



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: May 21, 2019

Time: 6:00 PM

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

PROJECT NAME: Page Plaza Drive-Through Restaurants, (CUP No. 18-006)

PROJECT APPLICANT: Rich Development

PROJECT DESCRIPTION: The proposed Project seeks the development of two pad sites as drive-through restaurants on approximately 1.95 acres. The westerly pad would feature a 3,700 square foot building containing restaurant and retail uses. The easterly pad would feature 2,500 square feet containing a coffee shop. Both buildings would have speakers for customer-employee communications and a drive-through pick up window. In addition, each parcel will have additional parking, landscaping, and refuse container areas in relation to each business. Parkway improvements, including landscaping, irrigation, utilities, sidewalk, curb and gutter are installed along the street frontages. Most of the interior parking lot is existing.

PROJECT LOCATION: The project site is located at the northwest corner of Thornton Avenue and Sanderson Avenue within the Page Plaza shopping center in the City of Hemet, California. The project site is comprised of Tax Assessor parcel numbers 460-250-015 and 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 on the information contained in the Initial Study, and pursuant to the requirements of CEQA; it has determined that this Project, with incorporated 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 and Reporting Program, (MMRP) 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.

PUBLIC REVIEW AND COMMENT: As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration will commence on April 19,

2019 to May 9, 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 above address, 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 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 April 19, 2019

