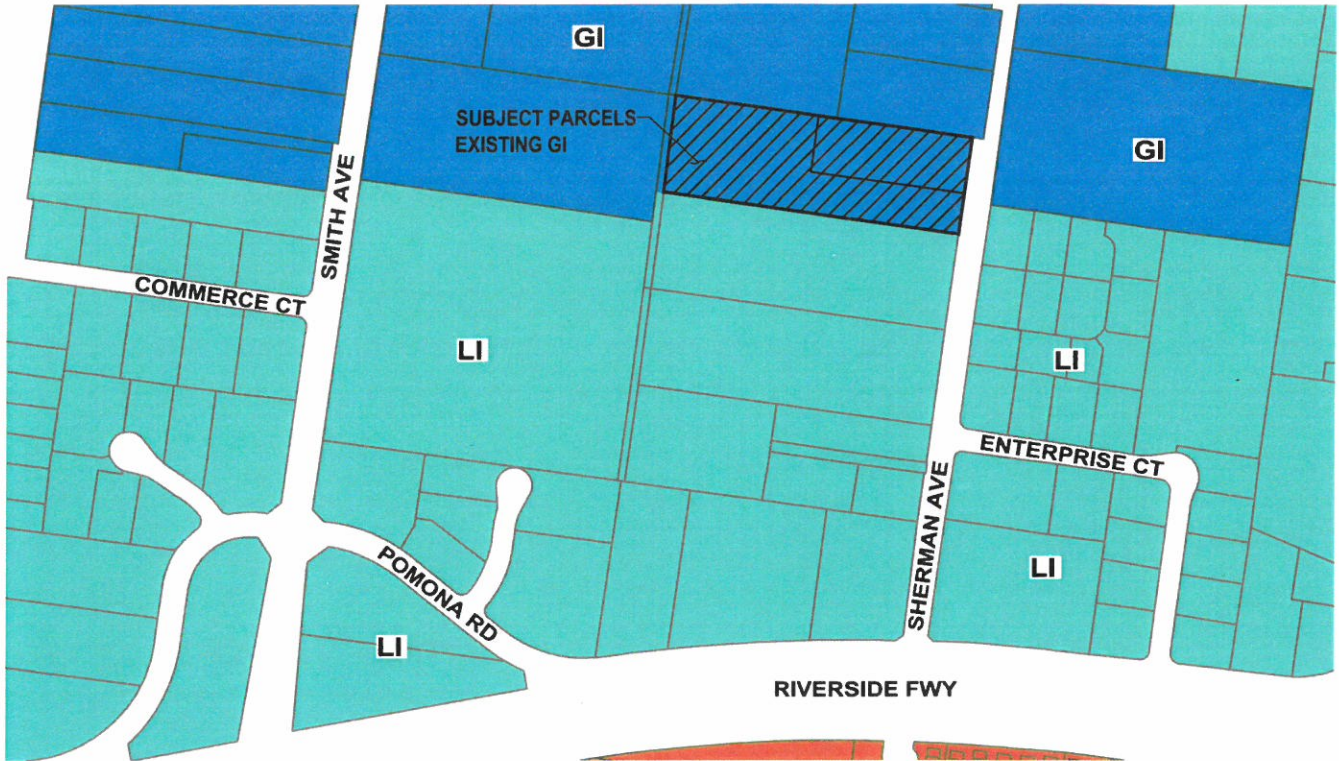
[SEAL]

**EXHIBIT "A"**

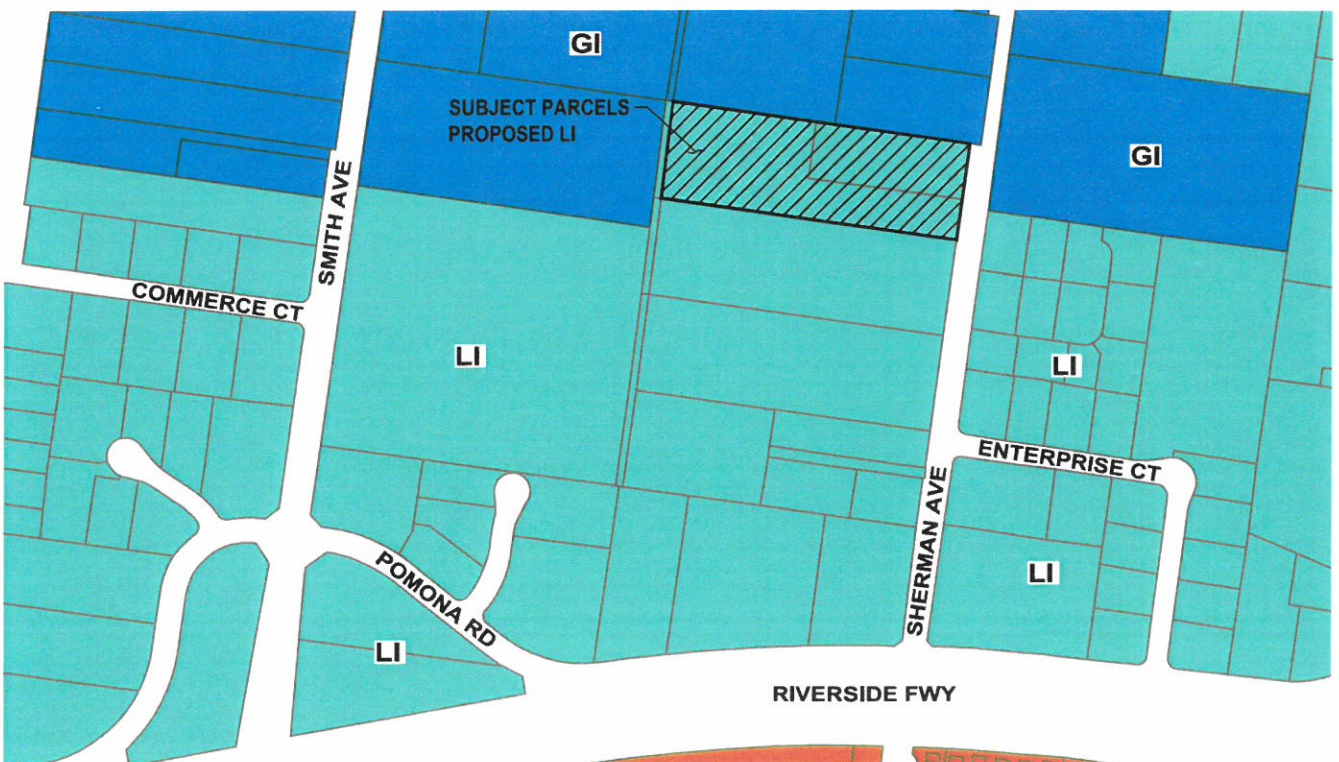
**PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN**

