



Staff Report

File #: 23-0047

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 01/23/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

GPA2022-0003: A General Plan Amendment to amend the General Plan land use designation of three (3) parcels totaling 4.92 acres located at 212 and 216 N. Smith Avenue from Light Industrial (LI) to General Industrial (GI). (Applicant: Ricardo Rivas of Staley Point Capital, 1150 Santa Monica Blvd, Suite 700, Los Angeles, CA 90025)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of GPA2022-0003 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 section 15061(b)(3), and adopt Resolution 2602 granting GPA2022-0003 as part of Cycle 1 of General Plan Amendments for 2023.

PROJECT SITE SUMMARY

Area of property: 4.92 acres

Existing General Plan: Light Industrial (LI)

Proposed General Plan: General Industrial (GI)

Existing Zoning: M-2 (General Manufacturing)

Existing Land use: Industrial buildings

Proposed Land use: Industrial

Surrounding Zoning/Land Uses:

S: M-2 zone / Industrial building

N: M-2 zone / Industrial building

E: M-1 zone / Industrial building

W: M-2 zone / Industrial building

BACKGROUND

GPA2022-0003 is a General Plan Amendment (GPA) to change the General Plan land use designation of three adjoining parcels located at 212 and 216 N. Smith Avenue from Light Industrial (LI) to General Industrial (GI). Two of the properties related to 212 N. Smith Avenue (APNs 118-310-003 and 118-310-004) are developed with a building that was previously occupied by a paint and autobody business. The third property at 216 N. Smith Avenue (APN 118-310-002) is developed with a building that was previously occupied by a paving business.

In March 2022, the applicant, Staley Point Capital, submitted a preliminary Development Plan Review application (DPR2022-0014) to the City for the development of a 162,480-square-foot warehouse industrial building on four adjoining parcels totaling 7.38 acres. The four parcels included the properties at 212 and 216 N. Smith, and a fourth property adjacent to the north, at 220 N. Smith Avenue.

At the DPR meeting held on April 14, 2022 city staff informed the applicant that the proposed development would require the four parcels to be consolidated into a single property, which can be processed administratively via a Lot Line Adjustment through the Development Services Division. However, in order to consolidate the parcels, they must have the same zoning and General Plan designation. All four parcels are zoned M-2 (General Manufacturing); however, the parcels at 212 and 216 N. Smith Avenue have a General Plan designation of Light Industrial (LI), and the parcel at 220 N. Smith has a General Plan designation of General Industrial (GI). In order to proceed with the development, a General Plan Amendment is necessary in order to make the General Plan land use designations consistent.

The applicant submitted this General Plan Amendment application (GPA2022-0003) to the City on July 25, 2022, which was reviewed by the Project and Environmental Review Committee (PRC) on August 18, 2022. Staff deemed the application incomplete and provided the applicant a letter outlining missing items. The GPA was also subject to a 90-day period 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. However, the ALUC found the applicant's proposed development plans under DPR2022-0014 to be *conditionally* consistent with the Plan, and subsequently, issued a set of conditions related to DPR2022-0014 to ensure that the development would not be detrimental to the airport influence area or create hazards to established flight paths. The conditions will be reviewed by city staff for applicability during the project's plan check process with the City.

PROPOSED AMENDMENT

GPA2022-0003 is a request to change the General Plan land use designation of three from Light Industrial (LI) to General Industrial (GI). The parcels total 4.92 acres and are located at 212 and 216 N. Smith. The owner of these properties also owns an adjacent property to the north, at 220 N. Smith. The owner would like to consolidate the four parcels into a single 7.38-acre property, which would allow the applicant to develop the site for a 162,480-square-foot industrial building as proposed under DPR2022-0014.

In order to consolidate the parcels, the zoning and the General Plan designation of all four parcels must be the same. All of the parcels are zoned M-2 (General Manufacturing); however, the project site at 212 and 216 N. Smith have a General Plan designation of Light Industrial (LI), and the parcel at 220 N. Smith has a General Plan designation of General Industrial (GI). GPA2022-0003 proposes to change the 212 and 216 N. Smith properties to GI, to be the same as 220 N. Smith. 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 7). Based on the consistency table, 212 and 216 N. Smith do not currently have General Plan/Zoning consistency, because the M-2 zoning is *not* an implementing zone for the Light Industrial (LI) designation. However, the M-2 zone *is* an implementing zone for the General Industrial (GI) designation; therefore, the proposal to change the site's land use designation to GI 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). GPA2022-0003 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-2) remains unchanged, and the proposal simply creates consistency between the General Plan and Zoning. Any cumulative impacts resulting from the General Plan amendment would be negligible due to the insignificant size of the project site, which is only 4.92 acres. The Notice of Exemption is attached as Exhibit 8.

