

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE  
SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT  
(TTM 38202) (P21-076)**

TO: Responsible and Interested  
Parties – Distribution List

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

April 11, 2023

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 San Jacinto Residential Development Project Tentative Tract Map (TTM) 38202 (Project) and associated development proposal located east of Lyon Avenue and Appaloosa Drive, north of Cottonwood Avenue, and west of Marilyn Drive and Estrella Street, in the City of San Jacinto. The applicant is seeking approval of a Tentative Tract Map (TTM# 38202) to subdivide (5) five parcels (APN's: 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025) totaling 33.8 acres into 181 single-family lots, averaging at approximately 5,000 square feet each, and a Planned Development Permit (PDP). The Project proposes the construction of 181 single-family residences, ranging from 1,800 square feet to 2,875 square feet in size and 1.26 acres of off-site improvements. 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. 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>.

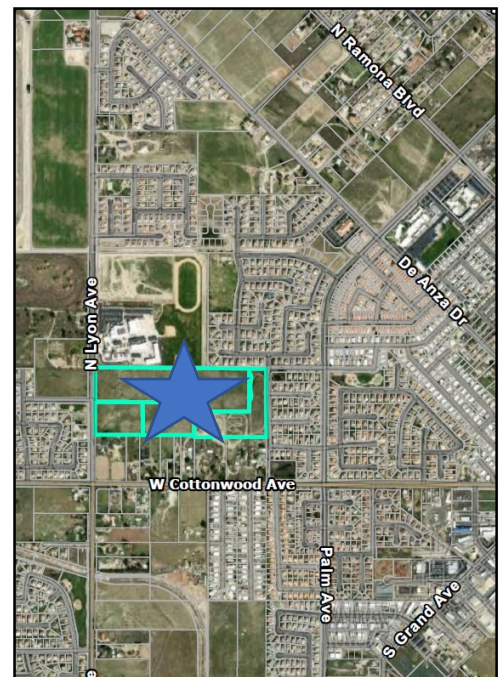
**Project Title: San Jacinto Residential Development Project (TTM 38202) (P21-076)**  
**Project Applicant: JS Bray, LLC/JA Bray, LLC**

**Project Description:**

The Project proposes to subdivide five (5) parcels (APNs: 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025) via a Tentative Tract Map into 181 single-family lots and construct 181 single-family detached residences, onsite roadways, off-site improvements, two (2) water quality mitigation basins, and two (2) park/open space areas. Off-site 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 residential lots would be a minimum of 4,500 square feet. The proposed Project includes 181 single-family residences on 35.06 gross acres (33.8-acre project site and 1.26 acre off-site improvement area), which would result in 5.35 units per gross acre. Residential structures would be built with a maximum height of 35 feet. Residences would range in floor area size from 1,800 square feet to 2,875 square feet.

**Project Location:**

The Project site is comprised of 35.06 -acres and located east of Lyon Avenue and Appaloosa Drive, north of Cottonwood Avenue, and west of Marilyn Drive and Estrella Street in the City of San Jacinto. The Project



Project Site 0 0.15 0.3 Miles N

site has a City of San Jacinto General Plan Land Use designation of Low Density Residential (LDR) and a zoning designation of Residential, Low Density (RL). The Project site is located within Township 4 South and Range 1 West, Section 28 in the City of San Jacinto, California Geological Survey (USGS) 7.5-Minute Quadrangle and is comprised of Tax Assessor Parcel Numbers (APNs) 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025. The Project site is bound by Monte Vista Middle School and single-family residences to the north, single family residences to the south, east, and residential uses beyond N Lyon Avenue to the west. Regional access to the project site is provided by North Lyon Avenue, which connects to Highway 79 (or Ramona Expressway) approximately 1.4 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 Friday April 12, 2023 and closes on Monday May 15, 2023. Please submit comments no later than 5:00 p.m. on Wednesday May 15, 2023 to Kevin White, Planning Manager, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at [kwhite@sanjacintoca.gov](mailto: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](mailto:kwhite@sanjacintoca.gov).