



## NOTICE OF PREPARATION

**DATE:** July 31, 2025

**TO:** Reviewing Agencies, Organizations, and Interested Parties

**FROM:** City of Norco

**SUBJECT:** Notice of Preparation of an Environmental Impact Report for the Hidden Valley Tech Campus Specific Plan and Tentative Tract Map

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**NOTICE IS HERBY 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 Hidden Valley Tech Campus Project, consisting of a Specific Plan and Tentative Tract Map (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, this NOP will be circulated for a 30-day public review and comment period.

The City welcomes input from agencies and the public during this 30-day 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 August 5, 2025, to September 5, 2025. Please send all written comments, referencing the "Hidden Valley Tech Campus EIR" no later than, September 5, 2025, to:

Alma Robles, Community Development Director  
City of Norco Planning Department  
2870 Clark Avenue  
Norco, CA 92860  
Email: [planning@ci.norco.ca.us](mailto: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 at the date and time noted below, where 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. The Scoping Meeting is not a public hearing on the merits of the Project and NO DECISION on the Project will be made at the meeting. Public comments will be collected by the City of Norco pertaining to the Project's potential environmental effects. The City will not be required to provide an immediate response to any concerns raised. Concerns related to potential environmental effects will be addressed in the forthcoming EIR.

DATE OF SCOPING MEETING: August 21, 2025

TIME OF SCOPING MEETING: 6:00 p.m. to 8:00 p.m.

LOCATION OF SCOPING MEETING: Norco City Hall Council Chambers, 2820 Clark Avenue, Norco CA 92860

### **Project Location**

The Project site encompasses approximately 429.3 acres within the City of Norco. The Project site is generally bound by residential and open space to the north, residential properties to the south, Hidden Valley Golf Club to the east, and Norco High School with residential surrounding to the west. The Project site is comprised of 10 parcels: Assessor's Parcel Numbers [APNs]: 123-080-028, 123-250-005, -006, -007, 123-260-003, -004, -006, 123-320-001, 123-330-001, -011, and 123-330-049. Refer to Figure 1, *Location Map*; Figure 2, *USGS Map*; and Figure 3, *Aerial Photograph*. There project site has a general plan and zoning designation of Preservations and Development (PAD).

The Project site was the former location of Wyle Laboratories surrounding the Canyon Creek area. Concrete pads are located throughout the Project site, as well as paved and dirt roadways, from former operations. Due to the past use and current conditions, portions of the Project site are listed on the Cortese List of hazardous waste sites. The California Department of Toxic Substances Control (DTSC) is the Lead Agency responsible for assuring cleanup, which is well underway.

### **Project Description**

The Project is a proposed master-planned employment and hospitality campus with an estimated development potential of approximately 1.175 million square feet of building space and a 200-room boutique hotel. The Specific Plan and Tentative Tract Map propose to place development on the flatter portions of the site while maintaining approximately half of the property as natural open space area

(inclusive of the Canyon Creek riparian corridor that traverses through the center of the property). The Hidden Valley Tech Campus Specific Plan specifies the following land uses: a 150.9-acre business park campus, a 15.4-acre hospitality district, 240.9 acres of open space, a 1.2-acre water reservoir, and various roadways and trails. The business park campus is designed as a contemporary employment center that envisions employee-intensive uses in a campus-like setting. Typical land uses would include research and development facilities, professional offices, and businesses for assembling and manufacturing. The hospitality district includes a 200-room boutique hotel. Open space areas would be accessible through a network of trails that allow for active and passive recreational opportunities for the general public. Refer to Figure 4, *Specific Plan Land Use Plan*.

**Proposed Land Use Summary**

Land Use	Gross Acreage	Hotel Rooms	Maximum Floor Area Ratio (FAR)
Business Park	150.9	-	0.65
Hospitality District	15.4	200	0.80
Open Space	229.4	-	-
Trails	9.7	-	
<b>Subtotal</b>	<b>405.4</b>	<b>200</b>	
Public Facility	1.2	-	
Roads	20.9	-	
EVAs/Trail	1.8	-	
<b>Subtotal</b>	<b>23.9</b>	-	
<b>Specific Plan Total</b>	<b>429.3</b>	-	

<sup>1</sup>Floor Area Ratio (FAR) shall be calculated across Land Use Area.

