



**TO:** Reviewing Agencies and Other Interested Parties  
**FROM:** Eric Norris, Planning Director  
**DATE:** June 19, 2015  
**SUBJECT: Eastvale Marketplace (Planning Application No. 15-0958)**

The City of Eastvale (City) is the lead agency for the preparation and review of an Initial Study for the Eastvale Marketplace. The proposed project comprises a ±71,472-square-foot neighborhood retail center with multi-tenant and single-tenant buildings and associated parking facilities on 7.64 acres located on Assessor's Parcel Number (APN) 164-030-019-8. More specifically, the retail center would be anchored by a ±30,896-square-foot grocery store located at the northeast corner of the site. The retail center would also feature a ±10,140-square-foot, 6-bay tire store at the site's northern end, a ±3,000 square-foot bank with drive-up access at the site's southeastern corner, two 3,500-square-foot fast-food restaurants with drive-through windows, and two additional retail buildings totaling ±20,436 square feet. As part of the proposed project, the project applicant has requested a left-turn access from eastbound Limonite Avenue onto the project site. This initial study evaluates the request; however, the City has not made a determination on whether to approve the request. The current site plan provides approximately 366 of the 393 parking stalls required by the Municipal Code. The applicant plans to request a reduction in allowable parking as part of the development review.

The project site is designated by the Eastvale General Plan as Commercial Retail (CR) and zoned as Scenic Highway Commercial (C-P-S). The proposed project would be consistent with these land use designations.

At this time, the City is requesting comments on the Initial Study/MND for the proposed project. This notice is being sent to responsible agencies, trustee agencies, and other interested parties in accordance with state CEQA laws along with a copy of the Initial Study/MND on a CD. The public comment period for the Initial Study/MND will begin on **Monday June 22, 2015, and conclude on Monday July 13, 2015.** Written comments can be provided to Eric Norris, Planning Director, City of Eastvale, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. Comments can also be emailed to ENorris@EastvaleCA.gov.

Sincerely,

  
Eric Norris  
Planning Director

Enclosure – Initial Study on CD