

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: PLN25-20016**PROJECT TITLE:** Oasis Residential Project**PROJECT APPLICANT:** Rick Bondar, McCune Realty Investment Co. LP**PROJECT LOCATION:** Southeast corner of Chandler Street and Hellman Avenue**CITY:** Eastvale**COUNTY:** Riverside**APN(s):** 130-781-022 and -023**PROJECT DESCRIPTION:** The proposed project includes the following:

- Tentative Tract Map (TTM) No. 39153 to subdivide 8.16 acres into 65 single family residential lots, three (3) open space lots, and one (1) letter lot.
- Major Development Review for the master building architecture and site planning for the 65 single family detached residential units, landscape, and parking areas.

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:** 11/20/2025 **TITLE:** City Planner