



## **Notice of Availability of a Draft Environmental Impact Report**

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**NOTICE IS HEREBY GIVEN** that the City of Eastvale has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed project.

**Date:** April 8, 2018

**Project Title:** Lewis Retail Project [State Clearinghouse No. 2017101024]

**Subject:** Notice of Availability of a Draft Environmental Impact Report (DEIR)

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**Project Location:** The project sites are located in the City of Eastvale, and within Riverside County, California. Site 1 is located east of Hamner Avenue at the terminus of Schleisman Road, approximately 3 miles west of Interstate 15 (I-15) in the southeastern portion of Eastvale on two parcels identified as Assessor's Parcel Numbers (APN) 152-060-002, -003. Site 2 is an approximately 1.38-acre City-owned parcel consisting of vacant land located at the southwest corner of Hamner Avenue and Riverboat Drive, identified as APNs 152-350-010, -011.

**Project Description:** The Draft EIR addresses entitlements related to two different sites, that may be considered together, or separately, by the City.

- General Plan Amendments on Sites 1 and 2 to change the land use designation to Commercial Retail.
- Change of Zone on Site 1 to change the zoning to General Commercial (C-1/C-P).
- Tentative Parcel Map to subdivide Site 1 into eight commercial parcels and one right-of-way parcel.
- Major Development Plan Reviews for Site 2 and a portion of Site 1. Detailed applications for these buildings have not yet been submitted.

**Government Code Section 65962.5:** The project site is not located on a site which is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As part of the Phase I ESA prepared for the Sites, a search of selected government databases was conducted using the EDR Radius Report environmental database report system. Neither Site is located on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) pursuant to Government Code Section 65962.5.

**Environmental Topics Evaluated:** The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: Land Use and Planning; Transportation/Traffic; Air Quality; Global Climate Change and Greenhouse Gas Emissions; Noise; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; and Cultural Resources/Tribal Resources.

**Significant Environmental Impacts:** Based on the analysis in the Draft EIR, the project would have significant and unavoidable impacts to air quality, GHG emissions, noise, and traffic and circulation, as identified below and described in detail in DEIR Sections 4.3, 4.4, 4.5, and 4.2 respectively.

**Air Quality:**

- NOx Regional Threshold Exceedance (Operational-Source)
- Contributions to Non-Attainment Conditions
- AQMP Inconsistency

**GHG Emissions:**

- SCAQMD MTCO<sub>2e</sub> Threshold Exceedance

**Noise:**

- Construction-Source Noise
- Operational-Source Noise

**Traffic:**

- Existing and Opening Year Intersection and Roadway Segment Level of Service (LOS) Impacts

**Reviewing Locations:** The Draft EIR can be accessed on the City website at: <http://www.eastvaleca.gov/city-hall/planning/environmental-documents>.

Copies of the Draft EIR are available for review at the following locations during regular business hours:

- Eastvale City Hall, 12363 Limonite Ave., Suite 910, Eastvale, CA 91752; Monday – Thursday, 7:30 a.m. and 5:30 p.m.; (951) 703-4421.
- Eastvale Library, 7447 Scholar Way, Eastvale, CA 92880; Monday – Wednesday 3:00 to 8:00 p.m., Friday 3:00 to 6:00 p.m., Saturday 10:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday; (951) 703-4421.

**Public Comment Period:** The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period **from Sunday, April 8, 2018 through Tuesday, May 22, 2018.**

Written comments on the Draft EIR and technical studies must be received **no later than 4:30 pm on Tuesday, May 22, 2018.** Please submit comments to:

Eric Norris, Planning Director  
Planning Department  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752  
Email: [enorris@eastvaleca.gov](mailto:enorris@eastvaleca.gov)

If you require additional information, please contact Eric Norris at (951) 361-0900.