



CITY OF CORONA

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

Name, Description and Location of Project: DA2018-0001. Development Agreement between the City of Corona and Richland Ventures, Inc. establishing the vested right to develop 292 single family residential units on approximately 249.5 acres approved by Tentative Tract Map 36544 on February 1, 2017 in the R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) zone, ensure installation of necessary public improvements and assure development of the project on the project site. The project site is generally located south of Foothill Parkway and west of Trudy Way.

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private): Richland Ventures, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612. (949) 383-4137

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: Applicable Exemption Class: ****
- ☐ F. The project is a statutory exemption. Code section number:
- ☒ G. The project is otherwise exempt on the following basis:

The City Council certified an Environmental Impact Report on February 1, 2017, for TTM 36544. The City of Corona has determined that no additional environmental review is necessary in connection with its consideration of this Development Agreement, as there will be no change to the existing project approval or circumstance that would require further environmental review pursuant to CEQA Guidelines § 15162. Therefore, the Development Agreement is exempt from further environmental review.

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

Date: _____

Joanne Coletta, Community Development Director
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: Development Agreement 2018-0001 (DA2018-0001)
2. Project location (specific): Generally located south of Foothill Parkway and west of Trudy Way.
(APNs, 275-040-012-3, 275-040-017-8, 275-030-010-0, 275-050-004-7, 275-080-010-5, 275-070-003-8, 275-040-006-8, & 275-040-011-2).
3. a. Project location - City of Corona
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: Development Agreement between the City of Corona and Richland Ventures, Inc. establishing the vested right to develop 292 single family residential units on approximately 249.5 acres approved by Tentative Tract Map 36544 on February 1, 2017 in the R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) zone, ensure installation of necessary public improvements and assure development of the project on the project site.
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: Richland Ventures, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612.
7. Exempt Status (check one):
 - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268).
 - b. ☐ Not a project.
 - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c)).
 - d. ☐ Categorical Exemption. State type and class number: *****
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
 - f. ☐ Statutory Exemption. State code section number
 - g. ☒ Other: Explain: See below explanation.
8. Reasons why the project is exempt: The City Council certified an Environmental Impact Report on February 1, 2017, for TTM 36544. The City of Corona has determined that no additional environmental review is necessary in connection with its consideration of this Development Agreement, as there will be no change to the existing project approval or circumstance that would require further environmental review pursuant to CEQA Guidelines § 15162. Therefore, the Development Agreement is exempt from further environmental review.
9. Contact Person/Telephone No.: Joanne Coletta/ (951) 736-2434
10. Attach Preliminary Exemption Assessment (Form "A") before filing:
11. Was a public hearing held by the lead agency to consider the exemption?
If yes, the date of the public hearing was: November 7, 2018.

Date received for filing: _____

Signature: _____