



# NOTICE OF HEARING (NOH) & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (NOI)

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:** River Oaks Ranch - TTM-36889 and TTM-36890

**PROJECT DESCRIPTION:** The proposed Project consists of two residential subdivisions (TTM-36889 & TTM-36890). The two subdivisions are proposed to create 143 single-family dwellings. TTM-36889 proposes to divide 14.91 acres, located at the northwest corner of Elk Street/Thornton Avenue, into 75 single-family residential lots, ranging in size from 5,001 to 8,655 square feet with an average lot size of 5,454 square feet, and five (5) lettered lots. TTM-36892 proposes to divide 13.60 acres, located at the northeast corner of the Elk Street/Thornton Avenue, into 68 single-family residential lots, ranging in size from 5,005 to 8,095 square feet with an average lot size of 5,421 square feet, and three (3) lettered lots.

**PROJECT LOCATION:** The Project site is located at the northwest corner of Elk Street and Thornton Avenue (TTM-36889) and the northeast corner of Elk Street and Thornton Avenue (TTM-36890), in the City of Hemet, California, as shown in Figure A. Both tentative maps lie in Section 21, Township 5 South, Range 1 West, San Bernardino base and meridian and are comprised of Tax Assessor parcel numbers 464-270-003, 004, 008, and 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 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 Development Director 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 **November 12, 2019 to December 3, 2019**. 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. 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 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:** December 3, 2019

**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 **H.P. Kang** at (951) 765-2456 or [HKang@cityofhemet.org](mailto:HKang@cityofhemet.org).

**Posted on November 12, 2019**