



Staff Report

File #: 23-0611

**PLANNING AND HOUSING COMMISSION STAFF REPORT**

DATE: 08/07/2023  
TO: Honorable Chair and Commissioners  
FROM: Planning & Development Department

**APPLICATION REQUEST:**

**CZ2022-0002:** Change of Zone application to change the zoning from R-1-20 to R-1-14.4 on 1.59 acres located at 2425 Garretson Avenue. (Applicant: Mohammed S. Baig, c/o Ramcam Engineering Group, Inc., 670 E. Parkridge Avenue #101, Corona, CA 92879)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend APPROVAL of CZ2022-0002 to the City Council, based on the findings contained in the staff report and conditions of approval, and find that the project is exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3).

**Area of Property:** 1.59 acres

**Existing Zoning:** R-1-20 (Single Family Residential, minimum lot size of 20,000 s.f.)

**Proposed Zoning:** R-1-14.4 (Single Family Residential, minimum lot size of 14,400 s.f.)

**Existing General Plan:** ER (Estate Residential, 0-3 du/ac)

**Existing Land Use:** Single-Family Residential

**Proposed Land Use:** Single-Family Residential

**Surrounding Zoning / Land Uses:**

**N:** A (Agricultural) zone / Religious Institution (Mosque)

**E:** R-14.4 / Vacant

**S:** R-1-20 and R-1-14.4 zone / Vacant

**W:** R-1-A (Single Family Residential, 40,000 s.f. minimum lot size) zone / Garretson Avenue and Single-family residences

**BACKGROUND**

The project site is a portion of a 4.66-acre residential property located at 2425 Garretson Avenue, south of Santana Way. A portion of the property is currently developed with a single-family dwelling with the remainder of the site undeveloped. The property is a split-zoned parcel, in that the western

1.59-acre portion which fronts Garretson Avenue is zoned R-1-20, and the remaining balance of the site, which is approximately 3.0 acres, is zoned R-1-14.4. Both zones permit the development of single-family dwellings. However, the R-1-20 zone requires a minimum lot size of 20,000 square feet for newly created lots, whereas the R-1-14.4 zone requires a minimum lot size of 14,400 square feet.

#### Prior Approvals

The property's current split-zone configuration was originally established by a zone change (CZ14-001) that was approved in 2015. CZ14-001 also included the 9.3 acres to the south, which at that time was owned by the Corona-Norco Unified School District (CNUSD). The property to the south includes the same split zoning of R-1-20 and R-1-14.4, which aligns with the zoning on the project site. The purpose of the zone change was to allow for both properties to be subdivided into a total of 23 single-family residential lots. A subdivision, Tentative Tract Map (TTM) 36764, was approved with CZ14-001 on February 4, 2015.

On June 15, 2016, the previous owners of the project site, Mr. and Mrs. Lawrence Nelson, obtained approval of another change of zone (CZ16-001) to straighten the boundary on their property between the R-1-20 and R-1-14.4 zones. The zone boundary established by CZ16-001 is the configuration that currently exists on the property today (Exhibit 1). At the time, TTM 36764 was still pending recordation.

However, the conditions of approval for TTM Map 36764 required the owners to record the tentative tract map within two years of receiving approval. Unfortunately, the owners did not record the final map within the initial two years, and consequently TTM 36764 expired on February 4, 2017, inadvertently leaving the subject property two different zones ("split zoning"). Eventually, the Nelsons and the CNUSD sold their properties to different parties, which do not have an interest in jointly developing the properties as initially intended in 2014.

#### Current Proposal

The proposed zone change would replace the existing R-1-20 zone on the front portion of the property with the R-1-14.4 zone, thereby eliminating the existing property's split zoning. The rezoning facilitates the subdivision of the property into two lots, which the applicant is proposing under a separate parcel map application (PM 37949).

PM 37949 is attached as Exhibit 5 for reference. Proposed Parcel 1 is 2.50 acres and undeveloped. Proposed Parcel 2 is 2.16 acres and contains the existing single-family residence. The applicant's reason for subdividing the property is to separate the undeveloped portion of the property (Parcel 1) from the developed residential portion (Parcel 2). This would allow for Mr. Baig to retain the residence on Parcel 2 under his sole ownership; and provides the Islamic Society with sole ownership of Parcel 1. The development of Parcel 2 by the Islamic Society would likely be a consideration sometime in the future; but is not currently part of this project's proposals.

The applicant is requesting concurrent approvals of the zone change and parcel map because the new lot line separating PM 37949's proposed parcels does not align with the boundary of the existing zones on the property. For the City to approve PM 37949 without the zone change would cause Parcel 2 to continue to have a split zone, which is not consistent with the implementation of the

Zoning Code. The details for the parcel map are provided in the staff report for PM 37949 for the Planning and Housing Commission's consideration. The zone change must be approved for the parcel map to be approved.

**PROPOSED CHANGE OF ZONE**

Mr. Mohammed Baig and the Islamic Society of Corona-Norco, a nonprofit organization, are currently the owners of the project site and applicants of this Change of Zone application (CZ2022-0002). The request is to change the zoning on the western 1.59 acres of the property from R-1-20 to R-1-14.4 to match the eastern portion's current zoning of R-1-14.4 (Exhibit 2).

Per the city's General Plan and South Corona Community Facilities Plan (CFP), the subject property is designated Estate Residential (ER). The ER designation under the General Plan permits a density range of 0-3 dwelling units per acre (du/ac). The ER designation under the South Corona CFP permits a maximum allowable target density of 1.47 du/ac. The subdivision proposed by companion application PM 37949 results in a density of 0.42 du/ac, which is consistent with the General Plan and the South Corona CFP.