**GPA2022-0001**

**(SEE ATTACHED (2) PAGES)**



EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

## **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

**EXHIBIT “B”**

**PROPOSED CHANGES TO TEXT OF THE GENERAL PLAN**

**GPA2022-0002**

**(SEE ATTACHED (3) PAGES)**

General Plan Land Use Table – Amendment  
(Added text shown in red underline)

**Table LU-1 Corona General Plan Land Use Designations**

<b>Land Use Designation</b>	<b>Description</b>	<b>Density/ Intensity</b>
Agriculture	Accommodates agricultural activities, such as citrus crops, and allows for housing and ancillary facilities.	1 du/5 acres
Rural Residential I	Accommodates large lot residential development to maintain the area's low density, rural, and natural character.	Density: 0.2–0.5 du/adj. gross acre
Rural Residential II	Accommodates large lot residential development to reflect estate and/or rural qualities.	Density: 0.5–1 du/adj. gross acre
Estate Residential	Accommodates moderate to larger size lots for single-family detached housing units.	Density: 1–3 du/adj. gross acre
Low Density Residential	Accommodates detached single-family homes. For properties within Airport Compatibility Zone D, new development shall have a density of at least 5 du/ac	Density: 3–6 du/adj. gross acre
Low Medium Density Residential	Accommodates detached single-family houses or detached or attached condominium ownership.	Density: 6–8 du/adj. gross acre
Medium Density Residential	Accommodates townhomes, duplexes, and single-family detached units in condo developments, with smaller lots to facilitate clustering of units and expanded recreational amenities and preserve open spaces and topography.	Density: 6–15 du adjusted gross acre
High Density Residential	Accommodates multi-family residential (e.g., garden apartments and condos, including common open space, landscaping, and other site amenities.	Density: 15–36 du/adj. gross acre, up to 75 du/adj gross acre for senior units
Urban Density Residential	Accommodates high density residential development primarily through innovative infill design in the city's opportunity districts and sites.	Density: 36–60 du/adj. gross acre <u>Density with an Affordable Housing Overlay Zone: 45-60 du/adj. gross acre</u>
General Commercial <sup>3</sup>	Accommodates a range of commercial uses that serve local neighborhoods, the community, and visitors. Typical uses are governed by implementing zones.	Intensity: FAR of 0.5
Office Professional <sup>3</sup>	Accommodates general business offices, banks, finance, insurance, and real estate offices, medical offices, professional offices, and compatible uses.	Intensity: FAR 2.0
General Industrial <sup>3</sup>	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.	Intensity: FAR 0.5

**Table LU-1 Corona General Plan Land Use Designations**

Land Use Designation	Description	Density/ Intensity
Light Industrial <sup>3</sup>	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.	Intensity: FAR 0.5
Mixed Use I Commercial and Residential <sup>1, 2</sup>	Accommodates retail commercial and office uses or an integrated mix of commercial and residential uses along arterials or at primary community activity centers and transit stations. Commercial and office uses primarily serving neighborhood and community needs, is permitted.  <u>Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.</u>	Mixed Use Commercial and Residential Intensity: FAR 2.0  <u>Density for 100% residential use: 45-60 du/adj. gross acre</u>
Downtown Commercial/ Mixed Use <sup>2</sup>	Accommodates the development of properties exclusively for retail commercial uses or an integrated mix of commercial and residential uses. Commercial uses are permitted along the street frontages that cumulatively create a pedestrian-oriented and active street environment, including retail shops, services, offices, cultural facilities, entertainment, public and civic buildings, and similar and compatible uses.	Intensity: FAR 3.0
Mixed Use II— Industrial and Commercial <sup>1</sup>	Accommodates the development of light industrial uses or a mix of industrial and commercial uses. Generally, these should be recognized “clean” types of industries, typified by light manufacturing, research and development, and e-commerce.  <u>Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.</u>	Intensity: FAR 2.0  <u>Density for 100% residential use: 45-60 du/adj. gross acre</u>
Open Space General	Accommodates lands permanently committed or protected for open space due to value as habitat, topography, scenic quality, public safety (e.g., flood control channels), or comparable purpose.	Not applicable
Parks and Open Space Recreational	Accommodates lands committed as open space for public or private recreational purposes, such parks and golf courses.	Not applicable
Public and Institutional	Accommodates public and institutional uses within areas specifically designated on the land use plan or within any other land use designation in accordance with policies under Goal LU-15. General categories include schools, civic uses, fire stations, utilities, and other institutional uses, except for public and private parks.	Based on implementing zone



**Table LU-1 Corona General Plan Land Use Designations**

<b>Land Use Designation</b>	<b>Description</b>	<b>Density/ Intensity</b>
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Notes

