



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: BNR Income - TTM-36929 & ZC-15-002 (Project)

PROJECT DESCRIPTION: The proposed Project consists of a residential subdivision (TTM-36929) and a requested Zone Change (ZC-15-002). TTM-36929 proposes to divide 5.33 acres into 20 single-family residential lots, ranging in size from 6,000 to 9,735 square feet, and two (2) lettered lots. The Project also includes the request for a zone change from R-1-7.2 – Single-Family Residential (7,200 sq. ft. lot minimum) to R-1-6 – Single-Family Residential (6,000 sq. ft. lot minimum) for consistency with LDR – Low Density Residential (2.1 - 5.0 du/ac) General Plan Land Use designation of the property.

PROJECT LOCATION: 907 Kirby Street at the northwest corner of Fruitvale Avenue and Kirby Street, in the City of Hemet, California. The Project site is located within San Jacinto Quadrangle inside Section 5 of Township 5 south, Range 1 west, San Bernardino base and meridian and is comprised of Tax Assessor parcel number APN 444-190-009.

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 on 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 and Reporting Program and will be included as part of the 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 **January 16, 2018, to February 5, 2018**. 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

