

**CITY OF EASTVALE – NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION AND PLANNING COMMISSION NOTICE OF
PUBLIC HEARING – PROJECT NO. PLN20-20063 – SUMNER PLACE**

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, May 19, 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. PLN20-20063** for the development of a mixed-use project consisting of 216 multiple-family residential units and 5,000 square feet of commercial retail space located at the southeast corner of Schleisman Road and Sumner Avenue.

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

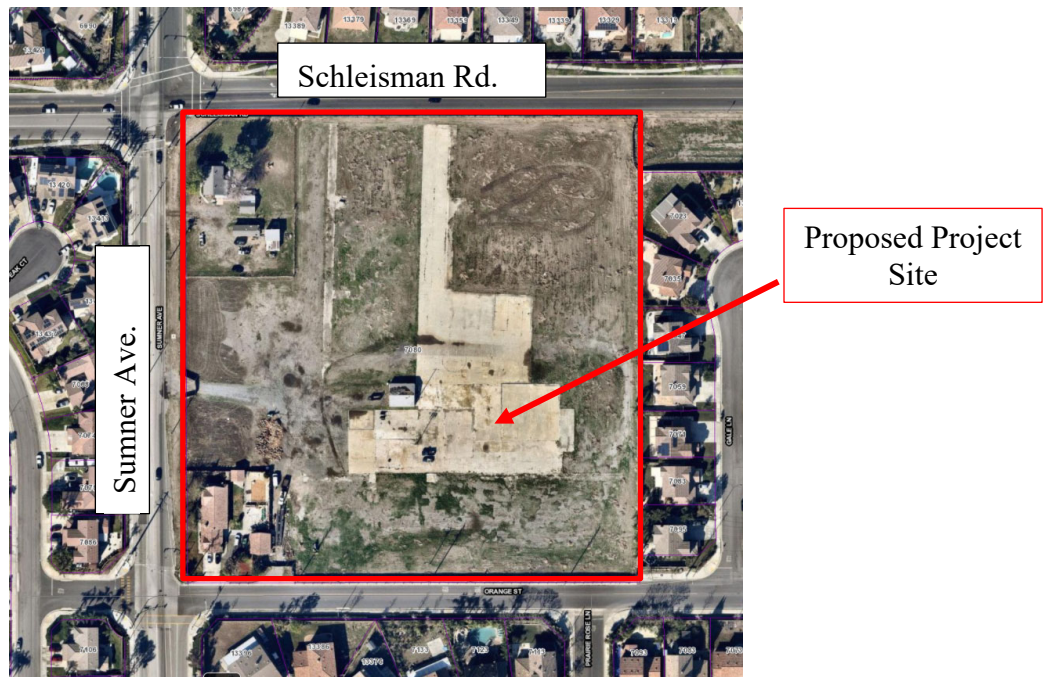
- **General Plan Amendment** to change the land use designation of proposed Lot 1 (7.2 net acres) from Commercial Retail (CR) to Highest Density Residential (HHDR)
- **Change of Zone** from Heavy Agricultural (A-2) to General Residential (R-3) for proposed Lot 1 (7.2 net acres) and from Heavy Agricultural (A-2) to General Commercial (C-1/C-P) for proposed Lot 2 (0.51 net acres)
- **Major Development Review** for the development of a 216-unit multiple-family residential project consisting of seven two- to three-story residential buildings with tuck-under garages and surface parking areas, and a 5,000-square-foot (sf) commercial retail building.
- **Tentative Parcel Map** to subdivide 7.2 net acres of land into two parcels.
- **Tentative Tract Map** to serve as a residential tract map for condominium purposes.
- **Development Agreement** for the construction and maintenance of off-site street improvements in conjunction with the local Transportation Uniform Mitigation Fee (“TUMF”) program.

PROJECT LOCATION: The project site is located in the City of Eastvale on the southeast corner of Schleisman Road and Sumner Avenue and partially developed with two single-family residences and two storage buildings located at the center of the project site. The project site consists of one parcel, identified as Assessor Parcel Number (APN) 152-040-001.

ENVIRONMENTAL: A draft environmental Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. Based upon the information contained in the draft IS/MND and pursuant to the requirements of the California Environmental Quality Act (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, April 20, 2021 through Monday, May 10, 2021**. The draft IS/MND is available for review at: 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 Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to alim@eastvaleca.gov. Any questions on the project may be directed to Allen Lim at (951) 703-4461 or via e-mail at alim@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, May 19, 2021, at 5:00 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 May 19, 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

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, May 19, 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 Allen Lim, Assistant Planner, at alim@eastvaleca.gov or (951) 703-4461.