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 to be developed for a warehouse building totaling 162,480 square feet. The development, as proposed by the property owner, would 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 General Industrial (GI) designation is consistent with the site's M-2 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-2 zone is not being changed with this amendment.

The Planning and Development Department recommends approval of GPA2022-0003 based on the findings listed below, and staff's recommended conditions of approval attached as Exhibit 3.

FINDINGS FOR THE APPROVAL OF GPA2022-0003

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. GPA2022-0003 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 2602
2. Locational and Zoning Map
3. Conditions of Approval
4. Existing & Proposed General Plan Exhibit
5. General Plan Land Use Designation Map
6. Photographs of the site
7. General Plan Technical Report, Table 2-1; Land Use Designations and Implementing Zones
8. Environmental documentation

Case Planner: Rafael Torres (951) 736-2262



RESOLUTION NO. 2602

APPLICATION NUMBER: GPA2022-0003

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 THREE (3) PARCELS TOTALING 4.92 ACRES LOCATED AT 212 AND 216 N. SMITH AVENUE FROM LIGHT INDUSTRIAL (LI) TO GENERAL INDUSTRIAL (GI) AS PART OF CYCLE 1 OF GENERAL PLAN AMENDMENTS FOR 2023. (APPLICANT: RICARDO RIVAS OF STALEY POINT CAPITAL).

WHEREAS, the Planning and Housing Commission of the City of Corona initiated proceedings through GPA2022-0003 to consider amending the City’s General Plan land use map to change the general plan land use designation of three (3) parcels totaling 4.92 acres located at 212 and 216 N. Smith Avenue from Light Industrial (LI) to General Industrial (GI); and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for GPA2022-0003 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 of all members, approved GPA2022-0003 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:

SECTION 1. CEQA Findings. A Notice of Exemption has been prepared for the

EXHIBIT 1

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). GPA2022-0003 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-2) remains unchanged, and the proposal simply creates consistency between the General Plan and Zoning. Any cumulative impacts resulting from the General Plan amendment would be negligible due to the insignificant size of the rezoned properties, which is only 4.92 acres.

SECTION 2. Findings. GPA2022-0003 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. GPA2022-0003 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.2602 conditionally approving the General Plan Amendment granted in accordance with the conditions and Exhibit 4 of the staff report for GPA2022-0003; 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 23rd 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 23rd 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



GPA2022-0003
212 & 216 N. SMITH AVENUE



EXHIBIT 2



Project Conditions

City of Corona

Project Number: GPA2022-0003

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

Applied: **7/25/2022**

Approved:

Site Address: **212-216 N SMITH AVE CORONA, CA 92880**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **Ricardo Rivas**

