



Lead Agency: City of Norco
ATTN:
Address: 2870 Clark Avenue, Norco, CA
92860

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600828
09/21/2026 11:39 AM Fee: \$ 4277.50
Page 1 of 2

Removed: By: Deputy


(SPACE FOR CLERK'S USE)

Project Title

JD Ranch Residential Project

Filing Type

- ☒ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☐ Other:

Notes

SCH No. 2023060617

Notice of Determination

Appendix D

To: ☒ Office of Land Use and Climate Innovation U.S. Mail: _____ Street Address: _____ P.O. Box 3044 1400 Tenth St., Rm 100 Sacramento, CA 95812-3044 Sacramento, CA 95814		From: Public Agency: <u>City of Norco</u> Address: <u>2870 Clark Avenue</u> <u>Norco, CA 92860</u> Contact: <u>Colby Cataldi</u> Phone: <u>(951) 270 - 5682</u>
☒ County Clerk County of: <u>Riverside</u> Address: <u>Riverside County Assessor - County Clerk</u> <u>2724 Gateway Drive, Riverside, CA 92507</u>		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): SCH No. 2023060617

Project Title: JD Ranch Residential Project

Project Applicant: TACRD Investments, L.P.

Project Location (include county): County of Riverside, City of Norco, along River Road between Bluff Street and Sundance Road

Project Description: The proposed project requests entitlements for a General Plan Amendment, a zone change, and Tentative Tract Map, to allow a 61-lot single-family residential development on approximately 34.39 acres. The development would construct 60 new homes; Lot 61 would retain the existing single-family home reserved on an approximately 1.01-acre lot carved from the original dairy property. The 61 lots are designed to meet both the R-1-10 zoning designation and the existing A-1-20 zoning designation; 43 lots would be in conformance with R-1-10 (10,000 square feet) and 18 lots would be in conformance with the existing A-1-20 (21,780 square feet) development requirements in accordance with Norco Municipal Code, Title 18, Chapters 18.13, A-1 Zone Agricultural Low Density and 18.15 R-1 Zone Residential Single-Family regulations. The TTM 38330 also provides a Water Quality Infiltration Basin and Storm Detention Basin (Lot G), a 0.11-acre 20-foot trail access (Lot I) connecting Street "A" to Sundance Park, an easement for trail access between Lots 9 and 10, and a two-foot wide drainage ditch lying within the 0.73-acre open space located on the boundaries along Bluff Street (Lot K) and River Road (Lot L), respectively.

This is to advise that the City of Norco, as Lead Agency, has approved the above-described project on September 16, 2026 and has made the following determinations regarding the above described project.

1. The project ☐ will ☒ 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.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☐ were ☒ 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 of Norco, 2870 Clark Avenue, Norco, California 92860

Signature: [Signature] Title: Director of Community Development

Date: 9/21/26 Date Received for filing at OPR: _____

Authority cited: Sections 21063, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Revised 2011

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

26-286108

STATE CLEARINGHOUSE NUMBER (If applicable)

2023060617

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF NORCO	CCATALDI@CI.NORCO.CA.US	09/21/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
RIVERSIDE		E-202600828
PROJECT TITLE		

JD RANCH RESIDENTIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TACRD INVESTMENTS, L.P.	TDALLAPE@HOFFMANLAND.COM	(949) 553-2020
PROJECT APPLICANT ADDRESS	CITY	STATE
18881 VON KARMAN AVE SUITE 150,	IRVINE	CA
		ZIP CODE
		91612

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,227.50	\$	\$4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$4,277.50

SIGNATURE

X *[Signature]*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy *Kimberly Ballesteros*



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-286108

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$4,277.50
	# Pages	2
	Document #	E-202600828
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$4,227.50
F&G Clerk Handling Fee		\$50.00
Total		\$4,277.50
Tender (Check)		\$4,277.50
Paid By	TACRD INVESTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP	
Check #	4142	
Paid By	TACRD INVESTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP	