



# CITY OF NORCO

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March 5, 2018

Eric Norris, Planning Director  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752  
[enorris@eastvaleca.gov](mailto:enorris@eastvaleca.gov)

Re: Addendum to Notice of Preparation (NOP) Response Letter for a Draft Environmental Impact Report (EIR), Lewis Retail & Civic Center (Site 1); Al's Corner (Site 2)

This letter is a follow-up addendum letter to the NOP response letter that was submitted on February 26, 2018 by the City of Norco. Again, thank you for the opportunity to review the NOP. The February 26, 2018 letter identified the following as needing to be addressed:

- The circulation for SilverLakes Equestrian and Sports Park (SilverLakes) currently has a restricted right-out egress lane on the north side of the facility that is next to the southern boundary of Site 1. The NOP did not include a site map\* but it is imperative that future circulation for Site 1 be designed with the Silverlakes circulation pattern being taken into consideration along with whatever improvements will be needed for that egress to continue functioning successfully when Site 1 is developed. The Draft EIR should investigate potential alternatives that may include a signal-controlled intersection at the SilverLakes egress site to allow southbound left-turn movements onto Hamner Avenue or a new access from SilverLakes through Site 1 as a potential relief to congestion around Site 1 when it is developed.

*\* (note): further review showed that the NOP did include a conceptual site plan*

In addition to the above, the conceptual site plan identified a potential right-of-way (ROW) dedication for an extension of Scheisman Road to the I-15 freeway (details on the NOP exhibit for the purpose of the ROW dedication were unreadable). A continuation of that conceptual dedication would need extension onto the SilverLakes property where there is court-mandated deed-restriction such that only the most northerly 100 feet of SilverLakes property adjacent to homes along Kern River Drive can be used for public right-of-way purposes. This also needs to be addressed in the Draft EIR.

Please provide subsequent environmental documents and site development plans to the City for review. Future submittals and any questions concerning this letter can be sent to me at:

Steve King, Planning Director  
City of Norco  
Norco, CA 92860  
(951) 270-5662  
[sking@ci.norco.ca.us](mailto:sking@ci.norco.ca.us)

Steve King  
Planning Director

Attachment: Copy Figure 2, Page 5 (Conceptual Site Plan) from Updated Notice of Preparation

## CITY COUNCIL

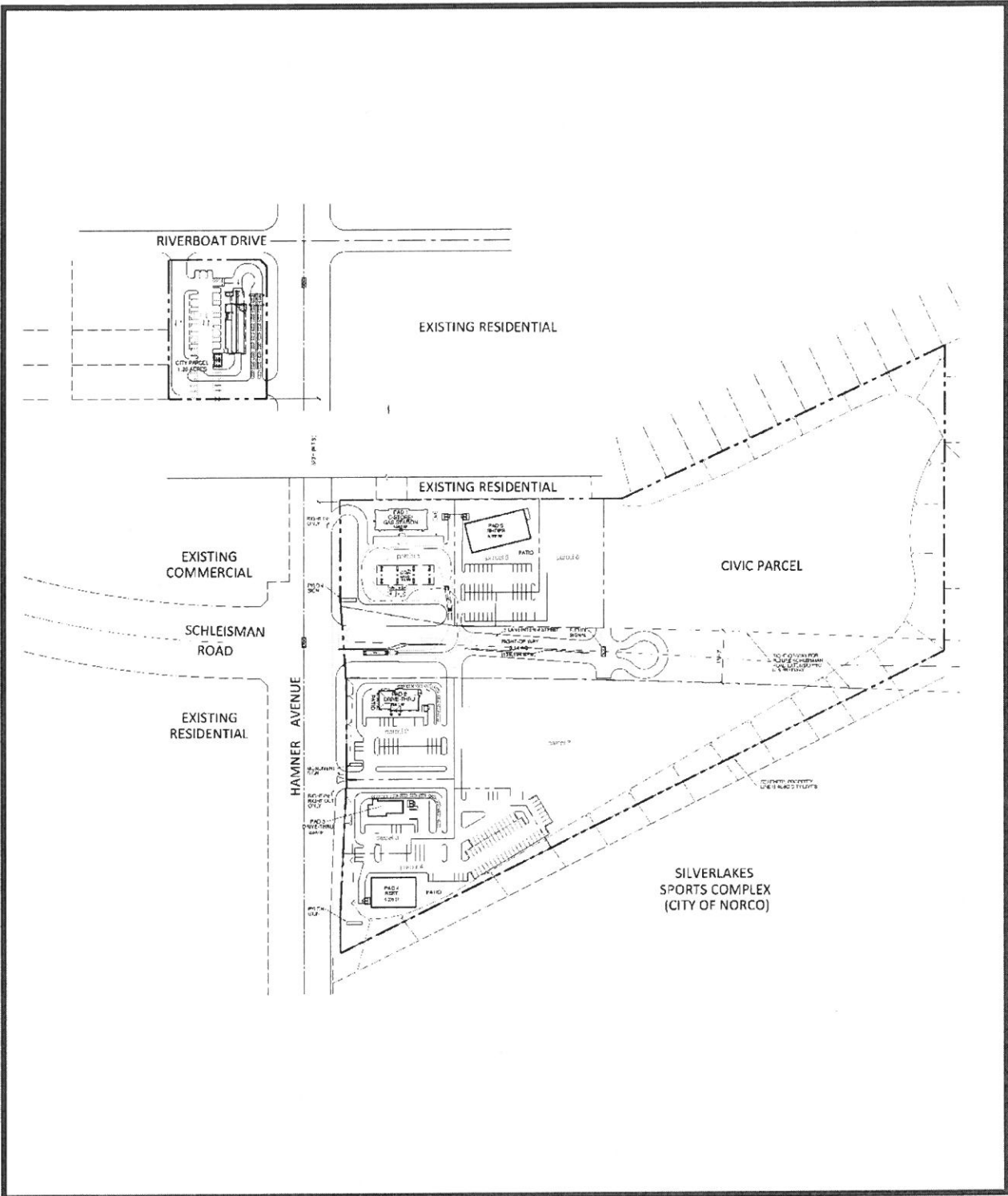
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Conceptual Site Plan

Figure 2  
City of Eastvale