Parent Project: **DPR2022-0014**

1150 Santa Monica Blvd Suite 700 ,

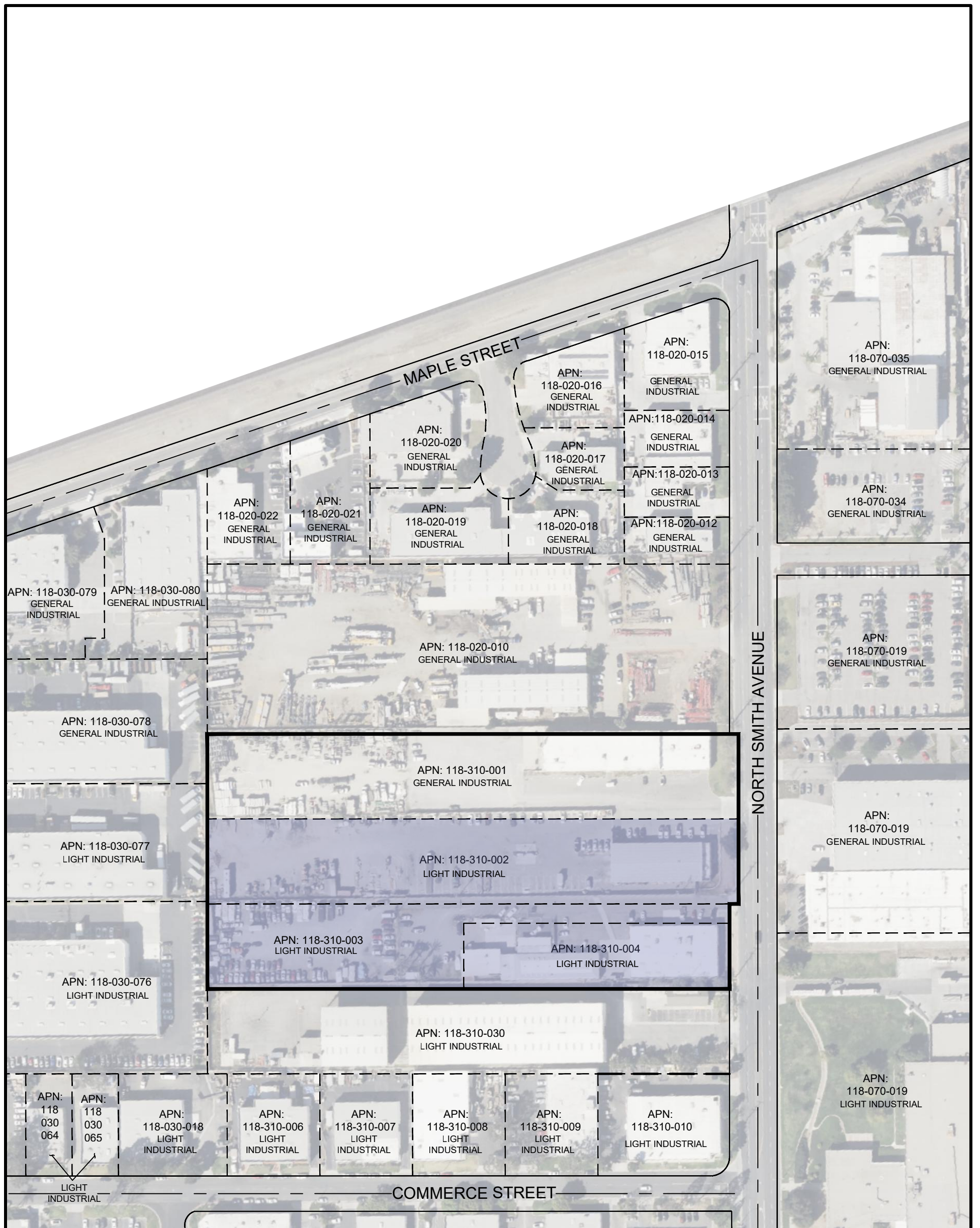
Details: **A General Plan Amendment to amend 212 and 216 N. Lincoln Avenue (3 parcels) from LI (Light Industrial) to GI (General Industrial) for future industrial development.**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
PLANNING	
<ol style="list-style-type: none"> 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. 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. 	

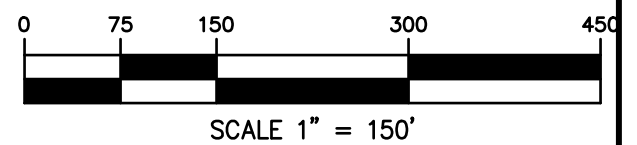
EXHIBIT 3

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:

