



CITY OF EASTVALE

Notice of Preparation of a Draft Environmental Impact Report

DATE: August 5, 2022
TO: Responsible and Trustee Agencies, Interested Parties and Organizations
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
PROJECT TITLE: Eastvale 2040 General Plan Update
PROJECT LOCATION: City of Eastvale

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 CEQA Guidelines Section 15082, the City is issuing the Notice of Preparation (NOP) to inform agencies and the public 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 issues, reasonable project alternatives, and mitigation measures.

PROJECT LOCATION

Eastvale is located in northwestern Riverside County, California, within the Inland Empire region of Southern California. Its boundaries extend from Hellman Avenue to the west (the San Bernardino county line), Philadelphia Avenue to the north (also the San Bernardino county line), the Santa Ana River and the City of Norco to the south, and Interstate 15 to the east. This "Planning Area" includes all land within the city limits; refer to [Attachment 1](#).

PROJECT DESCRIPTION

California State law requires each city and county to adopt a comprehensive, long-term General Plan. The General Plan is the official policy statement of the City for use by the Council to guide private and public development in the City, as well as the City's own operations and decisions. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Code, individual project proposals, and other related plans and City ordinances must be consistent with the goals and policies in this General Plan.

The General Plan projects conditions and needs into the future as a basis for determining long-term objectives and policies and shorter-term decision making, budgeting and prioritization of implementation programs. The General Plan is considered "long-term" since it looks 20 years or further into the future. The City's current General Plan was adopted in 2012. As such, the City is undertaking the development of a new General Plan known as Eastvale 2040 to help guide future development and plan for future needs for services in the City.

The proposed project, Eastvale 2040, will update all the state-required elements, including Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The Eastvale 2040 plan will also address urban design, environmental justice, economic development, public health, and sustainability. As a matter of information, on June 21, 2022 the State Department of Housing Community and Development found the Eastvale 2021-2029 Housing Element update consistent with State law.

A Draft Land Use Plan is included as [Attachment 1](#) of this NOP.

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 impacts. The City has initially identified the following environmental issue areas to be evaluated in the EIR:

- Aesthetics
- Air Quality
- Agriculture and Forestry
- Biological Resources

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- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities
- Wildfire

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

The City is requesting comments as to the scope and content of the EIR. Please provide your comments in writing **before 5:00 p.m. on September 6, 2022** to:

Mr. Gustavo N. Gonzalez, Planning Manager
City of Eastvale
Community Development Department
12363 Limonite Ave. Suite 910
Eastvale, CA 91752
Phone: (951) 703-4499
Email: ggonzalez@eastvaleca.gov

PUBLIC SCOPING MEETING

Consistent with Section 21083.9 of the CEQA statute, the City of Eastvale Community Development Department will conduct a scoping meeting to solicit input and comments from the general public and public agencies as to the content and scope of the Draft EIR on **Tuesday, August 16, 2022 at 6:00 p.m.** at Vantage Point Church (8500 Archibald Avenue, Eastvale, CA 92880).

Gina Gibson-Williams

Ms. Gina Gibson-Williams
Community Development/Public Works Director
City of Eastvale, Community Development Department

August 3, 2022

Date

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Attachment 1, Draft Land Use Plan

