

**NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY and
PUBLIC MEETING NOTICE**

for the

Saddle Ranch South Project

Site Plan 2019-19

Conditional Use Permit 2020-03

Tentative Parcel Map

This serves as the City of Norco's Notice of Intention (NOI) to adopt a Mitigated Negative Declaration (MND) for the above-referenced project, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, and local implementation procedures.

Project: Saddle Ranch South, Norco, CA

Public Review Period: May 4, 2020 – May 26, 2020

Project Location: 3166 Horseless Carriage Drive (APN 129-200-010)

Pursuant to the CEQA the City of Norco has prepared an Initial Study (IS) and Mitigated Negative Declaration (MND) to evaluate the potential environmental impacts resulting from the proposed Saddle Ranch South Project. The Project is located at 3166 Horseless Carriage Drive in the City of Norco, Riverside County, California. The 23.8-acre project site is proposed for development of approximately 374,170 square feet of industrial/warehouse/manufacturing/cold-storage and distribution complex. Consistent with current site zoning, the three buildings will include incidental office space and mezzanine space. The proposed buildings would be a maximum height of 42 feet, with appropriate architectural design, landscaping and lighting.

Project Description:

The proposed project involves the construction of a 374,170 square foot (SF) industrial/warehouse/manufacturing/cold storage warehouse and distribution complex. The complex would include three new concrete tilt-up warehouse structures on one parcel, along with associated mezzanine, office space and parking. The proposed project would be consistent with the site's existing General Plan land use (Industrial) and zoning (M-1) Heavy Commercial/Light Manufacturing. The Project requires a Site Plan approval and a Conditional Use Permit for allowing building heights in excess of 35 feet. The applicant may also be seeking approval of a Tentative Parcel Map.

Building 1

Building 1 is a 154,600-square foot warehouse located on the southeast corner of the project site. This building includes 14 dock doors and 116 automobile parking stalls (expandable to 227 parking stalls located around the building and within the overflow parking area). All auto stalls and dock doors associated with Building 1 would be located along the north and west portions of the building.

Building 2

Building 2 is a 119,630-square foot warehouse located on the northeast corner of the project site. This building includes 12 dock doors and 115 automobile parking stalls (expandable to 176 parking stalls located around the building and within the overflow parking area). All auto stalls and dock doors associated with Building 2 would be located along the south and west portions of the building.

Building 3

Building 3 is a 99,940-square foot warehouse located on the northwest corner of the project site. This building includes 9 dock doors and 94 automobile parking stalls (expandable to 149 parking stalls located around the building

and within the overflow parking area). All auto stalls and dock doors associated with Building 3 would be located along the south and east portions of the building.

California Government Code section 65962.5

The project site is not part of a Cortese List and is not located on a California Department of Toxic Substances list.

Public Review and Comment

The purpose of this notice is to inform local residents, institutions, public agencies, and other interested parties of the availability of the Mitigated Negative Declaration during the Public Comment Period (**May 4, 2020 to May 26, 2020**). Written comments on the Mitigated Negative Declaration *must be received by 5:00 p.m. May 26, 2020*, sent to Alma Robles, City of Norco Planning Department, c/o Kimley-Horn and Associates, 3880 Lemon Street, Suite 420, Riverside, CA, 92501. E-mail comments may be sent to: Alma Robles c/o kevin.thomas@kimley-horn.com. Copies of the IS/MND, technical studies and project application materials are available at the City's website at www.norco.ca.us/publicnotices, pursuant to Governors Executive Order N-54-20, due to City Hall and Library closure amid the COVID-19 situation. This Notice of Intent has been sent to the State Clearinghouse pursuant to Executive Order N-54-20, which does not affect the public review period noted above.

Public Meetings

The City has tentatively planned for the project to be heard by the Planning Commission on June 10, 2020, commencing at 7:00 PM, at the City Council Chambers 2820 Clark Avenue, Norco CA, 92860. (Please note that the public may only be allowed to view the meeting via a link that will be provided on the City's website).

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in this meeting, please contact the City Clerk's office, (951) 270-5623, at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility.