



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: 2724 Gateway Drive Riverside, CA 92507	FROM:	Public Agency/Lead Agency: City of Corona Planning and Development Department Address: 400 S. Vicentia Avenue Corona, CA 92882 Contact: Sandra Vanian, Planning Manager Phone: (951)736-2434
TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Click to enter Agency <hr/> Address: Click enter address <hr/> Contact: Click to enter contact <hr/> Phone: Click to enter phone no.	

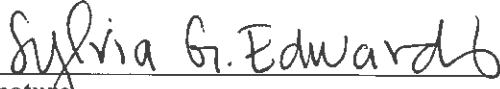
SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): SCH No. 2006091093
Project Title: Precise Plan 2023-0004 (PP2023-0004) and Tentative Tract Map 38572 (TTM 38572)
Project Applicant (include address and telephone number): Jason Perrine, Arantine Hills Holding LP, 4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

Southwest of Hudson House Drive and Clementine Way, south of Eagle Glen Parkway
General Project Location (City and/or County): Corona, Riverside County
Project Description: The project is for the development of 546 residential condominium units, private parks, trails, open space, private streets and extension of the Bedford Channel on a total of 85.51 acres, located southwest of Clementine Way and Hudson House Drive, within the Low Density Residential, Medium Density Residential, High Density Residential, Parks and Open Space designations of the Arantine Hills Specific Plan. The entitlements associated with the project include a precise plan (PP2023-0004) and a tentative tract map (TTM 38572). The precise plan reviews the site plan, architecture, fencing and landscaping of the project. The tentative tract map reviews the proposed subdivision of the 85.51-acre site into 47 numbered lots to accommodate the 546 residential condominium units and 50 lettered lots for the construction of the private streets, open space, trails, parks and other improvements associated with the project.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. Jason Perrine, Arantine Hills Holding LP, 4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on March 25, 2024 and has made the following determinations regarding the above described project:

1. <input checked="" type="checkbox"/>	The project [<input checked="" type="checkbox"/> will <input type="checkbox"/> will not] have a significant effect on the environment.
2. <input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. <input checked="" type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4. <input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
6. <input checked="" type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
Custodian: Sylvia Edwards	Location: Corona City Hall, City Clerk's Office 400. S. Vicentia Avenue, Corona, CA 92882 And at: CEQA Notices and Determinations City of Corona (coronaca.gov)

Date: April 3, 2024	 Signature Name: Sylvia Edwards Title: City Clerk
Date Received for Filing: <small>Click on top to enter a date.</small> 4/8/24	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.