

ORDINANCE NO. 3386

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA APPROVING A CHANGE OF ZONE TO CHANGE THE ZONING ON 3.47 ACRES LOCATED ON THE SOUTH SIDE OF CORONA AVENUE EAST OF INTERSTATE 15 FROM A-14.4 (SINGLE FAMILY RESIDENTIAL, 14,400 SQ. FT. MINIMUM LOT SIZE) TO R-1-8.4 (SINGLE FAMILY RESIDENTIAL, 8,400 SQ. FT. MINIMUM LOT SIZE) (CZ17-001).

WHEREAS, on October 23, 2023, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council of the City of Corona (“City Council”) approve a change of zone (“Change of Zone”) from A-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size) to R-1-8.4 (Single Family Residential, 8,400 sq. ft. minimum lot size) for two parcels identified as Assessor Parcel Number (“APN”) 122-180-032 and 122-180-034 and totaling approximately 3.47 acres located on the south side of Corona Avenue, east of Interstate 15 (“Subject Property”) to facilitate the development of single family residential units (CZ17-001); and

WHEREAS, the proposed Change of Zone is accompanied by proposed Tentative Map 37024, which proposes to subdivide the Subject Property and an adjacent parcel identified as APN 122-180-031 (“Adjacent Parcel”), which combined consists of approximately 6.25 acres, into 15 single family lots (“Project”); and

WHEREAS, on June 6, 2007, the City of Corona approved CZ06-006 and TTM 32595 along with a Mitigated Negative Declaration (“MND”) which was prepared for CZ06-006 and TTM 32595 pursuant to the California Environmental Quality Act (CEQA). CZ06-006 changed the zoning of the Adjacent Parcel from A-14.4 to R-1-8.4. TTM 32595 was a tentative tract map to subdivide the Adjacent Parcel into seven single family residential lots under the R-1-8.4 zone; and

WHEREAS, on the basis of an initial study, which evaluated the expansion to the project analyzed under the MND from 2.7 acres to 6.25 acres, and an increase in the number of single-family residential lots from 7 to fifteen 15 lots, indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Subsequent MND was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the Subsequent MND was made available to the public and to all interested agencies for review and comment on September 29, 2023, pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the Planning Commission based its recommendation to approve the

EXHIBIT 1

Change of Zone on certain conditions of approval and the findings set forth below; and

WHEREAS, on November 15, 2023, the City Council conducted a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone was comprehensively reviewed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Subsequent MND, the initial study and the administrative record for this Change of Zone, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the whole record before it, including the Subsequent MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

A. The Subsequent MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines.

B. The Subsequent MND and initial study contain a complete and accurate reporting of the environmental impacts associated with this Change of Zone and reflects the independent judgment and analysis of the City Council.

C. There is no substantial evidence in the administrative record supporting a fair argument that this Change of Zone may result in significant environmental impacts.

D. All environmental impacts of the Change of Zone are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Subsequent MND, the Mitigation Monitoring and Reporting Program and the initial study.

SECTION 2. Adoption of Subsequent Mitigated Negative Declaration. The City Council hereby approves and adopts the Subsequent MND prepared for this Change of Zone.

SECTION 3. Adoption of the Mitigation Monitoring and Reporting Program. The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for this Change of Zone and attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 4. Change of Zone Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.104.120 and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. This proposed Change of Zone is in conformity with the General Plan map

and text for the following reasons:

(i) CZ17-001 is consistent with the General Plan's Low Density Residential land use designation, which prescribes an allowable density range of 3-6 du/ac. The application of the R-1-8.4 zone on the Subject Property can potentially yield 17 lots, resulting in a density of 4.89 du/ac.

(ii) The R-1-8.4 zone will accommodate single family residential development, which implements the intention of the Low Density Residential land use designation of the General Plan.

B. The Subject Property is suitable for the uses permitted in the R-1-8.4 zone in terms of access, size of parcel, relationship to similar or related uses for the following reason:

(i) Corona Avenue is classified as a local street which is capable of accommodating the level of service associated with the anticipated development of the Project site under the R-1-8.4 zone.

(ii) The size of the Project site is sufficient to accommodate a subdivision in accordance with the R-1-8.4 zone, as demonstrated by the associated TTM 37024 application.

(iii) The permitted uses of the R-1-8.4 zone are consistent and compatible with the surrounding single family residential land uses.

