

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** San Jacinto Residential Development Project (TTM 38202) (P21-076) Re-Circulation

Lead Agency: City of San Jacinto

Contact Person: Kevin White

Mailing Address: 595 S. San Jacinto Avenue

Phone: (951) 487-7330

City: San Jacinto

Zip: 92583

County: Riverside

Project Location: County: Riverside City/Nearest Community: City of San Jacinto

Cross Streets: east of Lyon Avenue and Appaloosa Drive, north of Cottonwood Avenue, and west of Marilyn Drive and Estrella Street Zip Code: 92582

Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 23.54 " N / 116 ° 59 ' 10.22 " W Total Acres: 35.06

Assessor's Parcel No.: 436-280-011, 436-280-012, 436-280-013, 436-280-014; 436-280-025

Section: 28 Twp.: 4 South Range: 1 West Base:

Within 2 Miles: State Hwy #: SR-74; SR-79;

Waterways: San Jacinto River, Casa Loma Canal, San Diego Canal

Airports: NA

Railways: NA Schools: Monte Vista Middle School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Planned Development Permit

Development Type:

☒ Residential: Units 181 Acres 33.8
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: Type
☐ Recreational: Type
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Vacant / Zoning: Residential, Low Density (RL) / General Plan Land Use: Low Density Residential (LDR)

Project Description: (please use a separate page if necessary)

The proposed Project would develop an approximately 33.8-acre vacant site with up to 181 single-family residential homes and associated infrastructure. The Project requires subdividing five (5) existing parcels (APNs 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025). The total Project footprint is approximately 35.06 acres, which includes both the approximately 33.8-acre Project site and 1.26-acre offsite improvement area. Offsite improvements include connecting the proposed internal circulation system to the intersections of Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street; connecting to existing utility systems within Lyon Avenue; frontage improvements along Lyon Avenue including a Class I multi-use path (per City of San Jacinto Trails Master Plan), sidewalk and street lights; and constructing a portion of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3 from Marilyn Drive/Estrella Street along the northeast edge of the development to a future connection point (Note: continuation of Line G-3 to be constructed by others) at the Monte Vista Middle School property to the north.

The Project is being re-circulated to address comments to the mitigation measures. Comments were addressed and mitigation measures updated.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 12, 2023 Ending Date August 10, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>VCS Environmental</u>	Applicant: <u>JS Bray, LLC/JA Bray, LLC</u>
Address: <u>30900 Rancho Viejo Road, Suite 100</u>	Address: <u>3161 Michelson Drive, Suite 425</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Eric Turner</u>	Phone: <u>(831) 383-8083</u>
Phone: <u>(949) 489-2700</u>	

Signature of Lead Agency Representative: Kevin White

Digitally signed by Kevin White
DN: cn=Kevin White, o=City of San Joaquin, ou=Community Development, email=turning@sanjoaquinca.gov, c=US
Date: 2023.08.09 09:27:44 -0700

Date: 07/6/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.