



# NOTICE OF EXEMPTION

**To:**  Land Use and Climate Innovation (LCI) - Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 113  
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

**Project Title:** Maravilla Development Project (Tract 28224)

**Project Applicant:** SanJac 55, LLC  
1888 Viking Way  
La Jolla, CA 92307  
[Dan@aviorcapital.com](mailto:Dan@aviorcapital.com)  
(858)361-1700

**Project Location - Specific:** APN's: 433-150-066, 433-150-062, 433-150-065 – See Location Map Attached.

**Project Location - City:** San Jacinto

**Project Location - County:** Riverside County

**Description of Project:** Approval of Tract Map 28224 (Final Map). The City Council also Approved an Updated Secured Agreement to Indemnify and Hold Harmless and a Fee Reimbursement Agreement for Tract Map 28224.

**Name of Public Agency Approving Project:** City of San Jacinto

**Name of Person or Agency Carrying Out Project:** SanJac 55, LLC & LGI 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:
- Declared Emergency. (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
- Statutory Exemptions. State code number: 15268(b)(3) – Approval of Final Subdivision Maps
- Other. 15061(b)(3) Explanation:

**Reasons Why Project Is Exempt:**

The City has determined that this action is exempt from further environmental review under 15061(b)(3) "common sense" exemption, as there is no possibility that the Project will have a significant effect on the environment.

The action qualifies for a statutory exemption under CEQA Guidelines § 15268(b)(3) (Approval of final subdivision maps), which exempts ministerial projects from CEQA. The City's action to record the Final Map does not involve discretion, but rather acknowledges that all conditions of approval for the previously entitled Vesting Tentative Tract Map have been met in accordance with the Subdivision Map Act.

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

Date of Approval: July 15, 2025

Signature:  Date: 07/16/2025  
Title: Planning Manager

Signed by Lead Agency

Date received for filing at OPR: \_\_\_\_\_

Signed by Applicant

(Clerk Stamp Here)

Location Map

