



**CITY OF CORONA**  
**PLANNING & DEVELOPMENT DEPARTMENT**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Corona has completed an Initial Study for the following project in accordance with Section 5.01 of the City's Guidelines for implementing the California Environmental Quality Act. The Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project may have potentially significant effects, but these significant effects are capable of being mitigated to a point where clearly no significant effects would occur; and there is no substantial evidence in light of the whole record before the city, that the project may have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration (MND) are available for download on the City of Corona's website at <https://www.coronaca.gov/government/departments-divisions/building/projects> and on file for public review at the Planning & Development Department, located at 400 S. Vicentia Avenue, Suite 120, Corona, CA 92882. The city will receive written comments on the proposed MND beginning August 2, 2024, through August 21, 2024. Please submit all written comments to the Planning and Development Department at the abovementioned address or to Consulting Planner Rocio Lopez at [rocio.lopez@coronaca.gov](mailto:rocio.lopez@coronaca.gov). However, public comments and/or written comments on the project will be accepted until 5 p.m. on August 26, 2024.

**TTM 38495:** Tentative Tract Map to subdivide approximately 9.33 gross acres into 35 lots for single family residential purposes, located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way, in the R-1-20 and R-1-14.4 single family residential zones (Assessor's Parcel Number: 120-020-022).

**PP2023-0009:** Precise Plan to review the site plan, architecture, perimeter walls/fencing and landscaping for a residential development project consisting of 35 single family homes on 9.33 acres within the R-1-20 and R-1-14.4 single family residential zones, located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way (Assessor's Parcel Number: 120-020-022).

**AHDB2023-0001:** Density Bonus Housing Agreement application for a 35-unit single family residential development associated with TTM 38495 and PP2023-0009, located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way, in the R-1-20 and R-1-14.4 single family residential zones (Assessor's Parcel Number: 120-020-022).

**(Applicant: Warmington Residential)**

At its meeting on August 26, 2024, at 6:00 p.m., the Planning and Housing Commission of the City of Corona will consider the project and the Mitigated Negative Declaration and make recommendations to the City Council. If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration and approve the project.

Any person wishing to be heard on any of the above matters may appear and speak at the Planning and Housing Commission meeting or may write to the city on or before the Thursday prior to the meeting. Comments from all responsible agencies are also requested.

cc: Riverside County Clerk (E-filed)  
City Clerk's Office (1)  
Post Environmental Board (1)  
Library (1)  
Case file (1)