**PROJECT APPLICANT:**

Inland Village, LLC  
 505 Lomas Santa Fe, Suite 230  
 Solana Beach, CA 92075

**Environmental Factors Potentially Affected**

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

- 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

### **Project Alternatives**

Identification of potential alternatives to the Hidden Valley Tech Campus 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; 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 regarding the scope and content of the environmental information to be included in the EIR.


### **Attachments**

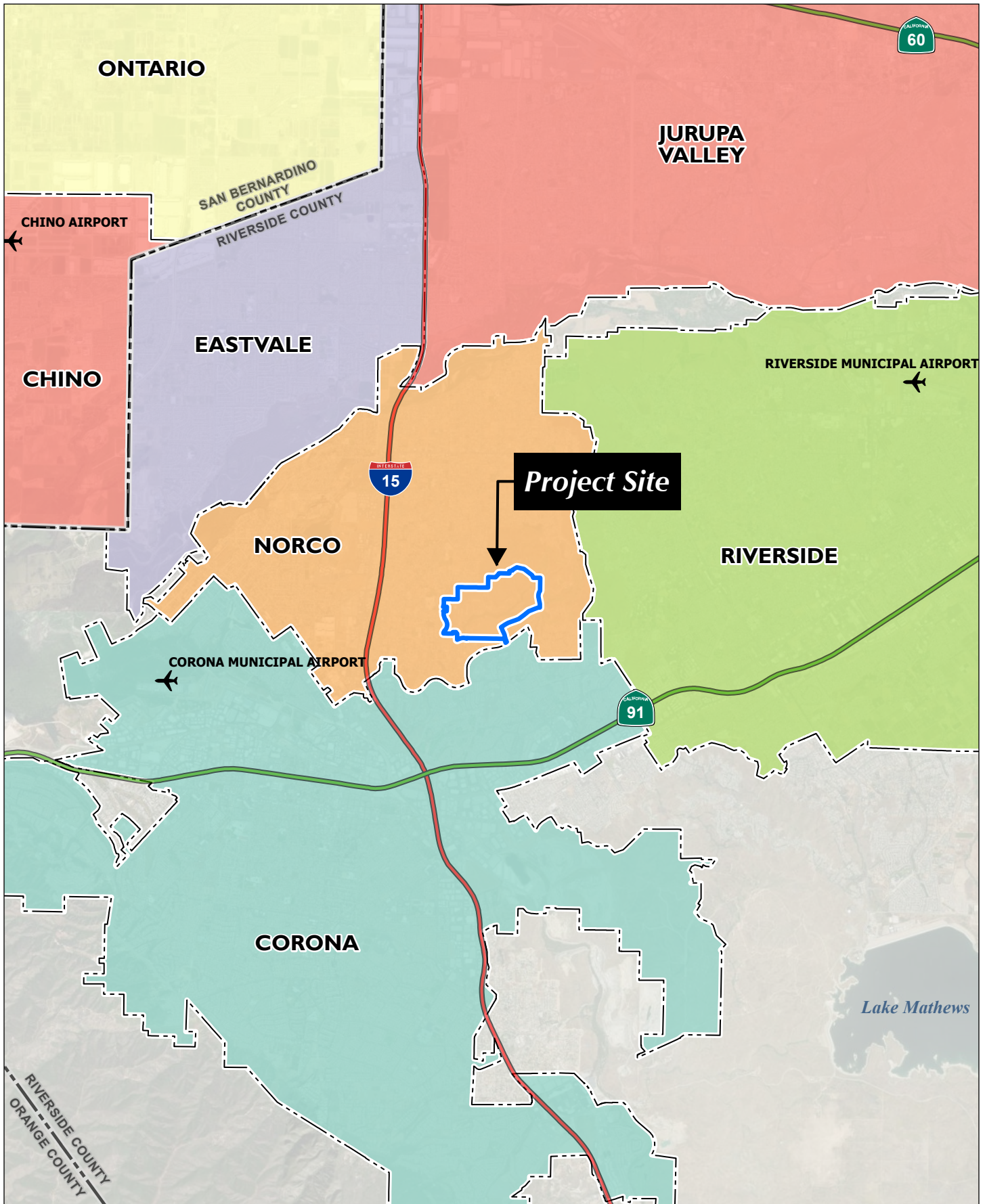
Figure 1, Location Map

Figure 2, USGS Map

Figure 3, Aerial Photograph

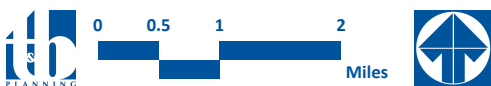
Figure 4, Proposed Specific Plan Land Use Plan

