CITY OF EASTVALE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR PROJECT NO. PLN25-20005 – SUMNER PLACE RESIDENTIAL DEVELOPMENT

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, February 18, 2026**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752, to consider Project **No. PLN25-20005** for a proposed General Plan Amendment, Change of Zone, Major Development Review, and Tentative Tract Map (TTM 38032) for the development of a for-sale 159-unit town home residential development. The Planning Commission will act as a recommending body to the Eastvale City Council for applicable project actions proposed.

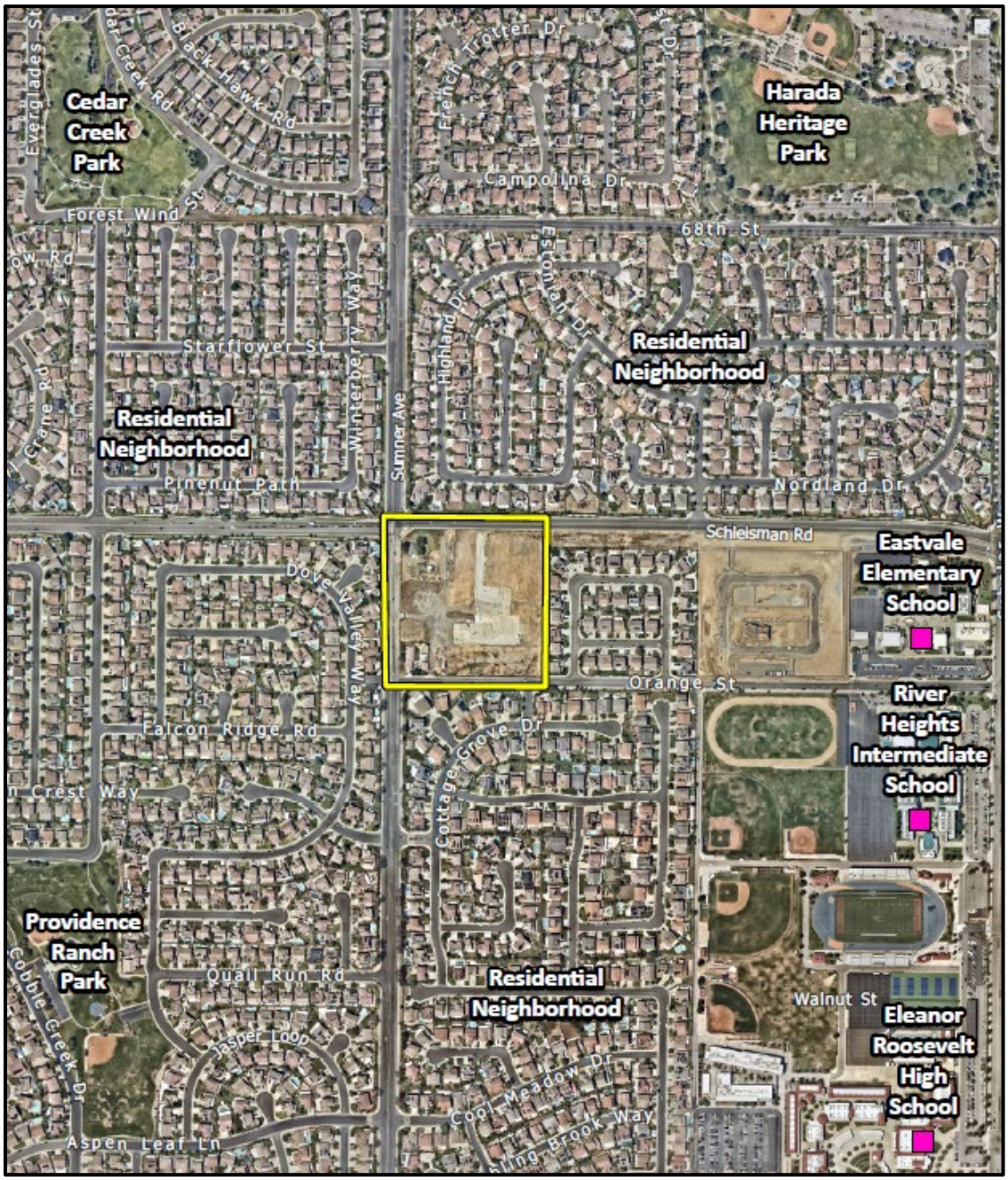
PROJECT DESCRIPTION: The proposed project includes the development of a 159-unit multi-family attached townhome community on approximately 7.54 net acres (9.25 gross acres). As such, the net residential density would be approximately 21.1 dwelling units per acre (du/ac), while the gross density would be approximately 15.9 du/ac. Site improvements include ornamental landscaping, drive aisles, pedestrian walkways, and trash enclosures. The proposed project also includes off-site roadway/intersection improvements to Schleisman Road, Sumner Avenue, and Orange Street to ensure access to the proposed gated community entrances along Sumner Avenue and Orange Street. The proposed project includes the following entitlements:

1. **General Plan Amendment** from Commercial Retail (CR) to Multi-Family-Low-Moderate (20.1-40 du/acre);
2. **Change of Zone** from Heavy Agriculture (A-2-5) to General Residential (R-3);
3. **Major Development Review** for the development of a for-sale 159-unit town home residential development; and
4. **Tentative Tract Map 38032** for condominium purposes.

PROJECT LOCATION: The project site is located on 7.54 net acres (9.25 gross acres) of partially developed land, north of Orange Street, south of Schleisman Road, and east of Sumner Avenue (Assessor's Parcel Number 152-040-001). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. Based upon the information contained in the IS/MND and pursuant to the requirements of CEQA, it has been determined that this project as proposed, revised, or mitigated will not have a significant impact on the environment. In accordance with CEQA Guidelines Sections 15702 and 15073, the IS/MND is available for a 20-day public review period, beginning on **Wednesday, January 28, 2026,** through **Tuesday, February 17, 2026.** The IS/MND is available to view at: https://www.eastvaleca.gov/government/community-development/planning/environmental-documents.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Allen Lim alim@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to**

the public hearing must be received by the City of Eastvale Planning Department no later than Tuesday, February 17, 2026, at 5:00 p.m. Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Allen Lim at (951) 361-0900 or alim@eastvaleca.gov.