

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

An Initial Study and Notice of Preparation (NOP) were previously prepared for the Eastvale Commerce Center Project (Project No. 11-0271) and circulated for a 30-day public review period commencing November 4, 2011 and ending Saturday, December 3, 2011. Additionally, the City of Eastvale Planning Commission held a public scoping meeting on November 29, 2011 to consider input from agencies or the public on the scope and content of the EIR; however, none were provided to the City by the public or agencies. The project included a Specific Plan, Change of Zone and General Plan Amendment request by SC Eastvale Development Corp. (Applicant). Subsequent to circulation of the NOP in November 2011 the Applicant has made changes to the proposed land use plan. The proposed changes include an increase in commercial-retail use and a reduction in industrial use. Land uses of the proposed project will only include Light Industrial (LI), Business Park (BP) and Commercial-Retail (CR). The project would no longer propose Commercial-Office (CO) or Heavy Industrial (HI) land uses nor would it include a commercial-retail overlay resulting in the option of two land use scenarios. Further, the project would also a Tentative Parcel Map, Major Development Review, Conditional Use Permit, and Development Agreement.

The current proposed project includes 205 acres providing for approximately 25.3 acres of commercial-retail, 145 acres of light industrial and 35 acres of business park use. The Eastvale Commerce Center 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 25.3 acres of commercial-retail uses that would accommodate a 130-room hotel, 35 acres of business park uses, and 145 acres of light industrial uses. A Change of Zone proposes to change the existing site zoning from SP (Resort Specific Plan No. 335), I-P (Industrial Park), and R-3 (General Residential) to SP (Eastvale Commerce Center Specific Plan). The General Plan Amendment proposes to change the Project site's land use designation from Light Industrial (LI) and High Density Residential (HDR) to Light Industrial (LI), Commercial-Retail (CR) and Business Park (BP). The Tentative Parcel Map proposes to subdivide 205 acres into 6 parcels for mixed use development. The Major Development Review is for the construction of 3,100,000 square feet of industrial use facilities consisting of four (4) buildings ranging from 339,220 square feet to 1,219,330 square feet, 340,500 square feet of commercial-retail uses including a hotel allowing for 130-rooms, and 610,000 square feet of business park uses. The Conditional Use Permit is for the construction of industrial, commercial-retail and business park land uses requiring a conditional use permit as identified in the Specific Plan. The Development Agreement would initiate an agreement between the developer and City that will establish provisions for development of the Project such as, but not limited, to phasing of land uses, installation and financing of infrastructure, vesting of development rights, and timing of construction of public improvements. The project is bounded on the west by Hamner/Milliken Avenue, on the south by Bellegrave Avenue, on the east by Interstate 15 freeway (I-15), and on the north by Cantu-Galleano Ranch Road (formerly Galena Street).

The changes to the project description subsequent to circulation of the NOP in November 2011 do not affect the analysis of the Initial Study that was prepared. All of the potentially significant impacts that were identified in the Initial Study and Notice of Preparation November 2011 remain and will be analyzed in the forthcoming Draft Environmental Impact Report (DEIR).

NOTICE IS HEREBY GIVEN that the City of Eastvale will hold a public scoping meeting on August 21, 2012 to consider input on the revised project proposal and scope of analysis to be conducted in the forthcoming DEIR. The public scoping meeting will be held at Homecoming Eastvale located at 5464 West Homecoming Circle, Multi-Purpose Room, Eastvale, CA 91752. The scoping meeting will commence at 3:00 p.m. Any comments directly related to the proposed Specific Plan, Change of Zone, General Plan Amendment, Minor Development Review, Conditional Use Permit, and Tentative Parcel Map applications (Project No. 11-0271) must be received no later than Saturday, September 8, 2012 at 5:00 p.m. Any questions on the applications may be directed to Jerry Guarracino, Senior Planner at (951) 361-0900.

The Initial Study that the City of Eastvale completed for the Eastvale Commerce Center project (Project No. 11-0271), was 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, August 10, 2012 and conclude on Saturday, September 8, 2012. Copies of the November 2011 Notice of Preparation and Initial Study are available for public review in hardcopy format 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

The 2011 Notice of Preparation and Initial Study are also available in electronic format at www.EastvaleCA.gov. Any written comments on the Initial Study/Notice of Preparation may be submitted to the Eastvale Planning Department, Attention: Jerry Guarracino, Senior Planner, located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. Comments may also be emailed to jguarracino@pmcworld.com. All comments on the Initial Study/Notice of Preparation must be received at the above mailing address no later than Saturday, September 8, 2012 (by 5 p.m.).