

# NOTICE OF EXEMPTION

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**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

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**PROJECT CASE NO:** PLN22-20009

**PROJECT TITLE:** TPM No. 38114 at The Ranch at Eastvale SP

**PROJECT APPLICANT:** Matthew Ferree

**PROJECT LOCATION:** Northeast corner of Limonite Avenue and Hellman Avenue.

**CITY:** Eastvale

**COUNTY:** Riverside

**APN(s):** 144-010-077

**PROJECT DESCRIPTION:** The proposed project consists of an application for a new Tentative Parcel Map to subdivide 10.68 acres consisting of one (1) parcel into two (2) parcels to accommodate future building pads in The Ranch at Eastvale Specific Plan (SP No. 358).

**AGENCY APPROVING PROJECT:** City of Eastvale, Community Development Department

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Gina Gibson-Williams, Community Development Director

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*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: Class 15: Minor Land Divisions (Section 15315)
- Statutory Exemptions. State code number: \_\_\_\_\_

**REASONS TO SUPPORT EXEMPTION FINDING (attach if needed):**

An Environmental Impact Report (EIR) for The Ranch Specific Plan (State Clearinghouse No. 2006091105) was prepared and certified by the County of Riverside on May 25, 2010. Addendum to the EIR for an Amendment to The Ranch Specific Plan was adopted by the City of Eastvale City Council on December 9, 2015, via Resolution 15-33. The previously approved project (TPM No. 38114) does not propose development which would result in worsening of significant impacts to what had been analyzed in the previously certified EIR and all appropriate mitigation measures from the EIR will remain applicable to the proposed development. According to CEQA Guidelines Section 15315 (Minor Land Divisions), subdivisions of parcels of four (4) or fewer, would be considered a Class 15 exemption if the division is in conformance with the General Plan and zoning and if the parcel does not have an average slope greater than 20 percent. As such, the proposed project qualifies for a Class 15 exemption (Section 15315) and no further environmental review pursuant to CEQA is required.

**LEAD AGENCY CONTACT:** Gustavo Gonzalez    **TELEPHONE:** (951) 703-4499

**SIGNATURE:**     **DATE:** 3/17/2022    **TITLE:** Planning Manager