

APPENDIX A1

Notice of Preparation



NOTICE OF PREPARATION

DATE: June 23, 2023

TO: Reviewing Agencies, Organizations, and Interested Parties

FROM: City of Norco

SUBJECT: Notice of Preparation of an Environmental Impact Report for the JD Ranch Residential Project

NOTICE IS HEREBY GIVEN that the City of Norco is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) to evaluate the potential environmental impacts of the proposed JD Ranch Residential project (project). The purpose of this Notice of Preparation (NOP) is to solicit input from public agencies and interested members of the public regarding the scope and the content of the environmental information to be included in the EIR. (Ref: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375). As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day period.

The City welcomes input from agencies and the public during this period regarding the scope and content of information that will be analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibility in connection with the project.

REVIEW PERIOD: The public comment period is from June 23rd, 2023, to July 23rd, 2023. Please send all written comments, referencing the “JD Ranch Residential Project EIR” no later than, July 23rd 2023, to:

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

Please include the name and email address of a contact person at your agency along with any submitted comments. Copies of the NOP are available for review online at <https://www.norco.ca.us/government/transparency/public-notices> and at the following locations:

Norco City Hall, City Clerk’s Office
2870 Clark Avenue
Norco, CA 92860
Norco Community Library
3240 Hamner Avenue, Suite 101B
Norco, CA 92860
Norco Council Chamber, Message Board
2820 Clark Avenue
Norco, CA 92860

Norco Fire Station #47
3902 Hillside Avenue
Norco, CA 92860
Norco Senior Center
2690 Clark Avenue
Norco, CA 92860

PUBLIC SCOPING MEETING

A public scoping meeting will be held on July 10th, 2023, at 5:00 PM to 7:00 PM, at Norco City Hall, located at 2870 Clark Avenue, Norco CA 92860, Conference Room A. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

PROJECT LOCATION

The total project area consists of 38.92 acres and is located within the western portion of the City of Norco, Riverside County, along River Road between Bluff Street and Sundance Road. The Regionally, the project can be accessed by Interstate 15 (I-15), from the 2nd Street exit. Locally, the project can be accessed from River Road. A vicinity map is provided in [Figure 1, *Local Vicinity*](#).

The project is comprised of two (2) parcels, identified by Assessor's Parcel Numbers (APNs) 121-110-003 and 121-110-001. APN 121-110-003 consists of 26.17 acres and is owned by TACRD Investment with a General Plan designation of Residential Agricultural (RA) and Zoning designation of A-1-20 (Agricultural- Low Density). APN 121-110-001 is owned by the City of Norco and consists of 12.75 acres with a General Plan designation of Public Lands (PL) and a Zoning designation of Open Space (OS). As part of the Memorandum of Understanding with the City of Norco, TACRD proposes to deed 6.72 acres of their property to the City of Norco as open space. In exchange, the City of Norco would deed 8.21 acres of the City of Norco owned parcel to TACRD Investment to be incorporated into the proposed project. The City of Norco will also retain the 4.54-acre reservoir site that is part of the 12.75-acre City of Norco site.

ONSITE LAND USE CONDITIONS

The project site is situated within an urbanized area and is generally surrounded by developed land uses; refer to [Figure 2, *Existing and Surrounding Land Uses*](#). The north parcel, owned by the City of Norco, contains existing City water well facilities including several wells and related piping and utilities and two above ground water storage reservoirs. Additionally, portions of the site have been used by the City as a spoils/staging yard. The balance of the site is the Dallape Dairy property (2877 River Road/APN 121-110-003), consisting of a former milking barn, retail outlet, barns/sheds, and dairy related features (pastures, impoundment, pole barns, fencing). The site is improved with existing infrastructure. An existing 60 foot-wide Southern California Edison easement with above ground power poles extends along the northeast portion of both parcels.

