

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of Eastvale

Address: 12363 Limonite Ave. Suite 910
Eastvale, CA 91752

Contact: Gustavo Gonzalez

Phone: 951.703.4499

☒ County Clerk

County of: Riverside

Address: P.O. Box 751, 2724 Gateway Drive,
Riverside, CA 92501

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2015031028

Project Title: Leal Master Plan Phase A

Project Applicant: The New Home Company

Project Location (include county): Surrounded by Limonite, Scholar, 58th, and Hamner, Eastvale, Riverside County
(attached map)

Project Description: On December 13, 2017, the City of Eastvale certified a Program EIR (State Clearinghouse No. 2015031028) for the adoption of the Leal Master Plan, and adopted Findings of Fact, a Statement of Overriding Considerations in light of the significant and unavoidable impacts, and a Mitigation Monitoring and Reporting Program. On May 11, 2022, the City of Eastvale approved a Modified Project consisting of: an Addendum to the Certified Program EIR for the Leal Master Plan; Leal Master Plan Amendment (SPA001); a Development Agreement (DA003); a Tentative Tract Map (TTM 38290) to create 14 developable lots and 19 lettered lots on 158.6 acres; and a Major Development Plan Review (PLN22-20020 DR001) for the development of 2500 residential units and 595,000 square feet of commercial development (retail, hotel, civic center) and a fire station. In 2022, the City evaluated the potential environmental impacts of the Modified Project against the criteria set forth in CEQA Guidelines §§ 15162, 15163, 15164, and 15168(c) and determined that substantial evidence throughout the Addendum supported the determination that the Modified Project would not have any reasonably foreseeable environmental consequences beyond that analyzed in the prior Program EIR and its associated administrative record, that none of the conditions triggering preparation of a subsequent or supplemental EIR apply and that the Addendum was appropriate for the proposed Modified Project and related entitlements, and fully complied with CEQA, as described in Public Resources Code section 21166 and the *CEQA Guidelines*.

In 2023, the applicant submitted applications for Phase A of the Leal Master Plan, specifically PLN22-20087, PLN22-20088, PLN22-20089, PLN 22-20090, PLN22-20091, and PLN22-20092 for Tentative Tract Map 38594 and Major Development Reviews of Phase A of the Leal Master Plan (project). Phase A covers 69.8 acres of the overall 158.6 acres and includes 438 dwelling units, along with associated streets, landscaping, parking, and open space/recreational areas, consisting of Planning Area 1 – 168-unit condominium and townhome residential community; Planning Area 6 – 100-unit attached single family residential community; Planning Area 7 – 94-unit detached single family residential community; and Planning Area 8 – 76-unit attached single family residential community. The boundary of Phase A is attached.

The Original EIR was prepared as a Program EIR and as such Phase A was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case Phase A of the Leal Master Plan, were examined in the program EIR (Original EIR) and the Addendum

(Modified Project), and pursuant to Section 15162 no subsequent EIR is required. Phase A is consistent with the analysis of the Addendum and Phase A does not exceed the maximum development assumptions of the Original EIR and Addendum and would not represent an increased development intensity within the overall approved Leal Master Plan area. The activity is within the scope of the Program EIR and Addendum, and the Program EIR and Addendum adequately describe the activity for purposes of CEQA.

This is to advise that the City of Eastvale (Lead Agency) has approved the above

described project on October 18, 2023 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have new or more severe significant effects on the environment compared to the prior Program EIR and Addendum.
2. ☒ An Addendum to a previously certified Environmental Impact Report was prepared for the Modified Project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the prior Program EIR, of the Modified Project and the Project. No new mitigation measures have been added.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for the prior EIR.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for the prior EIR.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the record for project approval, final Addendum to the Leal Master Plan Program EIR and Program EIR is available to the General Public at:

www.eastvaleca.gov and 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Signature (Public Agency):  Title: Community Development Director

Date: October 18, 2023 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



Source: Google (2021)

N.T.S.

Figure 1
Aerial View of Project Site and
Surrounding Land Uses

BOOK 16 OF MAPS 6 OF LOT 10E, SUBDIVISION NO. 2022-001, RECORDED AUGUST 24, 2022, AS INSTRUMENT NO. 2022-010918 IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH 10% PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LAKESIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SEVERAL-DEED SURVEY OF THE JUDITH SANCHEZ, AS SHOWN BY MAP OF FILE IN BOOK 2, PAGE 25 OF MAPS, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

