



## NOTICE OF EXEMPTION

<b>TO:</b> <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	<b>FROM:</b> Name: City of Corona, Planning & Development Department (Public Agency) Address: 400 S. Vicentia Ave., Suite 120, Corona, CA 92882 Telephone: 951-736-2434
<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address: 2724 Gateway Drive Riverside, CA 92507	

1. Project Title:	Variance (V2020-0003)
2. Project Applicant:	Carlos Padilla, PFT Properties, 13351 Magnolia Avenue, Corona, CA 92879
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):	1765 Bobbitt Avenue (116-120-021), east of Howe St.
4. (a) Project Location – City: Click to enter City	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Variance request from Sections 17.20.060 and 17.20.070(A) of the Corona Municipal Code (CMC) to reduce the minimum lot area requirement from 14,400 square feet to 10,125 square feet and the minimum lot width requirement from 90 feet to 75 feet.
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:	Carlos Padilla, PFT Properties, 13351 Magnolia Avenue, Corona, CA 92879
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:	Class 3 categorical exemption under Section 15303(a) (New Construction or Conversion of Small Structures) of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.28 of the City of Corona adopted Local Guidelines for Implementing CEQA.
(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:	The project qualifies as a Class 3 categorical exemption under Section 15303(a) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) and Section 3.28 of the City of Corona adopted Local Guidelines for Implementing CEQA. The project is a variance from the Corona Municipal Code (CMC) pertaining to a reduction in lot area and lot width to accommodate a new single family home. The exemption applies to a single family residential units in a residential zone, which will not result in any impacts to the environment and therefore, there is no possibility that the project will have a significant effect on the environment.

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: August 26, 2024	

Rocio Lopez  
Signature

Date: Click to enter date 9/19/2024

Rocio Lopez  
Name

Title: Planning Consultant

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: Click to enter date

(Clerk Stamp Here)

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