NOTICE OF DETERMINATION

To:	☒	County Clerk Riverside County 2724 Gateway Drive Riverside, CA 92507 (951) 955-6200	From:	Lead Agency City of San Jacinto Kevin White, Community Development Director City of San Jacinto 595 S. San Jacinto Avenue San Jacinto, CA 92583 kwhite@sanjacintoca.gov (951) 487-7330
	☒	Office of Land Use and Climate Innovation P.O. Box 3044 Sacramento, CA 95812-3044		
	☐	*(Overnight or Hand Delivery)* Office of Land Use and Climate Innovation 1400 Tenth Street, Room 113 Sacramento, CA 95814		

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

STATE CLEARINGHOUSE NUMBER *(if submitted to State Clearinghouse):* 2025101241

PROJECT TITLE: Chacon Farms Project Tentative Tract Map 39076 (PROJ23-0029)

PROJECT APPLICANT:
Chacon, LLC
2451 Ramona Expressway
San Jacinto, CA 92582



SPECIFIC PROJECT LOCATION:
West site of Cawston Avenue extending between Seventh Street and Esplanade Avenue San Jacinto, CA APN: 432-260-009, 432-260-026, 432-260-027.

General Project Location:
City of San Jacinto, County of Riverside.

PROJECT DESCRIPTION: A General Plan Amendment from Very Low Density Residential to Low Density Residential; a Change of Zone from Rural Residential to Residential Low Density; a Planned Development Permit to modify Development Standards; and Tentative Tract Map 39076 to subdivide three parcels into 419 single-family residential lots on approximately 73.97 gross acres, including on-site roadways, parks, a detention basin, and landscaping.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on July 21, 2026 and has made the following determinations regarding the above described project:

1.	☐	The Project will have a significant effect on the environment.	
	☒	The Project will **NOT** have a significant effect on the environment.	
2.	☐	An Environmental Impact Report (EIR) was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.	
	☒	A Negative Declaration (ND) was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.	
3.	☒	Mitigation measures were made a condition of the approval of the Project.	
	☐	Mitigation measures were **NOT** made a condition of the approval of the Project.	
4.	☒	A Mitigation Monitoring or Reporting Plan (MMRP) was adopted for this Project.	
	☐	A Mitigation Monitoring or Reporting Plan (MMRP) was **NOT** adopted for this Project.	
5.	☐	A Statement of Overriding Considerations (SOC) was adopted for this Project.	
	☒	A Statement of Overriding Considerations (SOC) was **NOT** adopted for this Project.	
6.	☒	Findings were made pursuant to the provisions of CEQA.	
	☐	Findings were **NOT** made pursuant to the provisions of CEQA.	
	☐	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at: NA	
		Custodian:	Location:

Date: July 22, 2026

Yaneli Hernandez

Signature
Name: Yaneli Hernandez
Title: Senior Planner

Date Received for Filing:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.
Appendix D of the CEQA Guidelines Appendices.