C. This Change of Zone is necessary and proper at this time and is not likely to be detrimental to the adjacent property or residences for the following reasons:

(i) This Change of Zone is not expected to be detrimental to the adjacent properties or residents because the uses permitted within the R-1-8.4 zone are compatible with the surrounding existing low density residential land uses, and the surrounding properties have the same General Plan land use designation of Low Density Residential.

(ii) This Change of Zone is necessary and proper at this time because it will facilitate the development of single-family residential lots on the Project site, which is being proposed by companion application TTM 37024.

D. This 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 reason:

(i) CZ17-001 is consistent with and will implement the Low Density Residential designation of the City's General Plan.

(ii) CZ17-001 will help to facilitate orderly development of the Project site, as any development on the Project site will be required to adhere to the development standards of the R-1-8.4 zone.

(iii) Future development associated with this Change of Zone will result in the construction of the missing public improvements within Corona Avenue adjacent to the Project site.

SECTION 5. Approval of Change of Zone (CZ17-001). CZ17-001 is hereby approved to change 3.47 acres of real property located on the south side of Corona Avenue, east of Interstate 15, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from A-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size) to R-1-8.4 (Single Family Residential, 8,400 sq. ft. minimum lot size), as described in Chapter 17.20 of Title 17 of the Corona Municipal Code.

SECTION 6. Modification of Zoning Map. The Planning and Development Director shall modify the Official Zoning Map of the City of Corona in accordance with this Ordinance to indicate thereon the zoning applicable to the Subject Property as set forth on the map attached as Exhibit “B” attached hereto and incorporated by reference.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance 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 8. Effective Date of Ordinance. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 6th day of December, 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 Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 15th day of November, 2023 and thereafter at regular meeting held on the 6th day of December, 2023, it was duly passed and adopted by the following vote of the Council:

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 6th day of December, 2023.

City Clerk of the City of Corona, California

[SEAL]

SUMMARY

On December 6, 2023, the Corona City Council will consider approving a Change of Zone to change the zone on 3.47 acres located on the south side of Corona Avenue, east of Interstate 15 from A-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size) to R-1-8.4 (Single Family Residential, 8,400 sq. ft. minimum lot size). A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

The City Council meets at 6:30 a.m. in the Council Chambers in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT "A"

LEGAL DESCRIPTION AND DEPICTION

**(THE LEGAL DESCRIPTION AND DEPICTION ARE ATTACHED BEHIND THIS
PAGE)**

Legal Description

Parcel 1:

That portion of the West half of the Southwest quarter of Section 19, Township 3 South, Range 6 West, San Bernardino Base and Meridian, in the City of Corona, County of Riverside, State of California, as shown by Sectionized survey of the Rancho La Sierra on File in [Book 6, Page 70](#) of Maps, Riverside County Records, described as follows:

Bounded on the North by Lot 8 of Corona Citrus Tract, as shown by Map on File in [Book 8, Page 24](#) of Maps, Riverside County Records; bounded on the West and South by Lot 9 of said Corona Citrus Tract and Lots 12, 13, 14, 18 and 19 in Block 2 of Auburndale Heights, as shown by Map recorded in [Book 3, Page 7](#) of Maps, Riverside County Records; and bounded on the East by the Southerly extension of the Easterly line of said Lot 8 of Corona Citrus Tract, to the Northeasterly line of Lot 19 of said Auburndale Heights, lying Northerly of a line described as follows:

Commencing at the Southwesterly corner of Lot 8 of Corona Citrus Tract, as shown by Map on File in [Book 8, Page 24](#) of Maps, Riverside County Records;

Thence Southwesterly along the Easterly line of Lot 9 of said Corona Citrus Tract, as shown by Map on File in [Book 3, Page 7](#) of Maps, Riverside County Records, 386.32 feet to the true point of beginning; Thence South 86°59' East, 250.93 feet to a point on the Southerly extension of the Easterly line of said Lot 8, Corona Citrus Tract.

Excepting therefrom any portion of said land as described in Deed recorded October 5, 1985 as [Instrument No. 1985-241341 of Official Records](#) of said County.

Parcel 2:

That portion of Lot 9 of Corona Citrus Tract, as shown by Map on File in [Book 8, Page 24](#) of Maps, Riverside County Records, described as follows:

Beginning at the most Southerly corner of said Lot;

Thence Northwesterly on the Southwesterly line of said Lot, 150 feet;

Thence Northeasterly in a straight line to the most Easterly corner of said Lot;

Thence Southerly along the Easterly line of said Lot to the point of beginning.