The change of zone is compatible with the surrounding zoning and land uses, as described in the following:

**North:** The property to the north is zoned Agricultural and contains a religious institution (mosque). Religious institutions are allowed in residential and agricultural zones with the approval of a conditional use permit. CZ2022-0002 does not change the existing residential use on the property, which was established before the mosque was constructed. The residential use would continue to be a permitted use under the R-1-14.4 zone proposed for the western portion of the project site. Therefore, CZ2022-0002 is compatible with the property to the north.

**East:** The zoning to the east of the project site is R-1-14.4. CZ2022-0002 proposes an R-1-14.4 zoning for the western side of the project site, consistent with the zoning of the eastern side of the project site; and is therefore compatible with the zoning in the immediate area.

**South:** The adjacent property to the south is a large vacant lot with a split zone of R-1-20 and R-1-14.4. Properties farther south are Zoned R-1-20 and fully developed. CZ2022-0002 remains compatible with the zoning that exists adjacent to the project site.

**West:** The residential developments located to the west, on the opposite side of Garretson Avenue, are located in the R-1-A zone, which requires a minimum lot size of 40,000 square feet. These properties are part of Land Use Policy 6 of the South Corona CFP. This policy was established within the South Corona CFP to ensure that new development adjacent to and across from existing neighborhoods identified by Land Use Policy 6 remains compatible with pre-existing, developed properties. Per Land Use Policy 6(b), *for new development that is located on the same block with existing developed residential lots, the lots for the new residences shall be generally the same average area as the existing lots (within 90 percent) within the block but need not exceed one acre in area. This applies to the frontage on both sides of the street.* The size of the lot eventually created by a future subdivision, which

includes a parcel map or tentative tract map, shall adhere to the provisions of Policy 6, regardless of whether the minimum lot size required by the zoning is smaller than would be allowed by Policy 6. As such, CZ2022-0002 remains compatible with the zoning that exists in the immediate area.

For reference purposes, the applicant's companion application, PM 37949, proposes parcel sizes of 2.16 acres and 2.50 acres. Using the most conservative lot size requirement of Policy 6(b), both parcels exceed the minimum size of one acre.

### **ENVIRONMENTAL ANALYSIS:**

A Notice of Exemption has been prepared for the project pursuant to the "common sense exemption" per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), because the project involves the subdivision of an already developed residential parcel into two lots for conveyance purposes. Therefore, there is no possibility of significant environmental effects associated with this project.

### **FISCAL IMPACT**

The applicant paid the application processing fees to cover the cost of the change of zone application.

### **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**

CZ2022-0002 will establish the R-1-14.4 zone on 1.59 acres of property located at 2425 Garretson Avenue to match the R-1-14.4 zoning on the remaining balance of the property. The R-1-14.4 zone is compatible with the surrounding zoning and land uses. It is also consistent with the property's ER designation under the General Plan and South Corona CFP.

Staff has reviewed the project for compliance with Government Code Section 66300(b)(1) of the Housing Accountability Act (Senate Bill 330), which applies to the City's action in rezoning the project site from R-1-20 to R-1-14.4. Section 66300(b)(1) states in part:

*"(b)(1) ...an affected county or an affected city shall not enact a development policy, standard or condition that would have any of the following effects:*

- (A) Changing the general plan land use designation, specific plan land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district in effect at the time of the proposed change, below what was allowed under the land use designation or zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided*



*in clause (ii) of subparagraph (B) or subdivision (i). For purposes of this subparagraph, "reducing the intensity of land use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site's residential development capacity."*

CZ2022-0002 does not conflict with this code section because the R-1-14.4 zone allows a minimum lot size requirement of 14,400 square feet compared to the larger minimum lot size requirement of 20,000 square feet under the R-1-20 zone. Because of the smaller lot size requirement under the R-1-14.4 zone, a subdivision that occurs under the R-1-14.4 zone could potentially yield more lots compared to a subdivision that occurs under the R-1-20 zone. Although the R-1-14.4 zone can potentially yield more lots, it is important to note that the lots being created adjacent to Garretson Avenue would need to meet the minimum lot size criteria of Land Use Policy 6 of the South Corona CFP.

The Planning & Development Department recommends the approval of CZ2022-0002, subject to the findings of approval below.

#### **FINDINGS FOR APPROVAL OF CZ2022-0002**

1. A Notice of Exemption has been prepared for the project pursuant to the "common sense exemption" per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), because the project involves the subdivision of an already developed residential parcel into two lots for conveyance purposes. Therefore, there is no possibility of significant environmental effect associated with this project.
2. The proposed zone is in conformity with the General Plan map and text for the following reasons:
  - a. *CZ2022-0002 proposes to establish the R-1-14.4 zone on 1.59 acres, which is consistent with the site's underlying General Plan land use designation of Estate Residential.*
  - b. *CZ2022-0002 is consistent with General Plan Policy LU-4.1 which is to accommodate future growth and development in accordance with the General Plan land use plan.*
3. The subject property is suitable for the uses permitted in the R-1-14.4 zone in terms of access, size of parcel, relationship to similar or related uses, for the following reasons:
  - a. *The size of the subject parcel is sufficient to permit a residential subdivision in accordance with the R-1-14.4 zone, which requires a minimum lot size of 14,400 square feet, lot width of 90 feet, and lot depth of 100 feet.*
  - b. *Garretson Avenue is classified as a local street adjacent to the project site. Local streets are designed to accommodate the level of services associated with residential*

*development.*

- c. The existing single family residential use on the property conforms to the permitted uses under the R-1-14.4 zone proposed by CZ2022-0002. The R-1-14.4 zone continues to provide large single-family residential lot sizes that are compatible with the surrounding developments.*
4. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents for the following reason:
  - a. The R-1-14.4 zone proposed by CZ2022-0002 is compatible with the surrounding zoning and land uses in the immediate area, because the R-1-14.4 zone permits uses that are similar to the permitted uses for the surrounding residential zones.*
5. The proposed change of zone is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reasons:
  - a. CZ2022-0002 is consistent with the City's General Plan and the South Corona CFP.*
  - b. CZ2022-0002 will help facilitate orderly development of the project site by establishing minimum design standards on the subject site, which will ensure lot compatibility between the subject site and the surrounding properties. Furthermore, the applicant's companion application, PM 37949, demonstrates the ability for the subject parcel to comply with the codes and ordinances designed to protect the public health, safety, and welfare.*

