



**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** Eric Norris, Planning Director

**DATE:** December 9, 2015

**SUBJECT: LBA Realty Eastvale Industrial Project (Planning Application No. 14-1077)**

The City of Eastvale (City) is the lead agency for the preparation and review of an Environmental Impact Report (EIR) for the LBA Realty Eastvale Industrial Project, an industrial development project consisting of one 446,173 square foot industrial warehouse building, parking, utility and stormwater infrastructure and landscaping on a 23.5-acre parcel on Cantu-Galleano Ranch Road (Assessor's Parcel Number 160-020-033) and construction of overflow truck parking and a secondary auto access roadway on a 5.3-acre portion of a 17.56-acre parcel behind (adjacent to the north of) the proposed building site (APN 156-050-025). In addition, the project will require removal and replacement (with an underground facility) of an existing Riverside County Flood Control and Water Conservation District (RCFCWCD) conveyance channel located generally in the center of the subject property. Additional open channel facilities along the eastern and southern site boundary and an off-site detention basin located on an adjacent parcel along the western property boundary will be replaced with pipes and an on-site detention basin located east of the project entrance. Project improvements would be required to allow shared truck access with the adjacent warehouse facility to the west..

Primary truck access to the proposed warehouse would be via a shared driveway and gated security area located along the north side of Cantu-Galleano Ranch Road adjacent to and east of the existing W.W. Grainger facility. Primary passenger car access would be via Micro Drive. Grading and landscaping would be required adjacent to and within the California Department of Transportation right-of-way (ROW) along the eastern site boundary to remove drainage infrastructure and construct a retaining wall. Additional grading will be required to remove the conveyance channel and off-site detention basin referenced above and to modify the site entrance. All cut and fill would be balanced on-site. Overall, project improvements would comprise 28.8 acres.

At this time, the City is requesting comments on the EIR 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 EIR on a CD. The public comment period for the EIR will begin on **Wednesday December 9, 2015 and conclude on Monday January 25, 2016.** Written comments can be provided to Cathy Perring, Assistant Planning Director, City of Eastvale, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. Comments can also be emailed to CPerring@EastvaleCA.gov.

Sincerely,

Eric Norris  
Planning Director

Enclosure – EIR on CD