

## NOTICE OF COMPLETION &amp; ENVIRONMENTAL DOCUMENT TRANSMITTAL

2020019017

SCH No.: \_\_\_\_\_

For U.S. Mail: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044

(916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>PROJECT TITLE</b>					Precise Plan 2019-0001 (PP2019-0001) and Tentative Tract Map 37608 (TTM 37608)					
<b>LEAD AGENCY</b>					<b>CONTACT PERSON</b>					
City of Corona					Joanne Coletta					
<b>STREET ADDRESS</b>					<b>TELEPHONE</b>					
400 S. Vicentia Avenue					951-736-2434					
<b>CITY</b>			<b>ZIP CODE</b>		<b>COUNTY</b>					
Corona			92882		Riverside					
<b>PROJECT LOCATION</b>										
Northwest corner of Temescal Canyon Road and Tom Barns Street, east side of Interstate 15										
<b>COUNTY</b>				<b>CITY/NEAREST COMMUNITY</b>						
Riverside				Corona						
<b>LAT. / LONG.:</b> °      '      " N/      °      '      " W										
<b>CROSS STREETS</b>				<b>ZIP CODE</b>			<b>TOTAL ACRES</b>			
Cajalco Road, Temescal Canyon Road				92882			75			
<b>ASSESSOR'S PARCEL NO.</b>				<b>SECTION</b>		<b>TOWNSHIP</b>		<b>RANGE</b>		<b>BASE</b>
279-121-004, -005, -006; 279-122-001, -002, -003, and -004; 279-123-001, -002, and -003; 279-125-001, -002, and -004; 279-134-001, -002, -003, and 004; 279-140-001, and -007; 279-231-044.										
<b>WITHIN 2 MILES: STATE HIGHWAY NO. 15</b>					<b>WITHIN 2 MILES: WATERWAYS</b>					
<b>WITHIN 2 MILES: AIRPORTS</b>				<b>WITHIN 2 MILES: RAILWAYS</b>			<b>WITHIN 2 MILES: SCHOOLS – El Cerrito Intermediate School</b>			

**DOCUMENT TYPE**

CEQA				NEPA		OTHER	
<input type="checkbox"/>	NOP	<input type="checkbox"/>	Supplemental EIR	<input type="checkbox"/>	NOI	<input type="checkbox"/>	Joint Document
<input type="checkbox"/>	Early Cons	<input type="checkbox"/>	Subsequent EIR	<input type="checkbox"/>	EA	<input type="checkbox"/>	Final Document
<input type="checkbox"/>	Neg Dec	<input type="checkbox"/>	(Prior SCH No.):	<input type="checkbox"/>	Draft EIS	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Mit Neg Dec	<input type="checkbox"/>	Other:	<input type="checkbox"/>	FONSI		
<input type="checkbox"/>	Draft EIR						

JAN 07 2020

**LOCAL ACTION TYPE**

<input type="checkbox"/>	General Plan Update	<input type="checkbox"/>	Specific Plan	<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Annexation
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Master Plan	<input type="checkbox"/>	Prezone	<input type="checkbox"/>	Redevelopment
<input type="checkbox"/>	General Plan Element	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	Coastal Permit
<input type="checkbox"/>	Community Plan	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Land Division (Subdivision, etc.)	<input type="checkbox"/>	Other:

**DEVELOPMENT TYPE**

<input type="checkbox"/>	Residential:	Units:	Acres:	<input type="checkbox"/>	Water Facilities:	Type:	MGD:
<input type="checkbox"/>	Office:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Transportation:	Type:
<input type="checkbox"/>	Commercial:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Mining:	Mineral:
<input checked="" type="checkbox"/>	Industrial:	Sq. ft.	Acres: 75	Employees:	<input type="checkbox"/>	Power:	Type: MW:
		1,074,771					
<input type="checkbox"/>	Educational:			<input type="checkbox"/>	Waste Treatment:	Type:	
<input type="checkbox"/>	Recreational:			<input type="checkbox"/>	Hazardous Waste:	Type:	
				<input type="checkbox"/>	Other:		

