



# NOTICE OF HEARING (NOH) & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (NOI)

Planning Department  
595 S. San Jacinto Avenue, San Jacinto, CA 92583

**PROJECT NAME:** The Estates at Mountain Bridge (TTM-37229) and The Bungalows at Mountain Bridge (TTM-37230) – the “Project”

**PROJECT DESCRIPTION:** A proposal of Blaine Womer, on behalf of Bill Lo, WMR Holdings, LLC, to develop to vacant lots with two residential subdivisions, TTM-37229 subdividing 11.8-acres into 73 single-family units and TTM-37230 subdividing 14.58-acres into 81 single-family units, totaling 154-units, ranging in size from 3,285-square-feet to 8,612-square-feet. To facilitate the Project, the applicant is requesting a General Plan Amendment (GPA-17-01) to change the CC – Community Commercial General Plan land use designation to MDR – Medium Density Residential, a Specific Plan Amendment (SP-01-88/SP-02-88 Amendment #6) to change the Rancho San Jacinto Specific Plan (RSJSP) land use designation from Commercial to Medium Density Residential (MDR-RSJSP), and a Zone Change (ZC-17-01) to change the CN – Neighborhood Commercial Zone to RM – Residential Medium Zone.

**PROJECT LOCATION:** Southeast and northeast corners of Esplanade Avenue and Hewitt Street in the City of San Jacinto, County of Riverside, California. The parcels are in the southeast portion of the San Jacinto Land Grant as depicted on the San Jacinto USGS 7.5-minute Quadrangle at Township 4 south, Range 1 west, San Bernardino Base and Meridian. The site is comprised of Tax Assessor parcel numbers APN 439-180-015 and 437-310-029.

**ENVIRONMENTAL DETERMINATION:** The City of San Jacinto intends to adopt a Mitigated Negative Declaration for the Project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project with the incorporation of mitigation measures, will not have a significant impact upon the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and will be included as part of the Mitigated Negative Declaration for this Project. As a result, the Development Director is recommending that the City Council adopt a Mitigated Negative Declaration for this Project.



In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), 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.

**PUBLIC REVIEW & COMMENT:** As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is November 17, 2017 to December 6, 2017. Written comments and responses to this notice should be addressed to the contact person listed below at the above address. Copies of the proposed Project plans and the Mitigated Negative Declaration and Initial Study are available for review at the City of San Jacinto City Hall Planning Counter at the address above and on the City's website at [www.ci.san-jacinto.ca.us/environmentaldocuments](http://www.ci.san-jacinto.ca.us/environmentaldocuments).

**PUBLIC HEARING:** Notice is hereby given that on Monday, **December 11, 2017** at 7:00 p.m., or soon thereafter, at the San Jacinto Unified School District Board Room 2045, South San Jacinto Avenue, San Jacinto California, the San Jacinto Planning Commission will hold a public hearing on the Project. The Planning Commission is authorized to grant site development variances for conditional use permits, site plan design reviews, and subdivision maps. In lieu of the requested zoning, the Planning Commission is authorized to grant more restrictive zoning categories. The Planning Commission will make a recommendation to the City Council. The City Council's decision is final unless appealed, in writing, within fifteen days. The appeal must be filed with the Planning Department and accompanied by the required fee.

*Any interested party may submit written comments prior to the Project decision date 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) 654-7337. As a result of this environmental review and comments, the proposed Project may be either conditionally approved, modified, or denied.*

*All members of the public, who wish to speak in favor of, or in opposition to an agenda item, may submit a request to speak form at the meeting prior to the hearing of a public hearing item. Groups wishing to address the Planning Commission on an agenda item are requested to select a representative and provide an outline of the presentation prior to the meeting. Groups or individuals that wish to challenge an action of the Planning Commission, may be limited in their challenge to only those issues that were addressed at the time of the public hearing.*

**CONTACT PLANNER:** If you need additional information or have any questions concerning this project, please contact Tammy Figueroa at (951) 654-7337 [tfigueroa@sanjacintoca.us](mailto:tfigueroa@sanjacintoca.us) .

**Posted on November 17, 2017**