



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
Kevin White, Planning Manager
City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, CA 92583
(951) 487-7330

Case Number: P22-022 (Planned Development Permit and Tentative Tract Map)

Project Title: McLeish Ranch

Project Applicant: Rockwell Land Company
Attn: William Inghram
23986 Aliso Creek Road, #711
Laguna Niguel, CA 92677
WInghram@theflco.com

Project Location - Specific: West of Lyon Avenue, southwest of Ramona Boulevard, east of Sanderson Avenue, and north of the San Jacinto Reservoir.
San Jacinto, CA 92583
APN: 436-080-001, 436-080-002, 436-080-006

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

Description of Project: A Planned Development Permit and Tentative Tract Map (TTM) No. 38203 to subdivide 96-acres into 424 residential lots and 9 lettered lots for the future development of 424-single family homes. The build-out of the project will include the development of on-site roadways, off-site road improvements, a detention basin, parks, and on-site landscaping.

Name of Public Agency Approving Project: City of San Jacinto

Name of Person or Agency Carrying Out Project: William Inghram (Rockwell Land Company)

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:

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Pursuant to CEQA Guidelines Section 15183(d), a project exemption applies under the following conditions:

1. The 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, and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

A project is consistent with a general plan if (1) the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan for which an EIR has been certified, and (2) the project complies with the density-related standards contained in that plan (CEQA Guidelines section 15183(i)(2)).


As required by CEQA, the city prepared a Final EIR, which analyzed the environmental impacts of the General Plan 2040 Update. On November 15, 2023, the City Council certified the GP EIR as meeting the requirements of CEQA. Therefore, Section 15183 exemption applies because the project is consistent with the density development standards contained in the GP EIR and Development Code, as measured in dwelling units per acre. The proposed project would have a density of 4.24 units per acre, where 7 per acre (672 units) is the maximum allowed.

An additional EIR, or other environmental document need not be prepared for a project solely on the basis of an impact that is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, 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, the Section 15183 exemption applies because the proposed project is consistent with the City of San Jacinto General Plan, the GP EIR, and all feasible mitigation measures identified in the GP EIR as being applicable, as further discussed in the Exemption Checklist.

Lead Agency Contact Person: Kevin White, Planning Manager
Area Code/Telephone/Extension: (951) 487-7330

Date of Approval: February 4, 2025

Signature: 
Title: Planning Manager

Date: 02-06-2025

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

(Clerk Stamp Here)