**SIGNATURE:**   
**TITLE:** Alma Robles, Community Development Director – City of Norco  
**TELEPHONE:** (951) 270-5661  
**DATE:** July 31, 2025

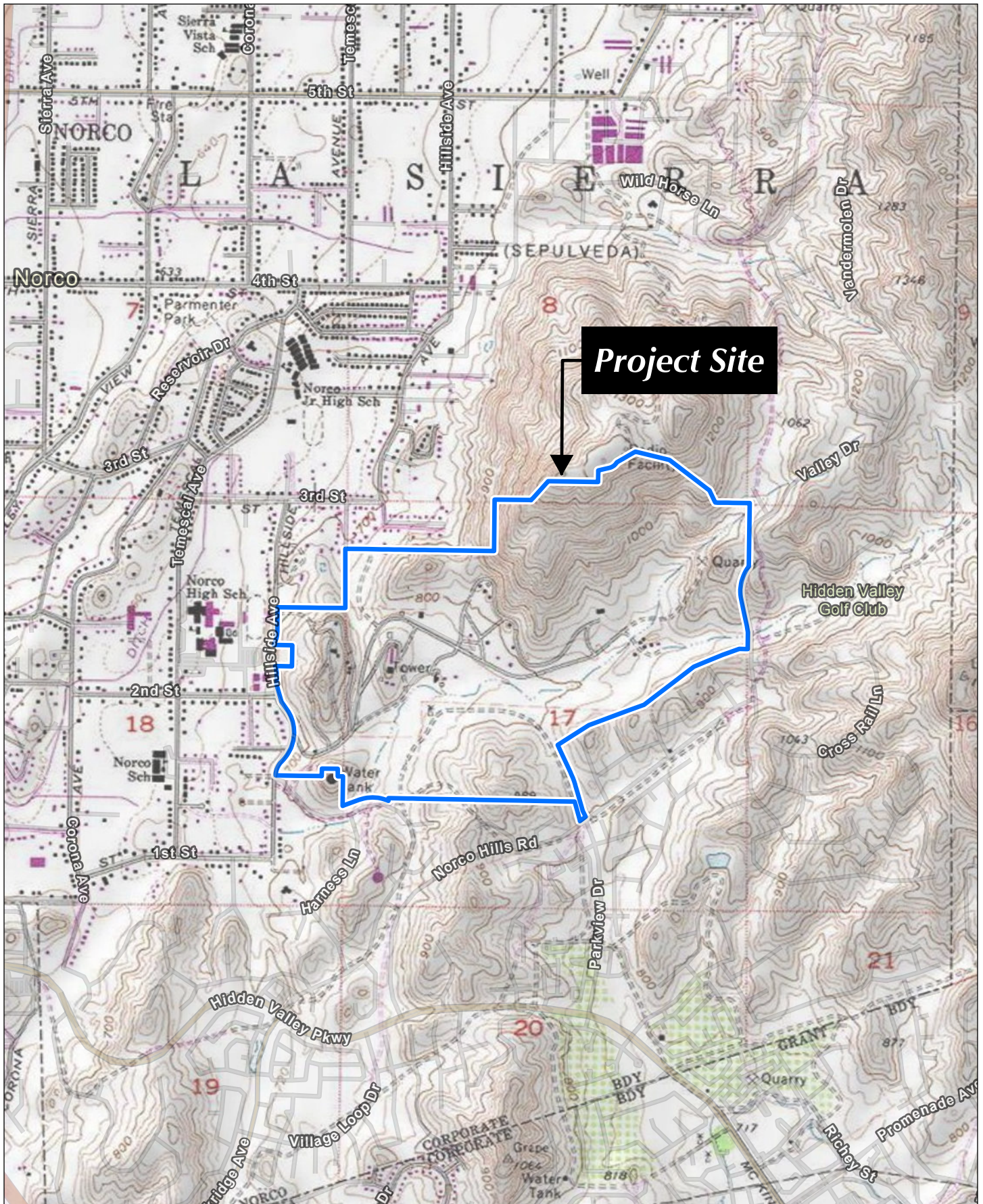


Source(s): Esri, RCIT (2025), SB County (2025)

