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STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR



Notice of Preparation

June 28, 2018

To: Reviewing Agencies

Re: Project No. PLN18-20026 - The Merge Retail and Light Industrial Development by Orbis Real Estate Partners
SCH# 2018061065

Attached for your review and comment is the Notice of Preparation (NOP) for the Project No. PLN18-20026 - The Merge Retail and Light Industrial Development by Orbis Real Estate Partners draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Eric Norris
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018061065
Project Title Project No. PLN18-20026 - The Merge Retail and Light Industrial Development by Orbis Real Estate
Lead Agency Partners
 Eastvale, City of

Type NOP Notice of Preparation
Description The proposed project would involve the development of a retail and light industrial center on an approx 26-acre site. The proposed entitlements are as follows: GPA on 10.8 acres to change the LUD from LI to CR to facilitate a proposed change of zone; change of zone on 10.8 acres from A-2 to C-1/C-P; and on 15.4 acres from heavy ag to I-P; Major development review for the development of 72,600 sf of commercial retail buildings and 336,501 sf of light industrial/warehouse buildings; tentative parcel map to subdivide the 15.4 acres of land with the LI zone into 8 parcels, and to subdivide the 10.8 acres of land with the CR zone into between 8 and 10 parcels plus common area; CUP for 5 drive-through facilities for alcohol sales for off-site sales in 3 locations.

Lead Agency Contact

Name Eric Norris
Agency City of Eastvale
Phone 951 703-4460 **Fax**
email
Address 12363 Limonite Avenue, Suite 910
City Eastvale **State** CA **Zip** 91752

Project Location

County Riverside
City Eastvale
Region
Cross Streets Archibald Ave and Limonite Ave
Lat / Long
Parcel No. 164-010-019
Township **Range** **Section** **Base**

Proximity to:

Highways I-5
Airports Chino
Railways
Waterways Santa Ana River
Schools Eleanor Roosevelt HS, etc
Land Use LI/Heavy ag A-2

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Landuse

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

Date Received 06/28/2018 **Start of Review** 06/28/2018 **End of Review** 07/27/2018

Note: Blanks in data fields result from insufficient information provided by lead agency.

Notice of Completion & Environmental Document Transmittal

SCH # 2018061065

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Project No. PLN18-20026 - The Merge Retail and Light Industrial Development by Orbis Real Estate Partners
Lead Agency: City of Eastvale **Contact Person:** Eric Norris, Planning Director
Mailing Address: 12363 Limonite Avenue, Suite 910 **Phone:** (951) 703-4460
City: Eastvale **Zip Code:** 91752 **County:** Riverside

Project Location: The northeast corner of Archibald Avenue and Limonite Avenue **City/Nearest Community:** Eastvale
County: Riverside

Cross Streets: Archibald Avenue and Limonite Avenue **Zip Code:** 92880

Longitude/Latitude (degrees, minutes and seconds): **Total Acres:** 26-acres

Assessor's Parcel Number(s): 164-010-019 **Section:** **Township:** **Range:** **Base:**

Within 2 Miles: State Highway #: Interstate (I)-15 **Waterways:** Santa Ana River
Airports: Chino Airport **Railways:** **Schools:** Eleanor Roosevelt High School and others

Document Type: **Governor's Office of Planning & Research**
CEQA: NOP Draft EIR NEPA NOI OTHER Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other Initial Study FONSI

JUN 28 2019

Local Action Type: **STATE CLEARINGHOUSE**
 General Plan Update Specific Plan Rezone Major Development Review
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Conditional Use Permit (CUP) Coastal Permit
 Tentative Parcel Map (TPM) Site Plan Land Division (Subdivision, etc.) Other:

Development Type:
 Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial/Retail: Sq. ft. 72,600 Acres _____ Employees _____ Power: Type _____ MW _____
 Light Industrial: Sq. ft. 336,501 Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geological/Seismic Sewer Systems Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other

Present Land Use/Zoning/General Plan Designation: Light Industrial (LI) / Heavy Agriculture A-2

Project Description:
 The proposed project would involve the development of a retail and light industrial center on an approximately 26-acre site. The proposed entitlements are as follows:

- General Plan Amendment on 10.8 acres to change the land use designation from Light Industrial (LI) to Commercial Retail (CR) to facilitate a proposed change of zone (see below)
- Change of Zone on 10.8 acres from Heavy Agricultural (A-2) to General Commercial (C-1/C-P); and on 15.4 acres from Heavy Agricultural (A-2) to Industrial Park (I-P)
- Major Development Review for the development of 72,600 square feet of commercial retail buildings and 336,501 square feet of light industrial/warehouse buildings
- Tentative Parcel Map to subdivide the 15.4 acres of land with the LI zone into eight (8) parcels, and to subdivide the 10.8 acres of land with the CR zone into between eight (8) and ten (10) parcels plus common area.
- Conditional Use Permits for 5 drive-through facilities and for alcohol sales for off-site sales in 3 locations

The anticipated uses are detailed in the table below:

Use	Gross Acreage	Building Area (square feet)
Retail		
Car Wash (25 Dedicated Stalls)		4,000
Building P1 (Restaurant)		4,000
Building P2 (Restaurant)		3,000
Building P3 (Restaurant/Retail)		4,500
Gas (Retail and Car Wash)		3,000
Shops 1 (Retail)		9,500
Major 1 (Grocery)		30,000
Major 2 (Drug Store)		14,600
Total	10.8	72,600
Light Industrial		
Building 1		15,210
Building 2		12,880
Building 3		47,760
Building 4		66,254
Building 5		95,553
Building 6		34,445
Building 7		28,513
Building 8		34,886
Total	15.4	336,501
Gross Project Total	26.2	409,101

The project would also involve the following traffic and utility improvements:

- Improvement of Limonite Avenue to its ultimate configuration along the project's frontage
- Improvement of Archibald Avenue to its ultimate configuration along the project's frontage
- Installation of a traffic signal on Limonite Avenue at the eastern project driveway
- A deceleration lane on Limonite Avenue for right-in, right-out, access at the western driveway
- A deceleration lane on Archibald Avenue for right-in, right-out, access at the southern driveway
- A free right turn lane from Limonite Avenue westbound to north Archibald Avenue
- Undergrounding of some overhead electrical and other utilities along Limonite Avenue
- Relocation of electric transmission poles along Archibald Avenue
- Undergrounding of some overhead utilities along Archibald Avenue

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Colorado River Board Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Office of Public School Construction	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Wildlife Region # 6	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry & Fire Protection	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of

