

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 # 2019039132**Project Title:** Palomino Business Park ProjectLead Agency: City of NorcoContact Person: Steve KingMailing Address: 2870 Clark AvenuePhone: (951) 270-5661City: NorcoZip: 92860County: Riverside**Project Location:** County: RiversideCity/Nearest Community: NorcoCross Streets: First Street/Mountain AvenueZip Code: 92860Longitude/Latitude (degrees, minutes and seconds): 34 ° 54 ' 7.4 " N / 117 ° 34 ' 00.7 " W Total Acres: 110Assessor's Parcel No.: 126-240-002 and 63 othersSection: 13Twp.: 3 SouthRange: 7 WestBase: San Bern.Within 2 Miles: State Hwy #: I-15Waterways: South Norco ChannelAirports: Corona Municipal Airport

Railways: _____

Schools: George Washington Elm

Victress Bower Elm, Auburndale Intermediate School

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ 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 _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 21,000 Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 2,029 m Acres _____

Employees _____

☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ 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: GHG, Tribal**Present Land Use/Zoning/General Plan Designation:**

Norco General Plan: "Specific Plan", Residential Agricultural (RA); Zoned: A-1-20, Gateway Specific Plan

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

See attached page.

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".

<input 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 type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input 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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 18, 2019 Ending Date January 2, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>CapRock Partners</u>
Address: <u>2 Park Plaza, Suite 1120</u>	Address: <u>1300 Dove Street</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>(949) 342-8000</u>
Phone: <u>(949) 794-1183</u>	

Signature of Lead Agency Representative:  Date: 11/15/19

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

PROJECT DESCRIPTION: The Palomino Business Park Project would redevelop approximately 110 acres of land within the City of Norco for a new business park that would include industrial, commercial, and office uses. The Project would provide 36 industrial buildings and 3 commercial buildings that would include both commercial and office uses. The Project includes construction of approximately 2,050,000 square feet of new building space and related onsite 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 two phases. Phase 1, west of Mountain Avenue, would develop 21 buildings including industrial, warehouse, office, and commercial uses. Phase 2 would follow and would develop the remaining 17 buildings.

A 104.4-acre portion of the 110-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. The Project also includes: a Conditional Use Permit (CUP), a Tentative Tract Map (TTM), Site Plan Review and a Development Agreement. In addition, because Phase 2 of the Project is located within the City's Housing Development Overlay (HDO), and prior to its construction, the Project would require approval of a Zone Change to remove the HDO.