



NOTICE OF PREPARATION

DATE: November 20th, 2024

TO: Reviewing Agencies, Organizations, and Interested Parties

FROM: City of Norco

SUBJECT: Notice of Preparation of a Program Environmental Impact Report for the City of Norco 2050 General Plan Update Project

The City of Norco is the Lead Agency responsible for preparing a Program Environmental Impact Report (PEIR) to evaluate the potential environmental impacts of the proposed City of Norco 2050 General Plan Update 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 PEIR. (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 PEIR. 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 November 20th, 2024, to December 20th, 2024. Please send all written comments, referencing the “City of Norco 2050 General Plan Update Project PEIR” no later than, December 20th, 2024, 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/publicnotice> 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 Senior Center
2690 Clark Avenue
Norco, CA 92860

Norco Council Chamber,
Message Board
2820 Clark Avenue
Norco, CA 92860

Norco Fire Station #47
3902 Hillside Avenue
Norco, CA 92860

Public Scoping Meeting

A public scoping meeting will be held on December 3rd, 2024, from 6:00 PM to 8:00 PM, at Norco City Hall Council Chambers, located at 2820 Clark Avenue, Norco CA 92860. At this meeting, public agencies, organizations, and members of the public will be able to provide comments on the scope of the environmental review process.

Project Location

The City of Norco (City) is located in Western Riverside County, approximately 45 miles east of Los Angeles along the Interstate 15 freeway between Interstate 60 and State Route 91. Norco is bordered by the Santa Ana River and the Cities of Eastvale and Jurupa Valley to the north, by the City of Corona to the west and south, and the City of Riverside and unincorporated Riverside County to the east. The City is approximately 9,800 acres or 14.5 square miles in area.

Project Description

The City is preparing a comprehensive update of the *Norco General Plan* in response to changes in conditions in the City and new state laws enacted since the preparation of the current General Plan, such as AB 1358 (Complete Streets), SB 99 (Evacuation Analysis), SB 379 (Climate Adaptation), SB 932 (Safe Systems), SB 1241 (Wildfire Hazards) and SB 1000 (Environmental Justice).

The proposed *2050 General Plan* will include updates of the following elements required by State Planning and Zoning Law: (1) Land Use and Community Character, including the Land Use Map; (2) Open Space; (3) Public Facilities and Services; (4) Mobility and Access; (5) Resource Conservation and Management; (6) Safety; and (7) Noise. The updates to these elements will address environmental justice in accordance with California Government Code Section 65302. The City's 2021-2029 Housing Element was certified in 2022 and no update is proposed. The City's *Comprehensive Zoning Ordinance* will be updated as needed to maintain consistency with the *2050 General Plan*.

The *2050 General Plan* will include goals, policies, and implementation actions developed based on community outreach to advance the City's vision and community priorities. The City is largely developed at this time with equestrian-oriented, large-lot, residential neighborhoods with a rural and agricultural character. Commercial uses are primarily located along Sixth Street, Hamner Avenue and River Road.

Projected Growth. The *2050 General Plan* will address growth projected through 2050 for the City as presented below. The projected growth includes pipeline projects (specific projects that have been entitled for development but not yet built), and future growth (development that could occur by the year 2050 on some of Norco's vacant and underutilized parcels).

Scenario	City Area (acres)	Households	Jobs	Population
Existing Conditions in Year 2024	9,808	7,147	15,006	24,672
Anticipated Growth from Proposed Land Use Plan	0	+1,110	+1,794	+3,824
Projected Total by Year 2050	9,808	8,257	16,800	28,496

Based on community input, the General Plan goals and policies will be oriented to maintain the existing character of the City’s residential neighborhoods, establish a more prominent downtown that is consistent with the character of the community, maintain and enhance the City’s parks and community facilities, continue to conserve the City’s natural open space, particularly along the Santa Ana River and Norco Hills, and enhance Norco as a destination offering equestrian and agricultural experiences, including events that celebrate Norco’s heritage and Western traditions.

