

**CITY OF EASTVALE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE  
DECLARATION AND PLANNING COMMISSION NOTICE OF PUBLIC HEARING  
FOR PROJECT NO. PLN23-20043 – MAGNOLIA RANCH**

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, October 18, 2023**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752, to consider Project No. **PLN23-20043** for the subdivision, site planning, and master building architecture of forty-one (41) single-family residential lots and three (3) lettered lots.

**PROJECT DESCRIPTION:** The proposed project includes the following entitlements:

1. **Tentative Tract Map 38167** to subdivide a single 10-acre lot (8.28 net acres) into 41 single-family residential and three (3) lettered lots, and
2. **Major Development Review** for the master building architecture and site planning of 41 single-family residential lots and three lettered lots.

**PROJECT LOCATION:** The project site is located on 10 acres of partially developed land, north of Orange Street, south of Schleisman Road, east of Quarter Horse Drive and west of Scholar Way (Assessor's Parcel Number 152-040-003). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

**ENVIRONMENTAL:** An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. Based upon the information contained in the IS/MND and pursuant to the requirements of CEQA, it has been determined that this project as proposed, revised, or mitigated will not have a significant impact on the environment. In accordance with CEQA Guidelines Sections 15702 and 15073, the IS/MND is available for a 20-day public review period, beginning on **Thursday, September 28, 2023**, through **Tuesday, October 17, 2023**. The IS/MND is available at: <https://www.eastvaleca.gov/government/community-development/planning/environmental-documents>

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Jamie K. Cerda, AICP at [jcerda@eastvaleca.gov](mailto:jcerda@eastvaleca.gov). **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Department no later than Wednesday, October 18, 2023, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Jamie K. Cerda, AICP at (951) 703-4432 or [jcerda@eastvaleca.gov](mailto:jcerda@eastvaleca.gov).