



NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT

DATE: November 18, 2019

TO: Reviewing Agencies, Organizations, and Interested Parties

FROM: City of Norco

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Palomino Business Park Project

NOTICE IS HEREBY GIVEN that the City of Norco, as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) (State Clearinghouse No. 2019039132) pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (CEQA) for the proposed Palomino Business Park project (proposed Project). This notice is to inform the public and interested agencies of the availability of the Draft EIR, indicating where and how copies of the Draft EIR can be obtained or are otherwise available for public review. Also indicated herein are the start and end dates of the review period, during which comments on the Draft EIR can be submitted to the City of Norco.

PUBLIC REVIEW PERIOD: The Draft EIR is being circulated for review and comment by interested agencies, organizations, and persons for at least 45 days in accordance with Section 15087 and 15105 of the *State CEQA Guidelines*. A 46-day public review period to solicit comments on the Draft EIR starts **November 18, 2019** and ends **January 2, 2020**.

During the 46-day public review period, the Draft EIR will be 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 Fire Station #47 3902 Hillside Avenue Norco, CA 92860	Norco Community Library 3240 Hamner Avenue, Suite 101B Norco, CA 92860	Norco Senior Center 2690 Clark Avenue Norco, CA 92860
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All comments must be submitted in writing no later than **5 p.m. on January 2, 2020**. Please email or mail comments, including the name and address of the commenter to:

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

Please note project title in subject line: "Palomino Business Park EIR"

PROJECT LOCATION: The Project site is located in southwestern Riverside County within the southwestern portion of the City of Norco. Regional access to the Project site is provided via Interstate 15 (I-15) located 0.4 miles to the east and State Route 91 (SR-91), approximately 2.0 miles to the south. The Project site is located south of Second Street, east of Pacific Avenue, generally north of First Street and either west of or bisected by Mountain Avenue (Corona North USGS 7.5-Minute Quadrangle; Section 13, Township 3 South, Range 7 West, San Bernardino Baseline and Meridian).

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.

ENVIRONMENTAL EFFECTS OF THE PROJECT: This project was reviewed applying the standards forth in the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Reg., tit. 14, § 15000 et seq.). A Draft Environmental Impact Report (EIR) has been prepared for the Project analyzing and disclosure the Project’s potential to result in environmental impacts to the following resource areas:

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

In addition, the EIR evaluates three Project alternatives (No Project/No Build Alternative, Reduced Intensity Alternative, and Historic Resource Retention Alternative), growth-inducing impacts, and cumulative impacts.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the Project could result in potentially significant impacts to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation and Circulation, and Tribal Cultural Resources. The Draft EIR proposes mitigation measures that would reduce these effects to a less than significant level, with the exception of impacts to Air Quality, Cultural Resources, Land Use and Planning, and Transportation and Circulation, which remain potentially significant and unavoidable. The proposed certification of the EIR includes adoption of CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.