PROJECT DESCRIPTION

The proposed project requests approval of a General Plan Amendment, a Zone Change, and Tentative Parcel Map (on 34.38 acres), to allow for the development of a 68-unit single family detached housing project on a minimum 10,000 square foot lots in accordance with the City's R-1 Zoning regulations; refer to [Figure 3, *Site Plan*](#). The project proposes to remove the existing dairy facilities and some of the power poles along River Road and retain an existing single-family ranch house and the City's operated well.

The Tentative Tract Map (TTM) for the project proposes a minimum lot size of 10,000 square feet, in accordance with R-1-10 Zoning refer to [Figure 3, *Site Plan*](#). The minimum lot width would be 85 feet

and the minimum lot depth would be 100 feet. The anticipated house sizes would be a combination of one- and two-story dwelling units that would range from approximately 2,700 square feet to 3,500 square feet. The proposed project lot sizes would all accommodate the potential for animal keeping based on the requirements of the R-1 Zoning.

The project would have two points of access, one from River Road and one from Bluff Street. The project proposes to widen River Road to full half width street improvements, based on the City of Norco Standard Modified Plan of 110 feet. The roadway travel lanes would be widened an additional 21 feet with a proposed 6-foot parkway and 12-foot equestrian trail for a total half width of 61 feet. The project proposes to signalize the intersection of Trail Street and River Road. The project also proposes the widening of Bluff Street to full half width street improvements, based on the City of Norco Standard Plans of 60 feet. The roadway travel lanes would be widened an additional 2 feet, with a proposed 6-foot parkway, a 12-foot equestrian trail, and curb and gutters for a total half width of 36 feet. The existing traffic signal at Bluff Street and River Road would be relocated as part of the roadway widening.

TRAIL IMPROVEMENTS

As shown in *Figure 5, Equestrian Trail Plan*, the project proposes a 12-foot equestrian trail on the northside of River Road and on the east side of Bluff Street. Both equestrian trails would allow connection to an existing City equestrian trail. Additionally, within the project a 12-foot equestrian trail is proposed along the local streets. Within the project, the proposed 12-foot equestrian trails would connect to the proposed equestrian trails along River road and Bluff Street. Additionally, there would be a 15-foot pedestrian access (Lot 'G'), between lots 10 and 11, to Sundance Park. The overall intent of the project is to create an equestrian community that is unified by tree lined equestrian trails that circulate through the community connecting residents to the City's equestrian heritage. The landscape treatment for the project is influenced by the native environs of the Santa Ana River and the City of Norco equestrian heritage.

PROJECT APPLICANT: TACRD Investment
18881 Von Karman Avenue Suite 150, Irvine, CA 92612

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The following environmental factors will be evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

PROJECT ALTERNATIVES: Identification of potential alternatives to the JD Ranch Residential project will be addressed as part of the EIR in accordance with CEQA Guidelines Section 15126.6.


The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with development of the project, whether the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant's goals and objectives.

CUMULATIVE IMPACT ANALYSIS: The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area in accordance with CEQA Guidelines Section 15130.

OTHER REQUIRED SECTIONS: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; 5) Growth-Inducing Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F of CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

Relevant technical reports will be provided as EIR appendices.

Pursuant to Section 15082(a) of the CEQA Guidelines, the City will be the Lead Agency and will prepare an EIR for the project described above. This NOP has been prepared to solicit comments from agencies, organizations, and other interested parties on the proposed project.

SIGNATURE:	 <hr/>
TITLE:	Alma Robles, Planning Director – City of Norco <hr/>
TELEPHONE:	(951) 270-5661 <hr/>
DATE:	June 19, 2023 <hr/>



Source: ESRI, June 2023.
 - approximate Project Site Boundary



JD RANCH RESIDENTIAL PROJECT
 Notice of Preparation
 Local Vicinity

Figure 1



Source: Google Earth Pro; June 2021.
 - approximate Project Site Boundary



JD RANCH RESIDENTIAL PROJECT
 Notice of Preparation
 Existing and Surrounding Land Uses

