



## CITY OF CORONA

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

#### Name, Description and Location of Project:

*CUP2019-0009 is a conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through services located on the northeast corner of North Main Street and Eighth Street, in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*

*PM 37748 is a parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*

#### Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: *Kendall Beas*  
*Kaidence Group*  
Address: *5070 N. 40<sup>th</sup> Street, Suite 210*  
*Phoenix, AZ 85018*  
Telephone No.: *(714) 459-2740*

#### 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: **Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).** The proposed drive-through coffee shop is 1,800 square feet and does not involve the use of hazardous substances. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water; therefore, the project is exempt from CEQA review.  
☐ 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, Assistant 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: *CUP2019-0009 and PM 37748*
2. Project location (specific): northeast corner of North Main Street and Eighth Street Corona, CA 92881 (APN: 117-191-020)
3. a. Project location - City of Corona  
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: *CUP2019-0009 is an application to develop a 1,800 square foot Starbucks coffee shop with drive-through services located on the northeast corner of North Main Street and Eighth Street, in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona. PM 37748 is a parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*
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:  
*Kendall Beas  
Kaidence Group  
5070 N. 40<sup>th</sup> Street, Suite 210  
Phoenix, AZ 85018*
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. State type and class number: **Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).**
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☐ Other: Explain:
8. Reasons why the project is exempt:  
*CUP2019-0009 and PM 37748 qualify as a Categorical Exemption under Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects). The proposed drive-through coffee shop is 1,800 square feet and does not involve the use of hazardous substances. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water; therefore, the project is exempt from CEQA review.*
9. Contact Person/Telephone No.: *Lupita Garcia / (951) 736-2293*
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

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

Signature: \_\_\_\_\_

Lupita Garcia, Assistant Planner  
Lead Agency Representative