



## NOTICE OF PREPARATION

**DATE:** March 9, 2020

**TO:** Reviewing Agencies, Organizations, and Interested Parties

**FROM:** City of Norco

**SUBJECT:** Notice of Preparation of an Environmental Impact Report for the Norco Valley Square Project

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**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 Norco Valley Square 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.

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 9, 2020 to April 7, 2020. Please send all written responses, referencing the "Norco Valley Square EIR" and including any comments you may have by 4 p.m. on Tuesday, April 7, 2020 to:

Steve King, Planner Director  
City of Norco Planning Department  
2870 Clark Avenue  
Norco, CA 92860  
Email: [sking@ci.norco.ca.us](mailto: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 are available for review online at [www.norco.ca.us](http://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

## **PUBLIC SCOPING MEETING**

A public scoping meeting will be held on Thursday, March 26, 2020 at 5:00 PM, located at Norco City Hall, 2870 Clark Ave, Norco, CA 92860. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

**PROJECT LOCATION / DESCRIPTION:** The Norco Valley Square project is located in southwestern Riverside County, within the southwestern portion of the City of Norco. The project site encompasses approximately 19.1 acres and is located at the southwest corner of Hamner Avenue and Third Street, within the City of Norco, California. The Assessor Parcel Numbers for the project site include 126-050-002, 126-050-004, and 129-380-010. The property address is 2350 Hamner Avenue, Norco, California 92860. The project site has a General Plan land use designation of Specific Plan (SP) with a Housing Development Overlay (HDO), and a zoning designation of Specific Plan (SP), specifically Norco Auto Mall Specific Plan. Additionally, the site is located within the Corona North USGS 7.5-Minute Quadrangle; Section 12, Township 3 South, Range 7 West, San Bernardino Baseline and Meridian. A vicinity map is provided in Figure 1, Local Vicinity.

The proposed project would result in a mix of multi-family residential units, indoor/outdoor commercial food services with performance stage, and hotel development. The residential portion of the project will be constructed on approximately 11.26 acres on the west portion of the project site and includes 320 one-, two- and three- bedroom units configured into 20 three-story buildings. The project is planned for approximately 280,000 square feet of net rentable square footage, resulting in a density of approximately 29 dwelling units per acre. An approximately 6,000 square foot single-story recreation center with offices, meeting rooms, and fitness uses, including a pool and spa, are planned near the project entry. There are 196 single car garages and 380 surface spaces on the residential property (total of 576 spaces dedicated to the residential use). In addition, 64 overflow parking stalls will be shared with the commercial food services.

The commercial food services and ancillary uses are located on approximately 3.60 acres on the northeast portion of the project site and includes a 8,700 square foot commercial food service building and other uses such as enhanced community gathering spaces. A total of 50 parking spaces are reserved exclusively for the food area, with another 64 parking spaces shared with the residential use.

The Hotel is located on approximately 3.56 acres in the southeast portion of the project site and consists of a 128 key, four story building with 133 parking spaces.

Vehicular access to the project site is provided by a grand drive from Hamner Avenue that will give major access to the residential uses, food hall, and hotel. There also is a secondary access on Third Street, on the north side of the project site. A site plan for the project is provided in Figure 2.

**PROJECT APPLICANT:** Frontier Communities, 2151 East Convention Center Way, Ste. 114, Ontario, California 91764.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** The following environmental factors may be affected by this project and these topic areas will be evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry
- 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

**PROJECT ALTERNATIVES:** Identification of potential alternatives to the Norco Valley Square project will be addressed as part of the EIR. Analysis of a “No Project” alternative is required by law. In addition to the “No Project” Alternative, two additional alternatives will be evaluated. The evaluation of alternatives will provide a comparative analysis of alternatives to the proposed development.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with development of the Norco Valley Square project, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant’s goals and objectives.

