



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project:

PPM2019-0005: The project is a proposal to develop 5.02 acres for a 48,413 square foot four-story hotel containing 122 rooms located within the Commercial Center designation of the El Cerrito Specific Plan (SP91-02) on the south side of Tom Barnes Street, east of Interstate 15.

Entity or Person Undertaking Project:

- A. Public Agency:
- B. Other (private): Aaron Packard
Gold Coast Properties CA1
16155 SW 11th Avenue, Unite B2
Miami, FL 33177

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- A. The proposed action does not constitute a project under CEQA.
- B. The project is a Ministerial Project.
- C. The project is an Emergency Project.
- D. The project constitutes a feasibility or planning study.
- E. The project is categorically exempt:
- F. The project is a statutory exemption:
- G. The project is otherwise exempt on the following basis:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On April 17, 2002, the city certified the Crossings EIR which analyzed the 113.5-acre Crossings commercial center. The EIR included the project site with a 120-room hotel in its analysis. The current proposal is a 122-room hotel which is not a substantial change from what was originally analyzed. Therefore, the current proposal is not expected to result in new significant environmental effects from what was previously considered in the EIR.

___H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: _____

Sandra Yang, Senior Planner
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: PPM2019-0005
2. Project location (specific): South of Tom Barnes Street, east of Interstate 15, Corona, CA (APN 279-140-013)
3. a. Project location - *City of Corona*
b. Project location - *County of Riverside*

3. Description of nature, purpose and beneficiaries of project:

PPM2019-0005: The project is a proposal to develop 5.02 acres for a 48,413 square foot four-story hotel containing 122 rooms located within the Commercial Center designation of the El Cerrito Specific Plan (SP91-02) on the south side of Tom Barnes Street, east of Interstate 15.

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:

Aaron Packard
Gold Coast Properties CA1
16155 SW 11th Avenue, Unite B2

Miami, FL 33177

7. Exempt Status (check one):
 - a. Ministerial Project (Pub. Res. Code § 21080(b)(1);
 - b. Not a project.
 - c. Emergency project (Pub. Res. Code § 21080(b)(4);
 - d. Categorical Exemption. State type and class number:
 - e. Declared Emergency (Pub. Res. Code § 21080(b)(3);
 - f. Statutory Exemption. State code section number
 - g. Other: Explain: See below

8. Reasons why the project is exempt:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On April 17, 2002, the city certified the Crossings EIR which analyzed the 113.5-acre Crossings commercial center. The EIR included the project site with a 120-room hotel in its analysis. The current proposal is a 122-room hotel which is not a substantial change from what was originally analyzed. Therefore, the current proposal is not expected to result in new significant

environmental effects from what was previously considered in the EIR.

- 9. Contact Person/Telephone No.: Sandra Yang / (951) 279-3553
- 10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: _____

Signature: _____

Sandra Yang, Senior Planner
Lead Agency Representative