City of Eastvale

NOTICE OF PREPARATION OF A DRAFT EIR

Date:	June 29, 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. PLN18-20026 - The Merge Retail and Light Industrial Development by Orbis Real Estate Partners
Project Location:	The northeast corner of Archibald Avenue and Limonite Avenue (see Exhibit 1, Project Vicinity Map)
Parcel Number:	164-010-019

The City of Eastvale ("City"), 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 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. See Exhibit 2, *Conceptual Site Plan,* for the anticipated site layout.

Use	Gross Acreage	Building Area (square feet)
Retail		
Car Wash (25 Dedicated Stalls)		4,000
Building P1 (Restaurant) Building P2 (Restaurant) Building P3 (Restaurant/Retail)		4,000 3,000 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 Building 2 Building 3 Building 4 Building 5 Building 6 Building 7 Building 8		15,210 12,880 47,760 66,254 95,553 34,445 28,513 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

EIR SCOPE

An EIR will be prepared to 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.

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

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions/Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities
- Mandatory Findings of Significance

RESPONSIBLE AGENCIES

This Notice provides a description of the project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the EIR to be prepared. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

The City is requesting comments as to the scope and content of the EIR. Please provide your comments ***before 5:00 p.m. on July 30, 2018***.

City of Eastvale
Eric Norris, Planning Director
Planning Department
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Phone: (951) 703-4460 | Email: enorris@eastvaleca.gov

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

PUBLIC SCOPING MEETING

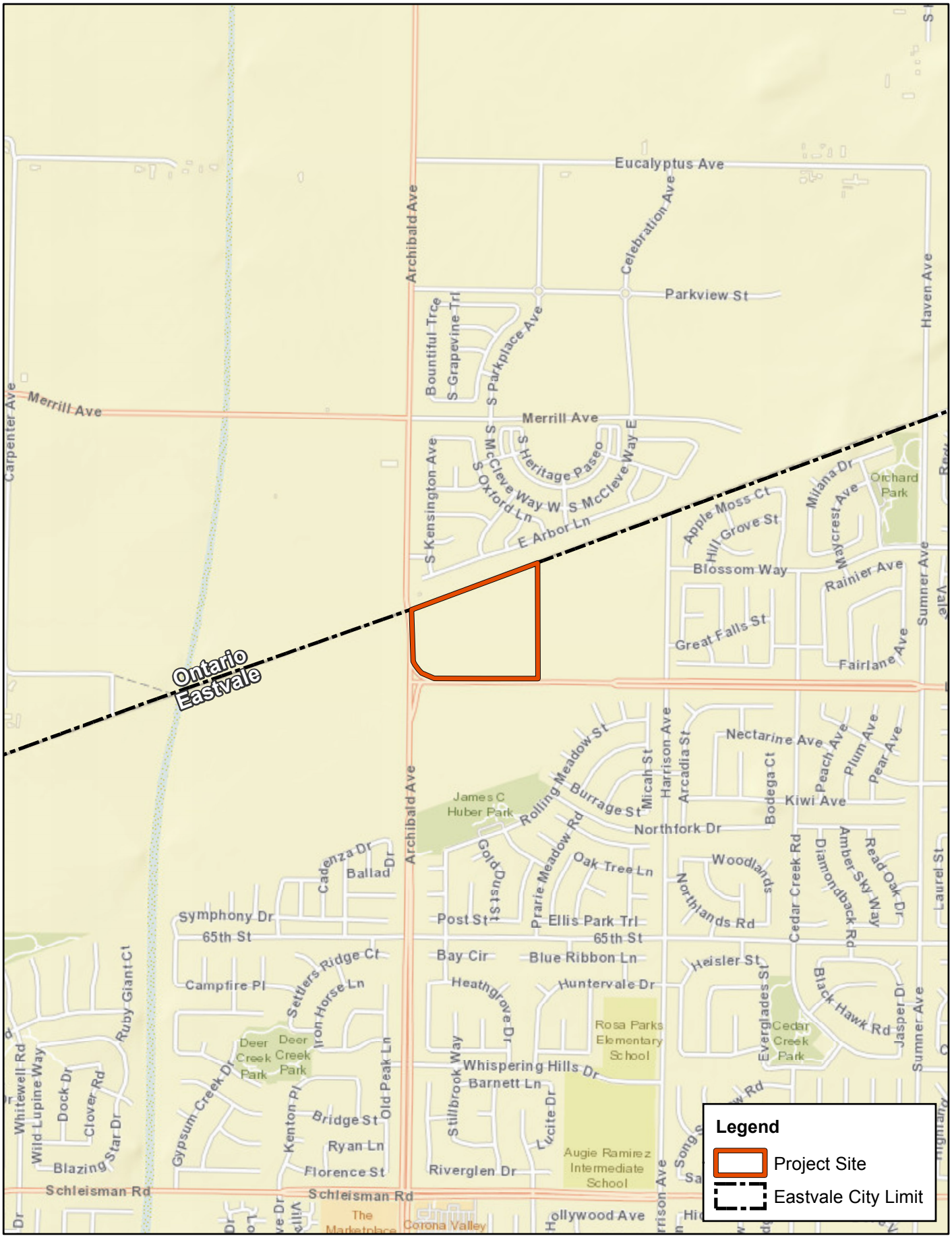
The CEQA process encourages comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a public scoping meeting will be held to solicit public comments on the scope and content of the EIR.

