



CITY OF CORONA NOTICE OF PREPARATION

**Notice of Preparation of an Environmental Impact Report for the
Shea Cajalco Commerce Center Project**

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Corona, Lead Agency

PROJECT TITLE: Shea Cajalco Commerce Center Project

APPLICANT: SP Acquisitions LLC

PUBLIC COMMENT PERIOD: March 9, 2026 through April 7, 2026

INTRODUCTION AND PURPOSE OF THE NOTICE OF PREPARATION: The purpose of this Notice of Preparation (NOP) is to notify reviewing agencies, Responsible and Trustee Agencies, organizations and members of the public, that the City of Corona (City) as Lead Agency will be preparing a Draft Environmental Impact Report (EIR) for the Shea Cajalco Commerce Center Project.

The City is requesting comments on the Draft EIR pursuant to State of California Environmental Quality Act (CEQA) Guidelines §15082. The City requests your views or those of your agency as to the scope and content of the environmental information.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT: This NOP and the Project description, location, and other related documents and information can be accessed at:

<https://www.coronaca.gov/departments/planning-and-development/planning-division/environmental-ceqa-documents>

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The 30-day public review and comment period will run from **March 9, 2026** to **April 7, 2026**. Public comments can be emailed to Rocio.Lopez@CoronaCA.gov or mailed to:

City of Corona Planning and Development Department, Planning Division
Attn: Rocio Lopez, MPA, Senior Planner
400 South Vicentia Avenue
Corona, California 92882

SCOPING MEETING: As part of the public review process, the City will hold a public scoping meeting regarding the Draft EIR and Project to receive additional public comments and suggestions on information that should be included in the environmental analysis of the Project as it relates to CEQA. The public scoping meeting will be held on **March 17, 2026**, from **6:00 p.m. to 8:00 p.m.** at:

Corona City Hall
Multi-Purpose Room – 1st Floor
400 S. Vicentia Avenue
Corona, CA 92882

PROJECT LOCATION: The 58.69-acre Project site is located at the southwest corner of Cajalco Road and Temescal Canyon Road comprising three parcels (APNs 279-240-008, 279-240-020, and 279-530-030) and is bisected by the Bedford Canyon Channel. The site is bounded on the north by Cajalco Road, on the northeast by Temescal Canyon Road, and on the west by the I-15 corridor. To the north on the opposite side of Cajalco Road is Crossings at Corona, a commercial shopping center. To the east and south is the community of Dos Logos, which includes business park, retail commercial, residential, and golf course uses.

BACKGROUND: The Project site is currently owned by the Riverside County Transportation Commission (RCTC) and is proposed to be sold to a private developer. Bedford Channel is proposed to be channelized by the Riverside County Flood Control and Water Conservation District (RCFCWCD) as a separate and independent project.

The northern portion of the Project site is located within the Western Riverside County's Multiple Species Habitat Conservation Plan (MSHCP), specifically in Criteria Cells 2400 and 2402. Conservation within these cells will contribute to assembly of Proposed Extension of Existing Core 2. The Project will be subject to the Western Riverside County Conservation Authority's Joint Project Review (JPR) process.

PROJECT DESCRIPTION: 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.

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The Project's proposed entitlements consist of the following applications:

- General Plan Amendment No. 2024-0001 (GPA2024-0001)
- Change of Zone No. CZ 2024-0001
- Tentative Tract Map No. 38907 (TTM 38907)

General Plan Amendment: No. 2024-0001

The City of Corona's General Plan currently designates two of the subject parcels (APNs 279-240-008 and 279-240-020) as Agricultural (AG) and the third (APN 279-530-030) as General Industrial (GI). GPA 2024-0001 proposes to change the land use of two of the parcels from AG to GI to be consistent with the third parcel and to facilitate the future development of the Project Site with industrial land uses and associated infrastructure. The GI designation is intended to accommodate a range of industrial, warehouse, and manufacturing uses within enclosed buildings and is compatible with the surrounding land use pattern, which includes properties to the east currently designated General Industrial (GI) and Light Industrial (LI). GPA 2024-0001 would provide consistency between the Project Site and adjacent developed areas while supporting the City's economic development objectives for the Temescal Canyon Road corridor.

