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County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder

E-202400145
 02/08/2024 03:03 PM Fee: \$ 50.00
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Removed: _____ By: _____ Deputy



NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: Name: City of Corona Planning and Development Agency Address: 400 S. Vicentia Avenue Corona, CA 92882 Telephone: 951-736-2293
<input checked="" type="checkbox"/> County Clerk (Riverside County) Address: 2724 Gateway Drive Riverside, CA 92507	

1. Project Title:	TTM 37805 and CUP2022-0004
2. Project Applicant:	Aurangzeb Mirza - 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	449 River Road- northeast corner of River Road and Cota Street (APN: 119-081-012).
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Tentative Tract Map 37805 to create one lot on 0.42 acres for residential condominium purposes, located in the R-3 (Multiple Family Residential) zone. Conditional Use Permit (CUP2022-0004) for a nine-unit residential condominium development on 0.42 acres in the R-3 (Multiple Family Residential) zone
6. Name of Public Agency approving project:	City of Corona
7. 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:	Aurangzeb Mirza 2020 Jurupa Valley LLC, 13871 West Street, Garden Grove, CA 92843
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Section 15332. (In-fill Development)
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	Pursuant to Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA) the nine-unit residential condominium project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption under CEQA. The project consists of the construction of nine residential condominium units in an urbanized area; the project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

10. Lead Agency Contact Person: Telephone:	Rocio Lopez, Consulting Planner 951-736-2293
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: January 8, 2024	


Signature

Date: Click to enter date

Rocio Lopez
Name

Title: Click to enter title

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: Click to enter date

(Clerk Stamp Here)

2/8/24

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.