



CITY OF CORONA

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

Name, Description and Location of Project:

PM 37588: The project is a parcel map application to subdivide 2.48 acres into two parcels for single family residential purposes and one parcel for open space purposes. The project site is zoned R-1-7.2 zone, which permits the development of single family residential development on lots that are a minimum of 7,200 square feet in size. The project site is generally located southwest of Foothill Parkway and at the west terminus of Trudy Way and is part of the approved Skyline Heights Tract 35644.

Entity or Person Undertaking Project:

- ☐ A. Public Agency:
- ☐ B. Other (private): Brian Hardy
Richland Developers, Inc.
3161 Michelson Drive, Suite 425
Irvine, CA 92612

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:
- ☐ F. The project is a statutory exemption:
- ☒ G. The project is otherwise exempt on the following basis:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On February 1, 2017, the city certified the Skyline Heights EIR which analyzed the subdivision of 270.9 acres for the development of 292 dwelling units. The project site is located within the Skyline Heights project boundary and was included in the EIR. The current proposal would add two additional dwelling units to the Skyline Heights project which is not expected to result in new significant environmental effects from what was previously analyzed in the EIR. Also, the current proposal does not change the analysis that was considered under the previously certified EIR because the current proposal intends to develop the project site for residential purposes which is

EXHIBIT E

consistent with the R-1-7.2 zoning of the project site.

___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: Parcel Map 37588
2. Project location (specific): Southwest of Foothill Parkway, at the west terminus of Trudy Way
Assessor's Parcel Number 275-080-010
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. *Brian Hardy, Richland Developers, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612*

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

8. Reasons why the project is exempt:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On February 1, 2017, the city certified the Skyline Heights EIR which analyzed the subdivision of 270.9 acres for the development of 292 dwelling units. The project site is located within the Skyline Heights project boundary and was included in the EIR. The current proposal would add two additional dwelling units to the Skyline Heights project which is not expected to result in new significant environmental effects from what was previously analyzed in the EIR. Also, the current proposal does not change the analysis that was considered under the previously certified EIR because the current

proposal intends to develop the project site for residential purposes which is consistent with the R-1-7.2 zoning of the project site.

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