NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ Riverside County Assessor-County Clerk-Recorder Address: 4080 Lemon St. Riverside, CA 92501	FROM:	Public Agency/Lead Agency Name: City of Corona Address: 400 S. Vicentia Avenue Corona, CA 92882 Contact: Sandra Vanian Phone: (951) 736-2464
			Email: Sandra.Vanian@CoronaCa.gov
TO:	☒ Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

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): 2014021003
Project Title: Skyline Heights Project (SP2025-0001 and Resubmitted TTM 36544)
Project Applicant (include address, telephone number and email address): Brian Hardy Richland Ventures, Inc. 3161 Michelson Drive, Suite 425 Irvine, CA 92612
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):

West of Foothill Parkway, north of Skyline Drive
General Project Location (City and/or County): Corona, County of Riverside
Project Description: The Skyline Heights Project is a proposal to revise a previously approved tentative tract map (TTM 36544) from 2017, which was originally for the subdivision of 271 acres into 292 lots for single family development. The project site is located southwest of Foothill Parkway and north of Skyline Heights Drive in the City of Corona. The proposed project includes a revised TTM 36544, which would subdivide 249.39 acres into 144 lots for residential development and 47 lettered lots which are being designated for open space, public and private parks, slopes, and infrastructure associated with the plan. The revised project proposes several key revisions to the previous proposal, including a reduction of 16 dwelling units, the introduction of detached condominium homes as part of the project's housing mix, the addition of 11.42 acres of parks, trailheads, and the introduction of the Skyline Heights Specific Plan (SP25-0001), which was not part of the original approval. Also, since approval of the original project, the project site has reduced from 271 acres to 249.39 acres. The Skyline Heights Specific Plan proposes two residential zoning designations that would replace the site's existing R-1-7.2 zoning in addition to development standards, community design guidelines, an infrastructure plan, construction phasing, and a financing plan to implement the development. The specific plan provides for up to 276 residential dwelling units on a total of 65.41 acres across three planning areas within the project site; 11.42 acres of combined parkland, trails and trailheads, and supporting infrastructure. The proposed project's overall density is 1.1 dwelling units per acre, which complies with the site's General Plan land use designation of Low Density Residential designation, which permits a density range of 3 to 6 dwelling units per acre.
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.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on July 1, 2026 and has made the following determinations regarding the above-described project:

1. ☒	The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒	An Addendum to the Skyline Heights Project 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.
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	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. ☒	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.
4. ☒	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.
5. ☒	A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. ☒	Findings [☒ were ☐ 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: City of Corona, Planning & Development Department 400 S. Vicentia Avenue Corona, CA 92882	Location: https://www.coronaca.gov/departments/planning-and-development/planning-division/environmental-ceqa-documents and Corona City Hall

Date: 7/2/2026	for Kitia Duate **Sylvia Edwards** **City Clerk**

Clerk's File Stamp:

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