

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk

County of: Riverside
Address: P.O. Box 751, 2724 Gateway Drive,
Riverside, CA 92501

From:

Public Agency: City of Eastvale
Address: 12363 Limonite Ave. Suite 910
Eastvale, CA 91752
Contact: Gustavo Gonzales
Phone: 951.703.4499

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2015031028

Project Title: First Amendment to Development Agreement No. 003 (DA003) (Leal Master Plan)

Project Applicant: The New Home Company Southern California LLC

Project Location (include county): Surrounded by Limonite, Scholar, 58th, and Hamner, Eastvale, Riverside County

Project Description: On December 13, 2017, the City of Eastvale certified a Program EIR (State Clearinghouse No. 2015031028) for the adoption of the Leal Master Plan, and adopted Findings of Fact, a Statement of Overriding Considerations in light of the significant and unavoidable impacts, and a Mitigation Monitoring and Reporting Program. On May 11, 2022, the City of Eastvale approved a Modified Project consisting of: an Addendum to the Certified Program EIR for the Leal Master Plan; Leal Master Plan Amendment (SPA001); a Development Agreement (DA003); a Tentative Tract Map (TTM 38290) to create 14 developable lots and 19 lettered lots on 158.6 acres; and a Major Development Plan Review (PLN22-20020 DR001) for the development of 2500 residential units and 595,000 square feet of commercial development (retail, hotel, civic center) and a fire station. In 2022, the City evaluated the potential environmental impacts of the Modified Project against the criteria set forth in CEQA Guidelines §§ 15162, 15163, 15164, and 15168(c) and determined that substantial evidence throughout the Addendum supported the determination that the Modified Project would not have any reasonably foreseeable environmental consequences beyond that analyzed in the prior Program EIR and its associated administrative record, that none of the conditions triggering preparation of a subsequent or supplemental EIR apply and that the Addendum was appropriate for the proposed Modified Project and related entitlements, and fully complied with CEQA, as described in Public Resources Code section 21166 and the *CEQA Guidelines*.

At its meeting on December 11, 2024, the City adopted the ordinance adopting the First Amendment to Development Agreement No. 003 (first reading), which would 1) require the Applicant to transfer title to Lots 5 and J as shown on TTM 38290 to the City for Civic Center purposes, and 2) remove the minimum amount of commercial square footage that was required within the Mixed Use Areas of the Leal Master Plan.

The Original EIR was prepared as a Program EIR. The Lead Agency determined that the effects of the later activity, in this case DA003, were examined in the program EIR (Original EIR) and the Addendum. The First Amendment to DA003 (DAA) will not result in any new or more severe impacts to the environment; there are no substantial changes to the project or circumstances under which the project is undertaken; and there is no new information of substantial importance that would trigger the need for a subsequent EIR pursuant to Section 15162. The DAA does not add to or exceed the maximum development assumptions of the Original EIR and Addendum and would not represent an increased

development intensity within the overall approved Leal Master Plan area. The activity is within the scope of the Program EIR and Addendum.

This is to advise that the City of Eastvale (Lead Agency) approved the above described project on December 11, 2024 and has made the following determinations regarding the above (date) described project.

1. The project [will will not] have new or more severe significant effects on the environment compared to the prior Program EIR and Addendum.
2. An Addendum to a previously certified Environmental Impact Report was prepared for the Modified Project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the prior Program EIR of the Modified Project and the Project. No new mitigation measures have been added.
4. A mitigation reporting or monitoring plan [was was not] adopted for the prior EIR.
5. A statement of Overriding Considerations [was was not] adopted for the prior EIR.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the record for project approval, final Addendum to the Leal Master Plan Program EIR and Program EIR is available to the General Public at:

www.eastvaleca.gov and 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Signature (Public Agency):  Title: Community Development Director

Date: December 12, 2024 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.