

Notice of Section 401 Application Reception

File Number: 332025-24

Project Name: TTM 39156 Oasis at Mill Creek

Received: 11/18/2025

Date Posted: 11/19/2025

End of 21 Day Public Comment Period: 12/09/2025

Project Location: 33.945500° N, -117.609167° W

Project City and County: Eastvale, Riverside

Applicant Organization: McCune Realty Investment Co. LP

Applicant Name: Rick Bondar

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose and overall goal of the entire activity is to create a residential development that includes single family dwellings, open space recreation, and open space basin area. The open space recreation, access road, and basin areas of the overall activity are located within a drainage easement for which a permit is being sought.

Project Activities: Grading, installation of certain improvements, and future ongoing maintenance of the Improvements within Prado Basin Parcel No. E01PD-32-009 (the "Easement Area", Attachment 1), consisting of 95,436 square feet (approximately 2.19 acres). The Grading, Improvements, and Maintenance (collectively, the "Work") will take place within the following three subareas (collectively, the "Subareas") of the Easement Area (Attachment 2): "Subarea 1", planned as an open recreational area (approximately 1.3 acres) "Subarea 2", planned as an access road (approximately 0.16 acre) "Subarea 3", planned as an open space basin (approximately 0.77 acre) After completion of the Grading and Improvements (the "Post-Project" condition), the Easement will be open to use by the residents of the planned residential homes to the east (the "Development", Attachment 3). The planned residential homes to the east make up 5.9-acres. The general public will also have access to the Easement Area. Pre-Project and Post-Project Prado Basin storage volumes within the Easement Area have been analyzed for each of the Subareas (Attachment 4). This analysis includes an evaluation of storage volumes for elevations of the Prado Basin pool at 1' increments. For each of the relevant pool elevations, storage is significantly increased Post-Project as compared with Pre-Project conditions.