



# CITY OF EASTVALE

## Notice of Availability of a Draft Environmental Impact Report

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**DATE:** October 31, 2023  
**TO:** Responsible and Trustee Agencies, Interested Parties, and Organizations  
**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report  
**PROJECT TITLE:** Eastvale 2040 General Plan Update

**PROJECT LOCATION:** City of Eastvale

**NOTICE IS HEREBY GIVEN** that the City of Eastvale has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed project.

### 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.

### 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, updates all the state-required elements, including Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Eastvale 2040 also addresses 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.

### ENVIRONMENTAL TOPICS EVALUATED

The Draft EIR evaluates the following environmental topics:

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

**SIGNIFICANT ENVIRONMENTAL IMPACTS**

Eastvale 2040 would result in significant and unavoidable impacts to air quality, land use and planning, and transportation, as described in detail in the Draft EIR.

**GOVERNMENT CODE SECTION 65962.5**

There are specific parcels within the Eastvale 2040 planning area that are included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Refer to Draft EIR Section 3.5, *Hazards and Hazardous Materials*.

**OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT**

The City is requesting comments on the Draft EIR, which is available for review at City Hall at the address below and on the City's website at: <https://www.eastvaleca.gov/our-city/what-s-new/eastvale-2040>

Please provide your comments in writing **before 5:00 p.m. on December 15, 2023** to:

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

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Mr. Gustavo N. Gonzalez  
Community Development Director  
City of Eastvale, Community Development Department

10/25/2023

Date