

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022100031

Project Title: Tentative Tract Map No. 38107 (TTM 38107)(P21-091)

Lead Agency: City of San Jacinto Contact Person: Kevin White
 Mailing Address: 595 S. San Jacinto Avenue Phone: 951-487-7330, Ext. 306
 City: San Jacinto Zip: 92583 County: Riverside

Project Location: County: Riverside City/Nearest Community: San Jacinto
 Cross Streets: South of Romano Boulevard and west of Sanderson Avenue Zip Code: 92582

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 38.15

Assessor's Parcel No.: 432-030-012 Section: 20 Twp.: T4SR1W Range: NW Base: _____

Within 2 Miles: State Hwy #: Ramona Expressway HWY 79 Waterways: San Jacinto River, Casa Loma Canal, San Digeo Canal
 Airports: NA Railways: NA Schools: Meagan Cope Elementary School, Monte Vista Middle Sc

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Planned Development Permit

Development Type:

Residential: Units 215 Acres 38.15
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Land Use: Vacant; General Plan Land Use: Medium Density Residential (MDR); Zoning: Residential Medium Density (RM)

Project Description: (please use a separate page if necessary)

The Project proposes to subdivide one parcel via a Tentative Tract Map into 215 single-family lots and construct 215 single-family detached residences, on-site roadways, a detention basin, and four park/open space areas totaling 2.6- acres. The residential lots would be a minimum of 4,000 square feet. The proposed Project includes 215 single-family residences on 38.15 net acres, which would result in 5.6 units per net acre. Residential structures would be 2 stories in height with a maximum height of 45 feet, in the previous circulation the maximum height was 35 feet, which is in conformance with City of San Jacinto Municipal Code Section 17.620. Residences would range in floor area size from 1,000 square feet to 3,000 square feet. This document is being recirculated due to a broken link on the previous NOI that directed the public to the environmental document and associated studies. The NOI for this circulation now contains the correct web link to direct the public to the environmental document and associated studies.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 11/08/2022 Ending Date 12/07/2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>The Altum Group (add applicant consultant)</u>	Applicant: <u>J.D. Pierce Company, Inc.</u>
Address: <u>44600 Village Court, Suite 100</u>	Address: <u>2222 Martin Street, Suite 100</u>
City/State/Zip: <u>Palm Desert, CA 92260</u>	City/State/Zip: <u>Irvine, CA 92812</u>
Contact: <u>Heather Boland</u>	Phone: <u>949.428.8456</u>
Phone: <u>801-834-4454</u>	

Signature of Lead Agency Representative: FOR  Date: 11/07/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.