



**CITY OF CORONA  
MITIGATED NEGATIVE DECLARATION  
SCH # 2020019017**

**NAME, DESCRIPTION AND LOCATION OF PROJECT:**

Latitude Business Park

**PROJECT TITLES:** Precise Plan 2019-0001 (PP2019-0001) and Parcel Map 37608 (PM 37608)

**PM 37608:** Parcel Map application to subdivide 74.80 acres into 13 lots for light industrial purposes located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan.

**PP2019-0001:** Precise Plan application to review the site plan, architecture, and landscaping of 15 light industrial buildings totaling 1,074,771 million square feet on 74.80 acres located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan.

**PROJECT LOCATION:** Northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the city of Corona, County of Riverside (APNs 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.

**ENTITY OR PERSON UNDERTAKING PROJECT:**

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

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the City Council hereby finds that the Mitigated Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Suite 120, Corona, CA 92882.

Date: \_\_\_\_\_

\_\_\_\_\_  
City of Corona Mayor

Date filed with County Clerk: \_\_\_\_\_

**EXHIBIT 4**

Latitude Business Park  
Mitigation Monitoring Reporting Plan

Mitigation Measure	Topic	Implementation Action	Method of Verification	Timing	Responsible Person	Verification Date
	<b>Geological</b>					
<b>3-1</b>	On-site grading shall be done according the recommendations of the preliminary geotechnical investigation prepared by South Shore Testing and Environmental (October 2019). Recommendations include: a) site specific grading instructions contained in Appendix C of the report which covers site preparation, compacted fills, cut slopes, trench backfills and grading controls, b) structural fill placed in pad areas should be suitably processed by moisture conditioning to near optimum moisture content, then compacted in the upper 12-inches to the minimum compaction requirement prior to placing fill; and c) no structural fill shall be placed within the building areas on any ground without first being observed by licensed civil engineer or geologist and that written certification be provided that the ground is competent and prepared to receive fill.	Condition of Approval	Rough and/or precise grading plan check	Prior to issuance of grading permit	Public Works Engineer and Public Works Field Inspector	
<b>3-2</b>	Corrosivity suite testing should be performed at the completion of rough grading including soluble sulfate, chloride, PH, and resistivity testing to determine the type of concrete to be utilized on-site.	Condition of Approval	Building plan check	Prior to issuance of a building permit	Public Works Engineer	
<b>3-3</b>	During the grading of the project site testing of the subgrade soils should be conducted to evaluate the expansive nature of the subgrade soils. If highly expansive soils are discovered, overexcavation of the slope face should occur and shall be replaced with very low to medium expansion soils during grading. This evaluation shall be monitored and evaluated by the project's licensed civil engineer and/or geotechnical/soil engineer. The foundation design parameters should be developed specific to the design of the	Condition of Approval	Precise Grading plan check	Prior to issuance of a precise grading permit	Public Works Engineer	

	final foundation scheme at the completion of grading.					
	<b>Air Quality</b>					
<b>5-1</b>	<p>The project's grading plans shall include the information from SCAQMD Rule 403, Table 1, Best Available Control Measures and Table 2, Dust Control Measures for Large Operations. This information shall be verified by the City's Public Works Engineer prior to the approval of the grading plans and issuance of a grading permit. Compliance with these measures shall also be verified by the City's Public Works Inspector during grading operations. The control measures to be used in the field include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Maintaining construction equipment engines in good condition and in proper tune per manufacturer's specification for the duration of construction.</li> <li>•</li> <li>• Turning off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than five minutes.</li> <li>• Encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) and low emission diesel construction equipment to the extent that the equipment is readily available and cost effective.</li> <li>• Using the electricity infrastructure surrounding construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.</li> <li>• Implement dust control measures consistent with South Coast Air Quality Management District Rule 403—Fugitive Dust during the construction</li> </ul>	Condition of Approval	Rough Grading Plan and Precise Grading Plans	Prior to issuance of grading permit	Public Works Engineer	

