



## NOTICE OF EXEMPTION

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

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:	<p>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.).</p> <p>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.</p>
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:	<p>Mohammed S. Baig c/o Ramcam Engineering Group, Inc. 670 E. Parkridge Avenue #101 Corona, CA 92879</p>
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.