1. Approval of a Specific Plan [or adoption of citywide development standards and design guidelines](#) is required for entitlement of a mixed-use project.
  2. Residential uses may be integrated into the upper floors of structures developed for retail or office uses on the lower floors or horizontally on the same site.
  3. Permissible intensity levels (maximum FARs) are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply. Refer to the Corona Municipal Airport Land Use Compatibility Plan for developments in this area.
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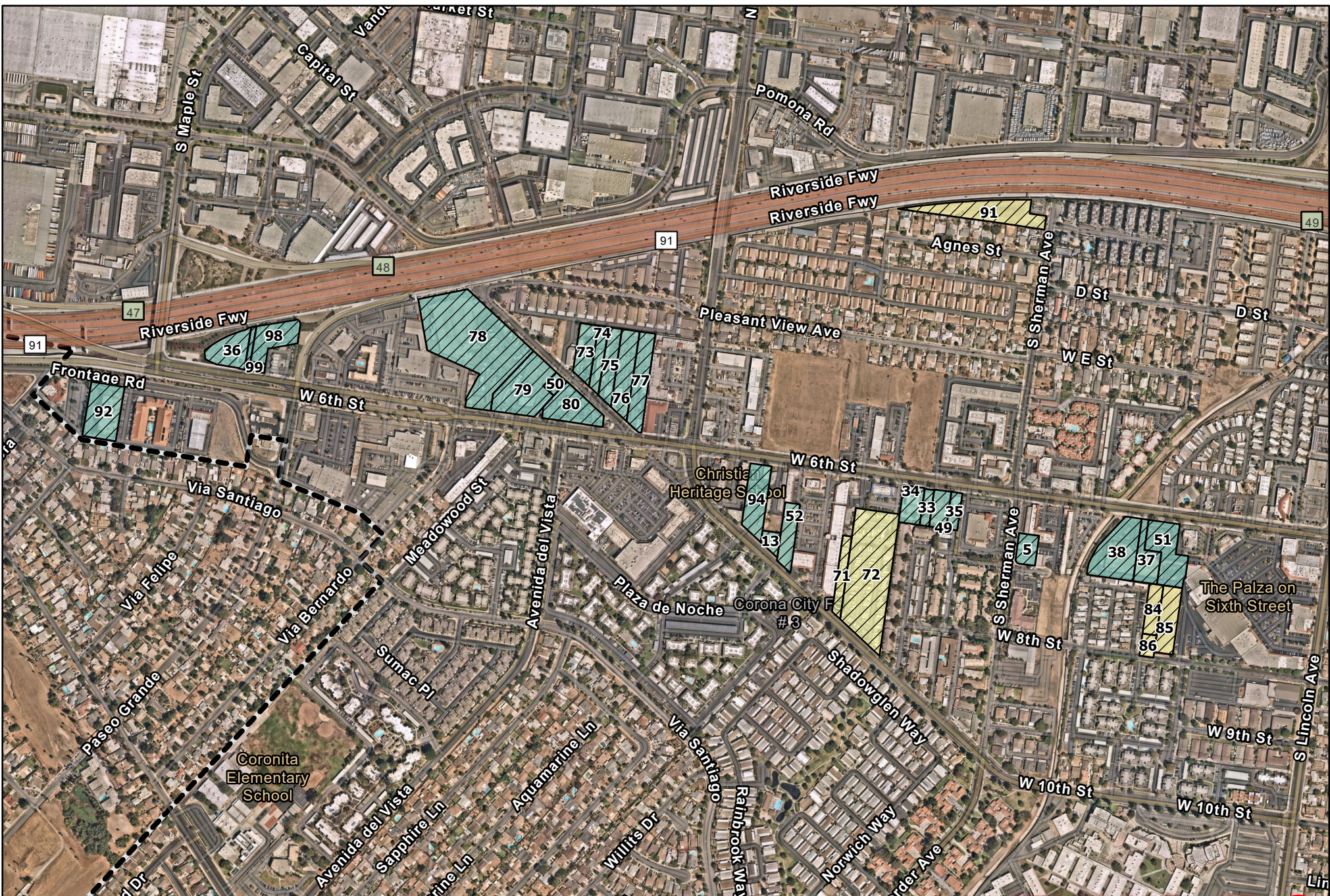
**EXHIBIT “C”**

**PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN**

**GPA2022-0002**

**(SEE ATTACHED (23)PAGE)**



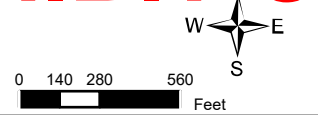


Zone 1 Parcels and Zoning

# EXHIBIT C



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



Map data provided by Esri, DeLorme, GeoEye, Google Earth, IGN, Intermap, iPC, NITEL, AeroGRID, IGN, Esri, Swire