Said Parcels 1 and 2 are shown as Parcel 1 on Record of survey on File in [Book 36, Page 50](#) of Records of Survey, Riverside County Records.

Excepting therefrom that portion of land as described in Deed recorded October 5, 1985 as [Instrument No. 1985-241341 of Official Records](#) of said County more particularly described as follows:

That portion of the West half of the Southwest quarter of Section 19, Township 3 South, Range 6 West, San Bernardino Meridian as per Map recorded by Sectionized Survey of the Rancho La Sierra in [Book 6, Page 70](#) of Maps, Records of said County, and a portion of Lot 9 of Corona Citrus Trust, as per Map recorded in [Book 8, Page 24](#) of Maps, Records of said County, as conveyed to Thomas E. Opitz and Ruth E. Opi, husband and wife, as joint tenants, by Deed recorded April 30, 1964 as [Instrument No. 53402 of Official Records](#) of said County, described as follows:

Beginning at the most Southerly corner of said Lot 9 marked by a 3/4" iron pipe and tagged R.C.E. 862;

Thence Northwesterly on the Southwesterly line of said Lot 9 North 65°55'24" West, 77.95 feet;

Thence continuing on said Southwesterly line North 62°25'24" West, 71.95 feet;

Thence North 29°43'42" East, 106.68 feet;

Thence South 32°53'05" East, 189.41 feet to the North line of that certain Parcel of land as conveyed to SM Hoyt Lumber Company by Deed recorded August 13, 1965 as [Instrument No. 93760 of Official Records](#) of said County;

Thence along said North line North 86°23'15" West, 20.84 feet to the point of beginning.

Parcel 3:

That portion of the West half of the Southwest quarter of Section 19, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by Sectionized Survey of the Rancho La Sierra on File in [Book 6, Page 70](#) of Maps, Riverside County Records, particularly described as:

Beginning at a point on the Easterly line of that certain Parcel of land as conveyed to the State of California by Deed recorded January 30, 1985 in [Book 1985, Page 19097](#) Official Records of said

County said line also being Corona City Limits distant thereon North 0°26'48" East, 31.18 feet from the Southeast corner of said State of California Parcel;
 Thence North 46°23'55" West, 129.52 feet;
 Thence North 32°53'05" West, 245.58 feet to the Northerly line of that certain parcel of land, as conveyed to the State of California by Deed recorded June 12, 1985 in [Book 1985, Page 126283 of Official Records](#) of said County;
 Thence along said Northerly line South 86°23'15" East, 229.78 feet to the Easterly line of last said State of California Parcel and Corona City Limits;
 Thence along said Corona City Limits line South 0°26'48" East, 281.08 feet to the point of beginning.

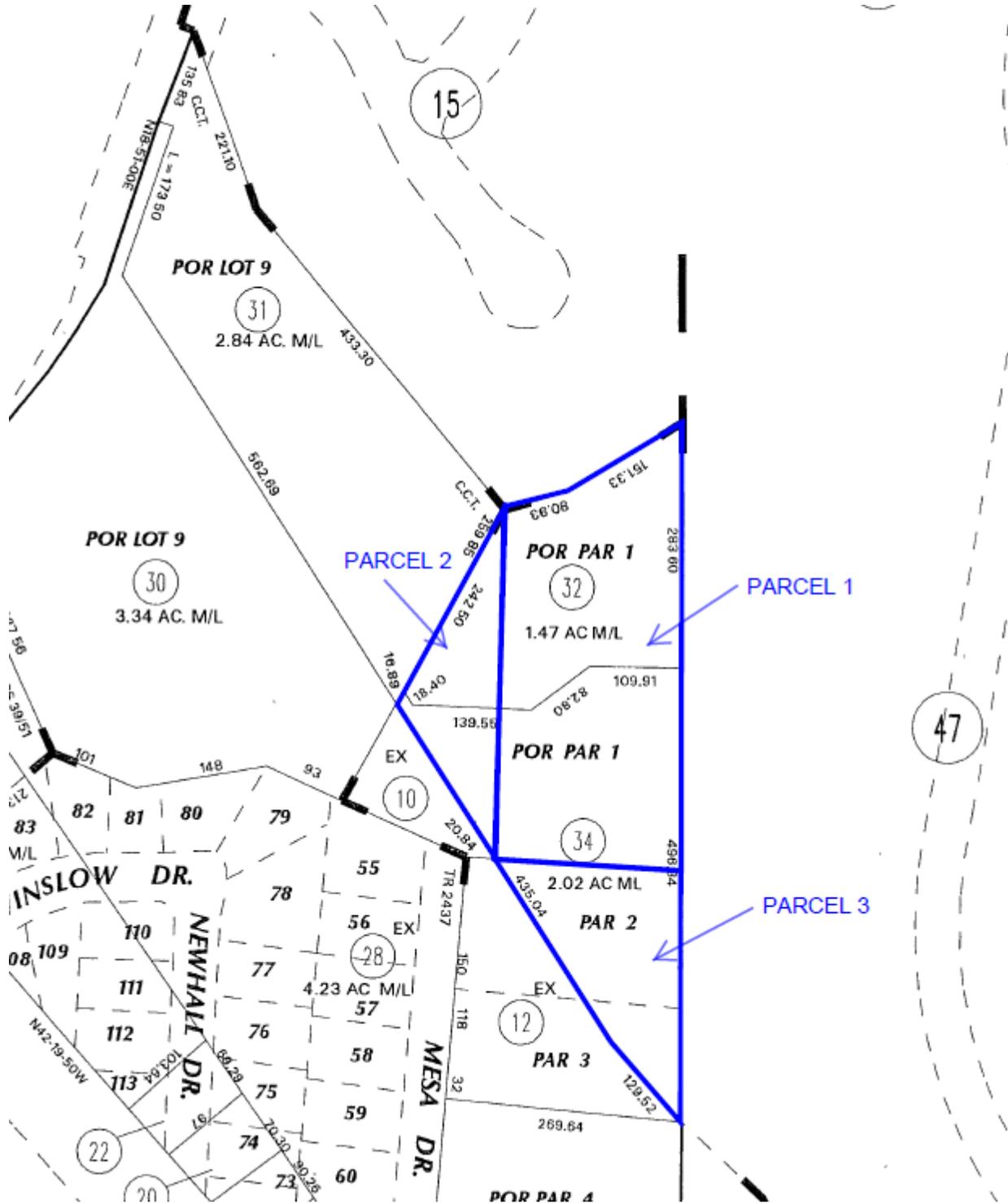


EXHIBIT “B”

PROPOSED CHANGES TO OFFICIAL ZONING MAP

(THE PROPOSED OFFICIAL ZONING MAP IS ATTACHED BEHIND THIS PAGE)

IN THE CITY OF CORONA

CHANGE OF ZONE EXHIBIT

PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS.

SAKE ENGINEERS, INC.

SEPTEMBER 2023

LEGAL DESCRIPTIONS:

