



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN ENVIRONMENTAL IMPACT REPORT FOR THE EASTVALE CROSSINGS COMMERCIAL RETAIL PROJECT

An Environmental Impact Report (EIR) (SCH # 2015011020) has been prepared by the City of Eastvale for the Eastvale Crossings development project (Planning Application No. 12-0051). The proposed project is bounded by Archibald Avenue (west), Limonite Avenue (north), single-family residential uses (east), and James C. Huber Park (south) (APN's: 144-030-012, -014, and -028). The proposed development project includes a commercial retail center development project consisting of 218,100-square-foot commercial retail center on 24.78-acres. The retail center would be anchored by a Walmart store and would feature smaller retail, restaurant, and a gas station

The EIR is available for public review and can be downloaded from the City of Eastvale webpage at www.eastvaleca.gov/planning beginning **Tuesday, September 27, 2016**. 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 includes the development of a commercial retail center comprised of the following proposed parcels: (1) an approximately 192,000 square foot Walmart retail store on a 19.06 acre parcel; (2) a gas station with an approximately 4,200 square foot convenience store, sixteen fueling positions, and a self-servicing drive-through carwash on a 0.95-acre parcel, (3) an approximately 3,500 square foot fast food restaurant with a drive-through on a 0.76-acre parcel, (4) a 6,200 square foot retail shop building with a drive-through and walk-up automatic teller machine (ATM) on a 0.66-acre parcel, (5) a 12,200 square foot retail shop building on a 1.37-acre parcel, and (6) a storm water retention basin on a 0.46-acre parcel. The proposed development site will have approximately 1.52 acres of street and driveway dedications.

The Environmental Impact Report identifies impacts in Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation that require mitigation. The following significant and unavoidable impacts have been identified Air Quality and Transportation. 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 **Monday, October 3, 2016 and will conclude on Thursday, November 17, 2016**. Any written comments (via e-mail or letter) on the EIR must be submitted to Eric Norris, 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 enorris@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 Scholar Way, 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.).