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

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

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

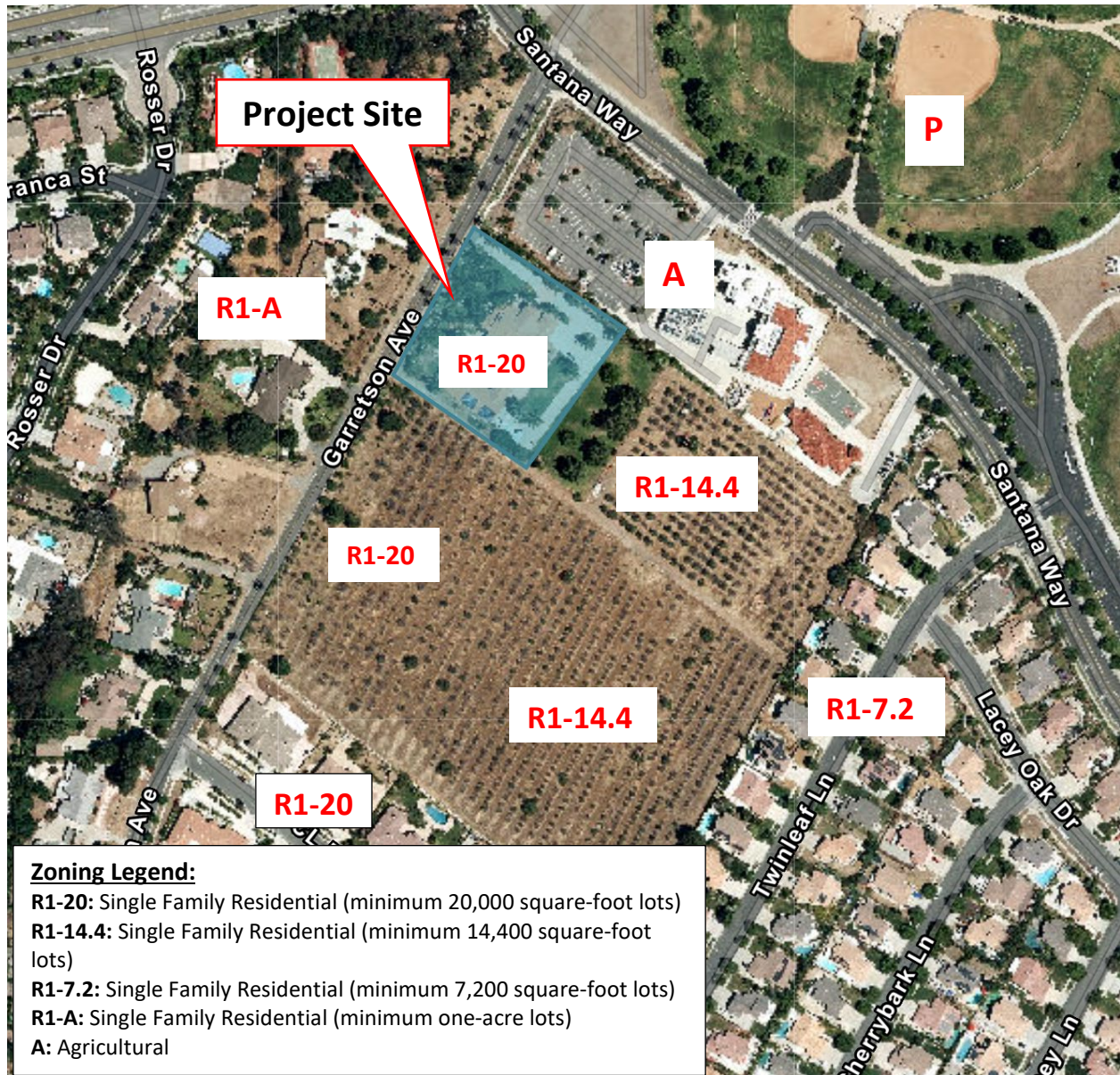
**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

#### EXHIBITS

1. Locational and Zoning Map
2. Existing and Proposed Change of Zone Exhibit
3. Existing General Plan Map
4. Conditions of approval
5. Proposed Parcel Map 37949
6. Applicant's letter dated March 10, 2023
7. Legal Description of the project site
8. Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262

# LOCATIONAL & ZONING MAP



**Zoning Legend:**

- R1-20:** Single Family Residential (minimum 20,000 square-foot lots)
- R1-14.4:** Single Family Residential (minimum 14,400 square-foot lots)
- R1-7.2:** Single Family Residential (minimum 7,200 square-foot lots)
- R1-A:** Single Family Residential (minimum one-acre lots)
- A:** Agricultural