Date and Time: During Planning Commission meeting
Wednesday, July 18, 2018 at 6:00 p.m.

Place: Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

Sincerely,

Eric Norris
Planning Director



Michael Baker INTERNATIONAL

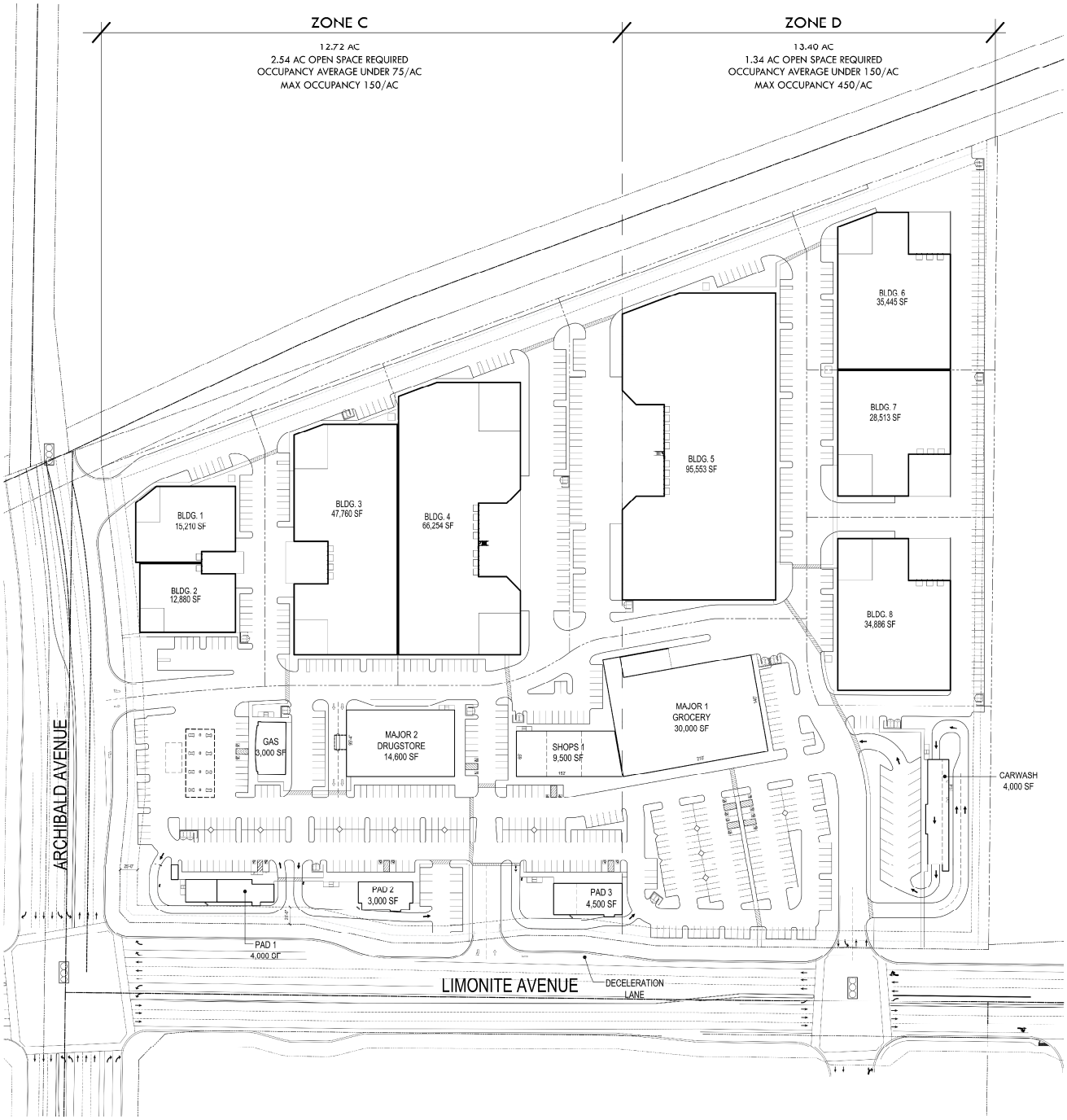
0 1,000 2,000 Feet

Source: Esri World Street Map, Riverside County

THE MERGE

Project Vicinity

Exhibit 1



Michael Baker INTERNATIONAL

0 200 400 Feet

Source: Esri World Street Map, Riverside County

THE MERGE

Conceptual Site Plan

Exhibit 2