Zone 1 Area

Affordable Housing Overlay Zone Parcels

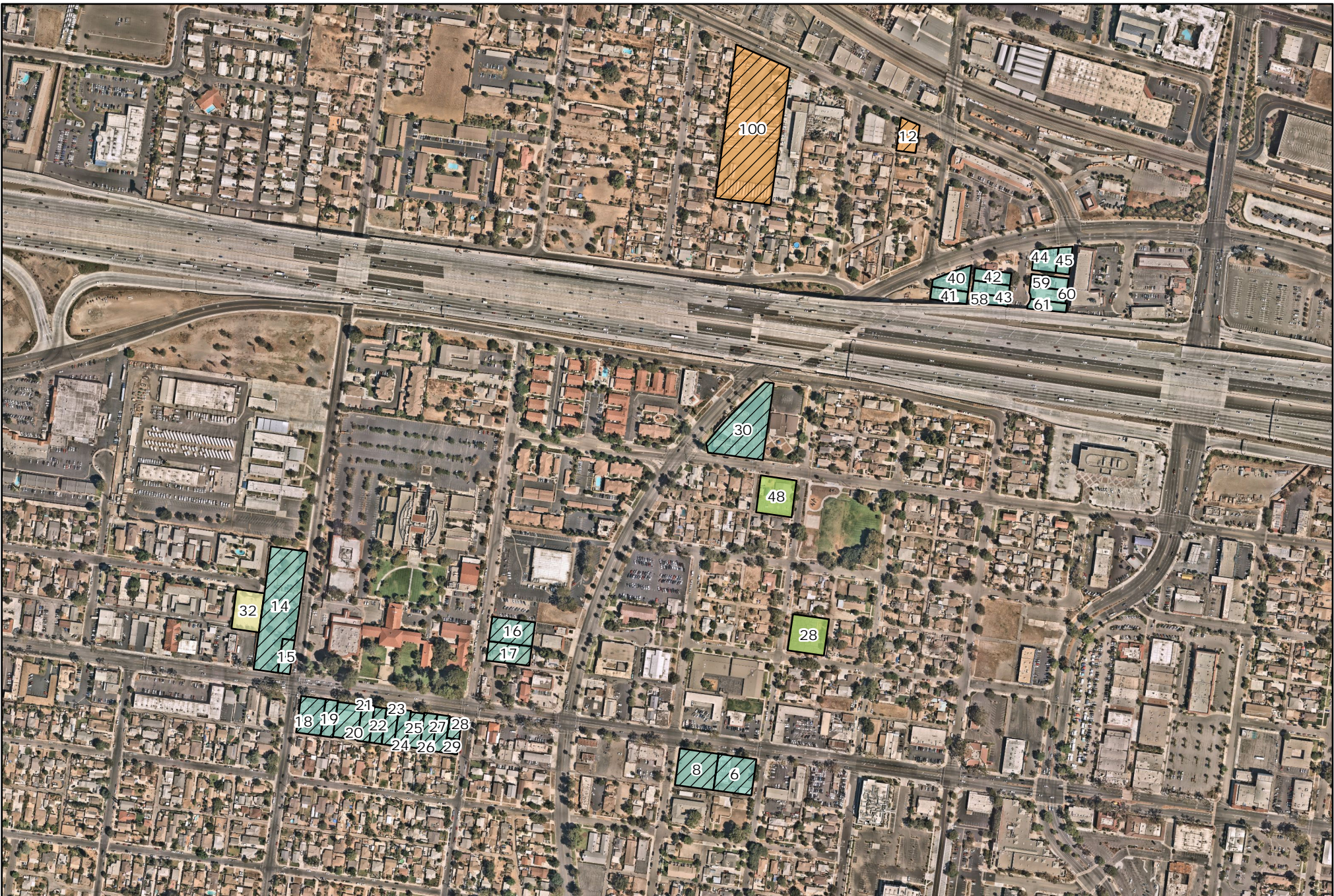
ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
5	615 S Sherman Avenue	110040023	0.39	OP	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
13	6th Street	110020018	0.22	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
33	1338 W 6th Street	110030004	0.24	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
34	1334 W 6th Street	110030003	0.48	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
35	1330 W 6th Street	110030008	0.28	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
36	1865 W 6th Street	102270015	0.77	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
37	1180 W 6th Street	110040039	0.69	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
38	1210 W 6th Street	110040042	1.46	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
49	W 6th Street	110030030	0.43	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
50	Yorba Street	102290010	0.17	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
51	W 6th Street	110040041	1.16	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
52	6th Street	110020008	0.61	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
71	S Smith Avenue	110020012	0.50	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
72	1362 W 6th Street	110030015	3.60	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
73	1553 Yorba Street	118050020	0.64	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
74	1549 Yorba Street	118050019	0.43	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
75	1545 Yorba Street	118050018	0.65	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
76	1539 Yorba Street	118050017	0.95	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
77	1535 W 6th Street	118050016	0.99	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
78	W 6th Street	102290020	4.56	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
79	1625 W. 6th Street	102290017	1.62	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
80	1541 W 6th Street	103280001	0.99	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
84	W. 8th Street	110040054	0.46	HDR	UDR	MP	R3 (AHO)	CZ2022-0003 GPA2022-0002
85	W 8th Street	110061005	0.88	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
86	W 8th Street	110040010	0.20	HDR	UDR	MP	R3 (AHO)	CZ2022-0003 GPA2022-0002
91	S Sherman Avenue	118101014	1.51	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
92	1910 Frontage Road	102250054	1.27	GC	MU1	C2	C2 (AHO)	CZ2022-0003 GPA2022-0002
94	1434 W 6th Street	110020005	0.94	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
98	1833 W 6th Street	102270014	0.82	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
99	1833 W 6th Street	102270013	0.22	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
OP	Office Professional	R-1-7.2	Single Family Residential
LDR	Low Density Residential 3 to 6 units per acre	R-3	Multiple Family Residential
HDR	High Density Residential 15-36 units per acre	MP	Mobile Home Park
UDR	Urban Density Residential	C	Commercial

	36-60 units per acre		
MU1	Mixed Use 1 Commercial/Residential	C2	Restricted Commercial
		C3	General Commercial

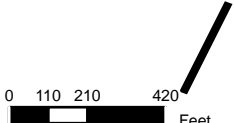




### Zone 2 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



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Zone 2

Affordable Housing Overlay Zone Parcel

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
6	510 W 6th Street	117172002	0.53	MU1	--	TC	TC (AHO)	SPA2022-0003
8	514 W 6th Street	117172001	0.54	MU1	--	TC	TC (AHO)	SPA2022-0003
12	Railroad Street	117042010	0.35	LI	MU2	M1	M1 (AHO)	CZ2022-0003 GPA2022-0002
14	905 W 6th Street	118283011	1.50	MU1	--	CS	CS (AHO)	SPA2022-0003
15	901 W 6th Street	118283026	0.16	MU1	--	CS	CS (AHO)	SPA2022-0003
16	507 S Vicentia Avenue	117340022	0.40	MU1	--	CS	CS (AHO)	SPA2022-0003
17	511 S Vicentia Avenue	117340023	0.32	MU1	--	CS	CS (AHO)	SPA2022-0003
18	852 W 6th Street	110101012	0.35	MU1	--	GC	GC (AHO)	SPA2022-0003
19	844 W 6th Street	110101011	0.20	MU1	--	GC	GC (AHO)	SPA2022-0003
20	836 W 6th Street	110101010	0.38	MU1	--	GC	GC (AHO)	SPA2022-0003
21	832 W 6th Street	110101009	0.15	MU1	--	GC	GC (AHO)	SPA2022-0003
22	828 W 6th Street	110101027	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
23	826 W 6th Street	110101007	0.11	MU1	--	GC	GC (AHO)	SPA2022-0003
24	820 W 6th Street	110101006	0.21	MU1	--	GC	GC (AHO)	SPA2022-0003
25	816 W 6th Street	110101005	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
26	812 W 6th Street	110101004	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
27	808 W 6th Street	110101003	0.15	MU1	--	GC	GC (AHO)	SPA2022-0003
28	802 W 6th Street	110101001	0.10	MU1	--	GC	GC (AHO)	SPA2022-0003
29	612 S Vicentia Avenue	110101002	0.10	MU1	--	GC	GC (AHO)	SPA2022-0003

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
30	229 Grand Boulevard	117091022	1.10	GC	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
100	526 Railroad Street	117041001	2.45	LI	MU2	M1	M1 (AHO)	CZ2022-0003 GPA2022-0002

