

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

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| SCH # |
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Project Title: Hidden Valley Tech Campus Specific Plan

Lead Agency: City of Norco Contact Person: Alma Robles
 Mailing Address: 2870 Clark Avenue Phone: (951) 270-5682
 City: Norco Zip: 92860 County: Riverside

Project Location: County: Riverside City/Nearest Community: Norco
 Cross Streets: Norco Hills Road, El Paso Drive, Hillside Avenue, and Valley Drive Zip Code: 92860
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 31.90" N / 117 ° 32 ' 4.96 " W Total Acres: 429.3
 Assessor's Parcel No.: _____ Section: 17 Twp.: 3S Range: 6W Base: San Bern
 Within 2 Miles: State Hwy #: I-15, SR-91 Waterways: N/A
 Airports: N/A Railways: Metrolink, BNSF Schools: Norco High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 1.175M Acres 150.9 Employees 1,650
 Educational: _____
 Recreational: Open Space: 240.9 acres
 Water Facilities: Type Reservoir: 1.2 acres MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Hotel: 200 Rooms

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, Energy, Tribal Cul

Present Land Use/Zoning/General Plan Designation:

Land Use: Vacant and Disturbed area/Zoning and General Plan Designation: PAD (Preservation and Development)

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

The Project entails up to 1.175 million square feet of development on 429.3 acres, including 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 located throughout the Specific Plan area and includes the Canyon Creek Riparian area. Open space areas would be accessible through a network of trails that allow for active and passive recreational opportunities for the general public.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 5, 2025 Ending Date September 5, 2025

Lead Agency (Complete if applicable):

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| Consulting Firm: <u>T&B Planning, Inc.</u> | Applicant: <u>Inland Village, LLC</u> |
| Address: <u>3200 El Camino Real, Suite 100</u> | Address: <u>505 Lomas Santa Fe, Suite 230</u> |
| City/State/Zip: <u>Irvine, CA 92602</u> | City/State/Zip: <u>Solana Beach, CA 92075</u> |
| Contact: <u>Tracy Zinn</u> | Phone: <u>(858) 523-0719</u> |
| Phone: <u>(714) 505-6360 ext. 350</u> | |

Signature of Lead Agency Representative:  Date: 07/31/25

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