Figure 1

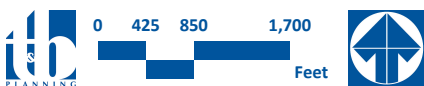


Location Map

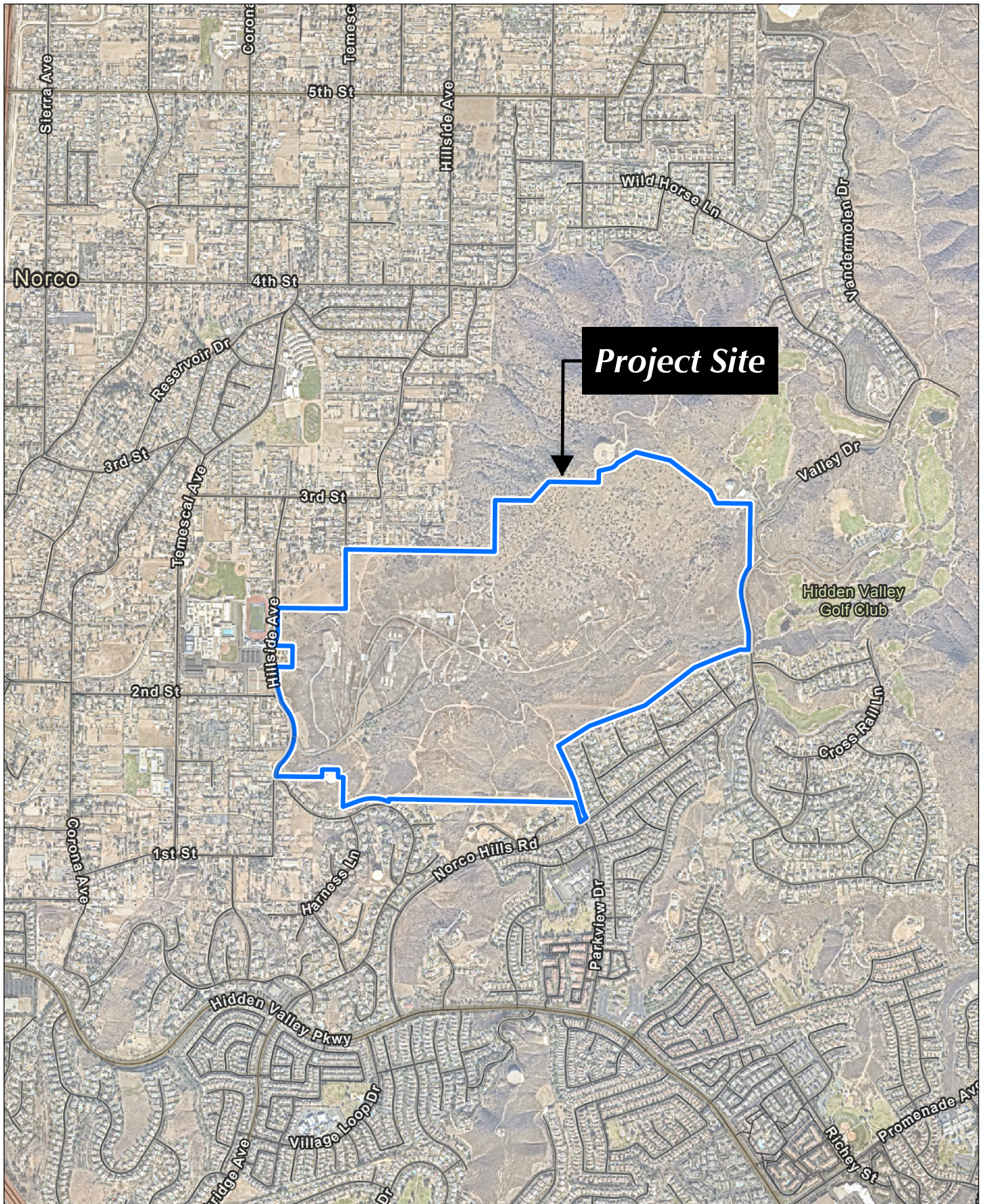


Source(s): Esri, RCIT (2025), USGS (2013)

