



NOTICE OF AVAILABILITY

DATE: September 11, 2020

TO: Reviewing Agencies, Organizations, and Interested Parties

FROM: City of Norco, Planning Department

SUBJECT: Notice of Availability of Draft Environmental Impact Report for the Norco Valley Square Project (Hamner Avenue and Third Street)

NOTICE IS HEREBY GIVEN by the City of Norco, Planning Department, as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the above-named draft Environmental Impact Report (DEIR) is available for public review and comment. Comments on the DEIR will be received for a 45-day period, commencing on September 11, 2020 and ending at 5:00PM on October 26, 2020, after which a final EIR will be prepared containing comments and responses to comments that, together with the DEIR, will form the final EIR. The final EIR will be used by the City of Norco Planning Commission in its consideration of approval of the proposed mixed-use project, described below.

PROJECT LOCATION / DESCRIPTION: The Norco Valley Square Project (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.

The 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 11.3 acres on the west portion of the project site and includes 320 one-, two- and three- bedroom units configured into 19 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 clubhouse and recreation center with offices, meeting rooms, and fitness uses, including a pool and spa, are planned for residential uses. There are 197 single car garages, 134 roofed carports, and 250 surface parking spaces proposed for residential use on the site. In addition, 76 overflow parking spaces will be shared with the commercial food service and hotel uses.

The commercial food services and ancillary uses are located on approximately 4 acres on

the northeast portion of the project site and includes a 8,700 square foot commercial food garden with enhanced community gathering spaces. A total of 91 parking spaces are reserved exclusively for the food garden and community space uses. The Hotel is located on approximately 3.6 acres in the southeast portion of the project site and consists of a 120 key, four story building with 120 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 garden, and hotel. There also is a secondary access on Third Street, on the north side of the project site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: All environmental issue areas required for analysis under CEQA have been completed for the project to determine potential significant environmental impacts and to identify appropriate mitigation measures to reduce and/or eliminate significant impacts. The DEIR's analysis of project impacts identified significant impacts in the following areas:

- Biological Resources (burrowing owl and nesting bird surveys prior to project construction)
- Cultural and Tribal Cultural Resources (discovery of previously unknown cultural or tribal cultural resources, or human remains during project construction activities)
- Geology and Soils (discovery of previously unknown paleontological resources during project construction activities)
- Transportation (level of service improvements for off-site intersections to ensure traffic flow and site access improvements to ensure safety during project operation)

All of these impacts can be reduced to less than significant levels after mitigation is implemented. None of the potential project impacts identified in the DEIR would result in significant and unavoidable impacts.

PUBLIC REVIEW PROCESS: One of the purposes of CEQA is to inform the public of the likely environmental consequences of public and private projects such as the proposed project. The purpose of this Notice, consistent with CEQA Guidelines Sections 15086 and 15087, is to consult with and request comments on the DEIR's environmental analyses from responsible agencies, organizations, and interested parties. Although CEQA does not require formal hearings at any stage of the environmental review process (CEQA Guidelines Section 15202[a]), it does encourage "wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues" (CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments.

The City, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2020039023) for the project on March 9, 2020. The NOP was distributed for a 30-day comment period that ended on April 7, 2020. Appendix A of the DEIR contains the NOP and written comments received on the NOP. The DEIR incorporates public and agency responses to the NOP.

Like the NOP, the DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with CEQA Guidelines Section 15205(d), the City has scheduled a 45-day public review period for the DEIR, ending on October 26, 2020 at 5:00PM. Within this 45-day period, the DEIR is available for download and review on the City's website at:

<http://www.norco.ca.us/government/publicnotices.asp> (select "Project Information" for the Norco Valley Square Project). Comments on the DEIR may be submitted in writing via mail or email to:

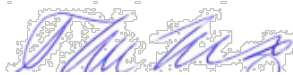
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Please include a return address and contact name with your written comments. Comments sent via email should contain "Norco Valley Square EIR" in the subject line.

Following the close of the public review period for the DEIR, the City will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the City of Norco Planning Commission, at a date for which notice shall be provided. As required under CEQA Guidelines Section 21092.5, the final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to final determination and certification by the City of Norco Planning Commission.

This Notice of Availability 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, Planning Department

TELEPHONE:

951-270-5662

DATE:

September 11, 2020