Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: JD Ranch Residential Project

Lead Agency: City of Norco, Planning Department
Contact Person: Alma Robles, Planning Director
Mailing Address: 2870 Clark Avenue
Phone: (951) 735-3900
City: Norco
Zip: 92860
County: Riverside

Project Location: County: Riverside
City/Nearest Community: Norco
Cross Streets: Along River Road between Bluff Street and Sundance Road
Zip Code: 92860
Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ′ 10.9 ″ N / 117 ° 35 ′ 27.1 ″ W
Total Acres: 38.92
Assessor's Parcel No.: 121-110-001 & 121-110-003
Section: 11
Twp.: T3S
Range: R7W
Base: N/A
Within 2 Miles: State Hwy #: I-15
Waterways: Santa Ana River
Airports: N/A
Railways: N/A
Schools: Various

Document Type:

CEQA: ☒ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: TPM

Development Type:

☒ Residential: Units 68 Acres 38.92
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: GHG Emissions

Present Land Use/Zoning/General Plan Designation:

APN 121-110-003: A-1-20 (Agricultural - Low Density)/ Residential Agricultural , APN 121-110-001 Open Space / Public Lands

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

S Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
S Caltrans District # 8
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
X Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
X Fish & Game Region # 6
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
S Native American Heritage Commission

S Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
S Public Utilities Commission
S Regional WQCB # 8
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
X SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
S Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date June 23, 2023 Ending Date July 23, 2023

Lead Agency (Complete if applicable):

Consulting Firm: VCS Ennvironmental
Address: 30900 Rancho Viejo Road, Suite 100
City/State/Zip: San Juan Capistrano, CA 92675
Contact: Dan Bott
Phone: (949) 234-6072

Applicant: City of Norco
Address: 2870 Clark Avenue
City/State/Zip: Norco, CA 92860
Phone: (951) 735-3900

Signature of Lead Agency Representative: Dan Bott **Date:** 6/22/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.