**CUMULATIVE IMPACT ANALYSIS:** The EIR will include a discussion of the potentially significant cumulative impacts of the Norco Valley Square project when considered with other past, present, and reasonably foreseeable future projects in the area.

**OTHER REQUIRED SECTIONS:** The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; 5) Growth-Inducing Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F of CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

Relevant technical reports will be provided as EIR appendices.

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.

**SIGNATURE:** \_\_\_\_\_  
**TITLE:** Steve King, Planning Director – City of Norco  
**TELEPHONE:** 951-270-5662  
**DATE:** March 9, 2020

Figure 1: Local Vicinity



Imagery provided by Microsoft Bing and its licensors © 2020.

Figure 2: Site Plan

<b>FOOD HALL/HOTEL</b>			
7.16 ACRES			
FOOD HALL	5,000 SF		
COMMUNITY GATHERING			
FARMERS MARKET			
FOOD TRUCKS			
HORSE CORAL PATH			
CHILDREN'S PLAYGROUND			
KIOSKS			
BIKE RENTALS			
LOUNGE WITH FIRE PITS			
ARTIST EXHIBIT AREA			
AMPHITHEATER/PERFORMING STAGE			
BOUCE COURT/LAWN GAMES	128 KEYS (4 LEVELS)		
<b>HOTEL</b>			
3 STORY BUILDINGS WITH STAIR ENCLOSURES AND TUCK UNDER SINGLE CAR GARAGES			
320 UNITS			
11.26 ACRES			
28.4 DU/AC			
279,650 TOTAL NRSF			
873 AVERAGE NRSF			
5,500 SF LEASING/CLUB/FITNESS			
<b>MIX</b>			
A1 1 BEDROOM/1 BATH	70	750 SF	CARRIAGE FLAT (32' X 25')
A2 1 BEDROOM/1 BATH	105	750 SF	STACKED FLAT (24' X 35')
	<b>175</b>	<b>55%</b>	<b>1 BEDROOM</b>
B1 2 BEDROOM/2 BATH	58	950 SF	CARRIAGE FLAT (42' X 25')
B2 2 BEDROOM/2 BATH	6	1000 SF	END FLAT WRAPPED STAIR
B2 2 BEDROOM/2 BATH	72	1050 SF	END STACKED FLAT 37' X 35'
	<b>136</b>	<b>43%</b>	<b>2 BEDROOM</b>
C1 3 BEDROOM/3 BATH	9	1300 SF	END STACKED FLAT (42' X 35')
	<b>9</b>	<b>3%</b>	<b>3 BEDROOM</b>
<b>TOTAL</b>	<b>320</b>		
<b>PARKING (PER CITY CODE)</b>			
<b>REQUIRED</b>			
320 UNITS X 2.0 SPACES/DU	640	(2 ROOFED PARKING SPACES/DU)	
<b>TOTAL</b>	<b>640</b>	<b>(2.0 SPACES/DU)</b>	
<b>PROVIDED</b>			
<b>RESIDENT</b>			
SINGLE CAR GARAGES	191		
CARPORT	129		
OPEN			
ON SITE	256		
RESIDENT TOTAL	576	(1.80 SPACES/DU)	
<b>GUEST</b>			
SHARED WITH COMMERCIAL	64	(0.20 SPACES/DU)	
<b>TOTAL</b>	<b>640</b>	<b>(2.00 SPACES/DU)</b>	

NOTES: 1. STANDARD STALLS ARE 9' X 20'  
 2. AISLE WIDTHS ARE 25' (FIRE MAY REQUIRE WIDER)  
 3. 1 CAR GARAGES ARE 10' X 20' CLEAR PROPOSED



**HAMNER AVENUE MIXED USE**

FRONTIER ENTERPRISES  
 2151 E. CONVENTION CENTER WAY, SUITE 114 ONTARIO, CA 91746

NORCO, CA

DATE: 09-25-19  
 JOB NO.: 2019-344  
 ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CA 92866  
 SCALE: 1"=100'-0"

