

# 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: Gina Gibson-Williams  
Phone: 951-703-4425

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: Leal Master Plan Amendment and related development

Project Applicant: The New Home Company

Project Location (include county): Surrounded by Limonite, Scholar, 58<sup>th</sup>, and Hamner, Eastvale, Riverside County (attached map)

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. The applicant submitted a Request (PLN21-20039) for approval of 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. 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). The City, acting as the Lead Agency, determined that substantial evidence throughout the Addendum supports 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 an Addendum to the Leal Master Plan Environmental Impact Report (SCH No. 2015031028) is appropriate for the proposed Modified Project and related entitlements, and fully complies with CEQA, as described in Public Resources Code section 21166 and the *CEQA Guidelines*. The Original EIR was prepared as a Program EIR and as such was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case the Modified Project, were examined in the program EIR (Original EIR) and pursuant to Section 15162 no subsequent EIR is required. The activity is within the scope of the Program EIR, and the Program EIR adequately describes the activity for purposes of CEQA.

This is to advise that the City of Eastvale (Lead Agency) has approved the above

described project on May 25, 2022 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.
2.  An Addendum to a previously certified Environmental Impact Report was prepared for this 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 and of the Modified Project. No new mitigation measures have been added.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for the Modified Project.
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 final Addendum to the Leal Master Plan Program EIR is available to the General Public at:

[www.eastvaleca.gov](http://www.eastvaleca.gov) and 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Signature (Public Agency):  Title: Planning Manager

Date: May 26, 2022 Date Received for filing at OPR: May 26, 2022

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





Source: Google (2021)



Figure 1  
Aerial View of Project Site and  
Surrounding Land Uses