



**NOTICE OF DETERMINATION**

<b>TO:</b>	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: 2724 Gateway Drive Riverside, CA 92507	<b>FROM:</b>	Public Agency/Lead Agency: City of Corona, Planning & Development Department Address: 400 S. Vicentia Avenue, Suite 120 Contact: Sandra Vanian, Planning Manager Phone: (951)279-3553
<b>TO:</b>	<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	
		Address: Click enter address	
		Contact:	Click to enter contact
		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 Number 2006091093
Project Title: Rough Grade Permit 25-00013 (PWGP25-00013)
Project Applicant (include address and telephone number): Pacific Ventures Management, LLC c/o Brian Milich 4400 MacArthur Blvd, Suite 740 Newport Beach, CA 92660 (619) 318-6285
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): South of Eagle Glen Parkway, southwest of Clementine Way and Hudson House Drive,
General Project Location (City and/or County): Corona, Riverside County

Project Description: PWGP25-00013 is a proposed rough grading permit associated with Precise Plan 2023-0004 and Tentative Tract Map 38572 which were approved by the City of Corona City Council on April 3, 2024. The approvals are for the development of 546 residential condominium homes within a gated residential community and includes the construction of private streets, private parks, trails, open space, improvements to Bedford Canyon Wash, and the extension of Hudson House Drive. The total project acreage is approximately 85.51 acres. The project site is located within the Arantine Hills Specific Plan and zoned Low Density Residential, Medium Density Residential and High Density Residential.

The Arantine Hills Specific Plan is a master planned residential and commercial community that was comprehensively evaluated in the Arantine Hills Specific Environmental Impact Report (EIR) which was certified by the City of Corona on August 15, 2012 (SCH No. 2006091093). It was subsequently evaluated in a Supplemental EIR certified on May 19, 2016, Addendum to the Arantine Hills EIR adopted on December 19, 2018, and a second Supplemental EIR certified on May 20, 2020. The proposed project, PWGP25-00013, was evaluated by a second Addendum to the Arantine Hills EIR which analyzed the Crotch’s bumble bee, a California Endangered Species Act candidate species, within the Bedford Wash.

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.

Brian Milich  
 Pacific Ventures Management LLC  
 4400 MacArthur Blvd. Suite 740  
 Newport Beach, CA 92660

This is to advise that the ( Lead Agency or  Responsible Agency) has approved the above described project on April 10, 2025 and has made the following determinations regarding the above described project:

1.	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, City Clerk	Location:  Corona City Hall, City Clerk’s Office 400 S. Vicentia Avenue, Corona CA 92882 And at: <a href="#">CEQA Notices and Determinations</a>

<b>Date:</b> May 14, 2025	<p>DocuSigned by: <i>Sylvia Edwards</i> 9A4E68CED5E6404...</p> <hr/> <b>Signature</b> <b>Name:</b> Sylvia Edwards <b>Title:</b> City Clerk
<b>Date Received for Filing:</b> Click or tap to enter a date.	

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