CITY OF CORONA

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

Name, Description and Location of Project:

The project is a proposal to develop 4.49 acres located on the north side of Parkridge Avenue and west of Main Street for a commercial center consisting of a self-service carwash, two restaurants with drive-through services, and a restaurant/retail building totaling 12,539 square feet. The subject site is located within the North Main Street Specific Plan and zoned Commercial Retail, which permits the uses by a conditional use permit. The project warrants four applications which are described below.

PM 37747: PM 37747 is a parcel map application to subdivide the subject 4.49 acres into four numbered lots for commercial purposes and two lettered lots for street dedication purposes.

CUP2019-0006: CUP2019-0006 is a conditional use permit to establish a Quick Quack self-service carwash on a 0.98-acre pad located within the proposed commercial center.

CUP2019-0007: CUP2019-0007 is a conditional use permit to establish a 3,761 square foot Raising Cane's restaurant with drive-through services on a 1.29-acre pad located within the proposed commercial center.

CUP2019-0008: CUP2019-0008 is a conditional use permit to establish a 2,650 square foot The Habit restaurant with drive-through services within a multi-tenant building on 1.11 acres located within the proposed commercial center.

Entity or Person Undertaking Project:

___ A. Public Agency:

___ B. Other (private): Chris Costanzo
Costanzo Investments
17 Corporate Plaza Drive, Suite 250
Newport Beach, CA 92660

Keith Osborn
Asta Property & Strata Realty
357 N. Sheridan Street, Suite 117
Corona, CA 92880

<u>Staff Determination:</u>

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.

EXHIBIT L

___D. The project constitutes a feasibility or planning study.
_X_E. The project is categorically exempt: *Section 15332, Class 32 (Infill Development)*
___F. The project is a statutory exemption:
_X_G. The project is otherwise exempt on the following basis:

Per Section § 15183 of the State CEQA Guidelines, a project which is a consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not be required 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 project site Commercial Retail (CR) and the General Plan designation was General Commercial (GC) at the time the EIR was certified.

Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the specific 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 the time was designated CR by the specific plan and GC by the General Plan.

The current proposal 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 because the current proposal intends to develop the project site for commercial purposes which is consistent with the Commercial Retail zoning of the project site.

Furthermore, the project is categorically exempted from CEQA because it qualifies as a Class 32 Infill Development project under Section 15332 of the CEQA Guidelines. The project is consistent with the project site's General Commercial designation and zoning. The project site is less than five acres and has no value as habitat for endangered, threaten, or rare species. Approval of the project would not result in any significant impacts relating to traffic, air, water quality, and noise, and the site can be adequately served by all required utilities and public services.

___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: PM 37747, CUP2019-0006, CUP2019-0007, and CUP2019-0008

2. Project location (specific): 135 W. Parkridge Avenue, Corona, CA (APN 122-061-006)
3. a. Project location - *City of Corona*
   b. Project location - *County of Riverside*

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

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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:

a. Chris Costanzo, Costanzo Investments, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660
b. Keith Osborn, Asta Property & Strata Realty, 357 N. Sheridan Street, Suite 117, Corona, CA 92880

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. _X_ Categorical Exemption: *Section 15332, Class 32 (Infill Development)*

e.____ Declared Emergency (Pub. Res. Code § 21080(b)(3);
f. ____ Statutory Exemption. State code section number
g. X Other: Explain: *See below*

8. Reasons why the project is exempt:

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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