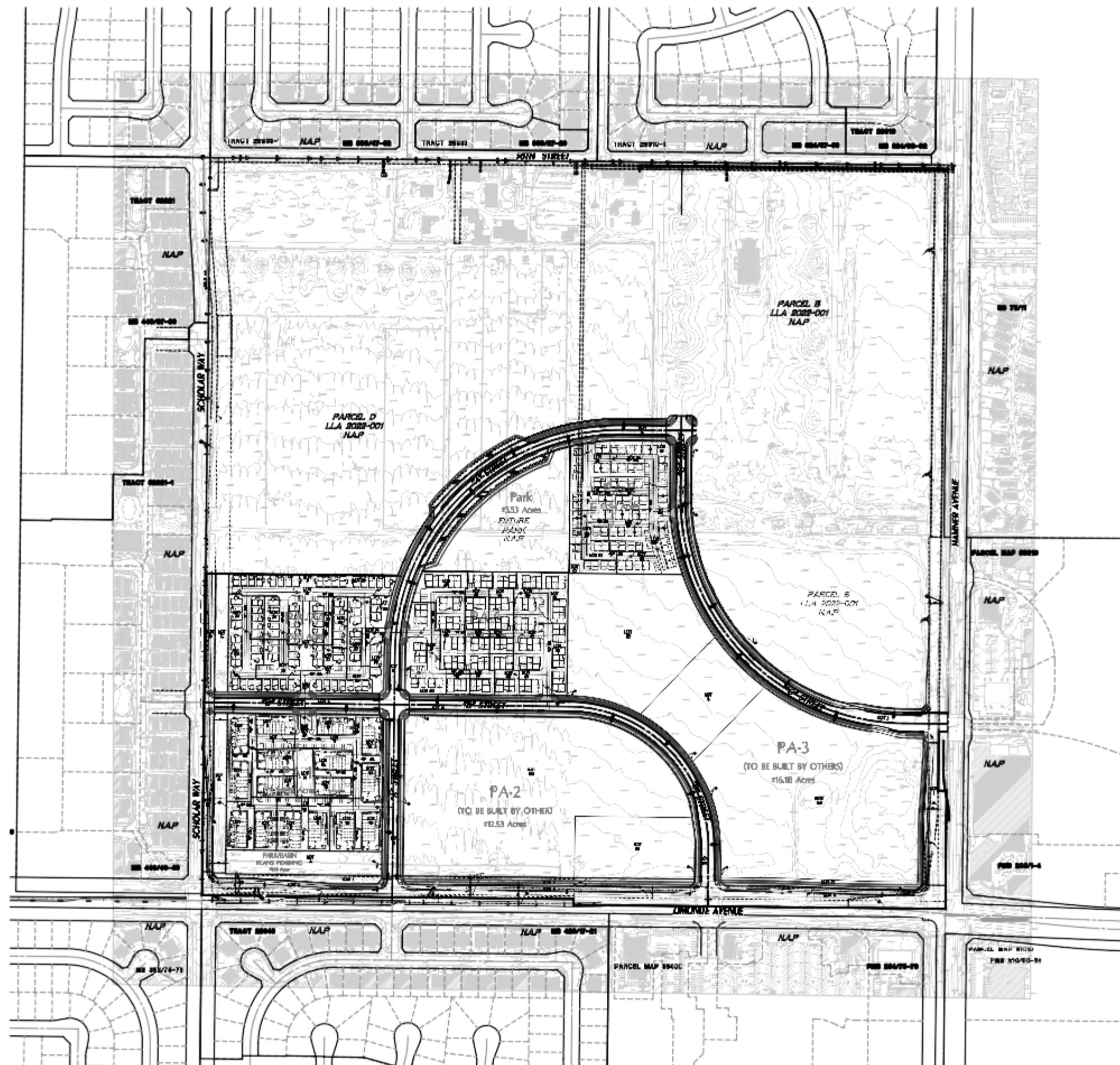
BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, 120.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE WEST 208.70 FEET; THENCE NORTH 208.70 FEET; THENCE EAST 208.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE, 208.70 FEET TO THE POINT OF BEGINNING.

ENCLOSING THE LAST 3000 FEET THEREOF FOR STATE HIGHWAYS DESCRIBED IN A DOCUMENT TO THE STATE OF CALIFORNIA RECORDED JANUARY 8, 1943 IN BOOK 563, PAGE 84, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ENCLOSING THE LAST 3000 FEET THEREOF FOR STATE HIGHWAYS DESCRIBED IN A DOCUMENT TO THE STATE OF CALIFORNIA RECORDED JANUARY 8, 1943 IN BOOK 563, PAGE 84, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



VICINITY MAP



4. AGREEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 9, 1953
BOOKING NO.: 14729, BOOK THIS, PAGE 447, OF DEEDS 400006
AFFECTS: A PORTION OF PARCELS 1, 2 AND 5 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
TO BE OUTLINED

