



NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PUBLIC HEARING: Notice is hereby given that a public hearing regarding the proposed Project described below has been set for a public hearing before the CITY OF HEMET Planning Commission and will include a recommendation that the Planning Commission adopt a Mitigated Negative Declaration for the proposed Project.

Date: March 19, 2019

Time: 6:00 PM

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

PROJECT NAME: Shop and Go Commercial Center (TPM 37564, CUP16-008 and VAR18-001)

PROJECT APPLICANT: Gurpreet Singh Khakh

PROJECT DESCRIPTION: The proposed Project requests the approval of Tentative Parcel Map 37564 to subdivide 4.06 acres into three (3) parcels ranging in size from 0.72 to 1.82 acres and including two (2) lettered lots. Consideration of Conditional Use Permit CUP16-008 for the construction and operation of a 3,607 square foot convenience store, 1,500 square foot of service retail, a 4,859 square foot fuel canopy and 16 pump gas station as part of Phase 1 and a 3,278 square foot drive-thru restaurant and 17,500 square foot retail building with a drive-thru as part of Phase 2. And a request for Variance VAR 18-001 to allow the easterly driveway on proposed Chianti Drive to be placed approximately 100 feet from the corner of the intersection, instead of the required 150 feet per development standard (90-897(c)(6)c of the Hemet Municipal Code. The project site has a General Plan designation of Neighborhood Commercial and a Zoning designation of C-1 (Neighborhood Commercial).

PROJECT LOCATION: The project is located at the southwestern corner of West Fruitvale Avenue and North Sanderson Avenue, in the City of Hemet, California. The Project site is comprised of Tax Assessor parcel numbers (APN) 444-100-007 and a portion of 444-100-022.

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 neighborhood scoping meeting was held by the City of Hemet on November 27, 2018 at the Hemet Public Library.

PUBLIC REVIEW & COMMENT: As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration will commence on **February 25, 2019, to March 18, 2019**. Written comments and responses to this notice should be addressed to the contact person listed below. 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, or on the City's website at www.cityofhemet.org.

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. 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 or call at (951) 765-2375. As a result of this environmental review and public hearing comments, the proposed Project may be either accepted as presented, conditionally approved, 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.

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 February 25, 2019