Environmental Factors Potentially Affected

The City will prepare a PEIR to evaluate the potential environmental impacts associated with the proposed Project. The following topics will be evaluated in the PEIR:

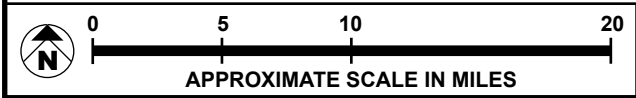
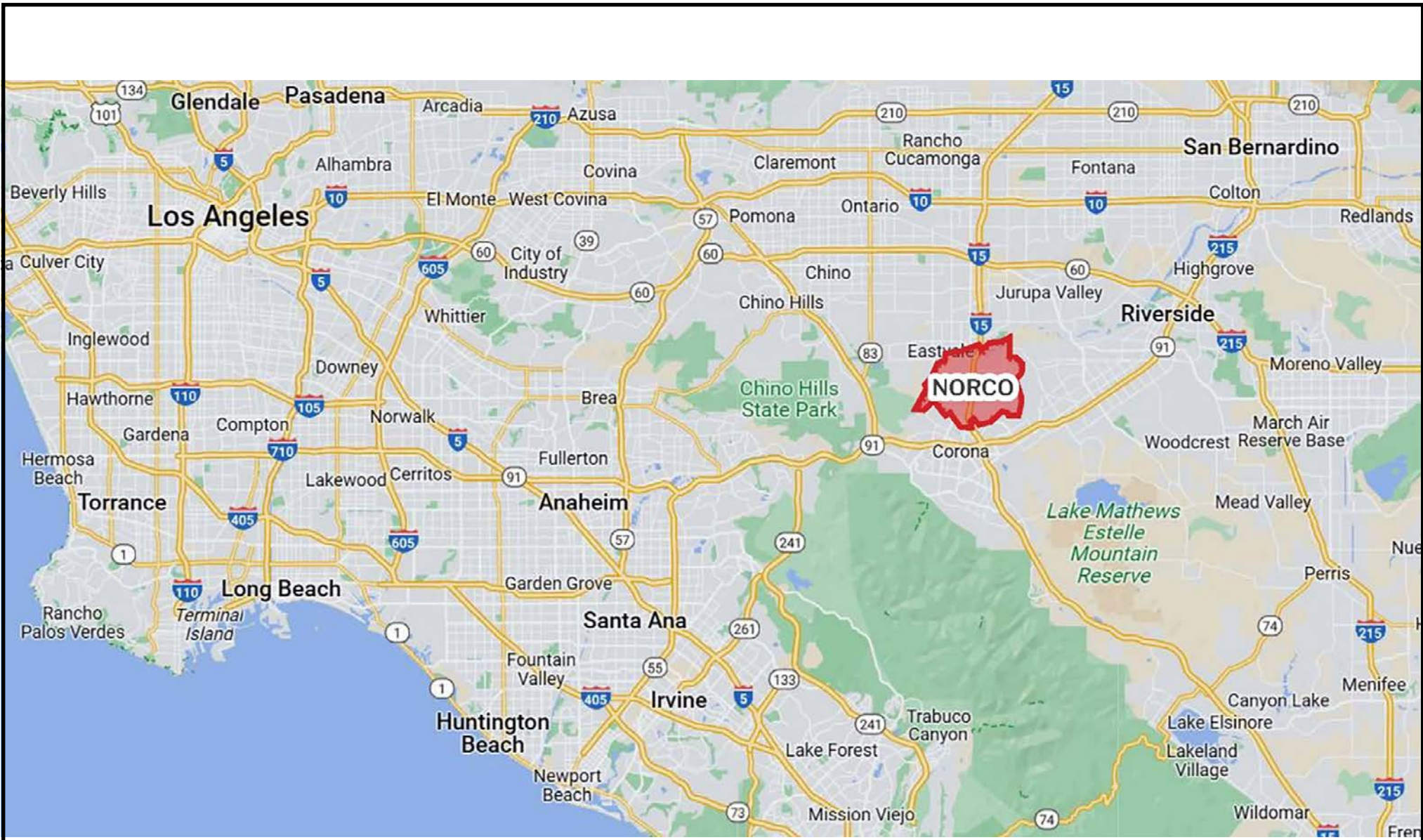
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing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

The PEIR will consider whether the implementation provisions of the General Plan Update (i.e., goals, policies, and programs) would reduce environmental impacts, or whether additional mitigation measures would be required to ensure that environmental impacts are reduced to the extent feasible. Identification of potential alternatives to the proposed Project will be addressed as part of the PEIR in accordance with CEQA Guidelines Section 15126.6. The PEIR will identify the degree to which each alternative could attain the Project objectives while reducing any significant impact of the Project. In accordance with CEQA Guidelines Section 15130, the PEIR will include a discussion of cumulative impacts based on review of other plans shaping development outside of the study area.

