



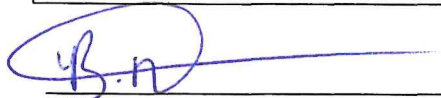
## NOTICE OF EXEMPTION

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

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| <b>1. Project Title:</b>                                                                                                                                                                       | Major Conditional Use Permit – CUP2024-0003<br>Tentative Tract Map – TTM2024-0002 (TTM38934)<br>Affordable House Density Bonus – AHDB2024-0001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>2. Project Applicant:</b>                                                                                                                                                                   | Louisa Feletto, Meritage Homes of California, INC., 5 Peters Canyon Road #310, Irvine, CA 92606                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>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):</b> | 1717 Via Del Rio, Corona, CA 92882, (APN: 103-200-088, 089)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>4. (a) Project Location – City: Corona</b>                                                                                                                                                  | <b>(b) Project Location – County: Riverside</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>5. Description of nature, purpose, and beneficiaries of Project:</b>                                                                                                                        | <p>CUP2024-0003: Conditional Use Permit to allow the construction of 57 residential condominiums, including three to be dedicated as affordable, on one lot located at 1717 Via Del Rio (APN 103-200-088 and 103-200-089) within the R-3 (Multiple-Family Residential) Zone. (Applicant: Louisa Feletto, Meritage Homes of California, Inc., 5 Peters Canyon Road, No.310, Irvine, CA 92606)</p> <p>TTM2024-0002 (TTM38934): Tentative Tract Map to allow individual ownership (airspace subdivision) of 57 residential condominiums, as well as the subdivision of one lot comprising 2.87 acres in area into four lettered lots</p> <p>AHDB2024-0001: Affordable Housing Density Bonus Agreement associated with TTM 38934 and CUP2024-0003, for a 57-unit residential condominium development to include three, dedicated affordable units.</p> |

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| 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: | Louisa Feletto, Meritage Homes of California, INC., 5 Peters Canyon Road #310, Irvine, CA 92606                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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.<br>State type and section number:                                                                                                                                                                                                                               | California Environmental Quality Act (CEQA) – Per Section 15332 (Infill Development Projects) of the State Guidelines for Implementing the CEQA and Section 3.31 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared as the project qualifies as a Class 32 Categorical Exemption, and further, that none of the six Exceptions to Exemptions cited in Guidelines Section 15300.2 are applicable.                                                                                                                                                                                                                                                                                                                                                                                                    |
| (e) <input type="checkbox"/> Declared Emergency.                                                                                                                                                                                                                                                                               | (Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (f) <input type="checkbox"/> Statutory Exemption.<br>State Code section number:                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (g) <input type="checkbox"/> Other. Explanation:                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 9. Reason why project was exempt:                                                                                                                                                                                                                                                                                              | Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.31 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared as the project qualifies as a Class 32 (Infill Development Projects) categorical exemption. The project site is less than five acres, is consistent with the site's General Plan land use designation of HDR and applicable General Plan Policies, and the property's R-3 zoning designation, which indicates residential development is imminent on the site. The project would not result in significant impacts relating to traffic, noise, air quality, or water quality. Moreover, none of the six exceptions to exemptions cited in Guidelines Section 15300.2 (a – f) are applicable to the proposed project. |
| 10. Lead Agency Contact Person:<br>Telephone:                                                                                                                                                                                                                                                                                  | Brendan Dalde, Associate Planner<br>(951) 739-4918                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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 ☒ No ☐  
If yes, the date of the public hearing was: May 8, 2025

  
Signature

10/11/2025  
Date: Click to enter date

Brendan Dalde  
Name Title: Associate Planner

☒ 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.