



**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 projects 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 draft Mitigated Negative Declaration (MND) are available for download on the City of Corona's website at <https://www.coronaca.gov/government/departments-divisions/city-clerk/cega-notices-and-determinations> and on file for public review at the Planning & Development Department, located at 400 S. Vicentia Avenue, Corona, CA. The City will receive written comments on the proposed MND beginning December 8, 2023 through January 8, 2024. However, public comments and/or written comments on the project will be accepted until 5:00 p.m. on January 22, 2024.

PP2022-0003 – Precise Plan application for the proposed development of the Magnolia Avenue Business Center Project consisting of two industrial buildings totaling 334,520 square feet on 16.6 gross acres, located at the northeast corner of Magnolia Avenue and El Camino Avenue at 1375 Magnolia Avenue (APN: 107-030-022) within the Business Park land use designation of the Corona Magnolia Specific Plan.

(Applicant: Jeremy Mape, B9 Magnolia Owners, LLC)

At its meeting on January 22, 2024, at 6:00 p.m., the Planning and Housing Commission of the City of Corona will consider the project and the draft Mitigated Negative Declaration. If the Planning and Housing Commission 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)