



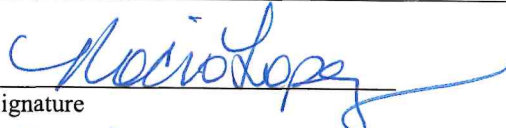
## NOTICE OF EXEMPTION

<p>TO:</p> <p><input checked="" type="checkbox"/> Office of Land Use and Climate Innovation P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p> <p>Submitted online via: <a href="https://ceqasubmit.lci.ca.gov/">https://ceqasubmit.lci.ca.gov/</a></p>	<p>FROM: Name: City of Corona (Public Agency) Address: 400 S. Vicentia Ave. Corona, CA 92882 Telephone: 951-736-2201</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address: P.O. Box 751, Riverside, CA 92502-0751</p> <p>Submitted via email: <a href="mailto:CEQAProcessing@asrclrec.com">CEQAProcessing@asrclrec.com</a></p>	

1. Project Title:	ARC2024-0001 & V2024-0001
2. Project Applicant:	Shar Alikhani, M.D. for MobiSurg Inc., 23025 Mill Creek Drive, Laguna Hills, CA 92653
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):	428 W. Grand Boulevard (APN: 117-340-019) located to the northwest of the W. Grand Blvd. and W. 5th Street intersection.
4. (a) Project Location – City: <a href="#">Click to enter City</a>	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	ARC2024-0001: Architectural Review for a 3,560 square-foot outpatient surgery medical building on 0.32 acres in the Community Services District of the Downtown Revitalization Specific Plan. V2024-0001: Variance from Corona Municipal Code § 17.86.020(C) to allow parking for a proposed 3,560-square-foot outpatient surgery medical building (ARC2024-0001) to be located between the Grand Boulevard right-of-way line and the building.
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:	Shar Alikhani, M.D. for MobiSurg Inc., 23025 Mill Creek Drive, Laguna Hills, CA 92653
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:	The project qualifies as a Class 32 (In-fill Development Projects) categorical exemption per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA). The project consists of the construction of a 3,560 square foot outpatient surgery medical building on a parcel that is less than five acres surrounded by urban uses. The proposed use is consistent with the General Plan and Zoning, and implementation of the project 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 CEQA State 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, MPA – Senior 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: March 9, 2026	

  
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)

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