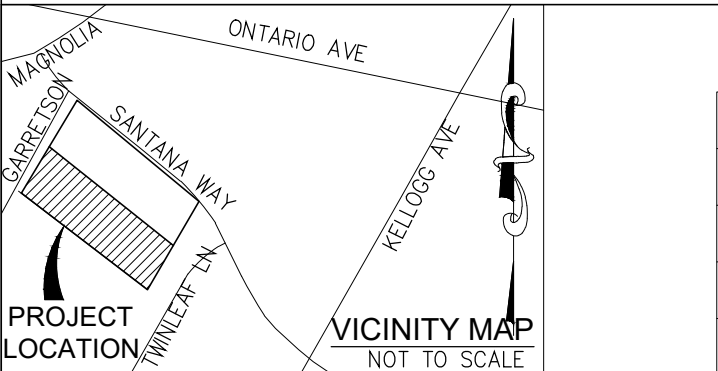
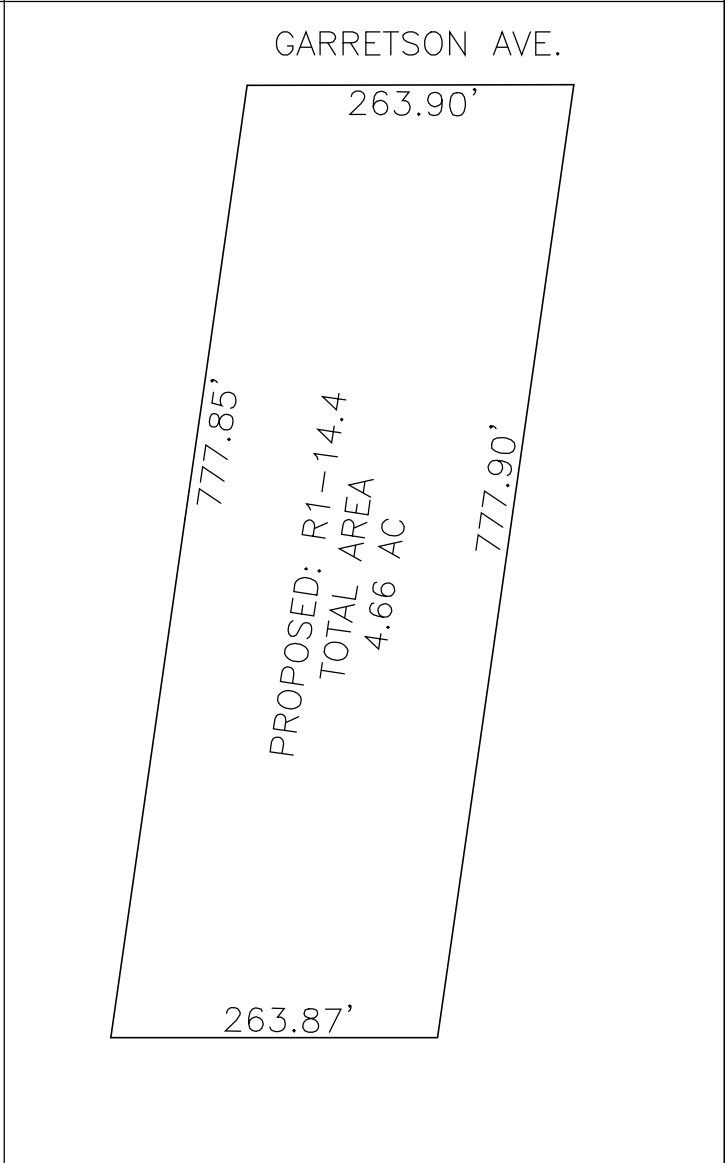
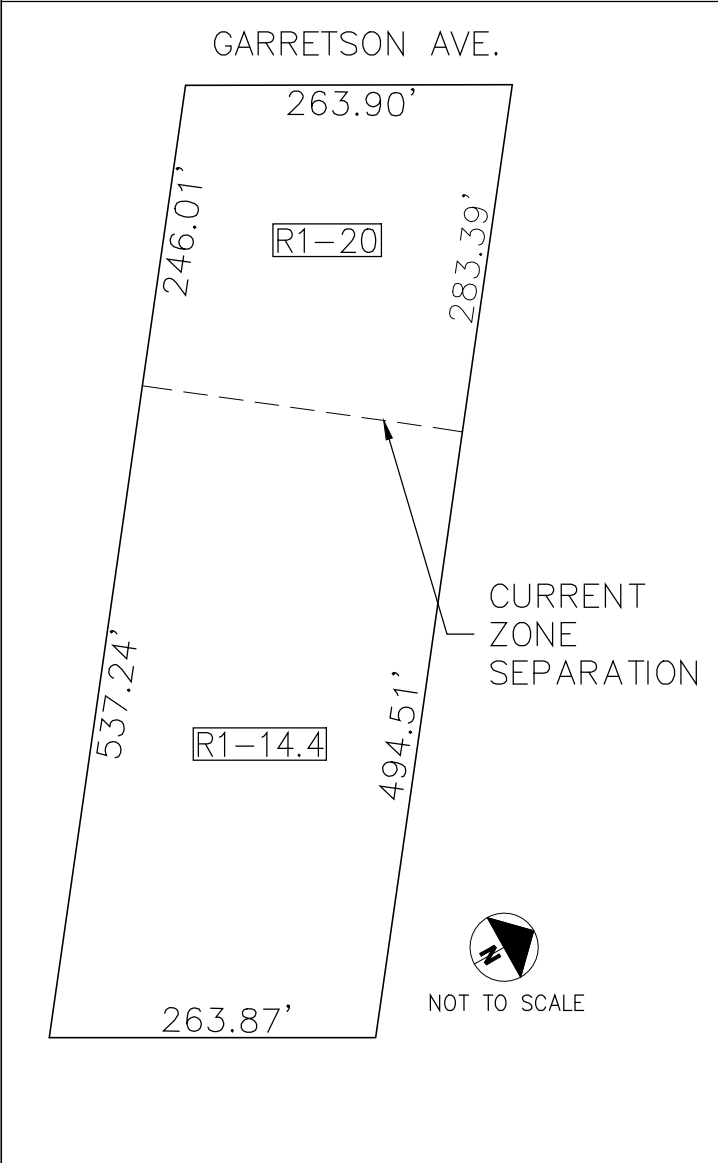
CZ2022-0002  
2425 Garretson Ave



# CHANGE OF ZONE

PARCEL 2 OF PARCEL MAP, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 79 AND 80 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.  
 ASSESSOR'S PARCEL NUMBER: 120-020-005-4

