



## CITY OF CORONA

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

**Name, Description and Location of Project:** TTM 37980

Tentative Tract Map application to subdivide 4.73 acres into 19 lots for single family residential purposes, located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) zone. (APN: 110-342-031)

**Entity or Person Undertaking Project:**

☐ A. Public Agency:

☒ B. Other (private):

Name: Mark Hauptert with Priem Properties, LLC.  
Address: 12012 Knott Avenue #A2, Garden Grove, CA 92841  
Telephone No.: (714) 271-1646

**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: **Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the site's general plan designation and applicable plan policies; zoning designation and regulations; is less than five acres in size; is surrounded by urban uses; has no habitat for endangered, rare or threatened species; the project would not result in significant traffic, noise, air quality or water quality effects; and the site is adequately served by utilities and public services.**  
☐ F. The project is a statutory exemption. Code section number:  
☐ G. The project is otherwise exempt on the following basis:  
☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Lupita Garcia, Associate Planner  
Lead Agency Representative

# EXHIBIT 3



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

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

1. Project title: TTM 37980
2. Project location (specific): Northwest corner of Taylor Street and Citron Street (APN: 110-342-031).
3.
  - a. Project location - City of Corona
  - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

A tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes, located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) zone.

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: **Mark Hauptert with Priem Properties, LLC., 12012 Knott Avenue #A2, Garden Grove, CA 92841.**
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. State type and class number: **Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption.**
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☐ Other: Explain:

8. Reasons why the project is exempt:

Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the site's general plan designation and applicable plan policies; zoning designation and regulations; is less than five acres in size; is surrounded by urban uses; has no habitat for endangered, rare or threatened species; the project would not result in significant traffic, noise, air quality or water quality effects; and the site is adequately served by utilities and public services.
9. Contact Person/Telephone No.: Lupita Garcia, Associate Planner (951) 736-2293
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_  
Lupita Garcia, Associate Planner  
Lead Agency Representative