

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
David Murray
(951) 361-0900

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

STATE CLEARINGHOUSE NO: N/A

PROJECT CASE NO: Project No. PLN23-20018 through -21

PROJECT TITLE: Chandler and Archibald Retail Development (2023)

PROJECT APPLICANT: Schneider REA (Al Steward)
1257 W. Colton
Redlands, CA 92374

PROJECT LOCATION: The project site is located at the northwest corner of Chandler Street and Archibald Avenue.

APN(s): 144-130-004, -011, -012, -013, and -004

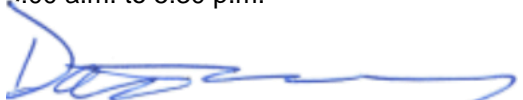
PROJECT DESCRIPTION: The proposed project includes a new retail center with a 950 square-foot drive-through coffee shop, a 3,598 square-foot drive-through carwash, a 3,450 square-foot sit-down restaurant, and Tentative Parcel Map No. 37653 for the development and subdivision of a 2.76-acre lot into three (3) individuals parcels at the northwest corner of Chandler Avenue and Archibald Avenue. The project applicant is Schneider REA/Eastvale LP. 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 2021 Mitigated Negative Declaration (adopted by City Council via Resolution 21-35 on August 25, 2021) and an Addendum has been prepared in accordance with Sections 15162 and 15164 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 December 20, 2023, 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

12/21/2023

Date