



CITY OF CORONA

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

Name, Description and Location of Project: PM 36667

PM 36667 is a parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential (MDR) designation of the Corona Vista Specific Plan (SP90-5) in the City of Corona, County of Riverside.

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private)

Name: Melvin Aou
Address: 18340 Yorba Linda Blvd., Suite 107-200
Yorba Linda, CA 92886
Telephone No.: (310) 923-8370

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: **Minor Land Divisions / Class15**
☐ 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: _____

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 36667*
2. Project location (specific): *Terminus of Riverbend Circle, generally east of Fullerton Avenue, south of Taber Street (APN 120-451-040)*
3.
 - a. Project location - *City of Corona*
 - b. Project location - *County of Riverside*
4. Description of nature, purpose and beneficiaries of project: *The project is a proposal to subdivide 1.60 acres into four parcels for the single-family residential purposes located in the Medium Density Residential (MDR) designation of the Corona Vista Specific Plan (SP90-5) in the City of Corona, County of Riverside.*
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:

Melvin Aou, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886
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: ***Minor Land Divisions / Class 15***
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3);
 - f. ☐ Statutory Exemption. State code section number
 - g. ☐ Other: Explain:
8. Reasons why the project is exempt: *The project qualifies as a Class 15 Categorical Exemption under CEQA Section 1531 (Minor Land Division). The subject property is designated MDR on the Corona Vista Specific Plan land use map which permits the proposed residential project. The subdivision will result in four lots which conform to the MDR standards and the City General Plan designation of MDR in terms of use and density. No variances are associated with the subdivision. All service and access are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as Class 15 Categorical Exemption.*
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