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
28	S Merrill Street	117133004	0.51	LDR	MDR	SF	MFR	SPA2022-0003 GPA2022-0002
32	6th Street	118283033	0.42	MDR	HDR	MF1	MF	SPA2022-0003 GPA2022-0002
40	101 S Sheridan Street	117070004	0.24	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
41	103 N Sheridan Street	117070003	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
42	114 N Belle Avenue	117070006	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
43	110 N Belle Avenue	117070007	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
44	49 W Grand Boulevard	117070013	0.21	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
45	45 W Grand Boulevard	117070014	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
46	E 8th Street	117232006	0.16	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
48	312 S Merrill Street	117092007	0.52	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
58	--	117070036	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
59	115 N. Belle	117070012	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
60	111 N. Belle	117070033	0.16	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
61	--	117070040	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
LDR	Low Density Residential 3 to 6 units per acre	SF	Single Family Residential
MDR	Medium Density Residential 6 to 15 units per acre	MF1 & MF	Multiple Family Residential
HDR	High Density Residential 15-36 units per acre	GC	General Commercial
MU1	Mixed Use 1 Commercial/Residential	CS	Community Services
MU2	Mixed Use 2 Commercial/Industrial	TC	Transitional Commercial
LI	Light Industry	GB	Gateway Business
		M1	Light Manufacturing

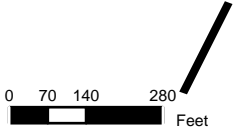




### Zone 3 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



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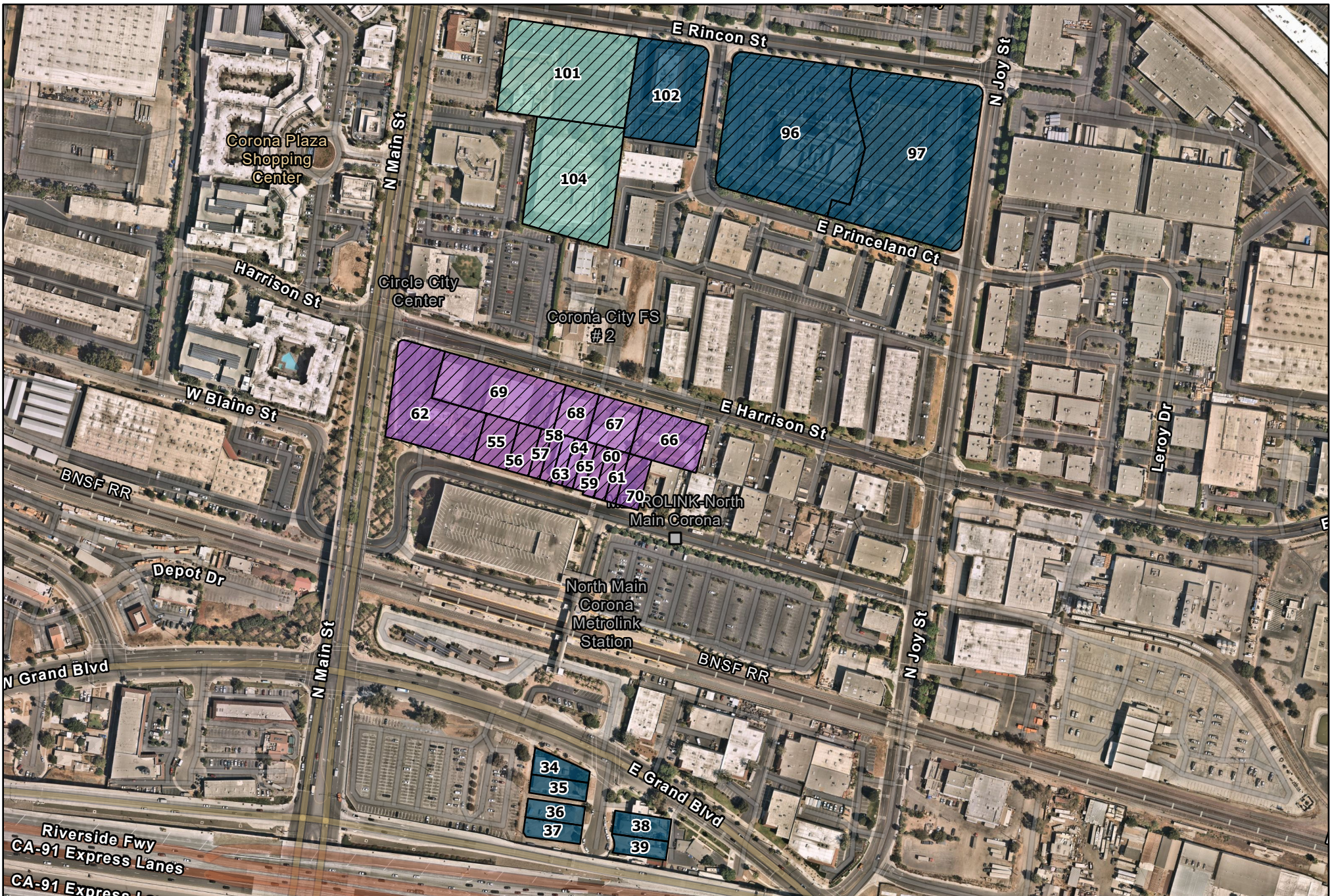


Zone 3

Affordable Housing Overlay Zone Parcel

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
7	1065 Railroad Street	118210041	1.86	GC (General Commercial)	MU1 (Mixed Use 1 Commercial/Residential)	C3 (General Commercial)	C3 (AHO) (General Commercial w/ Affordable Housing Overlay)	CZ2022-0003 GPA2022-0002