CURRENT ZONE STATUS	PROPOSED ZONE CHANGE
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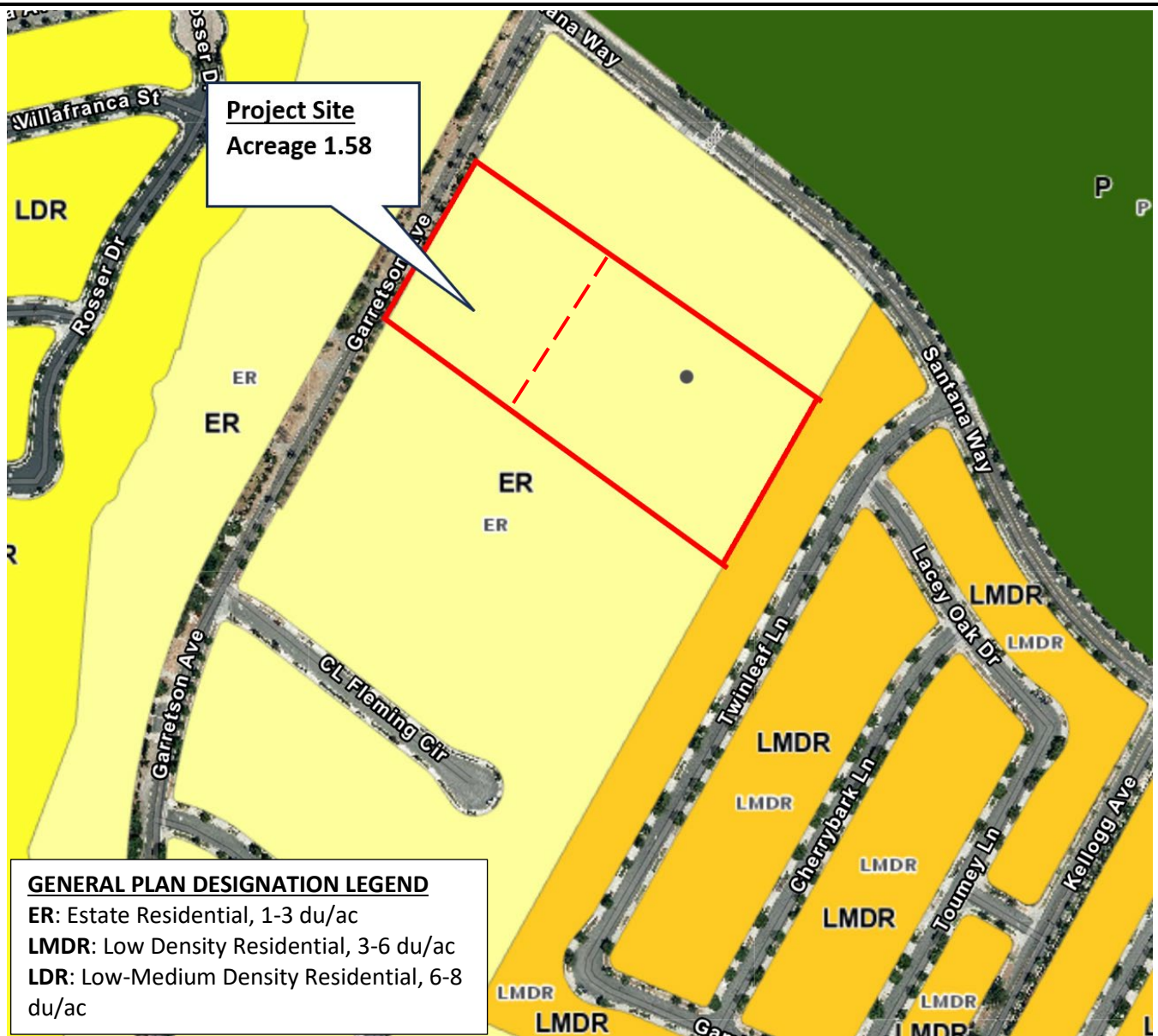


<b>CITY OF CORONA</b>	
TITLE:	<b>EXISTING &amp; PROPOSED ZONING</b>
OWNER NAME:	<b>MOHAMMED S. BAIG</b>
OWNER ADDRESS:	2425 GARRETSON AVE, CORONA, CA 92881
DATE: 10/25/2022	SHEET 1 of 1

**EXHIBIT 2**



# GENERAL PLAN LAND USE MAP



**Project Site**  
Acreage 1.58

**GENERAL PLAN DESIGNATION LEGEND**  
ER: Estate Residential, 1-3 du/ac  
LMDR: Low Density Residential, 3-6 du/ac  
LDR: Low-Medium Density Residential, 6-8 du/ac



CZ2022-0002  
2425 Garretson Ave





# Project Conditions

## City of Corona

**Project Number: CZ2022-0002**

**Description: Change of Zone from R1-20 to R1-14.4 at 2425 Garretson Ave**

Applied: **4/7/2022**

Approved:

Site Address: **2425 GARRETSON AVE CORONA, CA 92881**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **MOHAMMED S. BAIG**

Parent Project: **DPR2020-0009**

**670 E PARKRIDGE AVENUE SUITE 101CORONA CA,92879**

**Details: Change of Zone request of 1.58 acres from R1-20 (Single Family Residential, minimum of 20,000 square-foot lot size) to R1-14.4 (Single Family Residential, minimum 14,400 square foot lot size) at 2425 Garretson Avenue. Associated PM 37949 (PM2022-0002).**

