

**NOTICE OF PUBLIC HEARING  
AND NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public scoping meeting on November 29, 2011 to consider a request by SC Eastvale Development Corp. (Applicant) for a Specific Plan, Change of Zone and General Plan Amendment application. The Specific Plan will replace the Resort Specific Plan No. 335 previously approved by the County of Riverside. The Resort Specific Plan No. 335 would have provided for approximately 58.39 acres of high density residential development with 646 dwelling units, approximately 72.72 acres of very high density residential development with 1,104 dwelling units, an 8.08-acre elementary school site, and a 13.0-acre community park site. The Resort Specific Plan No. 335 encompassed approximately 195 gross acres and was located on the same project site as the proposed Eastvale Commerce Center Specific Plan. The proposed Specific Plan would change current land uses from high density residential to approximately 39 acres of commercial/retail uses, 22 acres of office uses, 33 acres of light industrial uses and 112 acres of heavy industrial uses. Additionally, a Change of Zone proposes to change the existing site zoning from SP (Resort Specific Plan No. 335) to SP (Eastvale Commerce Center Specific Plan). The General Plan Amendment proposes to change the Project site's land use designation from High Density Residential (HDR) with Community Center Overlay to Light Industrial (LI), Heavy Industrial (HI), Commercial/Retail (CR) and Commercial Office (CO). The General Plan Amendment also includes the removal of the Project site from the Jurupa Area Plan. The project is bounded on the west by Hamner Avenue, on the south by Bellegrave Avenue, on the east by the Interstate 15 freeway (I-15), and on the north by Cantu-Galleano Ranch Road (formerly Galena Street).

The public scoping meeting will be held at Eastvale City Hall located at 12363 Limonite Avenue, Suite 910 Eastvale, CA 91752. The scoping meeting will commence at 2:00 p.m. Any comments directly related to the proposed Specific Plan, Change of Zone and General Plan Amendment applications (Project No. 11-271) must be received no later than Saturday, December 3, 2011 at 5:00 p.m. Any questions on the applications may be directed to Planning Director, Eric Norris at (951) 361-0900.

FURTHER, NOTICE IS HEREBY GIVEN that the City of Eastvale has completed an Initial Study for the Eastvale Commerce Center project (Project No. 11-271). This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to assess the potential for any significant environmental effects associated with the proposed project. On the basis of the Initial Study, the City's staff has concluded that the project will have a potentially significant effect on the environment and has, therefore, recommended preparation of a Draft Environmental Impact Report. The Initial Study/Notice of Preparation reflects the independent judgment of the City of Eastvale.

In accordance with Sections 15072(a) and (b) of the *CEQA Guidelines*, this Public Notice is mailed to officially notify the general public, public agencies, and responsible and trustee agencies that the required 30-day public review period will commence on Friday, November 4, 2011 and conclude on Saturday, December 3, 2011. Copies of the Initial Study/Notice of Preparation are available for public review at the following two (2) locations:

- Eastvale City Hall, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752  
Mon–Thurs 7:30 a.m. to 6 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

Any written comments on the Initial Study/Notice of Preparation may be submitted to the Eastvale Planning Department, Attention: Eric Norris, Planning Director, located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. Comments may also be emailed to [enorris@ci.eastvale.ca.us](mailto:enorris@ci.eastvale.ca.us). All comments on the Initial Study/Notice of Preparation must be received at the above mailing address no later than Saturday, December 3, 2011 (by 5 p.m.).