	<p>phases of new project development.</p> <ul style="list-style-type: none"> <li>• Applying water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days).</li> <li>• Replacing ground cover in disturbed areas as quickly as possible.</li> <li>• Enclosing, covering, watering twice daily, or applying approved chemical soil binders to exposed piles with 5 percent or greater silt content.</li> <li>• Watering active grading sites at least twice daily.</li> <li>• Suspending all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.</li> <li>• Covering or maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code, in all trucks hauling dirt, sand, soil, or other loose materials.</li> <li>• Sweeping streets adjacent to construction sites at the end of the day.</li> <li>• Installing wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.</li> <li>• Applying water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.</li> <li>• Posting and enforcing traffic speed limits of 15 miles per hour or less on all unpaved roads.</li> </ul>					
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<b>5-2</b>	The developer shall maintain equipment maintenance records for the construction portion of the proposed project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection by the City's Public Works Inspector during the construction process.	Condition of Approval	Rough grading and precise grading plan check	Prior to issuance of a grading permit	Public Works Field Inspector	
<b>5-3</b>	The developer shall post a sign on the project that is easily seen by the public that identifies the project's contact information for the reporting of noise and dust complaints during the construction process. This sign shall be posted prior to the start of grading operations.	Condition of Approval	Preconstruction field meeting with city staff	Field Inspection	Public Works Inspector	
<b>5-4</b>	The project shall use Tier 4 diesel construction equipment during project construction. The project's grading plans shall clearly note the use of this equipment. Compliance with this measure shall also be verified by the City's Public Works Inspector during grading operations.	Condition of Approval	Rough grading and precise grading plan check	Prior to issuance of a grading permit	Public Works Inspector	
	<b>Transportation</b>					
<b>6-1</b>	<u>Temescal Canyon Road and Tom Barns Street.</u> The applicant shall restripe the eastbound approach to extend the existing left-turn/through pocket into the No. 1 eastbound through lane, which will create an eastbound left-turn/through storage of 360 feet. This improvement shall be done prior to the issuance of the first certificate of occupancy for the project.	Condition of Approval	Street Improvement Plan plan check	Prior to approval of plans	Public Works Engineer	
<b>6-2</b>	<u>Temescal Canyon Road and Tom Barns Street (Year 2040).</u> Prior to the issuance of a building permit or recordation of PM 37608, whichever occurs first, the applicant shall guarantee the project's fair share cost toward future intersection improvements which includes restriping the west leg to provide the eastbound approach with an	Condition of Approval	Plan check of parcel map or building plans, whichever occurs first.	Prior to approval and issuance of a building permit	Public Works Engineer	

	exclusive eastbound left-turn lane, a shared eastbound left-turn/through lane, and an exclusive eastbound right-turn lane and removing the crosswalk along the south leg. The existing traffic signal is recommended to be modified to include split phasing for the east/west direction.					
<b>6-3</b>	Intersection at <u>State Street at Ontario Avenue (Year 2022)</u> . This intersection is in the City's Fee Program as a master-planned traffic signal to be installed by the City. The project's fair share cost toward this improvement is 34.92%. The developer shall guarantee the fair share cost prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.	Condition of Approval	Plan check of parcel map or building plans, whichever occurs first.	Prior to approval and issuance of a building permit	Public Works Engineer	
<b>6-4</b>	Intersection at <u>Temescal Canyon Road at Cajalco Road (Year 2022)</u> . The developer is responsible for 100% of the cost associated with this improvement. The developer shall construct this improvement prior to project opening and shall guarantee the construction of this improvement prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.	Condition of Approval	Plan check of parcel map or building plans, whichever occurs first.	Prior to approval and issuance of a building permit	Public Works Engineer	
<b>6-5</b>	Intersection at <u>State Street at Ontario Avenue (Year 2040)</u> . The project is responsible for paying 24.43% of the cost of the improvement. The developer shall guarantee the fair share cost prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.	Condition of Approval	Plan check of parcel map or building plans, whichever occurs first.	Prior to approval and issuance of a building permit	Public Works Engineer	
<b>6-6</b>	Intersection at <u>Ontario Avenue/Temescal Canyon Road at El Cerrito Road (Year 2040)</u> . The project is responsible for 21.67% of the cost to construct. The developer shall guarantee the fair share cost prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.	Condition of Approval	Plan check of parcel map or building plans, whichever occurs first.	Prior to approval and issuance of a building permit	Public Works Engineer	

6-7	Intersection at <u>Temescal Canyon Road at Cajalco Road (Year 2040)</u> . The developer is responsible for 100% of the cost associated with this improvement. The developer shall guarantee the full cost of this improvement prior to the issuance of the first building permit for the project or prior to the recordation of PM 37608, whichever one occurs first.	Condition of Approval	Plan check of parcel map or building plans, whichever occurs first.	Prior to approval and issuance of a building permit	Public Works Engineer	
	<b>Biological</b>					
7-1	A pre-construction survey for burrowing owls should be completed within the Project site no more than 30 days prior to construction activities in accordance with the Western Riverside MSHCP burrowing owl survey guidelines (County of Riverside 2006). If burrowing owls are observed during the preconstruction survey, a specific mitigation methodology for the owl shall be determined in coordination with CDFW in order to reduce impacts to a level that is less than significant. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season and/or passive relocation of burrowing owls.	Condition of Approval	Plan check review of the grading plans	Prior to issuance of a grading permit	Planner	
7-2	Any ground disturbance activities shall be conducted during the non-breeding season for birds (approximately September 1 through January 31). This will avoid violations of the MBTA and California Fish and Game Code §§ 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist who is experienced in the identification of avian species and conducting nesting bird surveys. The nest surveys shall include the Project site and adjacent areas where Project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related	Condition of Approval	Plan check review of the grading plans	Prior to issuance of a grading permit	Planner	