### LIST OF CONDITIONS

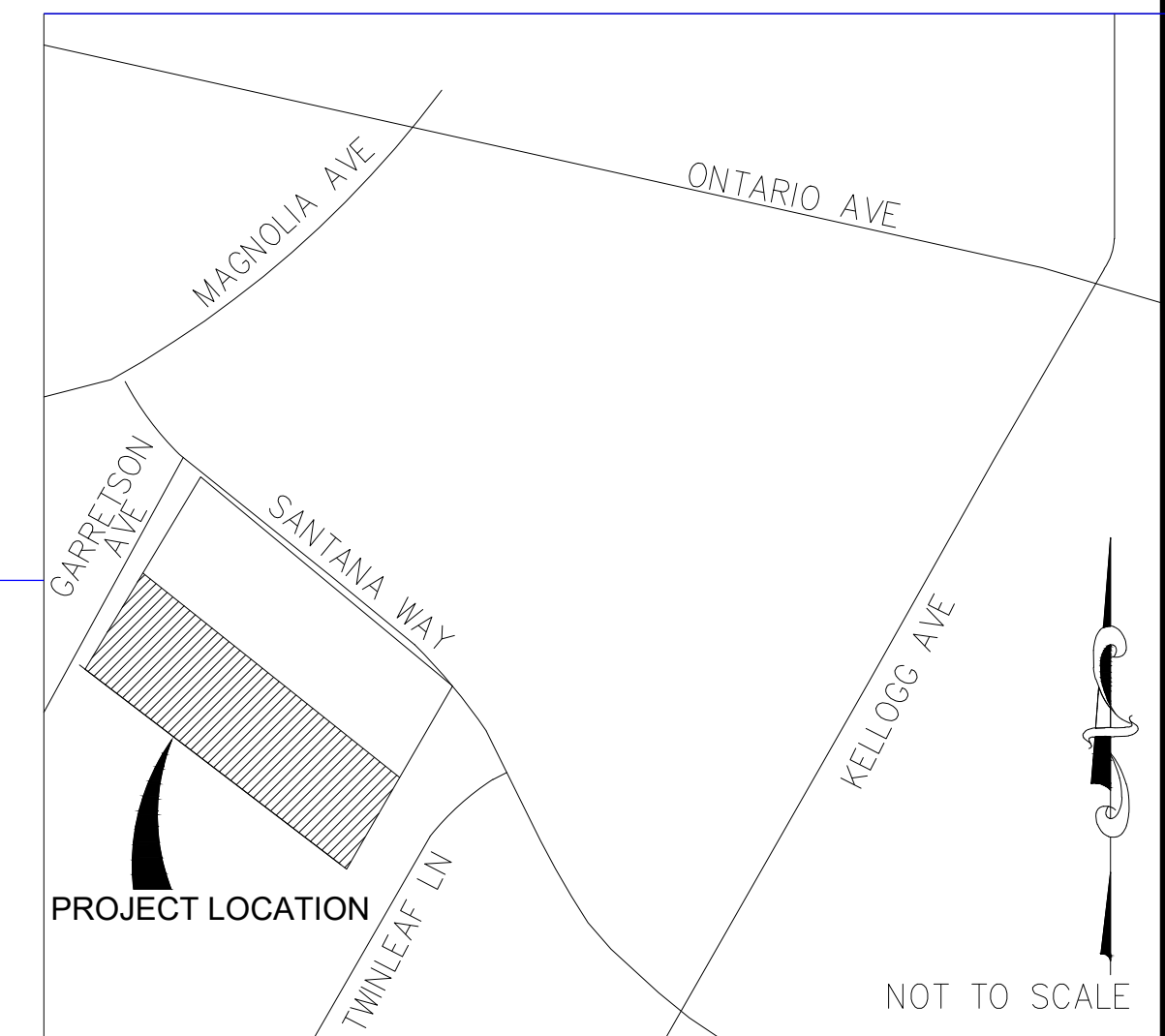
DEPARTMENT	CONTACT
<b>PLANNING</b>	
<p>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, 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.</p> <p>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.</p>	

# EXHIBIT 4

# PARCEL MAP 37949

PARCEL 2 OF PARCEL MAP, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 79 AND 80 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.  
ASSESSOR'S PARCEL NUMBER: 120-020-005-4

## VICINITY MAP



SANTANA WAY

ZONING P

GARRETSON AVENUE

NOT A PART

APN: 120-020-004  
P.M. 55/79-80  
PARCEL 1  
(AGRICULTURAL)  
A ZONE

SANTANA WAY

ZONING R1-7.2

PARCEL "2"  
94,305.34 S.F.  
2.165 AC

R1-20

PARCEL "1"  
108,918 S.F.  
2.50 AC

R1-14.4

P.M. 55/79-80 PARCEL 2  
APN: 120-020-005

NOT A PART

ZONING R1A

NOT A PART  
CURRENT ZONING R1-20  
NO CHANGE

CURRENT ZONING R1-14.4  
NO CHANGE

NOT A PART

## UTILITIES PROVIDERS

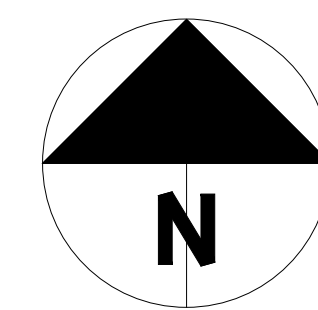
FIRE DEPARTMENT: (951) 736-2218  
SCE: (800) 684-8123  
SOUTHERN CALIFORNIA GAS: (800) 427-2200  
WATER, CITY OF CORONA: (951) 736-2321  
SEWER, CITY OF CORONA: (951) 736-2321  
TRASH, WASTE MANAGEMENT: (800) 423-9986  
PHONE (888) 406-7063

## GENERAL PARCEL INFORMATION

GENERAL PLAN: ER (ESTATE RESIDENTIAL, 0-3DU/AC)  
EXISTING ZONING: R1-20 (SINGLE-FAMILY RESIDENTIAL) AND R1-14.4 (SINGLE-FAMILY RESIDENTIAL)  
EXISTING LAND USE: RESIDENTIAL  
PROPOSED LAND USE PER PARCEL: RESIDENTIAL  
EXISTING DENSITY: 0.21DU/AC  
PROPOSED DENSITY: 0.42DU/AC

## PARCEL TABLE

PARCEL 1	108,918.00 SQUARE FEET (2.50 AC)
PARCEL 2	94,305.34 SQUARE FEET (2.165 AC)