Change Of Zone No. CZ 2024-0001

The City's Zoning Map currently designates two of the subject parcels (APNs 279-240-008 and 279-240-020) as Agricultural (A) and the third (APN 279-530-030) as General Manufacturing (M-2). CZ 2024-0001 proposes to change the zone of two of the parcels from Agricultural (A) to General Manufacturing (M-2) to be consistent with the third parcel and to accommodate industrial land uses. The A zoning classification is intended to accommodate agricultural production, animal keeping, and limited rural uses on large parcels of land, and does not allow for industrial development. The M-2 zoning designation permits a range of light and general industrial uses, including warehousing, manufacturing, and distribution facilities, subject to development plan review and performance standards to ensure compatibility with adjacent uses. The proposed reclassification would align the zoning of the Project Site with adjacent properties to the east, which are zoned M-2 (General Manufacturing) and BP, Business Park. The proposed change would also ensure consistency with the General Plan land use designation of General Industrial (GI) proposed under GPA 2024-0001 and would facilitate the orderly development of the site with industrial uses consistent with the City's long-term planning objectives for the Temescal Canyon Road and Cajalco Road corridors.

Tentative Tract Map (TTM) No. 38907

TTM 38907 involves the subdivision of 58.69 gross acres from three (3) existing parcels into eight (8) numbered parcels and four (4) lettered lots. Numbered Parcels 1 through 8 would accommodate development sites for future industrial buildings. Lettered Lot A would accommodate new Public Street A and Lettered Lot B would accommodate a new private driveway. Lettered Lots C and D totaling 9.54 acres would accommodate the Bedford Canyon Channel which would be encumbered by a permanent easement to the RCFCWCD. Additionally, 0.37 acres would accommodate ROW dedications along Temescal Canyon Road (0.24 acres) and Cajalco Road (0.13 acres). There is a proposed 15-foot-wide

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Public Trail (Type 1 Multi-Purpose Trail) located on the north side of the Bedford Canyon Wash Channel within the RCFCWCD easement.

Refer to the table below for the approximate sizes of each proposed parcel.

Lot/Parcel	Proposed Use	Acreage
Parcel 1	General Light Industrial	3.40
Parcel 2	General Light Industrial	3.41
Parcel 3	General Light Industrial	1.74
Parcel 4	General Light Industrial	1.34
Parcel 5	General Light Industrial	1.83
Parcel 6	Warehouse and Cold Storage	4.32
Parcel 7	Warehouse and Cold Storage	20.73
Parcel 8	Warehouse and Cold Storage	10.1
Lot A	Public Street	1.69
Lot B	Private Street	0.22
Lot C	Bedford Canyon Channel	4.67
Lot D	Bedford Canyon Channel	4.87
ROW	ROW Dedication along Temescal Canyon Road	0.24
ROW	ROW Dedication along Cajalco Road	0.13
Total:	-----	58.69 Acres

Two cellular towers are also located within the western and northern regions of the site. The Sprint tower located in the western portion of the property near I-15 will remain in place. The Verizon tower, located in the northern portion of the Project site near Cajalco Road, is planned to be relocated in the future, likely to a location near the Sprint tower that will remain. Relocations of cell towers are not a part of this Project and would be processed under a separate permit.

ENVIRONMENTAL EFFECTS TO BE EXAMINED IN THE DRAFT EIR: CEQA Guidelines Section 15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts associated with the proposed Project. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will evaluate all identified issues from the CEQA Guidelines Appendix G Checklist Form.