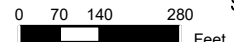




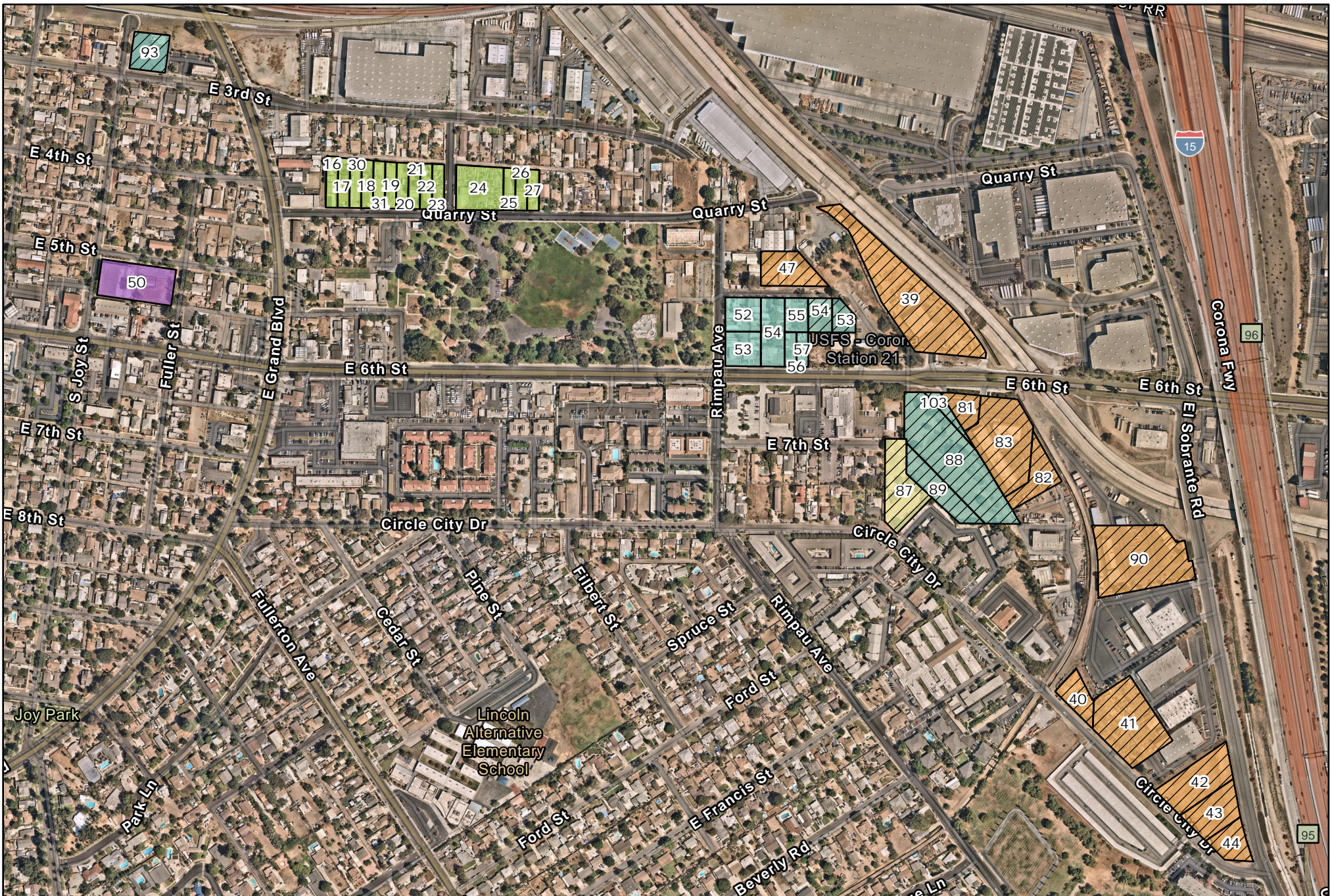
### Zone 5 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



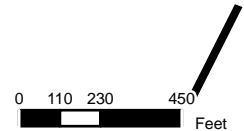




### Zone 5 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public





Zone 5  
Affordable Housing Overlay Zone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
39	1201 E 6th Street	115690013	2.96	MU2	--	BP	BP (AHO)	SPA2022-0003
40	Circle City Drive	111290040	0.44	MU2	--	M1	M1 (AHO)	CZ2022-0003
41	Circle City Drive	111290039	1.71	MU2	--	M1	M1 (AHO)	CZ2022-0003
42	Circle City Drive	111290021	1.08	MU2	--	M1	M1 (AHO)	CZ2022-0003
43	Circle City Drive	111290022	0.77	MU2	--	M1	M1 (AHO)	CZ2022-0003
44	Circle City Drive	111290023	0.47	MU2	--	M1	M1 (AHO)	CZ2022-0003
47	E 5th Street	117331006	0.74	MU2	--	BP	BP (AHO)	SPA2022-0003
53	E 6th Street	117332015	0.27	MU2	--	GC	GC (AHO)	SPA2022-0003
54	E 6th Street	117332016	0.33	MU2	--	GC	GC (AHO)	SPA2022-0003
55	E Blaine Street	119311019	0.27	MU1	--	MU	MU (AHO)	SPA2022-0003
56	E Blaine Street	119311018	0.17	MU1	--	MU	MU (AHO)	SPA2022-0003
57	E Blaine Street	119311017	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
58	E Blaine Street	119311016	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
59	E Blaine Street	119311043	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
60	E Blaine Street	119311042	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
61	E Blaine Street	119311041	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
62	100 E Harrison Street	119311025	1.09	MU1	--	MU	MU (AHO)	SPA2022-0003
63	E Blaine Street	119311015	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
64	E Blaine Street	119311014	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
65	E Blaine Street	119311013	0.04	MU1	--	MU	MU (AHO)	SPA2022-0003
66	320 E Harrison Street	119311005	0.53	MU1	--	MU	MU (AHO)	SPA2022-0003
67	280 E Harrison Street	119311004	0.35	MU1	--	MU	MU (AHO)	SPA2022-0003
68	240 E Harrison Street	119311003	0.27	MU1	--	MU	MU (AHO)	SPA2022-0003
69	122 E Harrison Street	119311002	0.97	MU1	--	MU	MU (AHO)	SPA2022-0003
70	E Blaine Street	119311040	0.20	MU1	--	MU	MU (AHO)	SPA2022-0003
81	1210 E 6th Street	115080002	0.38	MU2	--	BP	BP (AHO)	SPA2022-0003
82	1210 E 6th Street	115080041	0.62	MU2	--	BP	BP (AHO)	SPA2022-0003
83	1210 E 6 <sup>th</sup> Street	115080012	1.82	MU2	--	BP	BP(AHO)	SPA2022-0003
87	1203 Circle City Drive	111280005	1.05	HDR	UDR	R3	R3 (AHO)	SPA2022-0003 GPA2022-0002
88	1154 E 6th Street	111280001	2.13	MU2	--	GC	GC (AHO)	SPA2022-0003
89	6th Street	111280004	0.90	MU2	--	GC	GC (AHO)	SPA2022-0003
90	n/a	111290036	2.31	MU2	--	M1	M1 (AHO)	SPA2022-0003
93	E 3rd Street	117122003	0.54	MU1	--	TC	TC (AHO)	SPA2022-0003
96	400 E Rincon Street	119280070	3.00	LI	MU1	BP	BP (AHO)	SPA2022-0003 GPA2022-0002
97	400 E Rincon Street	119280071	3.00	LI	MU1	BP	BP (AHO)	SPA2022-0003 GPA2022-0002
101	160 E Rincon Street	119280044	1.92	GC	MU1	CR	CR(AHO)	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
102	250 E Rincon Street	119280068	1.14	LI	MU1	BP	BP(AHO)	SPA2022-0003 GPA2022-0002
103	E. Sixth St.	115080001	0.27	MU2	--	BP	BP(AHO)	SPA2022-0003
104	170 E. Rincon	119280045	1.65	GC	MU1	CR	CR(AHO)	SPA2022-0003 GPA2022-0002

### Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
16	801 Quarry Street	117281007	0.25	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
17	805 Quarry Street	117281008	0.24	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
18	901 Quarry Street	117281010	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
19	907 Quarry Street	117281012	0.21	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
20	911 Quarry Street	117281013	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
21	915 Quarry Street	117281014	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
22	919 Quarry Street	117281015	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
23	923 Quarry Street	117281016	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
24	1001 Quarry Street	117282005	0.84	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
25	1019 Quarry Street	117290019	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002



ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
26	1023 Quarry Street	117290020	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
27	1025 Quarry Street	117290021	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
30	Quarry Street	117281009	0.24	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
31	Quarry Street	117281011	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
34	44 E Grand Boulevard	117080003	0.18	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
35	116 N Victoria Avenue	117080004	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
36	110 N Victoria Avenue	117080005	0.18	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
37	108 N Victoria Avenue	117080018	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
38	115 N Victoria Avenue	117080009	0.21	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
39	111 N Victoria Avenue	117080022	0.16	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
50	551 S Joy Street	117165020	0.52	MU1	--	RO	MF	SPA2022-0003 GPA2022-0002
52	1108 E 5th Street	117332005	0.5	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
53	6th Street	117332006	0.5	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
54	1111 E 6th Street	117332004	0.67	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
55	5th Street	117332003	0.32	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
56	6th Street	117332007	0.17	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
57	6th Street	117332008	0.17	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
LDR	Low Density Residential 3 to 6 units per acre	SF	Single Family Residential
MDR	Medium Density Residential 6 to 15 units per acre	MF	Multiple Family
HDR	High Density Residential 15-36 units per acre	R-2	Low Density Multiple Family Residential
UDR	Urban Density Residential 36-60 units per acre	R3	Multiple Family Residential
MU1	Mixed Use 1 Commercial/Residential	GC	General Commercial
MU2	Mixed Use 2 Commercial/Industrial	CR	Commercial Retail
LI	Light Industry	TC	Transitional Commercial
		GB	Gateway Business
		BP	Business Park
		RO	Residential Office
		M1	Light Manufacturing
		C3	General Commercial
		MU	Mixed Use Commercial/Residential

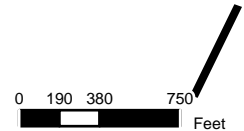




### Zone 7 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public





Zone 7 Area

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
2	777 S Temescal Street	107050034	1.80	GC (General Commercial)	HDR (High Density Residential)	C2 (Restricted Commercial)	MP (Mobile Home Park)	CZ2022-0003 GPA2022-0002

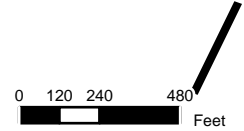




### Zone 9 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



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Zone 9 Area  
Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Community Facilities Plan	Proposed Community Facilities Plan	Current Zoning	Proposed Zoning	Application Type
49	1220 W Ontario Avenue	113020015	2.00	LDR (Low Density Residential, 3-6 units per acre)	MDR (Medium Density Residential, 6-15 units per acre)	L (Low Density Residential, 3-6 units per acre)	M (Medium Density Residential, 6-15 units per acre)	R1-9.6 (Single Family Residential)	R2 (Low Density Multiple Family Residential)	CZ2022-0003 GPA2022-0002 CFPA2022-0002

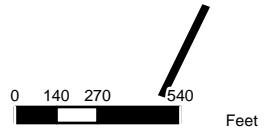




### Zone 11 Parcels and Zoning



Parcel Type		Zone Type									
	AHO Sites		Agriculture		Commercial/Office		General Industrial		Light Industrial		Mixed Use
	Rezone Sites		Commercial		Flood Control		High Density Residential		Low Density Residential		Quasi Public





Zone 11 Area  
Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Community Facilities Plan	Proposed Community Facilities Plan	Current Zoning	Proposed Zoning	Application Type
58	2880 California Avenue	120130038	5.40	LDR (Low Density Residential, 3-6 units per acre)	MDR (Medium Density Residential, 6-15 units per acre)	L (Low Density Residential, 3-6 units per acre)	M (Medium Density Residential, 6-15 units per acre)	L (Low Density)	SCR (Senior Citizen Residential)	SPA2022-0003 GPA2022-0002 CFPA2022-0002