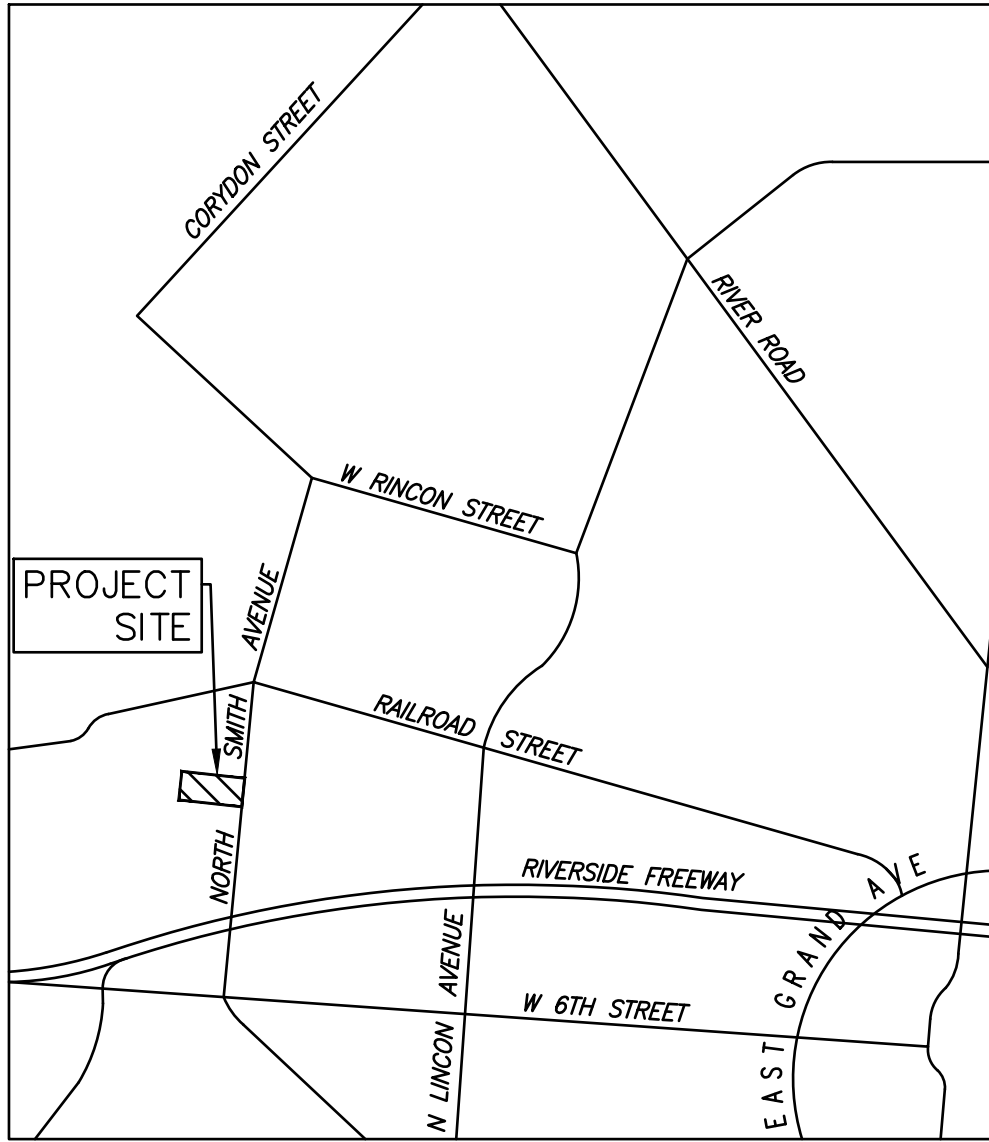
STALEY POINT CAPITAL
 1150 SANTA MONICA BLVD., SUITE 700
 LOS ANGELES, CA 90025

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

SHEET NUMBER

1

EXHIBIT 4



VICINITY MAP



SCALE 1" = 2500'



PARCEL	A.P.N	CURRENT GENERAL PLAN DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	AREA (AC.)
1	118-310-001	GENERAL INDUSTRIAL	GENERAL INDUSTRIAL	2.46
2	118-310-002	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	2.46
PORTION LOT 14 (1)	118-310-003	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	1.47
PORTION LOT 14 (2)	118-310-004	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	0.96

PREPARED BY:

HUNT-ZOLLARS
 Hunt-Zollars, Inc. Thousand Oaks
 90 E. Thousand Oaks Boulevard
 Suite 201
 Thousand Oaks, California 91320
 Phone (805) 418-1802 Fax (805) 418-1819

