



NOTICE OF PREPARATION

DATE: March 22, 2019
TO: Reviewing Agencies, Organizations, and Interested Parties
FROM: City of Norco
SUBJECT: Notice of Preparation of an Environmental Impact Report for the Palomino Business Park Project

NOTICE IS HEREBY GIVEN that the City of Norco is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) to evaluate the potential environmental impacts of the proposed Palomino Business Park project (Project). The purpose of this Notice of Preparation (NOP) is to solicit input from those public agencies and interested members of the public as to the scope and content of the environmental information to be included in the EIR (Ref: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375). As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day public review period. In order to identify environmental issues that may be associated with approval and development of the proposed Project, an Initial Study was prepared pursuant to the requirements of CEQA and is also provided for public review.

The City welcomes input from agencies and the public during this period regarding the scope and content of information to be included and analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibility in connection with the Project.

REVIEW PERIOD: The public comment period is from **March 22, 2019 to April 22, 2019**. Please send all written responses, referencing the "Palomino Business Park EIR" and including any comments you may have **by 4 p.m. on Monday, April 22, 2019** to:

Steve King, Planner Director
City of Norco Planning Department
2870 Clark Avenue
Norco, CA 92860
Email: sking@ci.norco.ca.us

Please include the name and email address of a contact person at your agency along with any submitted comments.

Copies of the NOP and Initial Study are available for review online at www.norco.ca.us and at the following locations:

Norco City Hall, City Clerk's Office
2870 Clark Avenue
Norco, CA 92860

Norco Community Library
3240 Hamner Avenue, Suite 101B
Norco, CA 92860

Norco Fire Station #47
3902 Hillside Avenue
Norco, CA 92860

Norco Senior Center
2690 Clark Avenue
Norco, CA 92860

PROJECT LOCATION / DESCRIPTION: The Palomino Business Park Project site is located in southwestern Riverside County within the southwestern portion of the City of Norco. The Project site encompasses approximately 103 acres and is located south of Second Street, east of Pacific Avenue, generally north of First Street and either west of and bisected by Mountain Avenue. Additionally, the site is located within the Corona North USGS 7.5-Minute Quadrangle; Section 13, Township 3 South, Range 7 West, San Bernardino Baseline and Meridian. A vicinity map is provided in Figure 1, Local Vicinity.

Palomino Business Park Project would redevelop approximately 103 acres of land within the City of Norco for a new business park that would provide industrial, commercial, and office uses. The Project would provide 26 industrial buildings and 3 commercial buildings that would include commercial and office uses. The Project includes construction of approximately 1,900,000 square feet of new building space and related on- and offsite improvements. Implementation of the Project would include demolition of 36 existing single-family residences, industrial warehouse buildings, related improvements, and building remnants (e.g., foundations, etc.) from previous uses. The Project would be implemented in one development phase.

A 97.4-acre portion of the 103-acre Project site is located within the City of Norco Gateway Specific Plan. The Project includes an amendment to the Gateway Specific Plan to amend the parking standards for warehouse uses. In addition, the Project includes: a Conditional Use Permit (CUP), a Tentative Tract Map (TTM), Site Plan Review, and a Development Agreement.

Project Applicant: CapRock Acquisitions, 1300 Dove Street, Suite 200, Newport Beach, CA 92660

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: As identified through the analysis presented in the Initial Study, it is anticipated that no significant impacts associated with Agriculture and Forest Resources, Mineral Resources, Population and Housing, Recreation, and Wildfire would occur as a result of the Project, and therefore these topic areas will not be evaluated further in the EIR.

The following environmental factors may be affected by this project and these topic areas will be evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The Initial Study provides additional information regarding the scope of the topical areas to be addressed in the EIR.

Pursuant to Section 15082(a) of the CEQA Guidelines, the City will be the Lead Agency and will prepare an EIR for the project described above. This NOP has been prepared to solicit comments from agencies, organizations, and other interested parties on the proposed Project.

Figure 1

Local Vicinity

