

**CITY OF EASTVALE – NOTICE OF INTENT TO ADOPTION A MITIGATED  
NEGATIVE DECLARATION AND PLANNING COMMISSION NOTICE OF  
PUBLIC HEARING – PROJECT NO. PLN19-20000 – CHANDLER/ARCHIBALD  
COMMERCIAL RETAIL DEVELOPMENT**

**NOTICE IS HEREBY GIVEN** that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, April 21, 2021**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Ave., Suite 900, Eastvale, CA 91752, to consider **Project No. PLN19-20000** for the development of a proposed commercial retail center.

**PROJECT DESCRIPTION:** The project requires approval of the following entitlements:

- **General Plan Amendment** to change the land use designation from Low Density Residential (LDR) to Commercial Retail (CR).
- **Change of Zone** from Light Agricultural (A-1) to General Commercial (C-1/C-P).
- **Major Development Review** for the development of a 3,700-square-foot convenience store with a 3,144-square-foot 10-fueling position gas station, a 4,456-square-foot drive-through restaurant, and a 3,500-square-foot fast casual restaurant.
- **Conditional Use Permit** for development and operation of a gas station and convenience store with the off-sale of beer and wine (ABC License Type 20).
- **Conditional Use Permit** for the development and operation of a drive-through fast food restaurant.
- **Conditional Use Permit** for the on-sale of general alcohol in conjunction with a restaurant. (ABC License Type 47).
- **Tentative Parcel Map** to subdivide 2.71 acres of land into three parcels.

**PROJECT LOCATION:** The project is located on 2.71 acres parcel in the southern portion of the City of Eastvale on the northwest corner of Archibald Avenue and Chandler Street (Accessor's Parcel Numbers 144-130-004, -11, -12, -13). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5. The project applicant is Schneider REA/Eastvale LP.

**ENVIRONMENTAL:** An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. Based upon the information contained in the IS/MND and pursuant to the requirements of CEQA, it has been determined that this project as proposed, revised, or mitigated will not have a significant impact on the environment. In accordance with CEQA Guidelines Sections 15702 and 15073, the IS/MND is available for a 20-day public review period, beginning on **Tuesday, March 23, 2021 through Monday, April 12, 2021**. The IS/MND is available at: [www.eastvaleca.gov/government/community-development/planning/environmental-documents](http://www.eastvaleca.gov/government/community-development/planning/environmental-documents).

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Department located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to [ggonzalez@eastvaleca.gov](mailto:ggonzalez@eastvaleca.gov). Any questions on the project may be directed to Gustavo Gonzalez, AICP at (951) 703-4499 or via e-mail at [ggonzalez@eastvaleca.gov](mailto:ggonzalez@eastvaleca.gov). **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, April 21, 2021, at 4:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

## Project Vicinity Map



**The April 21, 2021 City of Eastvale Planning Commission Meeting will be conducted pursuant to the provisions of the Governor’s Executive Order N-25-20**

The City of Eastvale encourages your participation in the upcoming Planning Commission meeting; however, in order to minimize the spread of the COVID-19 virus, we ask that you please take into consideration the following:

1. You are strongly encouraged to participate in the meeting live by joining a GoTo Webinar platform. Instructions to access to this platform may found at: <https://www.eastvaleca.gov/>

A recording of the meeting will be available within 24 hours of adjournment at:

[www.eastvaleca.gov/government/commissions/planning-commission/agendas-minutes-recordings](http://www.eastvaleca.gov/government/commissions/planning-commission/agendas-minutes-recordings)

**City Hall City Council Chambers will be open to the public with limited seating and social distancing precautions.**

2. If you choose not to participate in the Planning Commission meeting but wish to make a public comment and/or a comment on a specific agenda item, please submit your comment via email by **5:00 p.m. on Wednesday, April 21, 2021**. Comments read will be timed and limited to three minutes. Your comments will be distributed to the Planning Commission and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

**The City of Eastvale thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.**

If you have any questions on the proposed project, please contact Gustavo Gonzalez, Planning Manager, at [ggonzalez@eastvaleca.gov](mailto:ggonzalez@eastvaleca.gov) or (951) 703-4499.