



NOTICE OF AVAILABILITY

DATE: June 6, 2024

TO: Reviewing Agencies, Organizations, and Interested Parties

FROM: City of Norco, Planning Department

SUBJECT: Notice of Availability of Draft Environmental Impact Report for the JD Ranch Residential Project

NOTICE IS HEREBY GIVEN that the City of Norco has prepared a Draft Environmental Impact Report (DEIR) for the JD Ranch Residential Project (State Clearinghouse No. 2023060617) to address the potential environmental impacts associated with the implementation of the proposed project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Norco is the lead agency for the proposed project. The purpose of this notice is to serve as a Notice of Availability of the DEIR pursuant to the CEQA Guidelines Section 15087 and solicit comments regarding the content of the DEIR.

PROJECT LOCATION / DESCRIPTION: The project site is within the western portion of the City of Norco, Riverside County, along River Road between Bluff Street and Sundance Lane and encompasses approximately 27.57 acres. The Assessor Parcel Numbers (APNs) for the project site include 121-110-003 and 121-110-001. APN 121-110-001 has a General Plan land use designation of Public Lands, and a zoning designation of Open Space (OS). APN 121-110-003 has a General Plan land use designation of Residential Agricultural (RA), and a zoning designation of A-1-20 (Agricultural Low Density).

The proposed project proposes approval of a General Plan Amendment, a Zone Change, and a Tentative Tract Map, to allow for the development of a 68-unit single-family detached housing project on a minimum of 10,000 square foot lots in accordance with the City's R-1 Zoning regulations. The proposed project would also retain the existing single-family detached home "in place" (Lot 69) and the City's Water Quality Infiltration Basin and Storm Detention Basin (Lot A). The remaining 3.49 acres of APN 121-110-001 is part of the Tentative Tract Map but not a part of the proposed project and would remain as a City of Norco public facility.

All lots would include a recorded Primary Animal Keeping Area (PAKA) with a 15-foot-wide access to the PAKA. The keeping of large animals would be allowed on each residential lot in accordance with the provisions of the General Plan A-1 Zone of Agricultural Low Density.

The project applicant proposes to deed 6.78 acres of their property to the City as open space. In exchange, the City would deed 8.20 acres of the City owned parcel (south of Bluff Street) to be incorporated into the project site. This land exchange allows for the construction of missing links to the Norco Equestrian Trail System along Bluff Street and River Road. It also facilitates completion of the full width of the River Road frontage up to the Bluff Street intersection and allows for the installation of landscaping along these roads.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: The DEIR's analysis of project impacts identified that with the implementation of mitigation measures, impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources and Utilities and Service Systems would be reduced to less than significant. However, there was one Transportation Impact that was determined to be significant and unavoidable.

PUBLIC REVIEW PROCESS: 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 the public responsible agencies, organizations, and interested parties.

CORTESE LIST: The project site is not included on any list of hazardous waste sites.


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, June 6, 2024 ending on July 22, 2024 at 5 p.m.. Within this 45-day period, the DEIR is available for download and review at www.bit.ly/NOAJDRANCH.

Comments on the DEIR may be submitted in writing via mail or email to:

Alma Robles, Community Development Director
City of Norco, Planning Department
2870 Clark Avenue
Norco, CA 92860
arobles@ci.norco.ca.us

Please include a return address and contact name with your written comments. Comments sent via email should contain "JD Ranch Residential 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 and City Council, 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 City Council.

SIGNATURE:	
TITLE:	Alma Robles, Community Development Director
TELEPHONE:	(951) 735-3900
DATE:	June 3, 2024