

NOTICE OF DETERMINATION

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-20200886
07/29/2020 10:20 AM Fee: \$ 50.00
Page 1 of 2

Search
Address
1 Street, Rm 113

From:
Public Agency: City of Norco
Address: 2870 Clark Ave., Norco CA 92860
Contact: Steve King, Planning Director
Phone: 951-270-5661

Removed: By: Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019039132

Project Title: Palomino Business Park

Project Applicant: Cap Rock Acquisitions, LLC

Project Location (include county): The project site is southwestern portion of the City of Norco, Riverside County. The approximately 116-acre site is located south of Second Street, east of Pacific Avenue, generally north and south of First Street and either west of, and bisected by, Mountain Avenue. Approximately 104.4 acres of the project site are located within the City of Norco Gateway Specific Plan.

Project Description: The Palomino Business Park (project) Environmental Impact Report analyzed redevelopment of approximately 116 acres of land with a new business park that would provide a mix of industrial warehouse, commercial, and office uses, including 35 industrial buildings, 3 commercial buildings, up to 2,050,000 square feet of new building space, and offsite street and infrastructure improvements. The project would be implemented in 4 phases; Phases 1 and 2 of the 4-phase development would redevelop approximately 81.65 net acres into 18 industrial/office buildings totaling 1,445,125 square feet and 3 water quality control basins and subdivide the same acreage into 22 lots (18 buildings, 3 basins, and a future commercial lot). Phases 1 and 2 are generally west of Mountain Avenue, east of Pacific Avenue, south of Second Street and generally on both sides of First Street between Mountain Avenue and Pacific Avenue. Phase 3 is east of Mountain Avenue and Phase 4 is a commercial parcel on the southwest corner of the Mountain Avenue and Second Street. The project includes Specific Plan 90-01, Amendment 14, to amend the off-street parking requirements for industrial buildings; Conditional Use Permit 2017-11, to allow the building height to exceed the maximum-allowed height; Site Plan 2017-15, to allow 18 industrial buildings with a total of 1,445,125 square feet and 3 water quality control basins on 81.65 net acres within Phases 1 and 2; and Tentative Tract Map No. 37681, to subdivide 81.65 net acres into 18 industrial lots, plus 3 water quality control basins for a total of 22 lots, inclusive of the commercial lot (Phase 4). Additional discretionary approvals are needed for the development of Phases 3 and 4.

This is to advise that the City of Norco, as the Lead Agency, approved the following ordinances for the described project on July 15, 2020: Ordinance No. 1060 for adoption of Specific Plan 90-01, Amendment 14 to amend off-street parking requirements for industrial buildings, and has made the following determinations regarding the above described project.

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: **City of Norco, 2870 Clark Avenue, Norco, CA, 92860**



Signature (Public Agency)

PLANNING DIRECTOR

Title

Date: 7-20-2020

Governor's Office of Planning & Research

Date Received for filing at OPR: _____

Oct 05 2020

STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174,
Public Resources Code