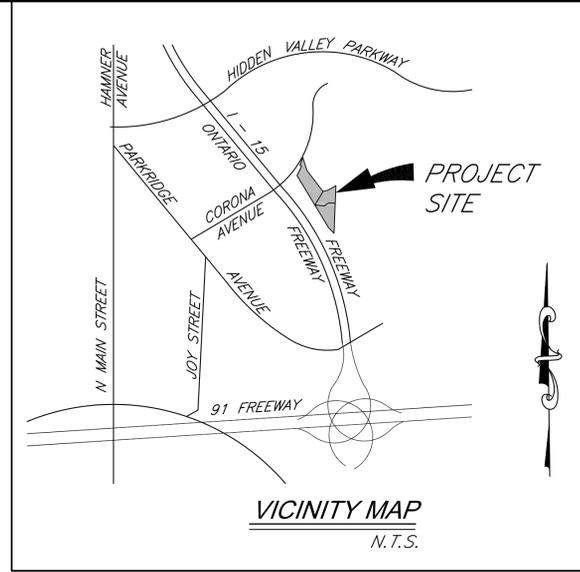
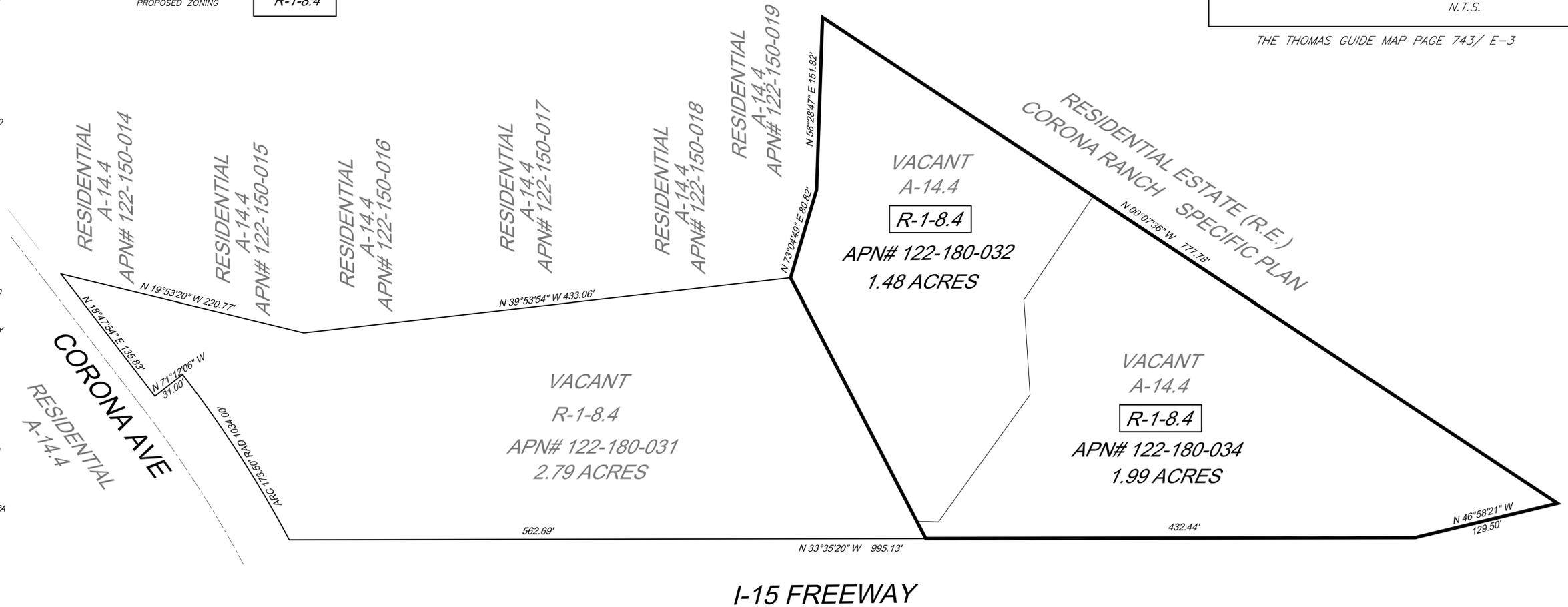
APN# 122-180-032
PARCEL 1:
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BOUNDED ON THE NORTH BY LOT 8 OF CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS; BOUNDED ON THE WEST AND SOUTH BY LOT 9 OF SAID CORONA CITRUS TRACT AND LOTS 12, 13, 14, 18 AND 19 IN BLOCK 2 OF AUBURNDALE HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS; AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 8 OF CORONA CITRUS TRACT, TO THE NORTHEASTERLY LINE OF LOT 19 OF SAID AUBURNDALE HEIGHTS, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 8 OF CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS;
 THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 9 OF SAID CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS, 386.32 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 86°59' EAST, 250.93 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 8, CORONA CITRUS TRACT;
 EXCEPTING THEREFROM ANY PORTION OF SAID LAND AS DESCRIBED IN DEAD RECORDED OCTOBER 5, 1985 AS INSTRUMENT NO. 1985-241341 OF OFFICIAL RECORDS OF SAID COUNTY;
PARCEL 2:
 THAT PORTION OF LOT 9 OF CORONA CITRUS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 24 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT;
 THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT, 150 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

SAID PARCELS 1 AND 2 ARE SHOWN AS PARCEL 1 ON RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 50 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.
 EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED IN DEAD RECORDED OCTOBER 5, 1985 AS INSTRUMENT NO. 1985-241341 OF OFFICIAL RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS PER MAP RECORDED BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF SAID COUNTY, AND A PORTION OF LOT 9 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, RECORDS OF SAID COUNTY, AS CONVEYED TO THOMAS E. OPITZ AND RUTH E. OPITZ, HUSBAND AND WIFE, AS JOINT TENANTS, BY DEED RECORDED APRIL 30, 1964 AS INSTRUMENT NO. 53402 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 9 MARKED BY A 3/4" IRON PIPE AND TAGGED R.C.E. 862;
 THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 9 NORTH 65°55'24" WEST, 77.95 FEET;
 THENCE CONTINUING ON SAID SOUTHWESTERLY LINE NORTH 62°25'24" WEST, 71.95 FEET;
 THENCE NORTH 29°43'42" EAST, 106.68 FEET;
 THENCE SOUTH 32°53'05" EAST, 189.41 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO SM HOYT LUMBER COMPANY BY DEED RECORDED AUGUST 13, 1965 AS INSTRUMENT NO. 93760 OF OFFICIAL RECORDS OF SAID COUNTY;
 THENCE ALONG SAID NORTH LINE NORTH 86°23'15" WEST, 20.84 FEET TO THE POINT OF BEGINNING.