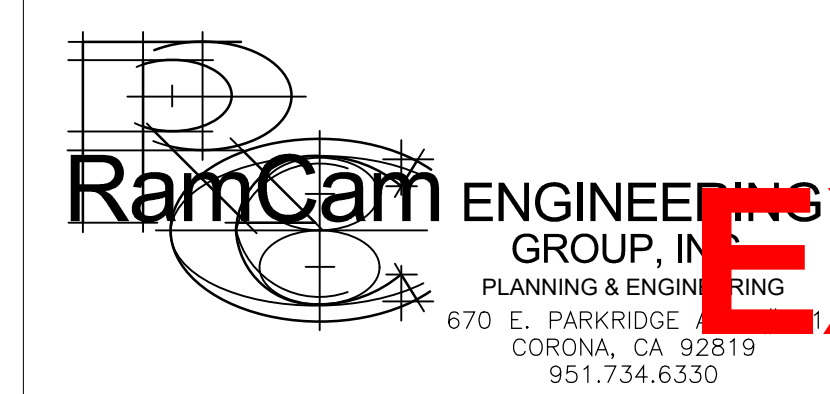
CITY OF CORONA

TITLE: PARCEL MAP 37949

OWNER NAME: JOHANNES SA...  
PLANNING & ENGINEERING  
251 GARRETSON AVE, CORONA, CA 92881  
DATE: 01/03/2024

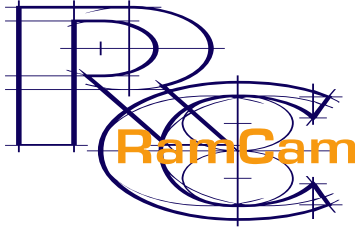
SHEET 1 OF 3

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**EXHIBIT 5**





## RAMCAM Engineering Group, Inc.

Land Development Planning and Engineering Design  
670 E. Parkridge Ave., Suite #101  
Corona, CA 92879-6606  
Tel (951) 734-6330

March 10, 2023

### City of Corona

Planning Division  
400 S. Vicentia Ave.  
Corona, CA 92882

Re: DPR2020-0009 MAP37949 for proposed (Waiver) for a Parcel Map  
2425 Garretson Avenue, Corona, CA

### Dear Sir and Madam:

- Currently, there is one parcel totaling 4.665 AC and it has two zonings, the front portion (abutting Garretson Ave) which is occupied by a single-family home and sits on a 1.60 AC is zoned R1-20. The remaining vacant land which is the rear portion is zoned R1-14.4.
- Applicant is proposing to subdivide into two parcels, Parcel A = 2.50 AC and Parcel B = 2.165 AC. See Sheet 1 of 3 of parcel map
- Parcel 1 (2.50 AC) to remain R1-14.4 and the front portion of Parcel 2 (1.60 AC) is currently zoned R1-20 and is proposed to be re-zoned to R1-14.4. the remaining portion of Parcel 2 (0.57 AC) is currently zoned as R1-14.4 and to remain the same zone designation. See Change of Zone Sheet 1 & 2 of 2
- No development is planned for Parcel 1 at the present time and no additional development is being proposed for Parcel 2 as well.
- Currently, there is no street improvement along the frontage of Parcel 2, the updated parcel map plan shows all the proposed future improvements along the frontage with Garretson Avenue as the approval of the parcel map division will be conditioned that the improvements to take place as soon as any development to be proposed on Parcel 1 in the future. See Sheet 2 of 3 of parcel map
- Access to Parcel 2 will be thru a 36 foot wide access easement via Parcel APN 120-020-004 and record # 2023-0035751 and recorded on 02/07/2023. See attached copy
- Parcel 2 is currently being served with domestic water and sanitary sewer via Garretson Avenue. See Sheet 2 of of parcel map.
- Future Parcel 1 will be served with all utilities via the recorded access easement to Santana Avenue. See Sheet 2 of 3 of parcel map

Respectfully submitted.

**RAMCAM Engineering Group, Inc.**

**Alex A. Irshaid**

PARCEL MAP37949 for proposed Subdivision  
2425 Garretson Avenue, Corona, CA

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**EXHIBIT 6**



## EXHIBIT "A"

That portion of Parcel 2 of Parcel Map in the City of Corona, County of Riverside, State of California as per map filed in Book 55, Pages 79 and 80, inclusive of Parcel Maps in the office of the County Recorder of said county, described as follows:

**BEGINNING** at the most westerly corner of said Parcel 2;

Thence northeasterly along the northwesterly line of said Parcel 2, North 29° 18' 00" East 263.90 feet to the northerly corner of said Parcel 2;

Thence southeasterly along the northeasterly line of said Parcel 2, South 52° 33' 27" East 283.39 feet;

Thence southwesterly, South 37° 26' 38" West 261.22 feet to a point on the southwesterly line of said Parcel 2;

Thence northwesterly along the southwesterly line of said Parcel 2, North 52° 33' 36" West 246.01 feet to the **POINT OF BEGINNING**.

Containing an approximately area of 1.587 acres

All as shown on Exhibit "B" attached here with and made a part hereof

Prepared by me or under my direction and supervision.

