

# 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  
Gina Gibson-Williams  
(951) 361-0900

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

---

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

**PROJECT CASE NO:** Project No. PLN21-20039, PLN22-20020

**PROJECT TITLE:** Leal Master Plan Addendum to EIR, Master Plan Amendment, Development Agreement, TTM 38290, and Major Development Review

**PROJECT APPLICANT:** The New Home Company  
Matt Gibson  
15231 Laguna Canyon Road, Ste. 250  
Irvine, CA 92618

**PROJECT LOCATION:** The project site is located at the northwest corner of Hamner Avenue and Limonite Avenue.

**APN(s):** 164-030-010, -012, -013, -014, -024, -025

**PROJECT DESCRIPTION:** A request (PLN21-20039) by The New Home Company for Planning Commission recommendation of approval for the following entitlements related to the 158.6 acre site located at the northwest corner of Hamner Avenue and Limonite Avenue commonly known as the Leal Property: an Addendum to the Certified Program Environmental Impact Report for the Leal Master Plan, Leal Master Plan Amendment, a Development Agreement, a Tentative Tract Map to create 14 developable lots, 19 lots for infrastructure, trails and open space and a Major Development Plan Review (PLN22-20020 DR001) to facilitate the development of 2,500 residential units and 595,000 square feet of commercial development including a hotel, a civic center (City Hall, Library, Police Station) and a fire station.

**This is to advise that the *Planning Commission and City Council of the City of Eastvale, as Lead Agency, has approved the above described project on April 20, 2022, 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.



---

Gustavo Gonzalez, Planning Manager

05/12/2022

---

Date