

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 2724 Gateway Drive Riverside, CA 92507

From:

Public Agency: City of Norco Planning Department
Address: 2870 Clark Ave, Norco, CA 92860

Contact: Steve King
Phone: (951) 270-5661

Lead Agency (if different from above):

Address:

Contact:

Phone:

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): 2020050079

Project Title: Saddle Ranch South Project (Site Plan 2019-19, Conditional Use Permit 2020-03, and Tentative Parcel Map)

Project Applicant: CapRock Partners

Project Location (include county): Norco, CA, Riverside County

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.

This is to advise that the City of Norco Planning Commission has approved the above (X) Lead Agency or () Responsible Agency

described project on 06/10/2020 and has made the following determinations regarding the above (date) described project.

- 1. The project [] will [X] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not] adopted for this project.
6. Findings [] were [X] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City's website at http://www.norco.ca.us/government/publicnotices.asp

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 06/10/2020 Date Received for filing at OPR: