



CITY OF CORONA

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

Name, Description and Location of Project: GPA2018-0002

Application to change the General Plan designation of 3.8 acres (APN: 122-061-006) located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial).

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Keith Osborn

Address: 357 North Sheridan Street, Suite 117, Corona, CA 92880

Telephone No.: (951) 279-1800

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. Code section number:

☒ G. The project is otherwise exempt on the following basis: Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property.

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

Date: March 25, 2019

Harald Luna, Associate Planner
Lead Agency Representative

EXHIBIT C



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: GPA2018-0002
2. Project location (specific): 3.8 acres of vacant land (APN: 122-061-006) located on the west side of North Main Street, north of Parkridge Avenue.
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

Application to change the General Plan designation of 3.8 acres (APN: 122-061-006) located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial).
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: **Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880**
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number:
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: Explain: Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

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8. Reasons why the project is exempt:

See above.

9. Contact Person/Telephone No.: Harald Luna, Associate Planner (951) 736-2268

10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: March 25, 2019

Signature: _____
Harald Luna, Associate Planner Manager
Lead Agency Representative