

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022100031

Project Title: Tentative Tract Map No. 38107 (TTM 38107)(P21-091)

Lead Agency: City of San Jacinto

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Project Location: City of San Jacinto in the County of Riverside

City

County

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to subdivide one parcel via a Tentative Tract Map into 215 single-family lots and construct 215 single-family detached residences, on-site roadways, a detention basin, and four park/open space areas totaling 2.6-acres. The residential lots would be a minimum of 4,000 square feet. The proposed Project includes 215 single-family residences on 38.15 net acres, which would result in 5.6 units per net acre. Residential structures would be 2 stories in height with a maximum height of 45 feet, in the previous circulation the maximum height was 35 feet, which is in conformance with City of San Jacinto Municipal Code Section 17.620. Residences would range in floor area size from 1,000 square feet to 3,000 square feet. This document is being recirculated due to a broken link on the previous NOI that directed the public to the environmental document and associated studies. The NOI for this circulation now contains the correct web link to direct the public to the environmental document and associated studies.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources could potentially be significantly affected, but we have found that with the proposed Projects mitigation measures, the impacts would be less than significant. See project areas of controversy for revised Biological Mitigation Measures per a request from CDFW. The project could have potentially significant effects on the Geology & Soils of the project site. The proposed Project Site grading/earthmoving activities shall be monitored by a qualified paleontologist that must be approved by the City prior to issuance of a grading permit. The Project applicant will prepare a PRIMP prior to grading permit issuance. This PRIMP will include a Workers Environmental Awareness Program (WEAP) training, construction monitoring by the Paleontologist, collection and processing of any fossils, and preparation of any permanent curation. The project could have potentially significant effects with Hazards & Hazardous Materials on the project site. The project site might potentially have agricultural chemicals within the soils, therefore no grading shall occur before an environmental contractor has assured no chemicals exist on the project site or a remedial plan has been submitted and approved by the County Department of Environmental Health. The project could have potentially significant effects on Transportation. To mitigate these effects, the project shall demonstrate that all traffic calming measures proposed by the VMT Memo have been installed prior to issuance of a Certificate of Occupancy.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The California Department of Fish and Wildlife (CDFW) sent a comment letter regarding the previous circulation of the environmental assessment on October 31st, 2022. In this letter, CDFW sent the following summarized statement of their concerns, the entire comment letter can be found in the previous circulated documents attachments.

"The IS/MND indicates that a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis (Appendix B) was prepared by RCA Associates, Inc. although it was not provided with the IS/MND. The Project's consistency with the MSHCP and related information about biological resources and associated minimization and mitigation measures are key details the City should address in the IS/MND. Absent these details and supporting documentation, the adequacy of the impact analysis and the mitigation measures proposed in the IS/MND, and the ability of the Project to mitigate the significant, or potentially significant, direct and indirect impacts to native habitats and species that rely on these habitats, could be questioned. Following review of the IS/MND, CDFW offers the comments and recommendations presented below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The comments and recommendations are also offered to enable the City to update the IS/MND to adequately disclose impacts and measures for CDFW and the public to review and comment on the proposed Project with respect to the Project's compliance with the Western Riverside County MSHCP and Fish and Game Code sections 3503, 3503.5, and 3513. CDFW recommends that each of these be addressed prior to finalization of the MND."

Mitigation measures recommended have been included in this circulated document, dated November 8th 2022. Please see the Draft MND attachment for specific revisions to the Biological Mitigation Measures.

Provide a list of the responsible or trustee agencies for the project.

South Coast Air Quality Management District
Eastern Municipal Water District
Metropolitan Water District
San Jacinto Unified School District
Valley Wide Parks and Recreation
Riverside County Transportation Department
Department of Environmental Health
Regional Water Quality Control Board, Santa Ana Region
Caltrans
California Department of Fish and Wildlife