*Atanacio Payan*

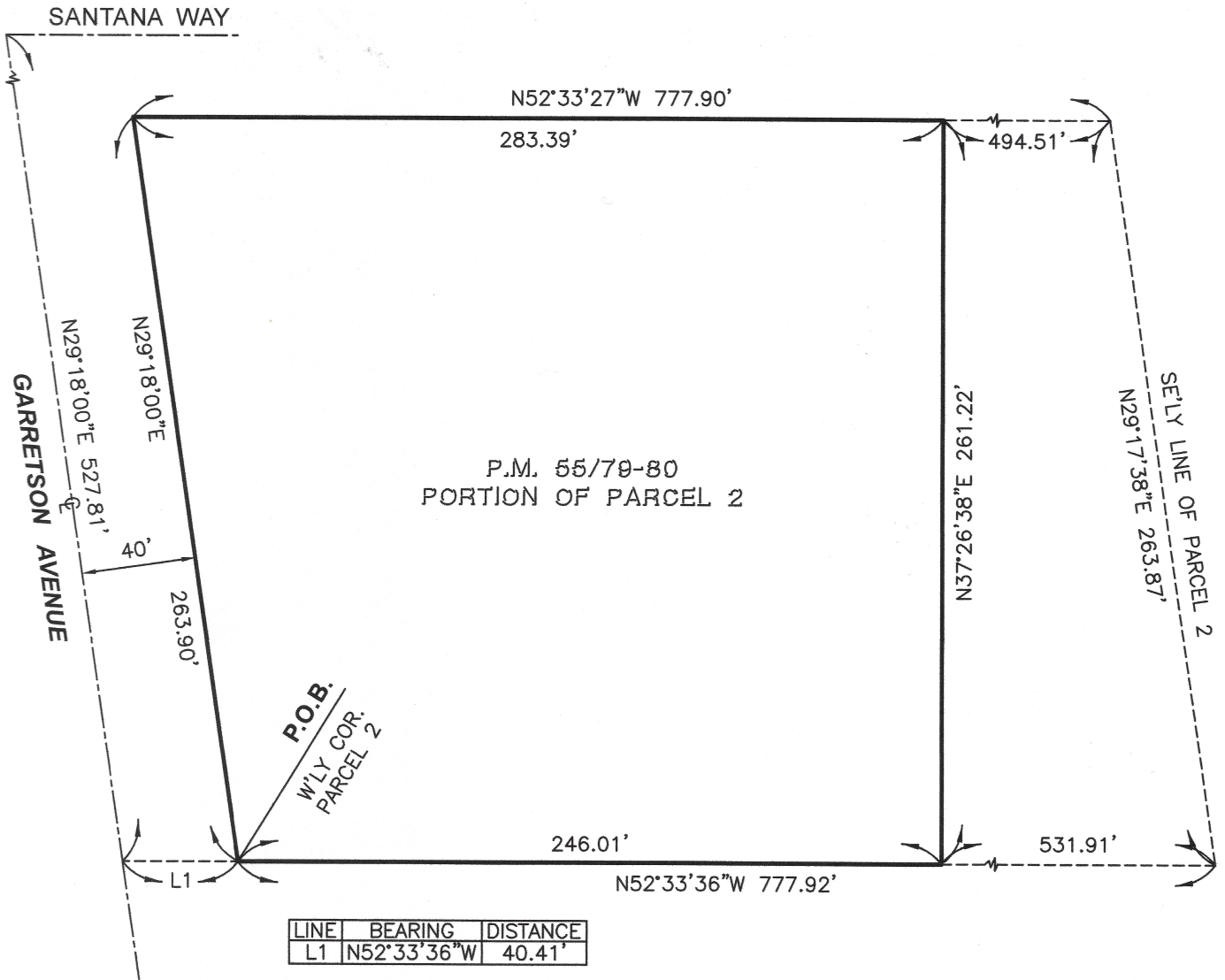
Atanacio Payan, PLS 7796

Date: 7-31-2023



# EXHIBIT 7

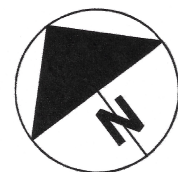
# EXHIBIT "B"



PREPARED BY ME OR UNDER MY  
DIRECTION AND SUPERVISION

*Atanacio Payan*

ATANACIO PAYAN  
DATE: 7-31-2023



SCALE 1" = 60'



## NOTICE OF EXEMPTION

<b>TO:</b> <input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	<b>FROM:</b> Name: City of Corona (Public Agency) Address: 400 S. Vicentia Avenue, #120 Corona, CA 92882 Telephone: (951) 736-2262
<input checked="" type="checkbox"/> County Clerk (Riverside) Address: 2724 Gateway Drive, Riverside, CA 92507	

1. Project Title:	<b>CZ2022-0002 &amp; PM 37949</b>
2. Project Applicant:	<b>Mohammed S. Baig</b>
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	<b>2425 Garretson Avenue: APN: 120-020-005</b>
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	CZ2022-0002: Change of Zone application to change the zoning of 2.16 acres located at 2425 Garretson Avenue from R-1-20 (Single-family residential, minimum lot size of 20,000 s.f.) to R-1-14.4 (Single-family residential, minimum lot size of 14,400 s.f.).  PM 37949: Parcel Map application to subdivide 4.66 acres into two parcels located at 2425 Garretson Avenue in the R-1-14.4 (Single-family residential, minimum lot size of 14,400 s.f.) zone.
6. Name of Public Agency approving project:	City of Corona
7. 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:	Mohammed S. Baig c/o Ramcam Engineering Group, Inc. 670 E. Parkridge Avenue #101 Corona, CA 92879
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	<b>State CEQA Guidelines Section 15061(b)(3) – (Common Sense Exemption)</b>
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), 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). Currently, the subject site has two different zones on the property that are binding. The applicant is proposing to amend the zoning of proposed Parcel 2 to R-1-14.4, to be consistent with the existing underlying zone of proposed Parcel 1. The subdivision proposed by Parcel Map 37949 is intended to isolate Parcel 1 from the existing residential property (Parcel 2), which ultimately would allow for the Islamic Society of Corona/Norco to acquire and be the sole owner of Parcel 1 and allow the opportunity expand the mosque in the future. Any future development proposed on the southeastern portion of the property (Parcel 1) will be subject to a separate environmental review pursuant to CEQA.

10. Lead Agency Contact Person: Telephone:	Rafael Torres, Assistant Planner (951) 736-2262
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form “A”) before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 20, 2023	

Signature

Date: August 7, 2023

Rafael Torres  
Name

Title: Assistant Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.