

NOTICE OF EXEMPTION

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
1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

LEAD AGENCY:

CITY OF EASTVALE
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

PROJECT CASE NO: PLN24-20092

PROJECT TITLE: Cherry Tree Residential Project

PROJECT APPLICANT: Clarke Campion, BCT Dev Acquisition Co., LLC

PROJECT LOCATION: 7657 and 7681 Selby Avenue

CITY: Eastvale **COUNTY:** Riverside

APN(s): 144-110-028 through -030

PROJECT DESCRIPTION: The proposed project includes the following:

- Vesting Tentative Tract Map 39264 to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots for private streets and common area purposes; and
- Major Development Review for the master building architecture and site planning for the 39- single family residential lots, amenity building, landscape, and parking areas. The top height would be 40 feet and three stories.
- The project site includes the design and architecture of 38 attached and 38 detached accessory dwelling units (ADUs).

AGENCY APPROVING PROJECT: City of Eastvale, Planning Commission

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Allen Lim, Senior Planner

The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPT STATUS:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3);15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section no: _____
- Statutory Exemption. State code number: Project consistent with Community Plan or Zoning (Sec 15183)

REASONS TO SUPPORT EXEMPTION FINDING (attach if needed):

The proposed project would be consistent with the development density allowed on the project site by the General Plan. Additionally, the project would not result in impacts that are peculiar or more severe than those disclosed in the City's General Plan EIR (SCH No. 2022080090), which was certified on March 27, 2024.

LEAD AGENCY CONTACT: David Murray **TELEPHONE:** (951) 703-0488

SIGNATURE: 

DATE: 06/18/2025 **TITLE:** City Planner