Figure 2

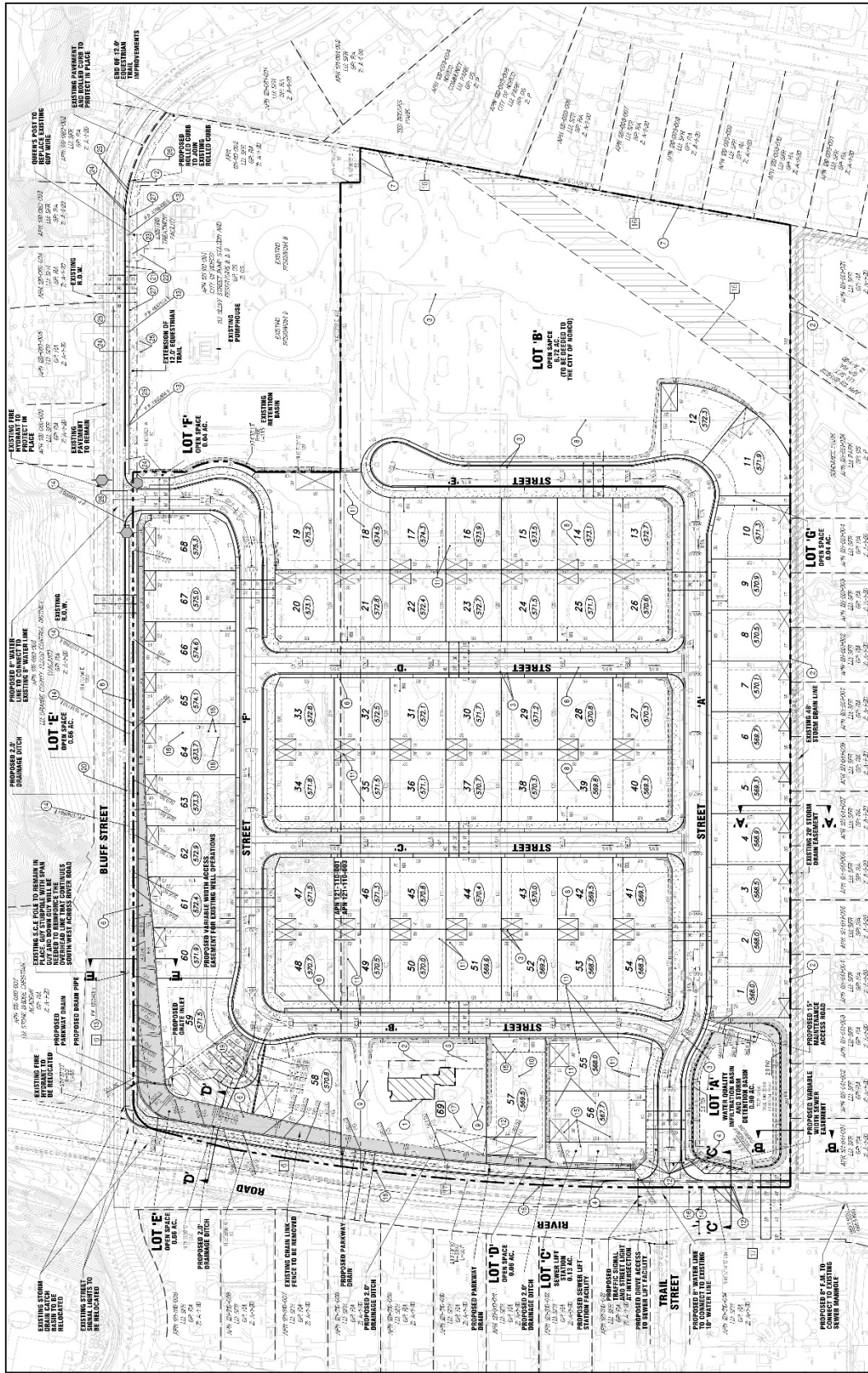


Source: MDS Consulting; March 14, 2023.

