



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (NOI) & NOTICE OF DECISION

Planning Department
445 E. Florida Avenue, Hemet, CA 92543-4209

Notice is hereby given that the City of Hemet has completed an Initial Study of the following described project.

PROJECT NAME: Zanderson Plaza – ZC16-003, TPM37196 (MAP16-003), CUP16-006

PROJECT DESCRIPTION: The proposed Project consists of three applications: a zone change (ZC16-003), a tentative parcel map (TPM37196), and a conditional use permit (CUP16-006). ZC16-003 requests a change of zone from A-10 (Heavy Agriculture – 10 acre minimum) to C-1 (Neighborhood Commercial). TPM37196 proposes to subdivide the existing 8.67 acre lot into six commercial lots. CUP16-006 proposes to construct and operate a two-story 6,200 square foot convenience store with 20 gas pumps, a car wash, and an off-sale beer and wine license (Type 20 ABC license), three 5,000 square foot drive-through restaurants, and 40,000 square feet of multi-tenant retail buildings. The project would be constructed in two phases.

PROJECT LOCATION: The Project site is located at the northeast corner of Sanderson Avenue and Menlo Avenue in the City of Hemet, California, as shown in Figure A. Assessor parcel number 444-100-016.

ENVIRONMENTAL DETERMINATION: The City of Hemet 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 Planning Commission intends to adopt a Mitigated Negative Declaration for this project.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

The project **IS NOT** a project of statewide, regional or areawide significance as designated in CEQA Guidelines Section 15206.

The project **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of transportation.

A scoping meeting **WILL NOT** be held by the City of Hemet.

PUBLIC REVIEW & COMMENT: As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is **June 26, 2017 to July 15, 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 Hemet City Hall Planning Counter at the address above.

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 or call at (951) 765-2375. A copy of the application and environmental document is available for inspection in the planning division at 445 E. Florida Avenue, Hemet, CA 92543-4209 and on the City's website at www.cityofhemet.org. As a result of this environmental review and comments, the proposed project may be either accepted as presented, modified, or denied.

If you challenge the nature of the above listed item in court, you may be limited to raising only those issues you or someone else raised during the comment period described in this notice in written correspondence delivered to the city offices, at, or prior to, the project decision.

PUBLIC HEARING: A public hearing regarding the proposed project, and including a recommendation that the City Council adopt the mitigated Negative Declaration has been set for a public hearing before the Planning Commission.

Date: July 18, 2017

Time: 6:00 PM

Location: Council Chambers, 450 E. Latham Avenue, Hemet

CONTACT: If you need additional information or have any questions concerning this project, please contact the Project Planner Carole Kendrick at (951) 765-2373 or CKendrick@cityofhemet.org.

Posted on June 26, 2017

Figure A



**ZC16-003, TPM 37193, CUP16-006
Zanderson Plaza**

Aerial Map