

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
QUAIL RANCH ESTATES (TTM 33249) (PROJ23-0024)**

TO: Responsible and Interested
Parties – Distribution List

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

February 19, 2025

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 Quail Ranch Estates Project - Tentative Tract Map (TTM) 33249 (Project) and associated development proposal located north of De Anza Drive and South of Ramona Boulevard in the City of San Jacinto. The applicant is seeking approval of a Tentative Tract Map (TTM 33249) to subdivide (3) three parcels (APN: 436-160-004, 05, 06) totaling 11.88 acres into 23 single-family lots. 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. The Environmental document and associated studies can be found at:

<https://www.sanjacintoca.gov/cms/one.aspx?portalId=10384430&pageId=13697858>.

Project Title: Quail Ranch Estates (TTM 33249) (PROJ23-0024)

Project Applicant: KBS Development, LLC

Project Description:

The proposed Project involves the subdivision of an 11.88-acre site into 23 single-family residential lots through a Tentative Tract Map (TTM 33249). In addition, the Project includes onsite roadways, offsite improvements, and one (1) water quality mitigation basin. The residential lots would be a minimum of 15,000 square feet, resulting in a 1.98 dwelling units per gross acre. Residential structures would be built with a maximum height of 35 feet.

Circulation

The proposed Project includes two new 40-foot-wide access drives, one along De Anza Drive and another along Ramona Boulevard. These access points integrate with the City's established circulation network.

Water and Wastewater requirements

The proposed Project will connect to existing water and wastewater infrastructure managed by the Eastern Municipal Water District (EMWD). A 'Will Serve' letter from EMWD is required prior to project approval.

Drainage / Hydrology / Water Quality

Natural drainage for the site is toward the west, and the project design maintains the predevelopment flow pattern. Individual lots will drain through a vegetated swale and drainage easements to the adjacent streets. Stormwater runoff from the development will be captured by an on-site storm drain system and directed to an on-site infiltration basin.

Project Location:

The Project Site is located within Section 21, Township 4 South, Range 1 West, San Bernardino Base Meridian. The Project Site is located along De Anza Drive between Young Street and Savory Lane.



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 Wednesday, February 19, 2025, and closes on Friday, March 21, 2025. Please submit comments no later than 5:00 p.m. on Friday, March 21, 2025, to Frank Chen, Associate Planner, at 595 S. San Jacinto Avenue, San Jacinto, California 92583, or by email at Fchen@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 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 Frank Chen at (951) 487-7330 or Fchen@sanjacintoca.gov.