

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
David Murray
(951) 703 - 0488

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. PLN24-20035 Quarterra

PROJECT TITLE: Major Development Review for Planning Area 4 of Leal Master Plan

PROJECT APPLICANT: Quarterra Multifamily Communities, LLC
95 Enterprise, Suite 200
Aliso Viejo, CA 92656

PROJECT LOCATION: The project site is surrounded by Limonite Avenue, Scholar Way, 58th Street and Hamner Avenue, Eastvale, Riverside County.

APN(s): 164-030-044

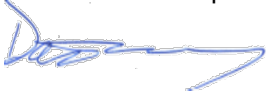
PROJECT DESCRIPTION: The Major Development Review for the site planning and architecture of a 360-unit apartment community including a 7,556 square foot recreation/leasing office, parking areas, landscaping, and open space and recreation located in Planning Area 4 of the Leal Master Plan or Lot 35 of Tentative Tract 38595. The Leal Master was analyzed in the Leal Master Plan Addendum to the certified Program Environmental Impact Report (SCH No. 2015031028). The proposed project does not exceed the maximum development assumptions of the approved Addendum to the certified Program EIR and therefore, is consistent with the project analyzed in the certified Program EIR.

This is to advise that the *Planning Commission* of the City of Eastvale, as Lead Agency, has approved the above described project on May 21, 2025, and has made the following determinations regarding the above described project:

1. The project [will will not] have new or more server significant effect on the environment compared to the prior Program EIR and Addendum.
2. An Addendum to a previously 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.



David Murray

05/21/2025

Date