Figure 2

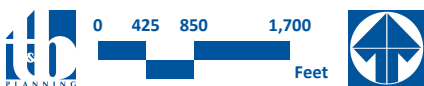


USGS Map

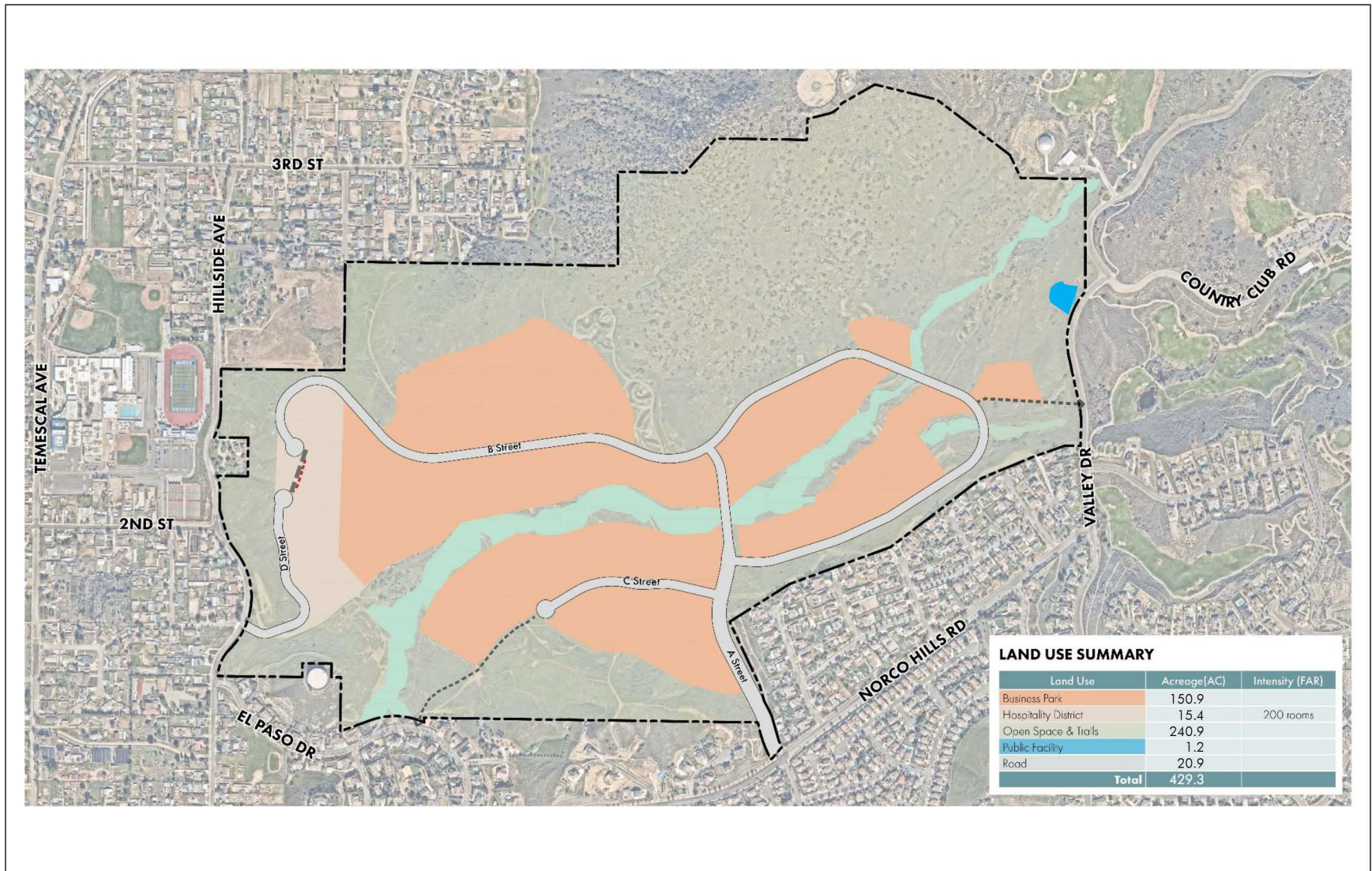


Source(s): Esri, Nearmap Imagery (Jan 2025), RCIT (2025)

Figure 3



Aerial Photograph



Source(s): Kimley-Horn (February 2025)

Figure 4



Proposed Specific Plan Land Use Plan