	impacts. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the project biologist. The width of the avoidance buffer will be determined by the Project biologist. Typically this is 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.					
<b>7-3</b>	Due to the potential presence of least Bell's vireo within Joseph Canyon Wash, if activities with the potential to disrupt nesting birds are scheduled to occur during the breeding season, protocol-level least Bell's vireo surveys shall be completed prior to any such activities, in order to rule out the presence of least Bell's vireo. Surveys involve eight surveys from April 10 through July 31, spaced at least 10 days apart. If least Bell's vireo is detected during the surveys, then all work within 500 feet of the location of the least Bell's vireo territory will be halted and the CDFW will be consulted regarding mitigation and avoidance measures during construction. At a minimum, an avoidance buffer will be planned and established in consultation with the CDFW to avoid indirect impacts to least Bell's vireo. The buffer is expected to be a minimum of 500 feet in width. The width of the avoidance buffer will be determined by the Project biologist, in consultation with the CDFW. Other mitigation measures may also be applied based on that consultation process.	Condition of Approval	Plan check review of the grading plans	Prior to issuance of a grading permit	Planner	
<b>7-4</b>	Prior to the issuance of a grading permit, to mitigate for the loss of 0.810 acres of streambed and wetlands due to project construction, the project applicant shall enter into a Streambed Alteration Agreement, Section 1600, with CDFW to replace affected streambed at a ratio not less than 2:1, or as specified by CDFW. Mitigation can be done by preserving on-site habitat, restoring similar habitat, or purchasing off-site credits from an approved	Condition of Approval	Plan check review of the grading plans	Prior to issuance of a grading permit	Public Works Engineer	



	mitigation bank. Additional consultation may be required with the USACE regarding a Clean Water Act Section 404 permit and with the State Water Resources Control Board regarding a Clean Water Act Section 401 permit.					
<b>7-5</b>	<p>The developer shall demonstrate compliance with the following Urban/Wildland Interface measures (MSHCP Section 6.1.4). Compliance with these measures, as applicable to the related measure, are required prior to issuance of a grading permit, prior to the approval of the landscape plans or during field inspections.</p> <p>1. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Storm water runoff generated by the project will be directed to an underground storage system, which retains and regulates outflow through a modular wetland system to treat storm water flows.</p> <p>2. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff. The proposed project will prepare a Storm water Pollution Prevention Plan (SWPPP) that will mitigate impacts from any discharge during construction or post-construction. Storm water runoff generated by the project will be directed to an underground storage system, which retains and regulates outflow through a modular wetland system to treat storm water flows.</p> <p>3. Night lighting shall be directed away from the MSHCP Conservation Area and the avoided</p>	Condition of Approval	Plan check review of the grading plans and/or landscape plans	Prior to issuance of a grading permit and approval of landscape plans	Public Works Engineer and Planner	

	<p>area on site to protect species from direct night lighting.</p> <p>4. Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.</p> <p>5. Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.</p> <p>6. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into existing and future MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.</p> <p>7. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.</p> <p>8. Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.</p> <p>9. As applicable, best management practices (BMPs), shall be implemented for the duration of</p>					
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	<p>construction:</p> <p>a. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.</p> <p>b. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.</p> <p>c. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</p> <p>d. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</p> <p>e. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.</p> <p>f. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.</p> <p>g. When stream flows must be diverted, the</p>					
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	<p>diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</p> <p>h. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</p> <p>i. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.</p> <p>j. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.</p> <p>k. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</p> <p>l. Exotic species that prey upon or displace</p>					
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	<p>target species of concern should be permanently removed from the site to the extent feasible.</p> <p>m. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>n. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>o. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs</p>					
<b>7-6</b>	<p>Prior to the issuance of a grading permit, the applicant shall prepare a Determination of Biologically Equivalent Superior Preservation (DBESP) and obtain written concurrence from the USFWS and CDFW that the DBESP has met the requirements of the MSHCP. Alternatively, if a DBESP is determined at a future date to not be necessary a written documentation of that decision shall be prepared and submitted to the city. The Joint Project Review (JPR) between the city and RCA shall also be completed prior to the issuance of a grading permit.</p>	Condition of Approval	Plan check review of rough/precise grading plan	Prior to issuance of a grading permit	Public Works Engineer and Planner	
	Noise					
<b>10-1</b>	<p>The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise</p>	Condition of Approval	Plan check review of grading plans (note on plans)	Field Inspection	Public Works Engineer	

	sources and noise sensitive receptors nearest the project site.					
<b>10-2</b>	The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. Homeowners shall be notified via postings on the construction site prior to the construction commencing.	Condition of Approval	Plan check review of grading plans (note on plans)	Pre-construction field meeting with Public Works	Public Works Inspector	
<b>10-3</b>	Rooftop equipment shall be shielded by a mechanical screen or raised building parapet to minimize equipment noise from projection beyond the project site.	Condition of Approval	Plan check review of building plans	Prior to issuance of a building permit	Planner	

