

# NOTICE OF DETERMINATION

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**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  
David Murray  
(951) 361-0900

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

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**STATE CLEARINGHOUSE NO:** 2015011020

**PROJECT CASE NO:** Project No. PLN24-20091

**PROJECT TITLE:** Better Buzz

**PROJECT APPLICANT:** Better Buzz Coffee Roasters (Kevin MacDonald)  
801 University Ave.  
San Diego, CA 92103

**PROJECT LOCATION:** The project site is located at the Southeast corner of Limonite Avenue and Archibald Avenue.

**APN(s):** 144-030-039

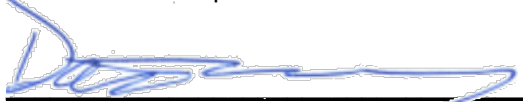
**PROJECT DESCRIPTION:** The proposed project includes a 1,770 square-foot drive-through restaurant and associated site improvements, at the southeast corner of Limonite Avenue and Archibald Avenue. The project applicant is Better Buzz Coffee Roasters. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guideline, it is the independent judgement of the Lead Agency that the Project will not result in any new or more significant impacts to the environment other than those which have already been assessed under the 2017 Environmental Impact Report (adopted by City Council via Resolution 17-28 on April 26, 2017) of the CEQA Guidelines.

**This is to advise that the *Planning Commission* of the City of Eastvale, as Lead Agency, has approved the above described project on February 19, 2025, 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.

  
David Murray, City Planner

02/20/2025

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Date