



**CITY OF CORONA  
NOTICE OF COMPLETION**

**LATITUDE BUSINESS PARK  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**LEAD AGENCY:** City of Corona

**PROJECT TITLE:** Latitude Business Park

**PROJECT APPLICATIONS:** Precise Plan 2019-0001 (PP2019-0001) and Tentative Tract Map 37608 (TTM 37608)

**APPLICANT:** Latitude Business Park, LLC, 2518 N. Santiago Blvd, Orange, CA 92867

**PUBLIC COMMENT PERIOD:** January 8, 2020 through February 8, 2020

**The project is anticipated to be scheduled for public hearing before the Housing and Planning Commission on February 10, 2020.**

The City of Corona is the Lead Agency in the preparation of the Initial Study/Mitigated Negative Declaration for the project identified herein. The project site is located generally east of Interstate 15, at the northwest corner of Tom Barns Street and Temescal Canyon Road. 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.

**Public comments on the subsequent mitigated negative declaration are invited to be submitted in writing before February 8, 2020.** The document is available for review on the city's website at [www.CoronaCA.gov](http://www.CoronaCA.gov) under Community Development Department/Planning Division/Proposed Development/Projects (<https://www.coronaca.gov/government/departments-divisions/building/projects>). The document is also available at Corona City Hall in the Community Development Department at the below address. Comments should be sent to:

CITY OF CORONA, Community Development Department  
400 South Vicentia Avenue  
Corona, California 92882-2187  
Contact: Joanne Coletta, Community Development Director  
Email: [Joanne.Coletta@CoronaCA.gov](mailto:Joanne.Coletta@CoronaCA.gov)  
(951) 736-2434