

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
LYON AVENUE PROJECT (TENTATIVE TRACT MAP No.
38468)**

TO: Responsible and Interested
Parties – Distribution List

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

May 1, 2024

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the City of San Jacinto (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed Lyon Avenue Project (Tentative Tract Map No. 38468) and its ultimate development proposal located on the west side of Lyon Avenue, approximately 137 feet north of Cottonwood Avenue, in the City of San Jacinto. The applicant is seeking approval of a Tentative Tract Map (TTM 38468) to subdivide two parcels into 153 single-family lots. The subdivision will allow for the ultimate development of 153 single-family residences, with the minimum lot size of 6,844 square feet, an average lot size of approximately 8,123 SF, with the largest lot at 13,335 SF. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with 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/city_departments/community-development/planning/c_e_q_a

Project Title: Lyon Avenue Project (Tentative Tract Map No. 38468)
Project Applicant: 3rd Avenue Storage, LLC.

Project Description:

The Project proposes to subdivide two parcels via a Tentative Tract Map into 153 single-family lots that will result in the ultimate development of 153 single-family detached residences, onsite roadways, and detention basin. The residential lots would be a minimum of 6,844 square feet. The ultimate development includes 153 single-family residences on 42.19-gross acres, which would result in 3.65 units per net acre. Residential structures would be 1 or 2 stories in height.

Project Location:

The 42.19-gross acre Project site is located west of Lyon Avenue approximately 137 feet north of Cottonwood Avenue in the City of San Jacinto. The Project 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 in Section 28 of Township 4 South, Range 1 West, Lakeview United States Geological Survey (USGS) 7.5-Minute Quadrangle and is comprised of Tax Assessor Parcel Numbers (APNs) 436-280-006 and 436-280-007. The Project site is bound by residential uses on the west and south. To the north of the project site is a vacant lot and to the east a middle school.



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 Monday, May 6, 2024 and closes on Wednesday, June 5, 2024. Please submit comments no later than 5:00 p.m. on June 5, 2024 to Yaneli Hernandez, Associate Planner, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at yhernandez@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/city_departments/community-development/planning/c_e_q_a
- **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 Yaneli Hernandez at (951) 487-7330 or yhernandez@sanjacintoca.gov.