

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
SUNTERRA TENTATIVE TRACT MAP 38107 (P21-091)
SCH: 2022100031**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Jacinto
Planning Department
595 S. San Jacinto Avenue
San Jacinto, CA 92583

November 7,
2022

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of San Jacinto (City) (as lead agency) has prepared a Mitigated Negative Declaration (MND) to evaluate the environmental effects associated with the proposed Sunterra Tentative Tract Map 38107 and associated development proposal located south of Ramona Boulevard and west of Sanderson Avenue, in the City of San Jacinto. The applicant is seeking approval of a Tentative Tract Map (TTM# 38107) to subdivide one parcel 38.5 parcel into 215 single-family lots, approximately 4,400 square feet each, and a Planned Development Permit (PDP). The Project proposes the construction of 215 single-family residences, ranging from 1,000 square feet to 3,000 square feet in size. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent (NOI) to provide responsible and interested parties with updated information about the Project details regarding the public comment period and document availability. The Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) was previously circulated from October 4, 2022 to October 25, 2022. The Draft IS/MND is being recirculated due to a broken web link that directed a reader to the environmental document and associated studies on the previously circulated NOI. This NOI contains the correct web link where the environmental document and associated studies are to be found. There has been one change in the project description, the previously proposed maximum building height was 35 feet in the IS/MND that was previously circulated from October 4 – 12, 2022. The IS/MND that is being recirculated has revised the maximum building height to 45 feet, which is in conformance with City of San Jacinto Municipal Code Section 17.620. In addition, the Draft IS/MND has been revised to include recommended mitigation measures that were received from the California Department of Fish and Wildlife (CDFW) on October 31, 2022. Text that has been ~~struck~~ out will be removed in the Final Mitigated Negative Declaration and text that has been underlined will be included in the Final MND. A public hearing notice will be sent prior to public hearing. The Environmental document and associated studies can be found at <https://www.sanjacintoca.gov/cms/one.aspx?portalId=10384430&pageId=13697858> .

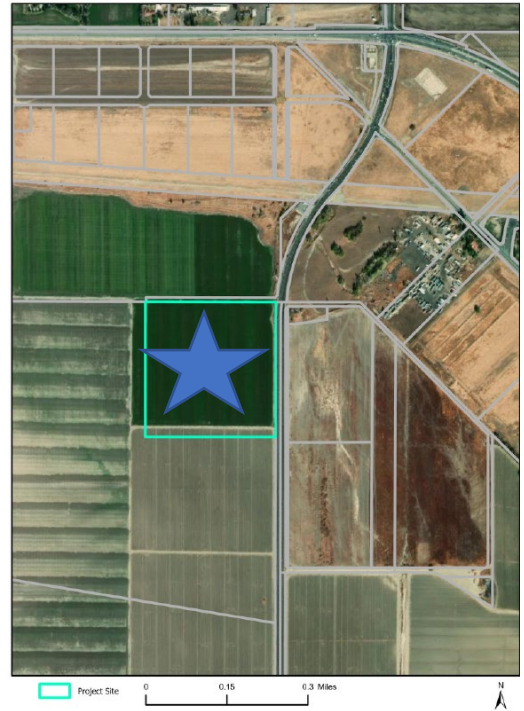
Project Title: Sunterra Tentative Tract Map 38107 (TTM 38107) (P21-091)
Project Applicant: J.D. Pierce Company, Inc.

Project Description:

The Project proposes to subdivide one 38.15-acre parcel via a Tentative Tract Map into 215 single-family lots and construct 215 single-family detached residences, onsite 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. Residences would range in floor area size from 1,000 square feet to 3,000 square feet.

Project Location:

The Project site is comprised of 38.15 -acres and located south of Ramona Boulevard and west of Sanderson Avenue in the City of San Jacinto. The Project site has a City of San Jacinto General Plan Land Use designation of Medium Density Residential (MDR) and a zoning designation of Residential Medium Density (RM). The Project site is located in Section 20 of Northwest Township 4 South, Range 1 West, San Jacinto, California Geological Survey (USGS) 7.5-Minute Quadrangle and is comprised of Tax Assessor Parcel Numbers (APNs) 432-030-012. The Project site is bound by vacant land uses to the north, south, east, and west. Regional access to the project site is provided by North Sanderson Avenue, which connects to Highway 79 approximately 0.60 miles to the north of the Project site.



In accordance with the disclosure requirements of CEQA Guidelines Section 15072, 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. A public hearing will be held and noticed at a later date.

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on Tuesday November 8, 2022 and closes on Wednesday December 7, 2022. Please submit comments no later than 5:00 p.m. on December 7, 2022 to Kevin White, Planning Manager, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at kwhite@sanjacintoca.gov.

Document Availability:

Copies of the Draft Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Jacinto Website:**
<https://www.sanjacintoca.gov/cms/one.aspx?portalId=10384430&pageId=13697858>
- **City of San Jacinto Planning Division**
595 S. San Jacinto Avenue
San Jacinto, CA 92583

Any interested party may submit written comments prior to the end of public circulation period 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.

Contact Planner: If you need additional information or have any questions concerning this project, please contact Kevin White at (951) 487-7330 or kwhite@sanjacintoca.gov.