



PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination When Attached to Notice of Exemption)

1. Name or description of project: Bluff Street Annexation #27, General Plan Amendment 2023-01, Zone Change 2023-01 (Pre-Zone) (City of Norco): A City-Initiated proposal to annex approximately 56.82 acres of unincorporated territory north of Bluff Street and west of River Road to the City of Norco. This project includes a general plan amendment to establish land use designations of RA (Residential Agricultural) and WR (Water Related) for the properties to be annexed, and a zone change to Pre-Zone the properties with corresponding zones: A-1-20 (Agricultural Low Density) and OS (Open Space). The subject project consists of the following APNs: 121-030-004, -008, -009, -010, -011, -012, -013, -014, -016, 121-050-001, -003, -005, -031, -032, -034 and -035, 121-320-002, -003, -004, -005, -006, -007, -008, and -009.

2. Location: Approximately 56.82 Acres of unincorporated territory north of Bluff Street and West of River Road to the City of Norco. APNs: 121-030-004, -008, -009, -010, -011, -012, -013, -014, -016, 121-050-001, -003, -005, -031, -032, -034 and -035, 121-320-002, -003, -004, -005, -006, -007, -008, and -009.

3. Entity or person undertaking project: City of Norco

4. Staff Determination: The City's Staff having undertaken and completed a preliminary review of this project in accordance with the City's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- a. The proposed action does not constitute a project under CEQA.
- b. The project is a Ministerial Project.
- c. The project is an Emergency Project.
- d. The project constitutes a feasibility or planning study.
- e. The project is categorically exempt/Applicable Exemption Class:
Class 19 – Annexations of Existing Facilities (CEQA and City of Norco Environmental Guidelines)
- f. The project is statutorily exempt.
 Applicable Exemption:
- g. The project is otherwise exempt on the following basis:
- h. The project involves another public agency which constitutes the Lead Agency.
Name of Lead Agency:

Date: August 13, 2025

Staff: Alma Robles



NOTICE OF EXEMPTION

To: County Clerk, County of Riverside
P O Box 751
Riverside, CA 92502-0751

1. Project Title: Bluff Street Annexation #27, General Plan Amendment 2023-01, Zone Change 2023-01 (Pre-Zone) (City of Norco): A City-Initiated proposal to annex approximately 56.82 acres of unincorporated territory north of Bluff Street and west of River Road to the City of Norco. This project includes a general plan amendment to establish land use designations of RA (Residential Agricultural) and WR (Water Related) for the properties to be annexed, and a zone change to Pre-Zone the properties with corresponding zones: A-1-20 (Agricultural Low Density) and OS (Open Space). The subject project consists of the following APNs: 121-030-004, -008, -009, -010, -011, -012, -013, -014, -016, 121-050-001, -003, -005, -031, -032, -034 and -035, 121-320-002, -003, -004, -005, -006, -007, -008, and -009.

2. Project Location: Approximately 56.82 Acres of unincorporated territory north of Bluff Street and West of River Road to the City of Norco. APNs: 121-030-004, -008, -009, -010, -011, -012, -013, -014, -016, 121-050-001, -003, -005, -031, -032, -034 and -035, 121-320-002, -003, -004, -005, -006, -007, -008, and -009.

3. Project Location: City of Norco, County of Riverside

4. Description of nature, purpose, and beneficiaries of project: This project consists of the annexation of approximately 56.82 acres of unincorporated territory north of Bluff Street and west of River Road to the City of Norco. Approval of this project will authorize staff to proceed with the submittal of the annexation application to the Riverside Local Agency Formation Commission (LAFCO). The purpose of this project is to annex all of the remaining unincorporated territory between Norco and the City of Eastvale (an island that is eligible for annexation under the streamlined provisions of the California Government Code) that is already benefiting from services in the City of Norco. The beneficiaries of this project are the City of Norco and the property owners.

5. Name of Public Agency approving project: City of Norco

6. Name of Person or Agency carrying out project: City of Norco

7. Exempt status: (Check one)

- (a) Ministerial project.
- (b) Not a project.
- (c) Emergency project.
- (d) Categorical Exemption. State type and class number: Class 19 – Annexations of Existing Facilities (CEQA and City of Norco Environmental Guidelines)
- (e) Declared Emergency.
- (f) Statutory Exemption. State Code section number:
- (g) Other. Explanation:

8. Reason why project was exempt: Allowed under City of Norco Environmental Guidelines Section 3.13, Class 19 – Annexation of Existing Facilities, which is consistent with CEQA.

9. Contact Person: Alma Robles, Community Development Director (951) 270-5682

10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date Received for Filing: _____

(Clerk Stamp Here)

Alma Robles
Signature (Lead Agency Representative)

Community Development Director
Title