

**RESOLUTION NO. 2023-009**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, 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 FROM LIGHT INDUSTRIAL TO GENERAL INDUSTRIAL AS PART OF THE CYCLE 1 OF GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2023 (GPA2022-0003).**

**WHEREAS**, on January 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 GPA2022-0003 as part of the General Plan Amendments for Cycle 1 for calendar year 2023 to change the land use designation on 4.92 acres located at 212 and 216 N. Smith Avenue ("Property") from Light Industrial (LI) to General Industrial (GI) ("General Plan Amendment"); and

**WHEREAS**, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below; and

**WHEREAS**, on March 1, 2023, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard and the General Plan Amendment was comprehensively reviewed; and

**WHEREAS**, the General Plan Amendment proposes a change to the General Plan Land Use Map based on the findings below.

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

**SECTION 1. CEQA Findings.** As the decision-making body for the General Plan Amendment, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption 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. This action simply changes the General Plan land use designation for the Property to align with the existing zoning for the Property (M-2 General Manufacturing). This action will not result in a change in the intensity of the uses allowed on the Property from what could be constructed under the current zoning designation. As such, there is no possibility that the General Plan Amendment will have a significant effect on the environment. Therefore, no environmental

**EXHIBIT 1**

analysis is required and the City Clerk is directed to file a Notice of Exemption with the County of Riverside.

**SECTION 2.** General Plan Amendment Findings. Based on the entire administrative 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. The General Plan Amendment is internally consistent with the elements of the General Plan, including the goals and polices stated therein, for the following reasons:

(i) This General Plan Amendment is consistent with Land Use Policy LU-3.1 because it will ensure that future development of the Property pursuant to the existing Zoning Code is consistent with the Property's General Plan land use designation.

(ii) This General Plan Amendment is consistent with Land Use Policy LU-4.4 because it facilitates the opportunity to redevelop four underutilized industrial properties in a manner that will enhance the condition of Property and the surrounding area and will support the City's growth.

(iii) This General Plan Amendment is consistent with Land Use Policy LU-12.5 because it permits consolidation of multiple parcels to facilitate future development of a more cohesive and well-defined industrial project that meets current City standards.

**SECTION 3.** Tentative Approval of General Plan Amendment GPA2022-0003. The General Plan Amendment (GPA2022-0003) is hereby tentatively approved. The City Council hereby tentatively adopts the amendment to the City's General Plan Land Use Map as set forth on the map attached hereto as Exhibit "A" and incorporated herein by reference, subject to final approval of the General Plan Amendments for Cycle 1 of calendar year 2023.

**SECTION 4.** Final Approval. The General Plan Amendment GPA2022-0003 shall become effective upon final approval of the General Plan Amendments for Cycle 1 of calendar year 2023.

**SECTION 5.** 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 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 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 1<sup>st</sup> 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 introduced 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 THEREOF**, 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.

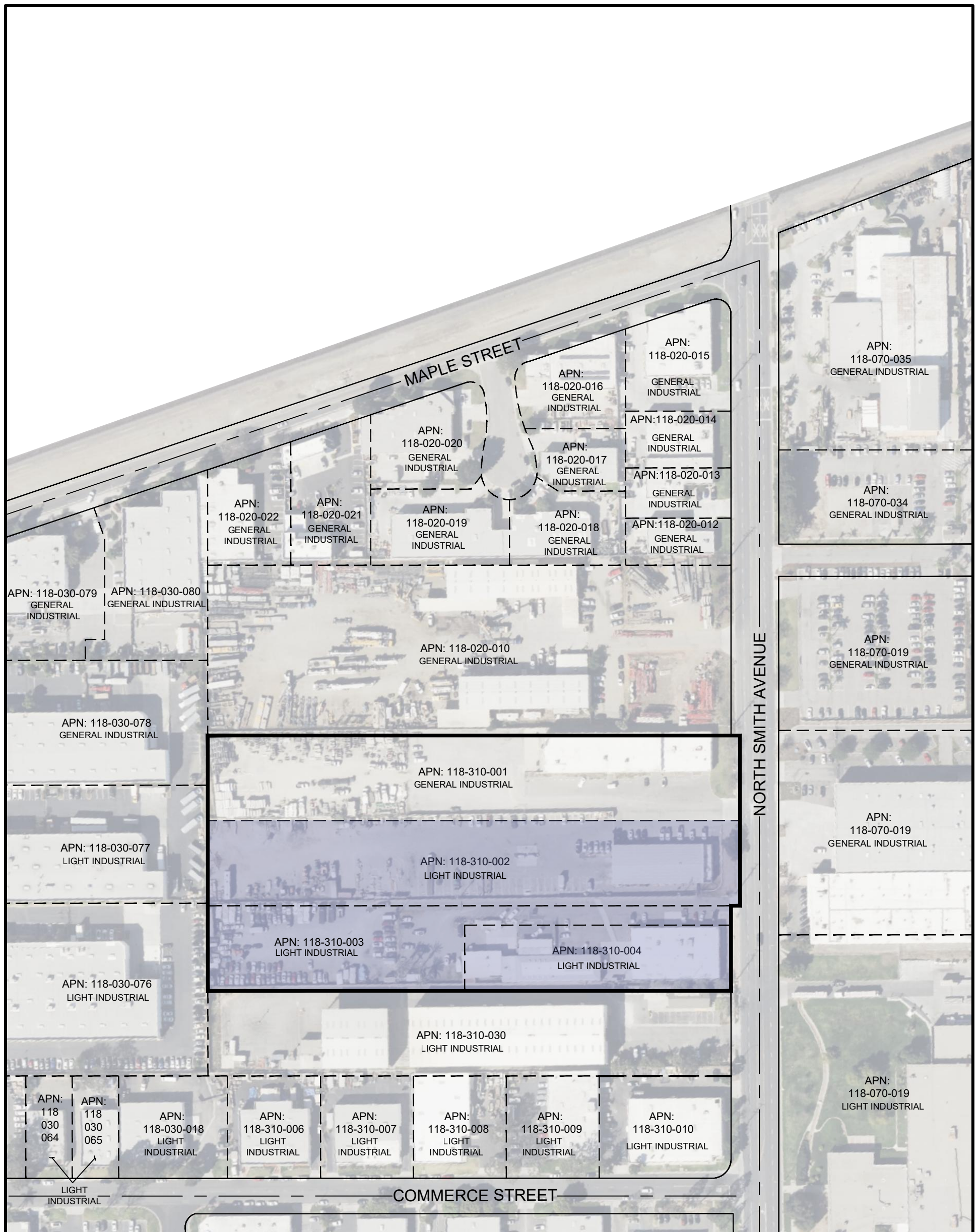
\_\_\_\_\_  
City Clerk of the City of Corona, California

[SEAL]

**EXHIBIT "A"**  
**PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN**  
**GPA2022-0003**

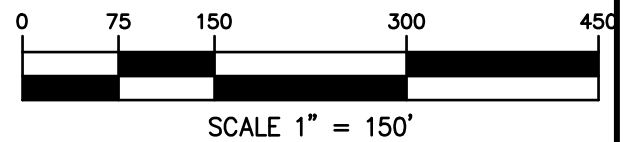
**(SEE ATTACHED 3 PAGES)**

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:

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

SHEET NUMBER

1

**EXHIBIT A**

# 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