APN# 122-180-034
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS, PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 30, 1985 IN BOOK 1985, PAGE 19097 OFFICIAL RECORDS OF SAID COUNTY SAID LINE ALSO BEING CORONA CITY LIMITS DISTANT THEREON NORTH 0°26'48" EAST, 31.18 FEET FROM THE SOUTHEAST CORNER OF SAID STATE OF CALIFORNIA PARCEL;
 THENCE NORTH 46°23'55" WEST, 129.52 FEET;
 THENCE NORTH 32°53'05" WEST, 245.58 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 12, 1985 IN BOOK 1985, PAGE 126283 OF OFFICIAL RECORDS OF SAID COUNTY;
 THENCE ALONG SAID NORTHERLY LINE SOUTH 86°23'15" EAST, 229.78 FEET TO THE EASTERLY LINE OF LAST SAID STATE OF CALIFORNIA PARCEL AND CORONA CITY LIMITS;
 THENCE ALONG SAID CORONA CITY LIMITS LINE SOUTH 0°26'48" EAST, 281.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 9 NORTH 65°55'24" WEST, 77.95 FEET;
 THENCE CONTINUING ON SAID SOUTHWESTERLY LINE NORTH 62°25'24" WEST, 71.95 FEET;
 THENCE NORTH 29°43'42" EAST, 106.68 FEET;
 THENCE SOUTH 32°53'05" EAST, 189.41 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO SM HOYT LUMBER COMPANY BY DEED RECORDED AUGUST 13, 1965 AS INSTRUMENT NO. 93760 OF OFFICIAL RECORDS OF SAID COUNTY;
 THENCE ALONG SAID NORTH LINE NORTH 86°23'15" WEST, 20.84 FEET TO THE POINT OF BEGINNING.

LEGEND:

EXISTING ZONING	A-14.4
PROPOSED ZONING	R-1-8.4



THE THOMAS GUIDE MAP PAGE 743/ E-3

OWNER/DEVELOPER:
 BAULOT LLC
 JUERGEN LOTTER
 1240 E. ONTARIO AVE. #102-323
 CORONA CA, 92881
 (714) 204-5348 PH.

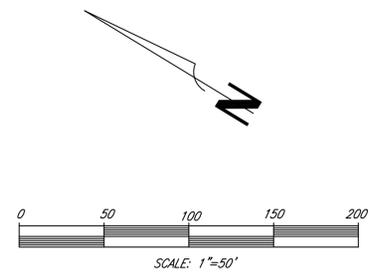
ENGINEER
 SAKE ENGINEERS, INC.
 400 S. RAMONA AVE. STE. 202
 CORONA, CA 92879
 (951) 279-4041

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON WERE TAKEN FROM THE EAST LINE OF LOTS 8 AND 9 OF CORONA CITRUS TRACT PER M.B. 8/24 AS SHOWN BY MAP ON FILE IN BOOK 45, PAGE 77 OF PARCEL MAPS, SHOWN AS N00°08'15" W THEREON.

ASSESSOR'S PARCEL NUMBER:
 122-180-031
 122-180-032
 122-180-034
TOTAL ACREAGE:
 6.26

ZONING AND LAND USE:
 LAND USE AND ZONING:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL R-1-8.4
 EXISTING USE: LOW DENSITY RESIDENTIAL
 EXISTING ZONING: A-14.4
 ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:

LAND USE	ZONING	GP DESIGNATION
NORTH: RESIDENTIAL	NORTH: A-14.4	NORTH: LOW DENSITY RESIDENTIAL
SOUTH: FREEWAY	SOUTH: R.E.	SOUTH: R.E.
EAST: RESIDENTIAL	EAST: R.E.	EAST: LOW DENSITY RESIDENTIAL
WEST: INTERSTATE 15	WEST: N/A	WEST: N/A



ZONE CHANGE EXHIBIT

SAKE ENGINEERS, INC.
 www.sakeengineers.com
 ENGINEERING • SURVEYING • LAND DEVELOPMENT
 400 S. RAMONA AVE., STE. 202
 CORONA, CALIFORNIA 92879
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J.N.	2067
SHEET	1
OF	1 SHEETS
DWG. NO.	

DPR 15-028