



[OPR Home](#) > [CEQAnet Home](#) > [CEQAnet Query](#) > [Search Results](#) > [Document Description](#)

Project No. PLN17-20015 - Lewis Retail General Plan Amendment, Change of Zone, and Parcel Map (Site 1) and Project No. PLN17-20029 AI's Corner General Plan Amen

SCH Number: 2017101024

Document Type: NOP - Notice of Preparation

Alternate 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 AI's Corner General Plan Amendment (Site 2) Cont.: dment (Site 2)

Project Lead Agency: Eastvale, City of

Project Description

Lewis Retail proposes a General Plan Amendment, a Change of Zone, and Major Development Plan Reviews for select parcels 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 and watercourse, watershed, and conservation area to general commercial. 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 requesting, the following land use assumptions regarding future development have been assumed for site 1 for purposes of the environmental analysis... 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. The proposed general plan amendment, if approved, would bring the general plan land use designation and zoning into conformance.

Contact Information

Primary Contact:

Eric Norris
City of Eastvale
530-574-4875
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Project Location

County: Riverside
City: Eastvale
Region:
Cross Streets: Hamner Ave, Schleisman Rd; Hamner Ave, Riverboat Dr
Latitude/Longitude:
Parcel No: 152-060-002, -003; 152-350-010, -011
Township:
Range:
Section:
Base:
Other Location Info:

Proximity To

Highways: I-15
Airports: Chino Air
Railways:
Waterways: Santa Ana River
Schools: Eleanor Roosevelt HS, others
Land Use: GP: Medium density; Z: RR and watercourse, watershed, conservation; gen commercial

Development Type

Office, Commercial, Other (municipal)

Local Action

General Plan Amendment, Rezone, Subdivision

Project Issues

Aesthetic/Visual, Geologic/Seismic, Water Quality, Landuse, Noise, Traffic/Circulation, Agricultural Land, Biological Resources, Minerals, Population/Housing Balance, Public Services, Recreation/Parks, Toxic/Hazardous

Reviewing Agencies (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse)

Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; **Native American Heritage Commission**; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received: 1/26/2018 **Start of Review:** 1/26/2018 **End of Review:** 2/26/2018

[CEQAnet HOME](#) | [NEW SEARCH](#)