

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT
(TTM 38066) (P21-010)**

TO: Responsible and Interested
Parties – Distribution List

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

March 19, 2024

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 Valle Reseda Project - Tentative Tract Map (TTM) 38066 (Project) and associated development proposal located south of Ramona Boulevard and west of Ranch view Lane in the City of San Jacinto. The applicant is seeking approval of a Tentative Tract Map (TTM# 38066) to subdivide (3) three parcels (APN's: 436-040-006, 436-040-008, and 436-030-001) totaling 37.87 acres into 206 single-family lots, The Project proposes the construction of 206 single-family residences. 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: Valley Reseda Silverbeach Grand (TTM 38066) (P21-010)
Project Applicant: Golden Ocean Realty

Project Description:

The proposed Project is a 37.87-acre development with 206 single-family homes with 1 type of house plan of 1 story and 17ft in height and up to 6 types of plans of 2 stories with an average height of 25ft to be located near the intersection of North Ramona Boulevard and Ranch View Lane in the city of San Jacinto, CA (the City). The three vacant parcels will be developed with homes, roads, sidewalks, and utilities.

Circulation

Site access is provided on Ramona Boulevard by the proposed residential street temporarily named "A Street", which will be the main entrance to the project site. An exclusive eastbound right-turn pocket and an exclusive westbound left-turn pocket will be provided on Ramona Boulevard. This access will be controlled by a STOP sign posted on "A Street" along with corresponding pavement markings.

Water and Wastewater requirements

The proposed Project will tie into an existing Eastern Municipal Water District (EMWD). The EMWD's "Will Serve" letter states the EMWD is willing to provide water service to the Project subject to its design requirements, permitting process, and fees.

Drainage / Hydrology / Water Quality

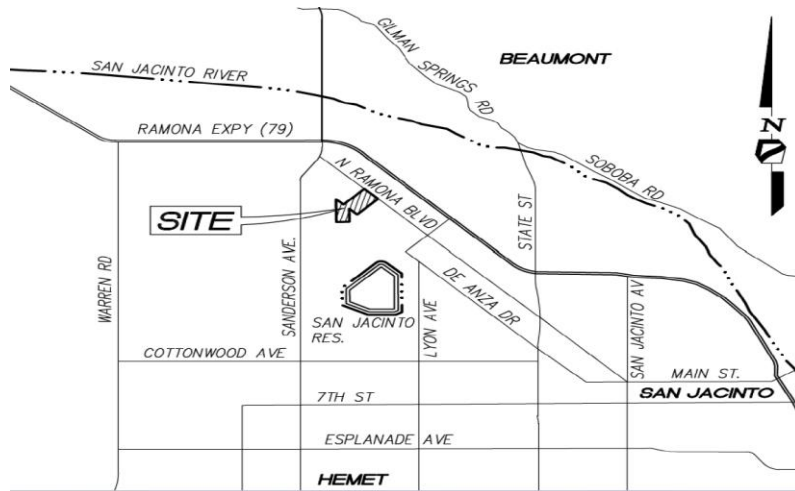
The proposed project will improve drainage by collecting in storm water in two independent on-site storm drains systems and conveyed to two detention basins, Basin A and Basin B.

Landscaping

Landscape designs that are in accordance with the water conservation requirements.

Project Location:

The 37.87-acre project site is located near the intersection of North Ramona Boulevard and Ranch View Lane in the city of San Jacinto, CA. The site is identified by Assessor's Parcel Numbers (APNs) 436-040-006, 436-040-008, and 436-030-005. The vertical relief on-site ranges from 1,464ft ASL to 1,475ft ASL



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 March 19, 2024, and closes on Monday April 18, 2024. Please submit comments no later than 5:00 p.m. on Monday April 18, 2024, 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.