EXEMPT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

6) CHAINED TO: WILLIE L. HANSON AND BESSIE L. HANSON
PURPOSE: UTILITIES
RECORDING DATE: JUNE 5, 1952
RECORDING NO.: 27597, BOOK 1419, PAGE 275, OF OFFICIAL RECORDS
NOTES: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBE IN SAID DOCUMENT
A REFERENCE TO 4- QUADRANT

(9) EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED MAY 10, 1968:

GRANTOR OR PREDECESSOR	SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE	MAY 27, 1968
RECORDING NO.	71591 OF OFFICIAL RECORDS
AFFECTS:	A PORTION OF PARCELS 7 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. A PORTION TO BE ACQUIRED

(S) EXEMPTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT

GRANTED TO:	CITY OF HOUSTON
PURPOSE:	FUEL GAS AND TRAMWAY, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE:	JANUARY 27, 1968
RECORDING NO.	5524A, OF OTHER RECORDS
AFFECTS:	A PORTION OF PARCELS 4 & 5, MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

20 **EXEMPTIONS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT**

GRANTED TO:	NAME OF INTEREST:
PURPOSE:	PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE:	JANUARY 15, 2002
RECORDING NO.:	400000-025015, OF OFFICIAL RECORDS
AFFECTS:	A PORTION OF SAID AND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

GRANTED TO: COUNTY OF HENRI
PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE: JANUARY 15, 2002
RECORDING NO. 2002-025216, OF OFFICIAL RECORDS
A PORTION OF SAID AND AS MORE PARTICULARLY DESCRIBE IN SAID DOCUMENT
AFFECTS:

ASSIGNMENTS FOR THE PARCELS SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT
 DATED OF THE 2000 10/10/00 OF CHARGE RECORDS
 PLANNED: PERSONNEL, UTILITIES AND ACCESS
 RECORDING NO.: 2000 10/10/00 OF CHARGE RECORDS
 ATTENDS: A PORTION OF SAID PARCEL 7 AS NOTE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 PERTAIN TO: OUTLAWED

(74) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: COUNTY OF MARSHALL
PURPOSE: HIGHWAY
RECORDING DATE: JULY 26, 2007
RECORDING INFO: ABB-0044201, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 3 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(75) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT

GRANTED TO: CITY OF LAS VEGAS
PURPOSE: PUBLIC ROAD AND UTILITY
RECORDING DATE: OCTOBER 10, 2013
RECORDING NO. 2013-0468888, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID AND AS MORE PARTICULARLY DESCRIBE IN SAID DOCUMENT


1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LEAL POLICY AREA
4. EXISTING ZONING: LEAL MASTER PLAN
5. ADDRESS RANGE: PARCEL NUMBERS: 164-030-010, 164-030-011, 164-030-012, 164-030-013, 164-030-014, 164-030-024, 164-030-025, 164-030-026
6. CITY: GROSS AREA: 7.01 AC
7. WATER SERVICE PROVIDED BY: WATER DEPARTMENT SERVICES DIVISION, 11201 HARPER STREET, MARLBOROUGH, CA 91320, (805) 480-7437
8. SEWER SERVICE PROVIDED BY: GROSS AREA: COMMUNITY SERVICES DIVISION, 11201 HARPER STREET, MARLBOROUGH, CA 91320, (805) 480-7437
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, 135 S G STREET, SAN GERMANDO, CA 92410, (805) 758-8891
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison, 1351 E. TERNADO STREET, OROVIA, CA 91761, (909) 830-8431
11. TELEPHONE SERVICE PROVIDED BY: VERIZON, 1400 E. PHILLIPS BLVD., POMONA, CA 91766, (909) 480-2260
12. CABLE PROVIDED BY: AT&T, 1265 N. VAN HUNEN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 730-2355
13. REFUSE PROVIDED BY: BASIC MANAGEMENT OF THE LANDFILL, 800 SOUTH TEMESCAL STREET, OROVIA, CA 92876, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA MARINA UNIFIED SCHOOL DISTRICT 2220 CLARK AVENUE, NORCO CA 92860, (951) 736-5050
15. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBERS 160105002776 & 16050500617, EFFECTIVE DATE AUGUST 28, 2008.