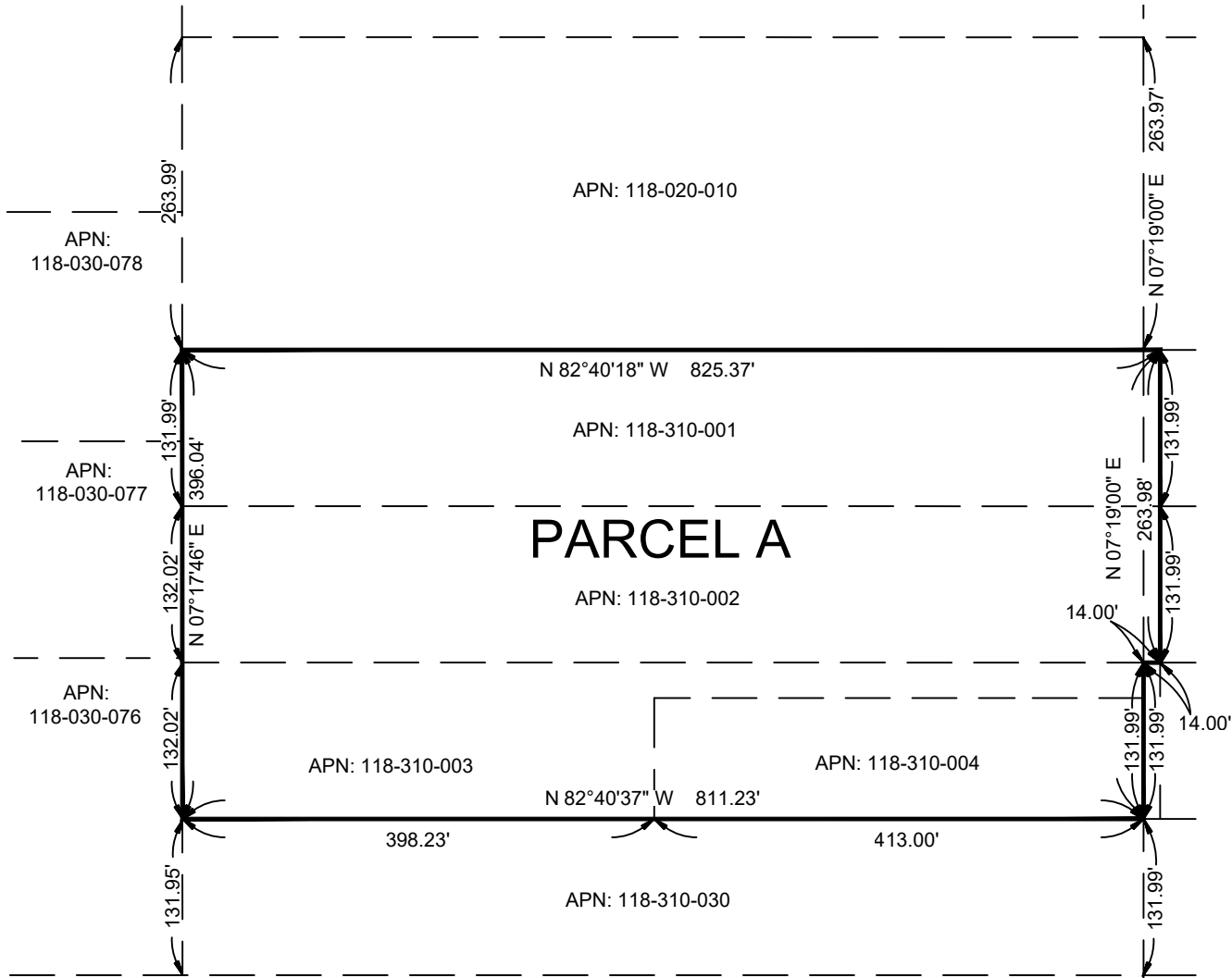
PREPARED FOR:

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

2



PARCEL A



SCALE 1" = 150'

<p>PREPARED BY:</p> <p>HUNT-ZOLLARS Hunt-Zollars, Inc. Thousand Oaks 90 E. Thousand Oaks Boulevard Suite 201 Thousand Oaks, California 91360 Phone (805) 418-1802 Fax (805) 418-1819</p>	<p>PREPARED FOR:</p> <p>STALEY POINT CAPITAL 11150 SANTA MONICA BLVD., SUITE 700 LOS ANGELES, CA 90025</p>	<p>GENERAL PLAN AMENDMENT EXHIBIT 216 & 220 N. SMITH AVE CORONA, CA 92880</p>	<p>SHEET NUMBER</p> <p>3</p>
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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

