



## City of Eastvale

# NOTICE OF PREPARATION OF A DRAFT EIR

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Date: January 25, 2018

To: Responsible and Trustee Agencies, Interested Parties and Organizations, Affected Property Owners

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Project No. PLN17-20015 General Plan Amendment, Change of Zone, and select Major Development Plan Reviews for Commercial Uses for Lewis Retail at Polopolus Property (Site 1)  
Project No. PLN17-20029 Al's Corner General Plan Amendment (Site 2)

Project Location: Site 1: 7270 Hamner Avenue, east of Hamner Avenue, at the terminus of Schleisman Road  
Site 2: southwest corner of Hamner Avenue and Riverboat Drive  
See Figure 1 – Project Vicinity Map

Parcel Numbers: Site 1: 152-060-002 and 152-060-003; Site 2: 152-350-010 and 152-350-011

The City of Eastvale, as lead agency under the California Environmental Quality Act (CEQA), plans to prepare an Environmental Impact Report (EIR) pursuant to CEQA. In accordance with Section 15082 of the State CEQA Guidelines, the City is issuing this Notice of Preparation (NOP) to inform you that an EIR will be prepared and to provide an opportunity for a meaningful response related to the scope and content of the EIR, including the potentially significant environmental issues, reasonable alternatives, and mitigation measures.

### PROJECT DESCRIPTION

The Draft EIR will address 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; see Figure 2 for conceptual site plans showing the locations of the buildings.

### **Lewis Retail and Civic Center – Project No. PLN17-20015 (Site 1)**

Lewis Retail proposes a General Plan Amendment, a Change of Zone, and Major Development Plan Reviews for select parcels (see table below and Figure 2) for development of commercial and civic uses on a 23-acre site. Initial operation is anticipated to begin in 2019. The General Plan Amendment would modify the land use designation from Medium Density Residential to Commercial Retail. The Change of Zone would modify the zoning from Rural Residential (R-R) and Watercourse, Watershed, and Conservation Area (W-1) to General Commercial (C-1/C-P). A Tentative Parcel Map is proposed to subdivide the site into eight commercial parcels and one right-of-way parcel. With the exception of the Major Development Plan Reviews being requested, the following land use assumptions regarding future development have been assumed for Site 1 for purposes of the environmental analysis (including traffic, noise, and air quality technical studies):

Use	Size (square feet)
Gas station featuring 8 pumps and a market	8 pumps
Restaurant: drive-through	3,500
drive-through coffee shop	2,000
sit-down	6,000
sit-down	4,000
Retail	4,000
Medical office	10,000
Hotel featuring 130 rooms	74,800
Civic uses: government office	40,000
public library	25,000

Future development of the site would also require the following off-site and on-site improvements:

- Installation of a 36-inch storm drain on Hamner Avenue that will connect from the existing storm drain at the intersection of Hamner Avenue and Riverboat Drive to the intersection of Hamner Avenue and Schleisman Road.
- Half-width improvement of the site's Hamner Avenue frontage to the ultimate right-of-way.

**AI's Corner – Project No. PLN17-20029 (Site 2)**

The City proposes a General Plan Amendment to change the land use designation on an approximately 1.38-acre City-owned parcel of vacant land, located at the southwest corner of Hamner Avenue and Riverboat Drive, and commonly known as AI's Corner.

The AI's Corner site is currently designated Medium Density Residential on the General Plan land use map and is zoned General Commercial (C-1/C-P). The proposed General Plan Amendment, if approved, would bring the General Plan land use designation and zoning into conformance.

A Major Development Plan Review will be submitted for an approximately 5,000-square-foot, drive-through car wash (see Figure 2).

**EIR SCOPE**

An Initial Study addressing the potential environmental impacts associated with the project has been prepared. This Initial Study was prepared in compliance with CEQA (as amended), codified in California Public Resources Code Section 21000 et seq., and the CEQA Guidelines, codified in the California Code of Regulations, Title 14, Section 15000 et seq. The purpose of an Initial Study is to provide a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. Since the City, as the CEQA lead agency, identified the need for an EIR, an Initial Study was prepared to refine the scope of the EIR, identify resource areas that will potentially be eliminated from further analysis, and solicit public input on the scope of the EIR.

The City has preliminarily identified the following environmental considerations as potentially significant effects of the project:

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| ▪ Air Quality                     | ▪ Land Use and Planning            |
| ▪ Geology and Soils               | ▪ Noise                            |
| ▪ Greenhouse Gas Emissions/Energy | ▪ Transportation and Circulation   |
| ▪ Hazardous Materials             | ▪ Tribal Cultural Resources        |
| ▪ Hydrology and Water Quality     | Mandatory Findings of Significance |

The City has preliminarily identified the following environmental considerations as having either no effect or a less than significant effect:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any potentially significant project impacts.

**OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT**

The NOP and Initial Study are available for public review on the City's website at: [www.eastvaleca.gov/city-hall/planning/environmental-documents](http://www.eastvaleca.gov/city-hall/planning/environmental-documents)

Additionally, copies of the NOP and Initial Study are available for public review at the following locations:

**CITY OF EASTVALE**  
 Planning Department  
 12363 Limonite Avenue, Suite 910  
 Eastvale, CA 91752  
 (951) 703-4421

**EASTVALE LIBRARY**  
 7447 Scholar Way  
 Eastvale, CA 92880  
 (951) 273-1520

The City is requesting comments as to the scope and content of the EIR. Please provide your comments **before 5:00 p.m. on February 26, 2018.**

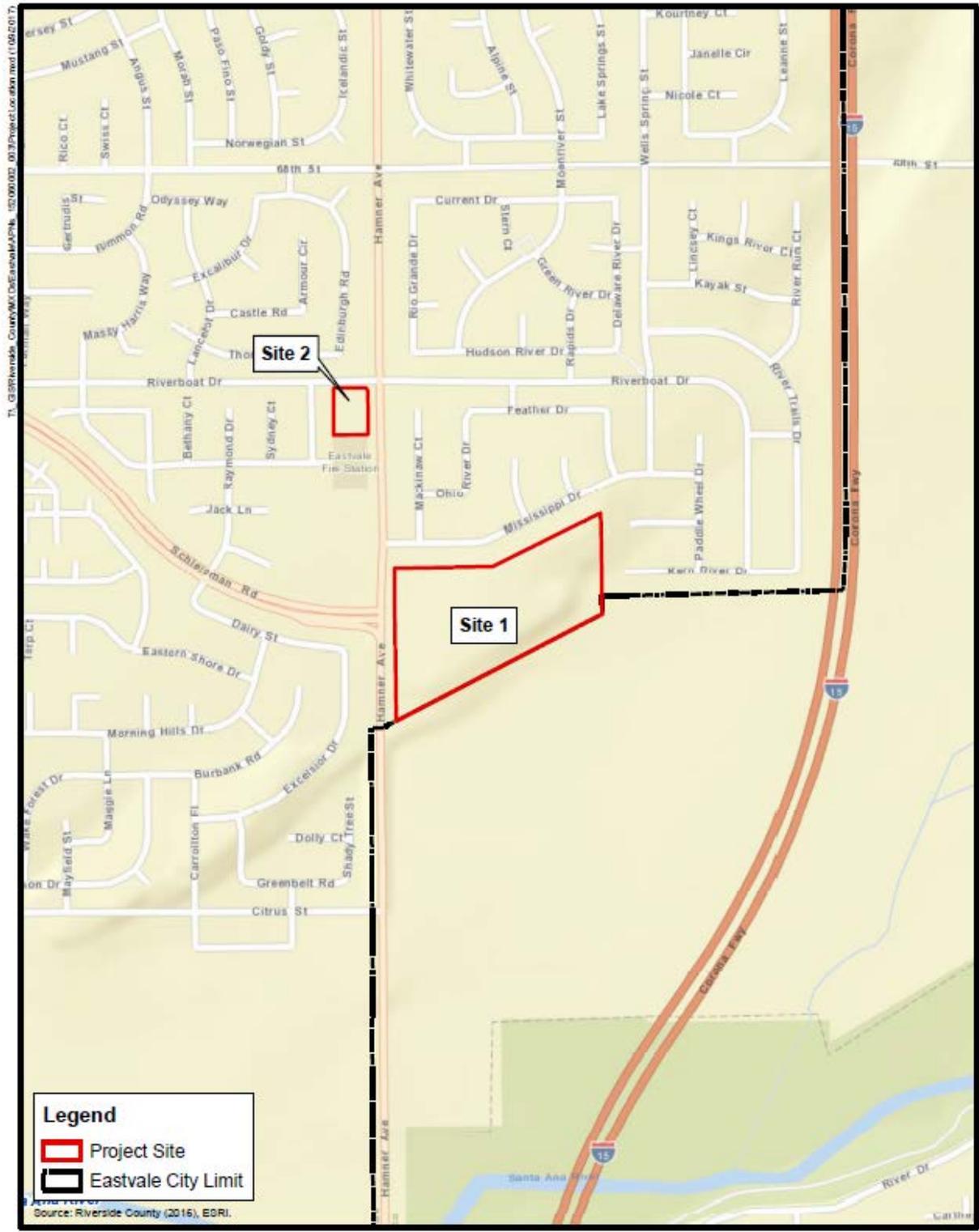
City of Eastvale  
 Eric Norris, Planning Director  
 Planning/Engineering/Building Department  
 12363 Limonite Avenue, Suite 910  
 Eastvale, CA 91752  
 Phone: (530) 574-4875 | Email: [enorris@eastvaleca.gov](mailto:enorris@eastvaleca.gov)

Please include the name, phone number, and address of your agency's contact person in your response.

Sincerely,



Eric Norris  
 Planning Director



Project Vicinity Map

Figure 1  
City of Eastvale

