



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 23-293500**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	4
	Document #	E-202301127
	Filing Type	5
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	CEQACOEAS	
Account Name	CEQACOEAS - CITY OF EASTVALE	
Balance	\$2,904.00	



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-293500
STATE CLEARINGHOUSE NUMBER (If applicable) 2015031028

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF EASTVALE	LEAD AGENCY EMAIL JCERDA@EASTVALECA.GOV	DATE 10/20/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202301127	

PROJECT TITLE  
LEAL MASTER PLAN PHASE A

PROJECT APPLICANT NAME THE NEW HOME COMPANY	PROJECT APPLICANT EMAIL MMILLER@NEWHOMECO.COM	PHONE NUMBER (949) 208-7279
PROJECT APPLICANT ADDRESS 15231 LAGUNA CANYON RD., SUITE 250,	CITY IRVINE	STATE CA
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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LARGE FEE PREVIOUSLY PAID E-201701597



**Peter Aldana**  
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2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
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**Receipt: 17-402540**

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$3,128.25
	# Pages	1
	Document #	E-201701597
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$3,078.25
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$3,128.25</b>
Tender (Check)		\$3,128.25
Check #	14911	

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

12/15/17 12:33 PM  
Gateway Clerk

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301127  
10/20/2023 09:15 AM Fee: \$ 50.00  
Page 1 of 4

**Notice of Determination**

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy

**To:**

Office of Planning and Research  
U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

**From:**

Public Agency: City of Eastvale  
Address: 12363 Limonite Ave. Suite 910  
Eastvale, CA 91752  
Contact: Gustavo Gonzales  
Phone: 951.703.4499

County Clerk

County of: Riverside  
Address: P.O. Box 751, 2724 Gateway Drive,  
Riverside, CA 92501

Lead Agency (if different from above): \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2015031028

Project Title: Leal Master Plan Phase A

Project Applicant: The New Home Company

Project Location (include county): Surrounded by Limonite, Scholar, 58<sup>th</sup>, and Hamner, Eastvale, Riverside County (attached map)

Project Description: On December 13, 2017, the City of Eastvale certified a Program EIR (State Clearinghouse No. 2015031028) for the adoption of the Leal Master Plan, and adopted Findings of Fact, a Statement of Overriding Considerations in light of the significant and unavoidable impacts, and a Mitigation Monitoring and Reporting Program. On May 11, 2022, the City of Eastvale approved a Modified Project consisting of: an Addendum to the Certified Program EIR for the Leal Master Plan; Leal Master Plan Amendment (SPA001); a Development Agreement (DA003); a Tentative Tract Map (TTM 38290) to create 14 developable lots and 19 lettered lots on 158.6 acres; and a Major Development Plan Review (PLN22-20020 DR001) for the development of 2500 residential units and 595,000 square feet of commercial development (retail, hotel, civic center) and a fire station. In 2022, the City evaluated the potential environmental impacts of the Modified Project against the criteria set forth in CEQA Guidelines §§ 15162, 15163, 15164, and 15168(c) and determined that substantial evidence throughout the Addendum supported the determination that the Modified Project would not have any reasonably foreseeable environmental consequences beyond that analyzed in the prior Program EIR and its associated administrative record, that none of the conditions triggering preparation of a subsequent or supplemental EIR apply and that the Addendum was appropriate for the proposed Modified Project and related entitlements, and fully complied with CEQA, as described in Public Resources Code section 21166 and the CEQA Guidelines.

In 2023, the applicant submitted applications for Phase A of the Leal Master Plan, specifically PLN22-20087, PLN22-20088, PLN22-20089, PLN 22-20090, PLN22-20091, and PLN22-20092 for Tentative Tract Map 38594 and Major Development Reviews of Phase A of the Leal Master Plan (project). Phase A covers 69.8 acres of the overall 158.6 acres and includes 438 dwelling units, along with associated streets, landscaping, parking, and open space/recreational areas, consisting of Planning Area 1 – 168-unit condominium and townhome residential community; Planning Area 6 – 100-unit attached single family residential community; Planning Area 7 – 94-unit detached single family residential community; and Planning Area 8 – 76-unit attached single family residential community. The boundary of Phase A is attached.

The Original EIR was prepared as a Program EIR and as such Phase A was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case Phase A of the Leal Master Plan, were examined in the program EIR (Original EIR) and the Addendum

(Modified Project), and pursuant to Section 15162 no subsequent EIR is required. Phase A is consistent with the analysis of the Addendum and Phase A does not exceed the maximum development assumptions of the Original EIR and Addendum and would not represent an increased development intensity within the overall approved Leal Master Plan area. The activity is within the scope of the Program EIR and Addendum, and the Program EIR and Addendum adequately describe the activity for purposes of CEQA.

This is to advise that the City of Eastvale (Lead Agency) has approved the above described project on October 18, 2023 and has made the following determinations regarding the above (date) described project.

1. The project [ will  will not] have new or more severe significant effects on the environment compared to the prior Program EIR and Addendum.
2.  An Addendum to a previously certified Environmental Impact Report was prepared for the Modified Project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the prior Program EIR, of the Modified Project and the Project. No new mitigation measures have been added.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for the prior EIR.
5. A statement of Overriding Considerations [ was  was not] adopted for the prior EIR.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the record for project approval, final Addendum to the Leal Master Plan Program EIR and Program EIR is available to the General Public at:  
www.eastvaleca.gov and 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Signature (Public Agency):  Title: Community Development Director

Date: October 18, 2023 Date Received for filing at OPR: October 19, 2023

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.



Source: Google (2021)

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N.T.S.

Figure 1  
Aerial View of Project Site and  
Surrounding Land Uses

