

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Shea Cajalco Commerce Center Project

Lead Agency: City of Corona Contact Person: Rocio Lopez
 Mailing Address: 400 South Vicentia Avenue Phone: 951-736-2293
 City: City of Corona Zip: 92882 County: County of Riverside

Project Location: County: County of Riverside City/Nearest Community: City of Corona
 Cross Streets: Cajalco Road, Temescal Road, I-15 Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 12.6 " N / 117 ° 30 ' 44.6 " W Total Acres: 58.69

Assessor's Parcel No.: 279-240-008, 279-240-020, and 279-530-030 Section: 16 Twp.: 4S Range: 6W Base: _____

Within 2 Miles: State Hwy #: I-15 Waterways: Bedford Wash; Temescal Wash
 Airports: _____ Railways: _____ Schools: Alvord Unified School District; Corona-Norco Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 805,400 Acres 49.15 Employees 1
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, Wildfire

Present Land Use/Zoning/General Plan Designation:

Agricultural (AG) and General Industrial (GI) land use designation; Agricultural (A) and General Manufacturing (M-2) zoning designation.

Project Description: (please use a separate page if necessary)

The Project proposes the entitlement of a 58.69 -acre site in the City to accommodate up to approximately 805,400 square feet (sf) of light industrial and logistics uses. The 9.54-acre Bedford Canyon Channel divides the Project site and is planned to be channelized by the RCFCWCD as a separate and independent project. The Bedford Canyon Channel channelization has undergone a separate review under CEQA as part of RCFCWCD efforts and will not be analyzed for this Project beyond any Project-specific effects that may potentially occur. As such, the remaining 49.15-acre area of the Project site will act as the Project's development area (Development Area), excluding the 9.54-acre Bedford Canyon Channel. The Project's proposed entitlements include a General Plan Amendment to change two of the parcels from Agricultural (AG) to General Industrial (GI); a change of zone to change two of the parcels from Agricultural (A) to General Manufacturing (M-2), and a tentative tract map to subdivide three existing parcels into eight numbered parcels and 4 lettered lots.

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 03/09/26 Ending Date 04/07/26

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Kimley-Horn and Associates</u>
Address: _____	Address: <u>3801 University Avenue, Suite 300</u>
City/State/Zip: _____	City/State/Zip: <u>Riverside, CA 92501</u>
Contact: _____	Phone: <u>951-335-8276</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 3/15/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.