

# NOTICE OF DETERMINATION

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**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  
Gustavo Gonzales  
(951) 703 - 449

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

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**STATE CLEARINGHOUSE NO:** SCH No. 2015031028

**PROJECT CASE NO:** Project No. PLN23-20036 Quarterra

**PROJECT TITLE:** Major Development Review for Planning Area 2 of Leal Master Plan

**PROJECT APPLICANT:** Quarterra Multifamily Communities, LLC  
95 Enterprise, Suite 200  
Aliso Viejo, CA 92656

**PROJECT LOCATION:** The project site is surrounded by Limonite Avenue, Scholar Way, 58<sup>th</sup> Street and Hamner Avenue, Eastvale, Riverside County.

**APN(s):** 164-030-043

**PROJECT DESCRIPTION:** The Major Development Review for the site planning and architecture of a 320-unit apartment community including a 7,020 square foot recreation/leasing office, parking areas, landscaping, and open space and recreation located in Planning Area 2 of the Leal Master Plan or Lot 62 of Tentative Tract 38594. The Leal Master was analyzed in the Leal Master Plan Addendum to the certified Program Environmental Impact Report (SCH No. 2015031028). The proposed project does not exceed the maximum development assumptions of the approved Addendum to the certified Program EIR and therefore, is consistent with the project analyzed in the certified Program EIR.

**This is to advise that the *Planning Commission* of the City of Eastvale, as Lead Agency, has approved the above described project on February 21, 2024, and has made the following determinations regarding the above described project:**

1. The project [ will  will not] have new or more server significant effect on the environment compared to the prior Program EIR and Addendum.
2.  An Addendum to a previously 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.



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Gustavo Gonzalez, Planning Manager

02/21/2024

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Date