NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
CHACON FARMS PROJECT (TTM 39076) (PROJ23-0029)

TO:	Responsible and Interested Parties – Distribution List	FROM:	City of San Jacinto Planning Department 595 S. San Jacinto Avenue San Jacinto, CA 92583	October 23, 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 Chacon Farms Project (Tentative Tract Map 39076) and its ultimate development proposal located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue, in the City of San Jacinto. The applicant is seeking approval of a Tentative Tract Map (TTM 39076) to subdivide three parcels into 419 lots. The subdivision will allow for the ultimate development of 419 single-family residences, with the minimum lot size of 4,500 square feet (sf), an average lot size of approximately 5,419 sf, with the largest lot at 7,716 sf. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period and document availability. A public hearing notice will be sent prior to public hearing. The Environmental document and associated studies can be found at https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a

Project Title: **Chacon Farms Project (Tentative Tract Map 39076)**
Project Applicant: **Ramona Dairy, LLC**

Project Description:
The Project proposes to subdivide three parcels via a Tentative Tract Map into 419 single-family lots that will result in the ultimate development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97-net acres. The residential lots would be a minimum of 4,500 square feet. Residential structures would be 1 or 2 stories in height.



Project Location:
The Project site is comprised of 73.97-net acres and is located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue in the City of San Jacinto. The Project site has a General Plan Land Use designation of Very Low Density Residential and a zoning designation of Rural Residential. The applicant has submitted requests for a General Plan Amendment and a Zone Change to redesignate the site to Low Density Residential. The Project site is located in Section 31, 32, Township 4 South, Range 1 West, Lakeview United State Geological Survey (USGS) 7.5-Minute Quadrangle and is comprised of Tax Assessor Parcel Numbers (APN's) 432-260-009, -026, and -027. The Project site is bound by residential uses on the north, east, and west, and a dairy farm to the south.

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 Tuesday October 28, 2025, and closes on Thursday November 27, 2025. Please submit comments no later than 5:00 p.m. November 27, 2025 to Yaneli Hernandez, Senior Planner, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at yhernandez@sanjacintoca.gov.

Document Availability:
Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Jacinto Website:**
  https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a

- **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 Yaneli Hernandez at (951) 487-7330 or yhernandez@sanjacintoca.gov.