JD RANCH RESIDENTIAL PROJECT
Notice of Preparation
Site Plan

Figure 3



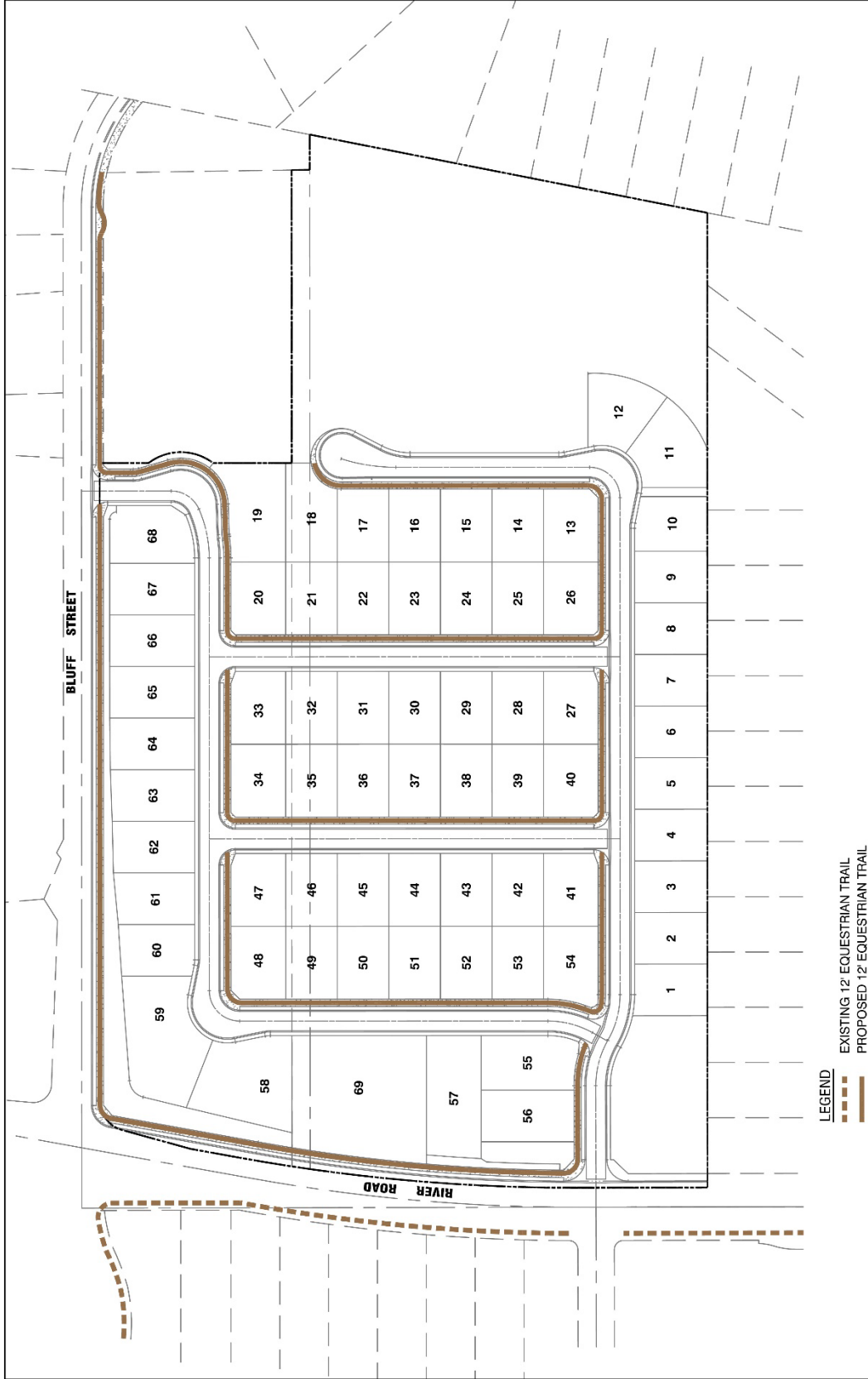


Source: MDS Consulting, March 13, 2023.

JD RANCH RESIDENTIAL PROJECT
 Notice of Preparation
 Tentative Tract Map

Figure 4





Source: MDS Consulting; March 14, 2023.