Attachments

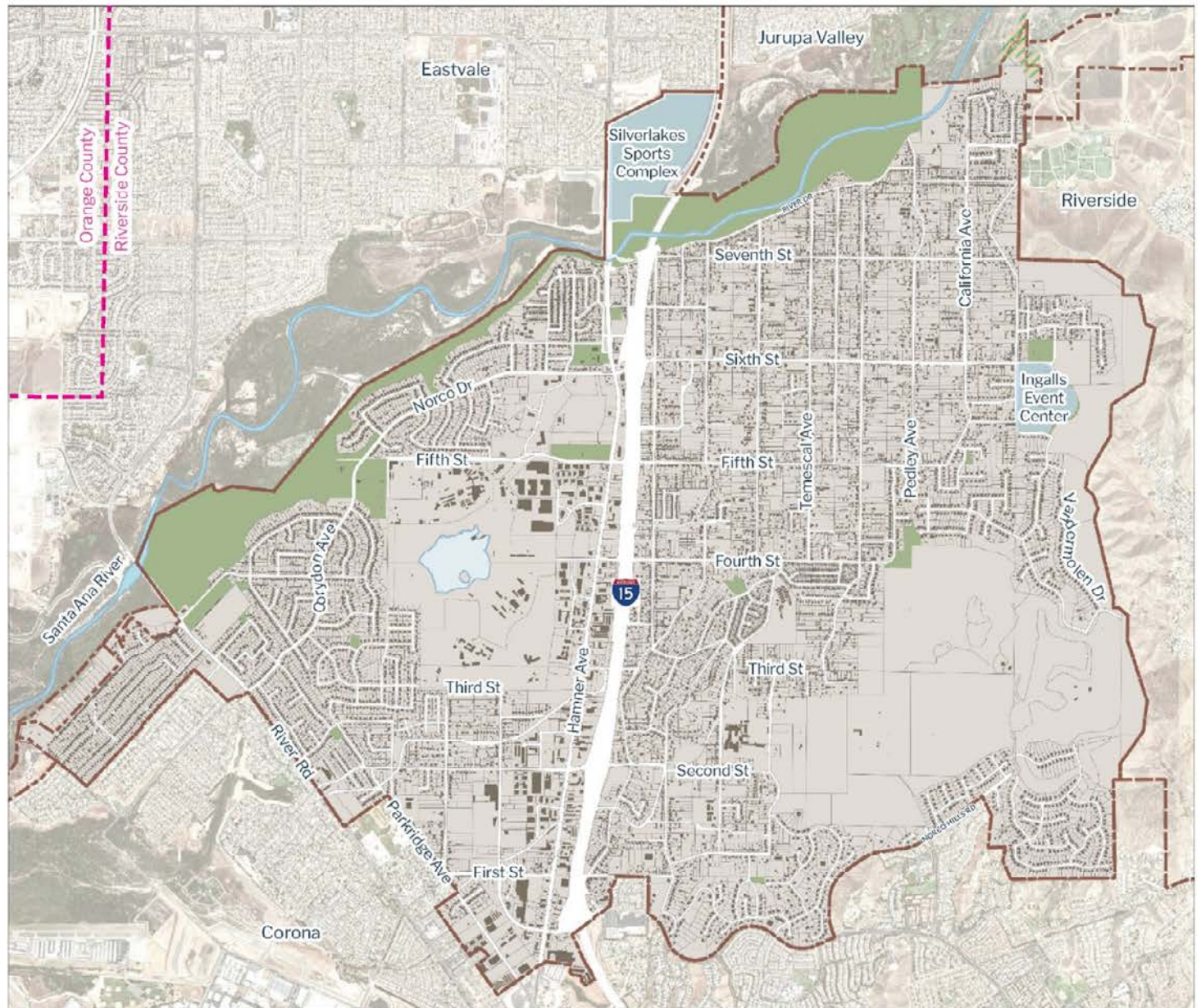
Figure 1: Regional Location Map

Figure 2: City Location Map

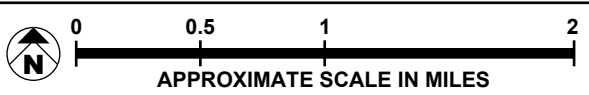


SOURCE: Google Earth - 2024

FIGURE 1



- City Limit
- County Boundary



SOURCE: Google Earth - 2024

FIGURE 2

