

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:

PROJECT CASE NO: Project No. PLN21-20030 Dunkin Donuts

PROJECT TITLE: Major Development Review and Conditional Use Permit for Dunkin Donuts

PROJECT APPLICANT: Yavitz Companies Inc.
5318 East 2nd St. #308
Long Beach, CA 90803

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

APN(s): 152-341-017

PROJECT DESCRIPTION: Major Development Review and conditional use permit for the site planning and architecture of a new 3,400 square foot commercial retail building and 430 square foot outdoor dining patio, with drive-through on a 0.92-acre vacant lot of an existing shopping center (Allen's Square) to accommodate a Dunkin Donuts coffee and future retail use. The development of the site includes required parking, outdoor seating, a trash enclosure, and landscaping features. Allen's Square was analyzed in the Mitigated Negative Declaration for Environmental Assessment No. 41800 adopted by Riverside County on November 21, 2008 (EA 41800). The proposed project does not exceed the maximum development assumptions of the approved project's Mitigated Negative Declaration and therefore, is consistent with the project analyzed in Environmental Assessment No. 41800.

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

07/20/2022

Date