



## NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN ENVIRONMENTAL IMPACT REPORT FOR THE LBA REALTY EASTVALE INDUSTRIAL PROJECT

An Environmental Impact Report (EIR) has been prepared by the City of Eastvale for the LBA Realty Eastvale Industrial Project (Planning Application No. 14-1077). The proposed project is located west of the I-15 freeway and north of Cantu-Galleano Ranch Road, in Eastvale, Riverside County, California (APN 160-020-033 and 156-050-025). Total area of the proposed project is approximately 28.8 acres.

The EIR is available for public review and can be downloaded from the City of Eastvale webpage at [www.eastvaleca.gov/planning](http://www.eastvaleca.gov/planning) beginning **Wednesday, December 9, 2015**. A printed copy will also be available for review at Eastvale City Hall, Planning Department, 12363 Limonite Ave, Suite 910, Eastvale, CA 91752 (8:00 a.m. to 5:30 p.m., Monday through Thursday).

The project involves construction and operation of a 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.

The EIR identifies impacts that require mitigation in the following topic areas: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gases, Hazards and Hazardous Materials, and Hydrology and Water Quality. The EIR identifies no impacts to Mineral Resources and Recreation. No significant and unavoidable impacts have been identified. The proposed project site is not on any of the sites enumerated under Government Code Section 65962.5 and is not a hazardous waste facility, land designated as hazardous waste property, or a designated hazardous waste disposal site as reported on the California Department of Toxic Substances Control EnviroStor website (<http://www.envirostor.dtsc.ca.gov/public/>).

In accordance with CEQA Guidelines Sections 15072(a) and (b), this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 45-day public review period will commence on **Wednesday, December 9, 2015 and will conclude on Monday, January 25, 2016**. Any written comments (via e-mail or letter) on the EIR must be submitted to Cathy Perring, Assistant Planning Director, Eastvale Planning Department no later than **5:00 p.m.** on the closing day of the comment period. Written comments may be mailed to City of Eastvale Planning Department, 12363 Limonite Ave, Suite 910, Eastvale, CA 91752, or can be emailed to [cperring@eastvaleca.gov](mailto:cperring@eastvaleca.gov).

A copy of the EIR is available for public review electronically on line at <http://www.eastvaleca.gov/planning> and in hard copy at the following three (3) locations:

- Eastvale City Hall, 12363 Limonite Ave. Suite 910, Eastvale, CA 91752 (Mon–Thurs 7:30 a.m. to 5:30 p.m.).
- Eastvale Library, 7447 Cleveland Avenue, Eastvale, CA 92880 (Mon–Thurs 3:00 to 8:00 p.m.; Fri 3:00 to 6:00 p.m.; Sat 10:00 a.m. to 5:00 p.m.; Sun – Closed).
- Riverside County Clerk-Recorder, 2720 Gateway Drive, Riverside, CA 92507 (Mon-Thu 8:00 a.m. to 5:00 p.m.).