<u>CUT</u>	<u>FILL</u>
1,129,682 CYS	1,152,545 CYS

- (1) INGRESS, EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES
- (2) INGRESS, EGRESS AND EMERGENCY ACCESS FOR PUBLIC PURPOSES
- (3) PROPOSED EASEMENT FOR STORM DRAIN PURPOSES

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	GRADE BREAK
	DAYLIGHT LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CURB
	EXISTING MEDIAN
	TOP AND TOE OF SLOPE
	RETAINING WALL



			DRAWN BY: AM		PREPARED FOR: NEW HOME CO. <small>(City of Eastvale) 18221 CALIFORNIA UNIVERSITY ROAD IRVINE, CA 92618 (949) 451-3722</small>	OWNER: ABRIMO CAP II, L.L.C. 18575 JAMBOREE ROAD IRVINE, CA 92612 (951) 515-5419	PREPARED BY:  HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0755	SITE PLAN TENTATIVE TRACT NO. 38594 FOR CONDOMINIUM PURPOSES City of Eastvale	SHEET
			DESIGNED BY: JV	1 OF 14					
NO.	DATE	REVISIONS	APPROVED	CHECKED BY: DS					



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 22-185754

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202200429
	Filing Type	5
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQACOEAS	
Account Name	CEQACOEAS - CITY OF EASTVALE	
Balance	\$2,906.75	



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:

22-185754

STATE CLEARINGHOUSE NUMBER (If applicable)

2015031028

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF EASTVALE

LEAD AGENCY EMAIL

GGONZALEZ@EASTVALECA.GOV

DATE

05/12/2022

COUNTY/STATE AGENCY OF FILING

RIVERSIDE

DOCUMENT NUMBER

E-202200429

PROJECT TITLE

LEAL MASTER PLAN ADDENDUM TO EIR, MASTER PLAN AMENDMENT, DEVELOPMENT
AGREEMENT, TTM 38290, AND MAJOR DEVELOPMENT REVIEW

PROJECT APPLICANT NAME

MATT GIBSON

PROJECT APPLICANT EMAIL

MGIBSON@NWHM.COM

PHONE NUMBER

(949) 303-3359

PROJECT APPLICANT ADDRESS

15231 LAGUNA CANYON ROAD STE. 250,

CITY

IRVINE

STATE

CA

ZIP CODE

92618

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

TOTAL RECEIVED

\$

\$50.00

SIGNATURE

X *C. Sandoval*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

LARGE FEE PREVIOUSLY PAID 17-402450 C. SANDOVAL



Lead Agency: CITY OF EASTVALE
ATTN: GINA GIBSON-WILLIAMS
Address: 12363 LIMONITE AVE SUITE 910
EASTVALE, CA. 91752

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200429
05/12/2022 11:54 AM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy



Project Title

LEAL MASTER PLAN ADDENDUM TO EIR, MASTER PLAN AMENDMENT,
DEVELOPMENT AGREEMENT, TTM 38290, AND MAJOR DEVELOPMENT REVIEW

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: NOD REVISED

Notes

NOTICE OF DETERMINATION

TO BE SENT TO:

- ☒ County of Riverside County Clerk
P.O. Box 12004
Riverside, CA 92502
- ☐ Office of Planning and Research
P.O. Box 3044 or 1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

LEAD AGENCY:

CITY OF EASTVALE, PLANNING DEPARTMENT
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Gina Gibson-Williams
(951) 361-0900

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

STATE CLEARINGHOUSE NO: SCH No. 2015031028

PROJECT CASE NO: Project No. PLN21-20039, PLN22-20020

PROJECT TITLE: Leal Master Plan Addendum to EIR, Master Plan Amendment, Development Agreement, TTM 38290, and Major Development Review

PROJECT APPLICANT: The New Home Company
Matt Gibson
15231 Laguna Canyon Road, Ste. 250
Irvine, CA 92618

PROJECT LOCATION: The project site is located at the northwest corner of Hamner Avenue and Limonite Avenue.

APN(s): 164-030-010, -012, -013, -014, -024, -025

PROJECT DESCRIPTION: A request (PLN21-20039) by The New Home Company for Planning Commission recommendation of approval for the following entitlements related to the 158.6 acre site located at the northwest corner of Hamner Avenue and Limonite Avenue commonly known as the Leal Property: an Addendum to the Certified Program Environmental Impact Report for the Leal Master Plan, Leal Master Plan Amendment, a Development Agreement, a Tentative Tract Map to create 14 developable lots, 19 lots for infrastructure, trails and open space and a Major Development Plan Review (PLN22-20020 DR001) to facilitate the development of 2,500 residential units and 595,000 square feet of commercial development including a hotel, a civic center (City Hall, Library, Police Station) and a fire station.

This is to advise that the *Planning Commission and City Council* of the City of Eastvale, as Lead Agency, has approved the above described project on *April 20, 2022*, and has made the following determinations regarding the above described project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ Certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the environmental review document for the abovementioned project is available to the General Public at:

City of Eastvale Planning Department, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, Monday through Thursday, 8:00 a.m. to 5:30 p.m.



Gustavo Gonzalez, Planning Manager

05/12/2022

Date