

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Sumner Place Residential DevelopmentLead Agency: City of EastvaleContact Person: Allen LimMailing Address: 12363 Limonite Avenue, Suite 910Phone: (951) 361-0900City: EastvaleZip: 91752County: Riverside**Project Location:** County: Riverside City/Nearest Community: EastvaleCross Streets: Sumner Avenue, Orange Street, Schleisman Road Zip Code: 92880Longitude/Latitude (degrees, minutes and seconds): 33 ° 57 ' 35.9 " N / 117 ° 34 ' 28.6 " W Total Acres: 9.25Assessor's Parcel No.: 152-040-001Section: 36 Twp.: 1S Range: 7W Base: SBBMWithin 2 Miles: State Hwy #: I-15Waterways: Santa Ana River, Cucamonga CreekAirports: N/ARailways: N/ASchools: Eastvale Elementary, River Heights Middle School, Elean**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Tentative Tract Map 38032

Development Type:

☒ Residential: Units 159 Acres 9.25
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential & Vacant Land / Heavy Agriculture (A-2-5) / Commercial Retail (CR)

Project Description: (please use a separate page if necessary)

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 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 28, 2026 Ending Date February 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Stratham Homes</u>
Address: <u>1500 Iowa Avenue, Suite 200</u>	Address: <u>2201 Dupont Drive, Suite 300</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Dionisios Glentis</u>	Phone: <u>(949) 833-1554, x2235</u>
Phone: <u>(951) 777-2338</u>	

Signature of Lead Agency Representative: Allen Lim

Digitally signed by Allen Lim
Date: 2026.01.12 15:59:00 -08'00'

Date: 1/12/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.