General Plan Land Use Designation Map

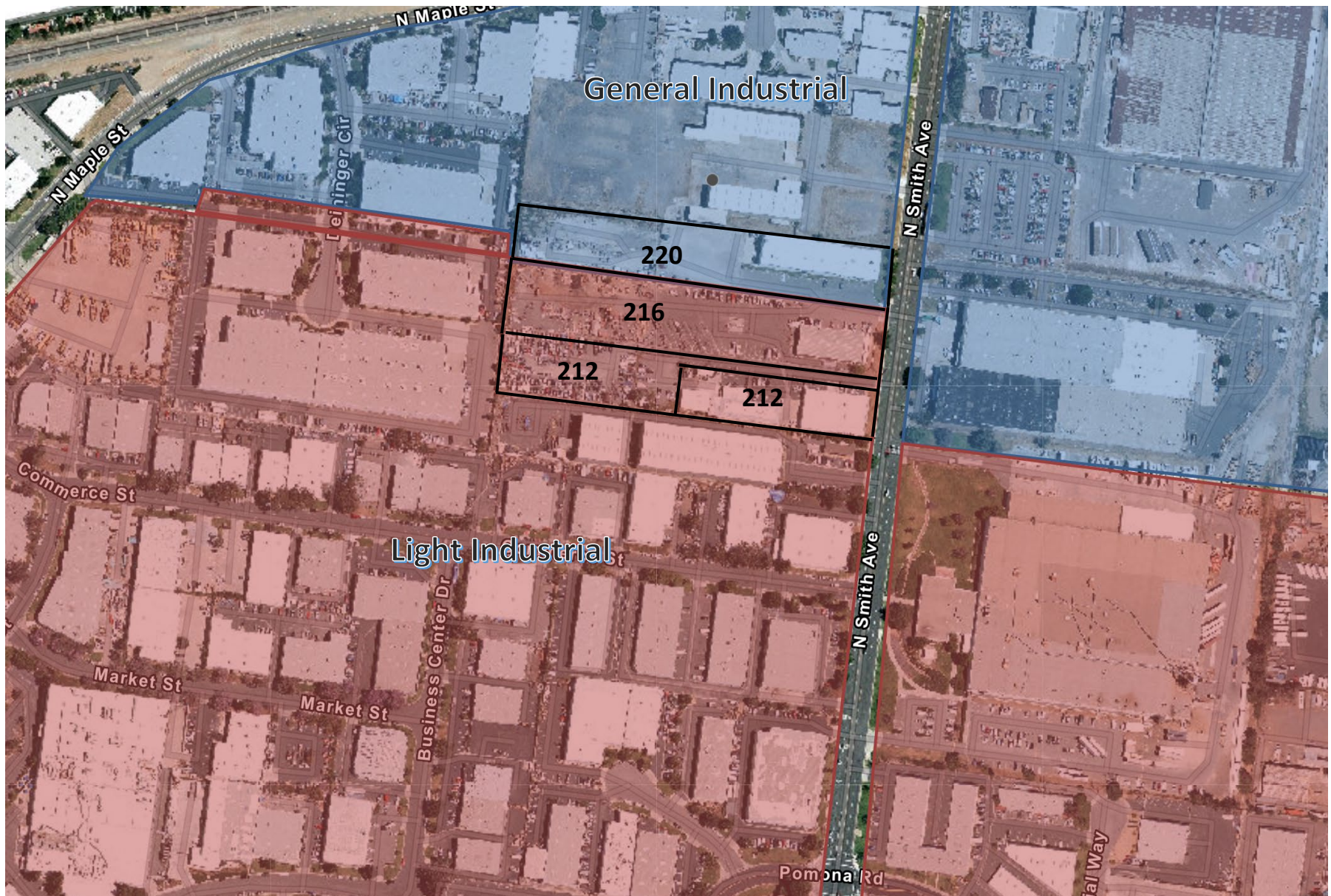


EXHIBIT 5

Figure 3, Site Photos



Western views from N Smith Avenue

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

EXHIBIT 7



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: *GPA2022-0003*
2. Project location (specific): *212 & 216 N. Smith Avenue, Corona, CA 92883 (APN: 118-310-002, -003, -004)*
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 application to amend the general plan land use designation on 4.92 acres located at 212 and 216 N. Smith Avenue from Light Industrial (LI) to General Industrial (GI).

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: ***Ricardo Rivas of Staley Point Capital, 1150 Santa Monica Blvd, Suite 700, Los Angeles, CA 90025.***
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). GPA2022-0003 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-2) 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