PROJECT ISSUES DISCUSSED IN DOCUMENT:					
<input checked="" type="checkbox"/>	Aesthetic/Visual	<input checked="" type="checkbox"/>	Geologic/Seismic	<input type="checkbox"/>	Toxic/Hazardous
<input type="checkbox"/>	Agricultural Land	<input checked="" type="checkbox"/>	Minerals	<input checked="" type="checkbox"/>	Traffic/Circulation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Vegetation
<input checked="" type="checkbox"/>	Archaeological/Historical	<input type="checkbox"/>	Population/Housing Balance	<input checked="" type="checkbox"/>	Water Quality
<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Public Services/Facilities	<input checked="" type="checkbox"/>	Water Supply/Groundwater
<input type="checkbox"/>	Coastal Zone	<input type="checkbox"/>	Recreation/Parks	<input checked="" type="checkbox"/>	Wetland/Riparian
<input type="checkbox"/>	Drainage/Absorption	<input type="checkbox"/>	Schools/Universities	<input checked="" type="checkbox"/>	Wildlife
<input type="checkbox"/>	Economic/Jobs	<input type="checkbox"/>	Septic Systems	<input type="checkbox"/>	Growth Inducement
<input type="checkbox"/>	Fiscal	<input checked="" type="checkbox"/>	Sewer Capacity	<input checked="" type="checkbox"/>	Land Use
<input type="checkbox"/>	Flood Plain/Flooding	<input type="checkbox"/>	Soil Erosion/Compaction/Grading	<input type="checkbox"/>	Cumulative Effects
<input type="checkbox"/>	Forest Land/Fire Hazard	<input type="checkbox"/>	Solid Waste	<input checked="" type="checkbox"/>	Greenhouse Gases
<input type="checkbox"/>	Other: _____				

**PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:**

General Plan: Light Industrial

Zoning: Light Industrial of the El Cerrito Specific Plan (SP91-2)

**PROJECT DESCRIPTION (please use a separate page if necessary)**

The project under Precise Plan 2019-0001 entails the construction of 15 buildings that will be used for industrial park, light industrial, manufacturing and warehouse with ancillary offices on 75 acres located at the northwest corner of Tom Barns Street and Temescal Canyon Road (project site). TTM 37608 is the subdivision of the project site into 13 lots to create separate parcels for certain buildings. The project site is in the El Cerrito Specific Plan and zoned Light Industrial (LI). The combined building square footage totals 1,074,771 square feet. The square footages based on building use are as follows:

Industrial Park (174,055 square feet): Buildings 3, 4, 5, 6, 7 & 8.

Light Industrial (205,767 square feet): Buildings 13, 14 & 15.

Warehouse (535,205 square feet) and Manufacturing (159,744 square feet) Buildings: 1, 2, 9, 10, 11 & 12.

The project is anticipated to be developed in two phases. Phase 1 covers approximately 46 acres located in the central and easterly portions of the project site and 10 industrial buildings. The total square footage in this phase is about 752,889 square feet. Phase 2 covers the westerly 28 acres located closest to Interstate 15 and 5 industrial buildings. The total building square footage in this phase is about 321,882 square feet.

Ancillary office uses are also considered in the above building square footages. The buildings are speculative with no specific users identified at this time. The exact square footage devoted to office space will be determined on the project's site plan within the square footages noted.

The project will involve the grading of 735,000 cubic yards of cut and 673,000 cubic yards of fill of dirt that will be balanced across the project site. The project site's graded finished condition will result in manufactured cut slopes at a ratio of 1.5:1 on the north and west perimeters facing the project site and 15 graded building pads. The building pads are to accommodate buildings, parking lots and landscaping.

*NOTE: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice or Preparation or previous draft document) please fill in.*

<b>Reviewing Agencies Checklist</b> <b>KEY: S = Document sent by lead agency X = Document sent by SCH</b>		Appendix C	
<i>Lead Agencies may recommend State Clearinghouse distribution by marking agencies below:</i>			
<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Native American Heritage Commission
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	Caltrans District # _____	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Regional WQCB # _____
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Fish & Game Region # _____	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other:

**Local Public Review Period** (to be filled in by lead agency):

Starting Date: January 8, 2020

Ending Date: February 8, 2020

Address where copies of the Draft Initial Study/Mitigated Negative Declaration are available:

Corona City Hall, Community Development Department

400 S. Vicentia Avenue

Corona, CA 92882

Electronic version is available at: <https://www.coronaca.gov/government/departments-divisions/building/projects>

**Lead Agency** (Complete if applicable):

Consulting Firm: Not applicable

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

<b>Applicant:</b>	<u>Latitude Business Park – Pat Tritz</u>
<b>Address:</b>	<u>2518 N. Santiago Blvd</u>
<b>City/State/Zip:</b>	<u>Orange, CA 92867</u>
<b>Phone:</b>	<u>951-898-1502</u>

Signature of Lead Agency Representative: 	Date: <u>1/6/20</u>
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_

Date Review Starts \_\_\_\_\_

Date to Agencies \_\_\_\_\_

Date to SCH \_\_\_\_\_

**Clearance Date** \_\_\_\_\_

Notes: \_\_\_\_\_