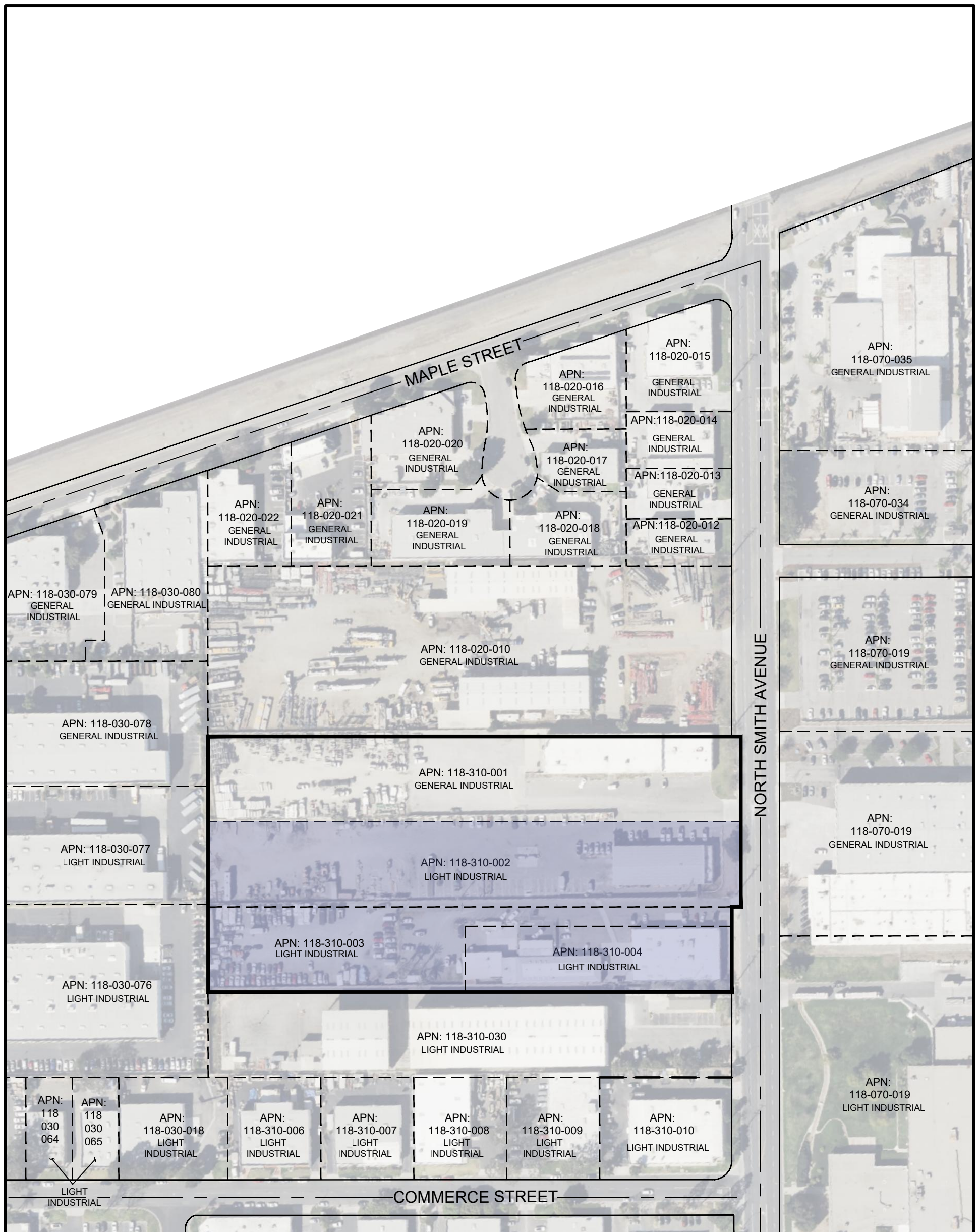
**EXHIBIT “D”**

**PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN**

**GPA2022-0003**

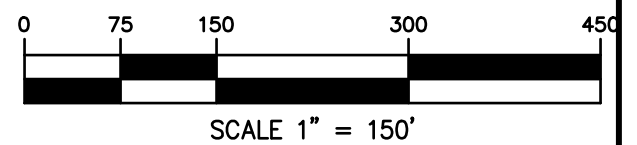
**(SEE ATTACHED (3) PAGE)**

FILENAME: R:\R314891.01 - 216 & 220 N. Smith Avenue\10 CADD & BIM\10.1 AutoCAD\10.1.1 Civil\Exhibits\31489101 General Plan Amendment Exhibit.DWG Jul 19 2022 2:07pm



**LEGEND:**

- PROJECT BOUNDARY
- PROPOSED GENERAL PLAN AMENDMENT DESIGNATION, GENERAL INDUSTRIAL



PREPARED BY:

**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Thousand Oaks  
 90 E. Thousand Oaks Boulevard  
 Suite 201  
 Thousand Oaks, California 91360  
 Phone (805) 418-1802 Fax (805) 418-1819

PREPARED FOR:

**STALEY POINT CAPITAL**  
 11150 SANTA MONICA BLVD., SUITE 700  
 LOS ANGELES, CA 90025

GENERAL PLAN  
 AMENDMENT EXHIBIT  
 216 & 220 N. SMITH AVE  
 CORONA, CA 92880

SHEET NUMBER

1

**EXHIBIT D**

# EXHIBIT "A"

## LEGAL DESCRIPTION FOR GENERAL PLAN AMENDMENT

### PARCEL A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHERLY RECTANGULAR 132 FEET OF THE SOUTHERLY RECTANGULAR 264 FEET OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF SAID RESUBDIVISION RECORDED IN BOOK 2 PAGE 3 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

EXCEPT THE SOUTHERLY RECTANGULAR 102 FEET OF THE EASTERLY RECTANGULAR 427 FEET;

ALSO, EXCEPT THE EASTERLY 14 FEET, AS DESCRIBED IN A DEED TO THE CITY OF CORONA, RECORDED JANUARY 9, 1967 AS INSTRUMENT NO. 1698, OF OFFICIAL RECORDS.

APN: 118-310-003

PARCEL 2:

THE SOUTHERLY RECTANGULAR 102 FEET OF THE NORTHERLY RECTANGULAR 132 FEET OF THE SOUTHERLY RECTANGULAR 264 FEET OF THE EASTERLY RECTANGULAR 427 FEET OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPT THE EASTERLY 14.00 FEET, AS DESCRIBED IN A DEED TO THE CITY OF CORONA, RECORDED JANUARY 9, 1967, AS INSTRUMENT NO. 1698, OF OFFICIAL RECORDS

APN: 118-310-004

ORDER NO.: 00865259-021-DN3-DN1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY RECTANGULAR ONE-HALF OF THE NORTHERLY RECTANGULAR ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

SAID LAND IS SHOWN AS PARCEL 2 ON A MAP FILED FOR RECORD IN BOOK 52 PAGE 41 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL A** (continued)

## PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE SOUTHERLY 30 FEET OF THE NORTHERLY RECTANGULAR ONE-HALF OF THE NORTHERLY RECTANGULAR ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

APN: 118-310-002

ORDER NO.: 00865256-021-DN1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

## PARCEL 1:

THE NORTHERLY RECTANGULAR ONE-HALF OF THE NORTHERLY RECTANGULAR ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

## PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE NORTHERLY 30 FEET OF THE SOUTHERLY ONE-HALF OF THE NORTHERLY ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

APN: 118-310-001