The following issues are anticipated to be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services

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- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

CORTESE LIST NOTICE: Pursuant to Public Resources Code 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

RESPONSIBLE AGENCIES: A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall Project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state, and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

ATTACHMENTS

Figure 1: Regional Location Map

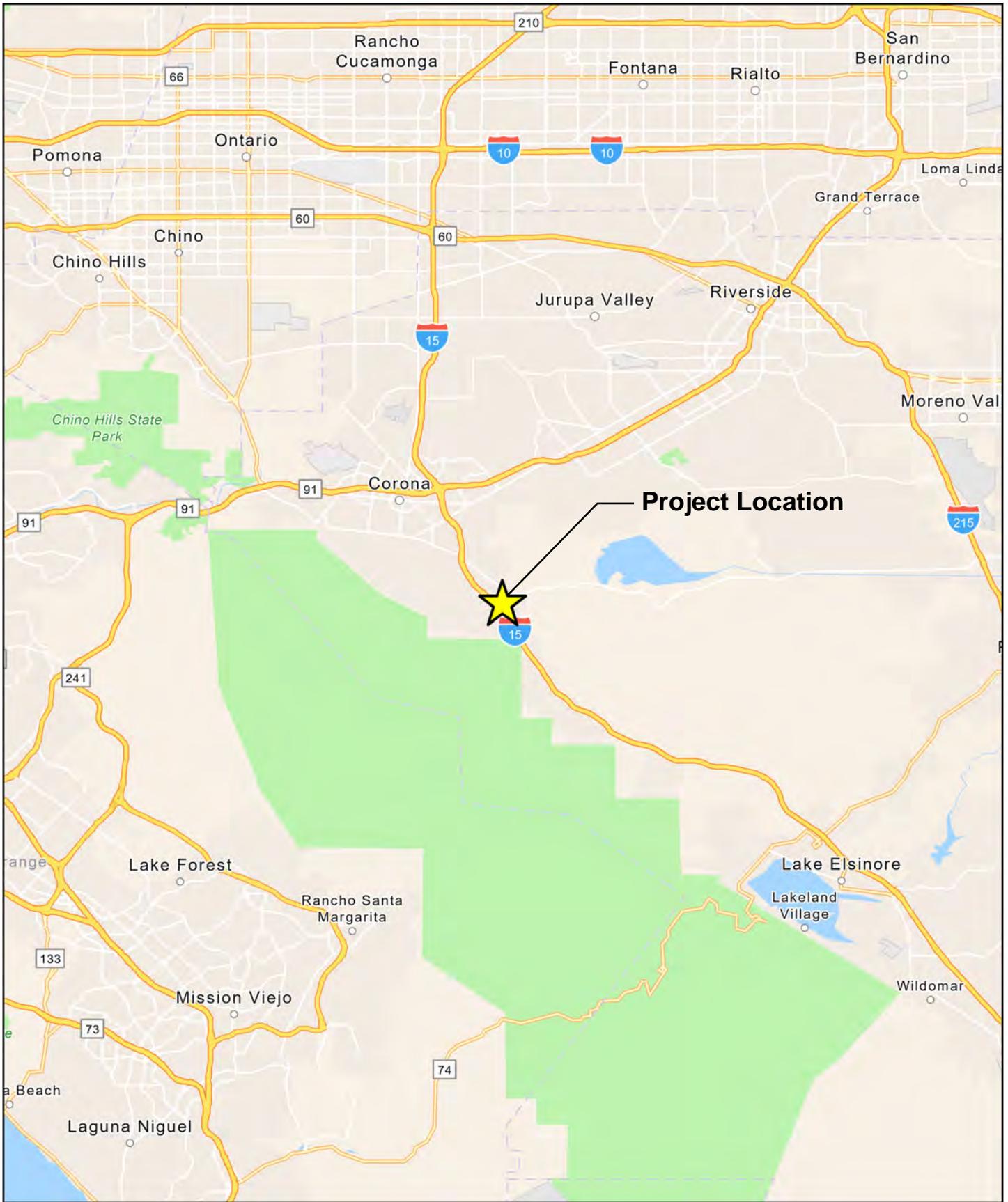
Figure 2: Local Vicinity Map

Figure 3: General Plan Amendment - Existing and Proposed Land Use Designation

Figure 4: Change of Zone - Existing and Proposed Zoning Designation

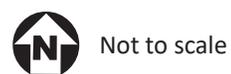
Figure 5: Tentative Tract Map No. 38907

Figure 6: Site Plan (Conceptual Only)



Source: ESRI Navigation Basemap, 2026.

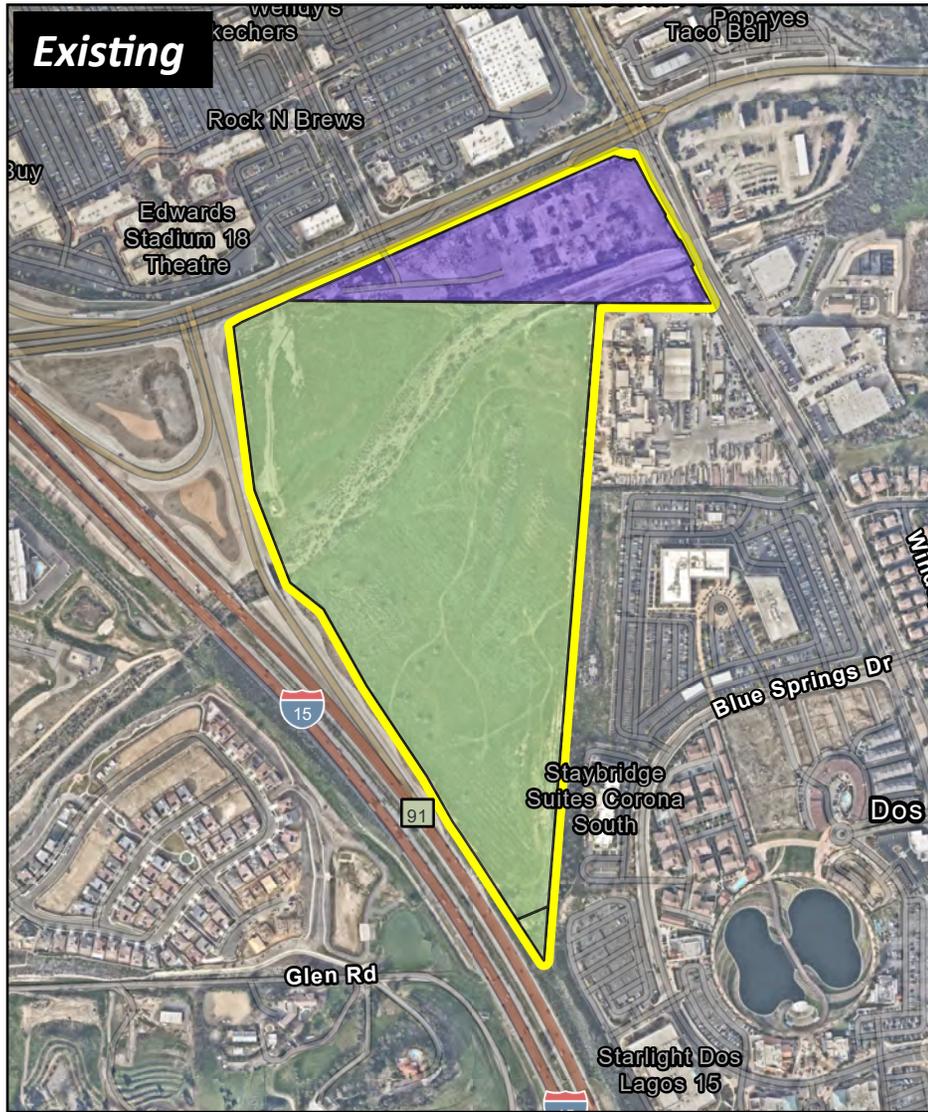
FIGURE 1: Regional Location Map
Shea Cajalco Commerce Center Project, City of Corona





Source: Nearmap, 2026.

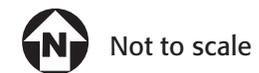
FIGURE 2: Local Vicinity Map
 Shea Cajalco Commerce Center Project, City of Corona



- Project Site
- General Plan Land Use**
- Agricultural (AG)
- General Industrial (GI)

Source: Nearmap, 2026.

