

REVISED NOTICE OF HEARING (NOH) & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (NOI)

Planning Department
595 S. San Jacinto Avenue, San Jacinto, CA 92583

PUBLIC HEARING: Notice is hereby given that on Monday, **September 17, 2018** at 6:00 p.m., or soon thereafter, at the San Jacinto Community Center, 625 South Pico, San Jacinto California, the San Jacinto Planning Commission will hold a public hearing on the Project. The Planning Commission is authorized to grant site development variances for conditional use permits, site plan design reviews, and subdivision maps. The Planning Commission's decision may be appealed, in writing, within fifteen days, of the Planning Commission hearing. The appeal must be filed with the Planning Department and accompanied by the required fee.

PROJECT NAME: Baypoint Preparatory Academy – the “Project”

PROJECT DESCRIPTION: A proposal of Frank Ogwaro of Baypoint Preparatory Academy to construct a vacant parcel, totaling 30.09 acres for the development of a Kindergarten through 12th grade charter school, consisting of six, two-story educational buildings at up to 40-feet and an architectural tower element at approximately 50-feet where the maximum height permitted in the RL Zone is 35-feet. The school will include thirteen educational buildings totaling 120,000-square-feet with other ancillary buildings totaling approximately 20,643-square-feet. Phase 1 will include the educational buildings with passive and active playfields, playgrounds, football/soccer field, parking, landscaping, pick-up/drop-off area, student gardens, architectural trellis elements, covered seating areas, uncovered seating areas, shade structures, an architectural tower element, detention basin, and retention areas. Phase 2 will include the gymnasium and performing arts buildings with tennis courts, basketball courts, handball courts, baseball field, concession stands, restrooms, scoreboards, bleachers, storage buildings, and shade structures. To facilitate the Project, the applicant is requesting a Site Plan Development Review (SPDR-18-03), a Conditional Use Permit (CUP-18-02) to permit the school and a Variance (VAR-18-04) to allow buildings to exceed the maximum height.

PROJECT LOCATION: 1010 S. Lyon Avenue on the west side of Lyon Avenue, approximately 660-feet south of Seventh Street, in the City of San Jacinto, California. The Project site is located within the southwest quarter of Section 33 of Township 4 South, Range 1 West, Lakeview 7.5 U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor parcel numbers APNs 436-600-012, 013, and 014.

ENVIRONMENTAL DETERMINATION: The City of San Jacinto intends to adopt a Mitigated Negative Declaration for the Project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project with the incorporation of mitigation measures, will not have a significant impact upon the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and will be included as part of the Mitigated Negative Declaration for this Project. *Pursuant to State CEQA Guidelines section 15074.1, Mitigation Measures TRAF-1, TRAF-3, TRAF-6, TRAF-7, TRAF-8, TRAF-9, TRAF-21 and TRAF-22 have been edited pursuant to the Traffic Engineer's updated analysis dated August 15, 2018. These Mitigation Measures as edited are equivalent to the previous Mitigation Measures in mitigating the Project's impacts relating to traffic and circulation. Specifically, implementation of the edited Mitigation Measures will avoid or reduce the potential impacts at issue to a level of less than significant. As such, the Planning Commission finds that editing Mitigation Measures TRAF-1, TRAF-3, TRAF-6, TRAF-7, TRAF-8, TRAF-9, TRAF-21 and TRAF-22 will not cause any potentially significant effect on the environment.* The Planning Commission intends to adopt a Mitigated Negative Declaration for the

Project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project with the incorporation of mitigation measures, will not have a significant impact upon the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and will be included as part of the Mitigated Negative Declaration for this Project.

As a result, it is recommended that the Planning Commission adopt a Mitigated Negative Declaration for this Project.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the Project site:

1. **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code;
2. **IS NOT** a Project of statewide, regional or areawide significance as designated in CEQA Guidelines Section 15206;
3. **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of Transportation; and
4. A scoping meeting **WILL NOT** be held by the City of San Jacinto.

Any interested party may submit written comments prior to the Project decision date or submit any information which may be of assistance to the Planning Commission. A copy of the application and environmental document is available for inspection in the Planning Division at 595 S. San Jacinto Avenue, San Jacinto, CA 92583 or call at (951) 487-7330. As a result of this environmental review and comments, the proposed Project may be either conditionally approved, modified, or denied.

All members of the public, who wish to speak in favor of, or in opposition to an agenda item, may submit a request to speak form at the meeting prior to the hearing of a public hearing item. Groups wishing to address the Planning Commission on an agenda item are requested to select a representative and provide an outline of the presentation prior to the meeting. Groups or individuals that wish to challenge an action of the Planning Commission, may be limited in their challenge to only those issues that were addressed at the time of the public hearing.

CONTACT PLANNER: If you need additional information or have any questions concerning this project, please contact Tammy Figueroa at (951) 487-7330 tfigueroa@sanjacintoca.us .

Posted on **September 8, 2018**