



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: P22-110 (Planned Development Permit and Tentative Tract Map,)

Project Title: Kirby II Planned Development Permit

Project Applicant: Monte Vista Homes
Attn: Andrew Verdugo
5625 Land View Court
Alta Loma, CA 91737

Project Location - Specific: 1430 Kirby Street
San Jacinto, CA 92583
APN: 436-450-015

Project Location - City: San Jacinto **Project Location - County:** Riverside County

Description of Project: Tentative Planned Development Permit and Tentative Tract Map (TTM) 38509 to subdivide a 4.51-acre lot into 28 lots, including one for a place of worship, 27 for single-family residential homes, and one lettered lot for a future detention basin.

Name of Public Agency Approving Project: City of San Jacinto

Name of Person or Agency Carrying Out Project: Andrew Verdugo, Monte Vista Homes

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: 15332
- Declared Emergency. (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
- Statutory Exemptions. State code number:
- Other. Explanation:

Reasons Why Project Is Exempt:

The City of San Jacinto has received an Application from Monte Vista Homes for approval of a proposed residential Tentative Tract Map on 4.5 acres at the northwest corner of Esplanade A venue and Kirby Street (see Figure 1). The proposed TTM would allow for 27 lots for residential use, one lettered lot for water quality basin, and one lot for an existing church, on property described as 1430 South Kirby Street (APN 436-450-015). Fill material at the eastern portion of the site will be used to level the site grade. Excavations for the water quality basin as well as structure footings would not exceed a depth of five feet below ground surface. With an estimated household size of 3.45 persons/household, the project would result in approximately 93 new residents in the City.

The site is generally located Section 32, Township 4 South, Range 1 West depicted on the San Jacinto and Lakeview U.S. Geological Survey's (USGS) 7.5-minute topographic maps. The majority of the property is unused, however, the Valley Community Church currently owns and occupies the property. The church is on the northeast corner of the parcel and the Applicant intends to also include the church as a lot within the TTM.

The parcel is surrounded by existing residential uses to the north and west, and rural residential to the east and south. The area is transforming from rural uses to more intense urban development, particularly within a ½-mile radius around the Project Site.

The Applicant provides justification herein that the project qualifies as an "in-fill exemption" from the California Environmental Quality Act ("CEQA") as described in the CEQA Guidelines Section 15332. Under CEQA Section 15332, if the Project meets these conditions, it is characterized as in-fill development:

- 1) consistent with the General Plan and Zoning;
- 2) on a site that has no value as habitat for endangered, rare or threatened species;
- 3) is no more than five acres and substantially surrounded by urban uses;
- 4) is adequately served by all required utilities and public services; and
- 5) results in no significant impacts to traffic, noise, air quality, or water quality.

Lead Agency Contact Person: Steven Valdez, Principal Planner

Area Code/Telephone/Extension: (951) 590-2827

Date of Approval: November 19, 2024

Signature: Steven Valdez SV

Date: 11-21-2024

Title: Principal Planner

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

(Clerk Stamp Here)