

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR
THE MAGNET SHOPPING CENTER (PROJ23-0022)**

TO: Responsible and
Interested Parties –

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

March 28, 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 Magnet Shopping Center (Project) and associated development proposal located at the southeast corner of State Street and Ramona Expressway in the City of San Jacinto. The project is a 114,523-square-foot Commercial/Retail Shopping Center. 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 the 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: THE MAGNET SHOPPING CENTER (PROJ23-0022)
Project Applicant: Rich Development Enterprises, LLC
600 N. Tustin Ave., Suite 150
Santa Ana, CA 92705

Project Description:

A proposal for a 114,523-square-foot Commercial/Retail Shopping Center that includes a convenience store and gas station, an approx. 16,000 sf grocery store pad, and an automated carwash with 3 drive thru lanes and self-serving vacuums. In addition, the shopping center includes three (3) drive thru restaurants, an approx. 7,000 square-foot auto parts store pad, 4 retail pads for larger tenants with a total of 56,000 sf, and 2 shop pads with a total 13,000 sf for retail and restaurant uses, with incidental uses including outdoor dining and an ATM. The proposal also includes a Vesting Tentative Parcel Map (VTPM38831) to subdivide approx. 14.5 acres into 14 parcels that range from 0.38 acres to 1.54 acres. Application Types: Vesting Tentative Parcel Map (SUB23-0005), 5 Minor Use Permits (USE23-0010/11/12/13/14), and Site Plan and Design Review (USE23-0009).

Offsite improvements are proposed within State Street, Ramona Expressway, and Eagle Road. There are two options to serve the project water and sewer needs. One option is to use the City of San Jacinto water and sewer system and the second option is to use Eastern Municipal Water District (EMWD) service.

Project Location:

The project site is located at the southeast corner of Ramona Expressway (SR79) and State Street, which is a four-lane arterial roadway (see Figure 2). The project site is comprised of two contiguous rectangular-shaped parcels totaling approximately 14.44 acres (Riverside Assessor's Parcel Numbers [APN's] 434-080-025 and -026).



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.

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on Thursday March 28, 2024, and closes on Monday April 29, 2024. Please submit comments no later than 5:00 p.m. on Monday April 29, 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 the 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.