FIGURE 3: General Plan Amendment - Existing and Proposed Land Use Designation
Shea Cajalco Commerce Center Project, City of Corona

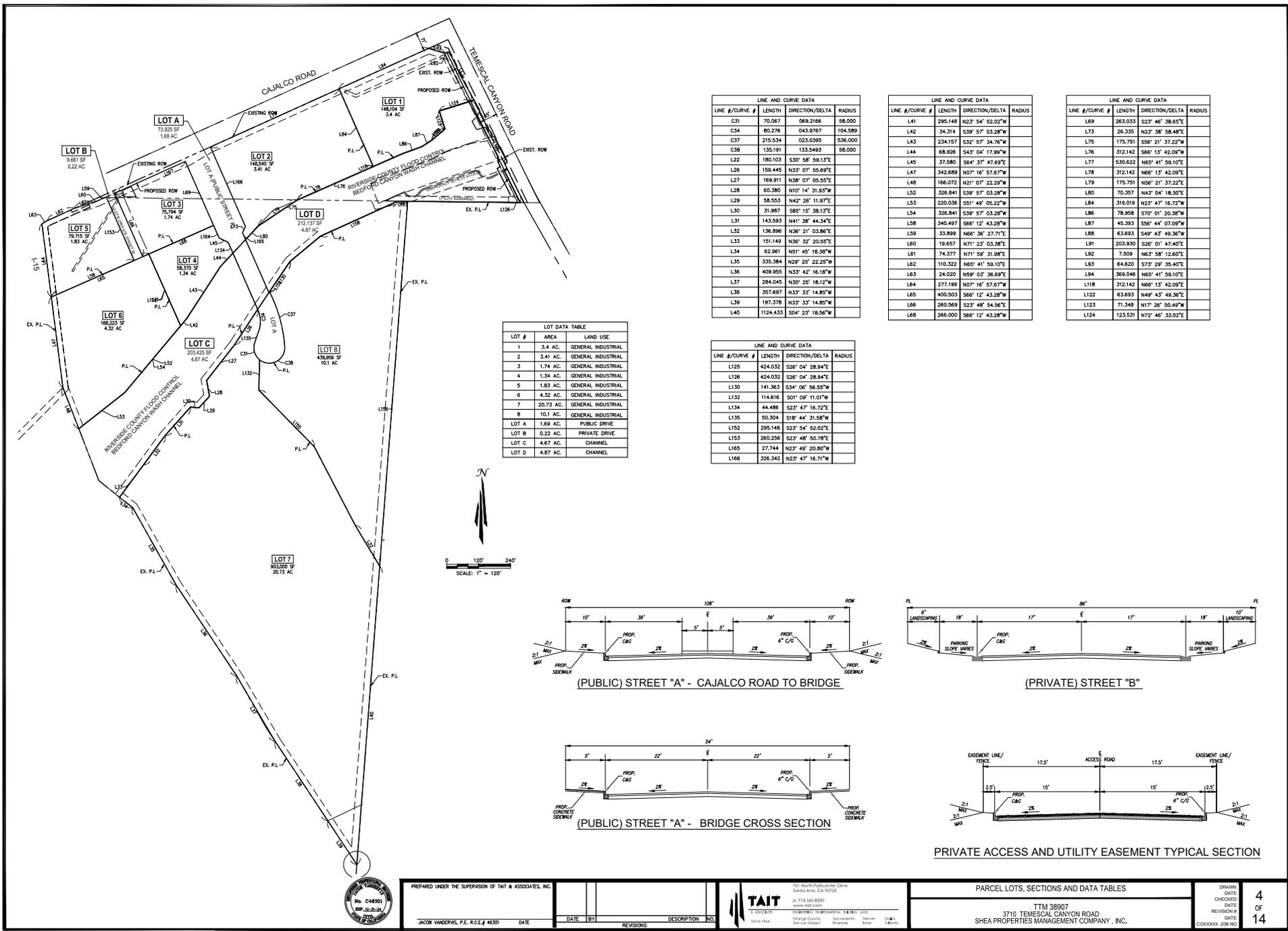




- Project Site
- Zoning**
- Agricultural (A)
- General Manufacturing (M-2)

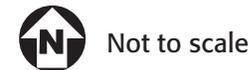
Source: Nearmap, 2026.

