



Notice of Availability of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Eastvale has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed project.

Date: January 23, 2020

Project Title: The Homestead Industrial Project (SCH No. 2019090335)

To: Responsible and Trustee Agencies, Interested Parties and Organizations

Subject: Notice of Availability of a Draft Environmental Impact Report (DEIR)

Project Location: The Project is located in the City of Eastvale, and within Riverside County, California. Specifically, it is located west of Archibald Avenue at the terminus of Limonite Avenue on a 56-acre site.

Project Description: The proposed project would involve the development of six industrial use buildings totaling up to 1,080,060 square feet on the site of an existing dairy. The existing structures would be demolished to accommodate the new development. The project would include the extension of Limonite Avenue within the project limits, and also include improvements to the Archibald Avenue frontage, and the Archibald Avenue/Limonite Avenue intersection.

The proposed entitlements are as follows:

- **CEQA Compliance/EIR Certification.** The City must certify the EIR prior to, or concurrent with, any approval of the Project.
- **Change of Zone** from Heavy Agricultural (A-2) to Industrial Park (I-P).
- **Major Development Review** for the development of seven (6) light industrial/warehouse buildings totaling approximately 1,080,060 square feet.
- **Tentative Parcel Map** to subdivide the site.
- **Lot Line Adjustment** to subdivide a parcel.
- **Variance** from the parking lot landscape shading and lighting requirements of the Zoning Code.

Government Code Section 65962.5: The Project site is not located on a site which is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: aesthetics, light and glare; air quality; biological resources; energy; greenhouse gas; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services; transportation and traffic; tribal cultural resources; and utilities and service systems.

Significant Environmental Impacts: Based on the analysis in the Draft EIR, the Project would have significant and unavoidable impacts to air quality, greenhouse gas emissions, and traffic and circulation, as identified below and described in detail in the Draft EIR.

- Air quality: conflict with an Air Quality Management Plan; NO_x regional threshold exceedance for operational emissions
- GHG emissions: MTCO₂e threshold exceedance; inconsistent with GHG reduction plans
- Traffic: Horizon Year intersection and roadway segment level of service (LOS) Impacts

Reviewing Locations: The Draft EIR can be accessed on the City website at: <http://www.eastvaleca.gov/city-hall/planning/environmental-documents>.

Copies of the Draft EIR are available for review at the following locations during regular business hours:

- Eastvale City Hall, 12363 Limonite Ave., Suite 910, Eastvale, CA 91752; Monday – Thursday, 7:30 a.m. and 5:30 p.m.; (951) 703-4421.
- Eastvale Library, 7447 Scholar Way, Eastvale, CA 92880; Monday – Wednesday 3:00 to 8:00 p.m., Friday 3:00 to 6:00 p.m., Saturday 10:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday; (951) 703-4421.
- Riverside County Clerk, 2720 Gateway Drive, Riverside, CA 92507; Monday – Thursday, 8:00 a.m. to 5:00 p.m., (951) 486-7000.

Public Comment Period: The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **Friday, January 24 through Tuesday, March 10, 2020**.

Written comments on the Draft EIR and technical studies must be received no later than 4:30 pm on Tuesday, March 10, 2020. Please submit comments to:

Gina Gibson-Williams, Community Development Director
Planning Department
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Email: ggibson-williams@eastvaleca.gov

If you require additional information, please contact Gina Gibson-William at (951) 361-0900.

Sincerely,

Gina Gibson-Williams
Community Development Director