

# 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  
David Murray  
(951) 361-0900

**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:** 2015031028

**PROJECT CASE NO:** Project No. PLN24-20070-73

**PROJECT TITLE:** Leal Master Phase B Major Development Reviews

**PROJECT APPLICANT:** The New Home Company  
Brenda Bischak  
15231 Laguna Canyon Road #250  
Irvine, CA 92618

**PROJECT LOCATION:** Surrounded by Limonite Avenue, Scholar Avenue, 58<sup>th</sup> Street, and Hamner Avenue, Eastvale, Riverside County.

**APN(s):** 164-030-044

**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 adoption of 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 (SP001); 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 the 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.

In 2024, the applicant submitted an application for Phase B of the Leal Master Plan, specifically PLN24-20070, PLN24-20071, PLN24-20072, and PLN24-20073 for the Major Development Review of Phase B of the Leal Master Plan (project). Phase B covers 39.15 acres of the overall 158.6 acres and includes 301 dwelling units, along with associated streets, landscaping, parking, and open space/recreational areas, consisting of Planning Area 9 – a 51-unit triplex and one 6-plex unit residential community; Planning Area 11A – a 91-unit duplex and triplex residential community; Planning Area 11B - a 90-unit 6-plex and 8-plex residential community; and Planning Area 11C – a 63-unit triplex residential community.

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The Original EIR was prepared as a Program EIR and as such Phase B was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case Phase B of the Leal Master Plan, were examined in the Program EIR (Original EIR) and the Addendum (Modified Project) and pursuant to Section 15162 no subsequent EIR is required. Tentative Tract Map 38595 is consistent with the analysis of the Addendum and Phase B does not exceed the maximum development assumptions of the Original EIR and Addendum 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, and the Program EIR and Addendum adequately describe the activity for purposes of CEQA.

**This is to advise that the *Planning Commission* of the City of Eastvale, as Lead Agency, has approved the above described project on April 16, 2025, 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.  An Addendum to a previously certified Environmental Impact Report was prepared for the Modified Project pursuant to the provisions of CEQA.
4. Mitigation measures [ were  were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
6. A Statement of Overriding Considerations [  was  was not] adopted for this project.
7. 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:**

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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David Murray, City Planner

4/17/2025

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Date