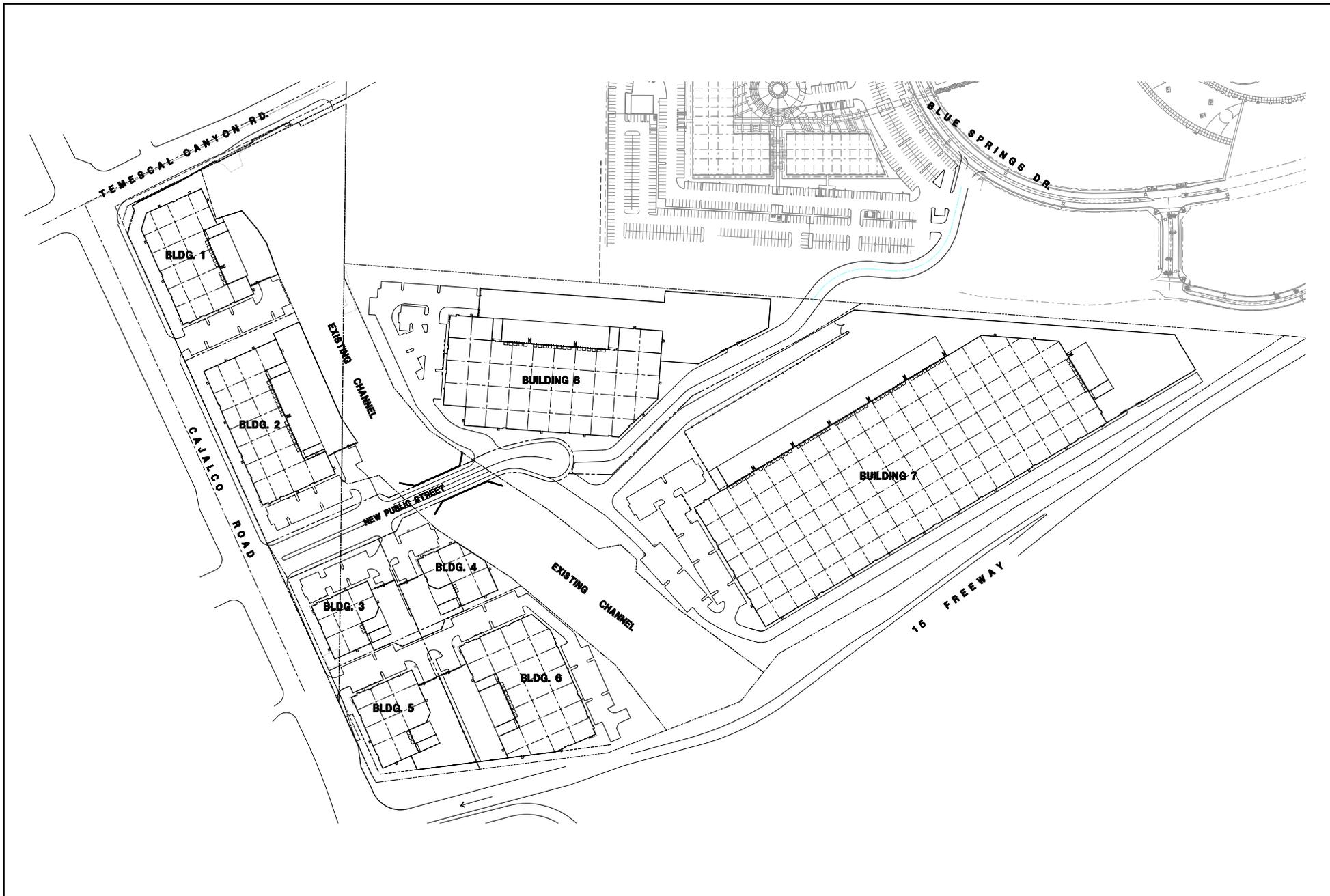
FIGURE 4: Change of Zone - Existing and Proposed Zoning Designation
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Source: HPA, Inc., 2025.

FIGURE 5: Tentative Tract Map No. 38907
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Source: HPA, Inc., 2025.

FIGURE 6: Site Plan (Conceptual Only)
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