



NOTICE OF EXEMPTION

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street,
Room 222
Sacramento, CA 95812-3044

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
(951) 955-6200

From: (Public Agency)
City of San Jacinto
Travis Randel, Deputy City Manager
Development Services
City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, CA 92583
(951) 487-7330

Case Number: PROJ24-0065 (Planned Development Permit, Tentative Tract Map, and Site Plan & Design Review)

Project Title: Esplanade Collection

Project Applicant: Passco Pacifica, LLC
Attn: Oscar Graham
333 City Boulevard West, Suite 1700
Orange, CA 92868

Project Location - Specific: Northwest corner of Hewitt Street and Commonwealth Avenue
San Jacinto, CA 92583
APN: 439-180-011

Project Location - City: San Jacinto

Project Location - County: Riverside County

Description of Project: Tentative Tract Map 38872, Site Plan & Design Review, and Planned Development Permit to subdivide one parcel totaling 24.47-gross acres into 249 single-family lots and 13 letter lots for onsite roadways, parks, a detention basin, and on-site landscaping.

Name of Public Agency Approving Project: City of San Jacinto

Name of Person or Agency Carrying Out Project: Oscar Graham (Passco Pacifica, LLC)

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268).
- Not a project.
- Emergency Project (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b)(c)).
- Categorical Exemption. State type and section number:
- Declared Emergency. (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
- Statutory Exemptions. State code number: 15183 – Projects Consistent with a General Plan, Community Plan, or Zoning.
- Other. Explanation:

Reasons Why Project Is Exempt:

This Project has been reviewed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA"), and it was determined that the Project is Exempt from further environmental review pursuant to Title 14, Section 15183 (d) of the California Code of Regulations (CCR). A project exemption applies when a project is consistent with: a) a community plan adopted as part of the general plan; b) a zoning action, which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or; c) a general plan of a local agency.

A Project is Consistent with a General Plan, Community Plan or Zoning if the proposed density is the same or less than the general plan standard approved under a certified General Plan EIR, and the project complies with the density-related standards contained in that plan (CEQA Guidelines section 15183(i)(2)). Density standards are expressed in various ways, including based on the number of dwelling units per acre, the number of people in a given area, floor area ratio, and other measures of building intensity, building height, and size limitations and use restrictions (Governor's Office of Planning and Research, 2017).

An exemption applies only to the extent that all feasible mitigation measures for a significant effect specified in the EIR are or will be undertaken by the public agency having jurisdiction to implement such mitigation measures (CEQA Guidelines, §15183(e)(1),(2)).

Additional environmental review is not needed if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the GPEIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards (CEQA Guidelines §15183(c)). An impact is not considered peculiar if uniformly applied development standards or procedures have been previously adopted by the city with a finding that the development standards or procedures will substantially mitigate that environmental impact (CEQA Guidelines §15183(f)).

Accordingly, Section 15183 exemption applies because the proposed project is consistent with the City General Plan, the GP EIR, and all feasible measures identified in the GP EIR as being applicable.

Lead Agency Contact Person: Yaneli Hernandez, Senior Planner

Area Code/Telephone/Extension: (951) 487-7330

Date of Approval: November 19, 2024

Signature: *Yaneli Hernandez*
Title: Senior Planner

Date: 11-21-2024

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

(Clerk Stamp Here)