NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR BRADLEY GARDENS SKILLED NURSING FACILITY EXPANSION (PROJ25-0178)

TO: Responsible and Interested Parties – Distribution List

FROM: City of San Jacinto
Planning Department
595 S. San Jacinto Avenue
San Jacinto, CA 92583

September 17, 2026

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 Bradley Gardens Skilled Nursing Facility Expansion (Project) and associated development proposal located at 980 W. 7th Street, at the southeast corner of W. 7th Street and S. Grand Avenue in the City of San Jacinto. The Project is an expansion of the existing 44-bed Bradley Gardens skilled nursing facility to a total of 103 beds. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent (NOI) to provide responsible and interested parties with updated information about the Project details regarding the public comment period and document availability. A public hearing notice will be sent prior to the 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: BRADLEY GARDENS SKILLED NURSING FACILITY EXPANSION (PROJ25-0178)

Project Applicant: Corcoran Construction
25690 Madison Avenue
Murrieta, CA 92562

Project Description:
A proposal to expand the existing 44-bed Bradley Gardens facility, which provides Psychiatric Health Facility (PHF), Skilled Nursing Facility (SNF), and Short-Term Psychiatric (STP) care, to a total of 103 beds. The Project includes demolition of the existing 1,074 square-foot (sf) maintenance and storage building in the southeastern corner of the site and construction of an approx. 17,372 sf single-story, 22-foot-tall addition to the existing 44-bed SNF building, providing 43 additional SNF and STP beds. The Project also includes conversion of the existing 2,596 sf vacant office building in the northwestern corner of the site into a 16-bed PHF. The existing 2,609 sf administrative office building would not be modified. The Project would result in a floor area ratio (FAR) of 0.27 and would provide 52 vehicle parking spaces and 6 bicycle parking spaces. Additional improvements include landscaping, a block wall along the western boundary, utility connections to the existing water and sewer lines in W. 7th Street, stormwater facilities (pervious concrete paving and disconnected roof downspouts), lighting, parking lot and driveway improvements, and a gated emergency vehicle access driveway from S. Grand Avenue. The facility would continue to operate 24 hours a day, seven days a week, and would add approx. 100 employees. Application Types: Conditional Use Permit / Site Plan Design Review (PROJ25-0178). The State Department of Health Care Access and Information (HCAI) is a Responsible Agency for the Project for review and issuance of building permits for the expansion of the SNF.

Offsite improvements are proposed within W. 7th Street and S. Grand Avenue, including right-of-way dedications of 3 feet along W. 7th Street and 6 feet along S. Grand Avenue and construction of 5-foot-wide sidewalks along both frontages. Water and sewer service would be provided by Eastern Municipal Water District (EMWD).

Project Location:
The Project site is located at 980 W. 7th Street, at the southeast corner of W. 7th Street and S. Grand Avenue, in the southwestern portion of the City of San Jacinto (see Figure 1). Regional access is provided by State Route (SR) 79 and SR 74. The Project site is comprised of one parcel totaling approximately 2.98 acres (Riverside Assessor's Parcel Number [APN] 435-330-003). The site has a General Plan land use designation of Industrial (I) and a zoning designation of Industrial Light (IL).



Legend

Project Boundary

0 1,000 2,000 US Feet

N

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.

Public Comment Period:
The 30-day public comment period for the Mitigated Negative Declaration begins on Thursday, September 17, 2026, and closes on Friday, October 16, 2026. Please submit comments no later than 5:00 p.m. on Friday, October 16, 2026, to Frank Chen, Associate Planner, at 595 S. San Jacinto Avenue, San Jacinto, California, 92583 or by email at fchen@sanjacintoca.gov.

Document Availability:
Copies of the Draft 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 the 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 Frank Chen at (951) 487-7330 or fchen@sanjacintoca.gov.