

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

## **Planning Department**

595 S. San Jacinto Avenue, San Jacinto, CA 92583

**PROJECT NAME:** Cottonwood Commons – the “Project”

**PROJECT DESCRIPTION:** A proposal of Hagop Kofdarali, on behalf of Cottonwood Commons, LP, to subdivide a vacant parcel, totaling 6.24 gross acres, into four parcels for the development of a 3,800-square-foot Convenience Store with Off-sale Alcohol Sales, a 4,395-square-foot canopy for an ARCO Service Station, a 2,080-square-foot Automated Car Wash, and a 2,800-square-foot Fast Food Drive-Through on Parcel 1, a 3,200-square-foot Fast Food Drive-Through with a 2,300-square-foot Retail Space Adjacent on Parcel 2, two 2,400-square-foot Sit Down Restaurants on Parcel 3 and a 22,000-square-foot Retail Building on Parcel 4. To facilitate the Project, the applicant is requesting a Site Plan Development Review (SPDR-16-10), a parcel map (PM-37299) to divide the lot into four parcels, a Lot Line Adjustment (LLA-18-01) to adjust the westerly property line to accommodate a proposed cul-de-sac turn around on-site, a Conditional Use Permit (CUP-16-05) to permit a service station with a convenience store to have an off-sale beer and wine license (Findings of Public Convenience or Necessity are required), an automated car wash, and an attached fast food restaurant with a Drive-Through, a Minor Use Permit (MUP-16-07) to permit a fast food restaurant with a Drive-Through, a Variance (VAR-18-02) to allow proposed Parcel 3 to have 0-foot rear setback for the Building where a 15-foot setback is required; to allow off-sale beer and wine sales within 1,000-feet of adjacent sales; and to allow a service station with 16-pump dispensers where a maximum of 15 are permitted, and a Sign Program 17-01 for review and approval of a comprehensive sign program that integrates all of the Project’s signs with the overall site design and structure designs into a unified architectural statement.

**PROJECT LOCATION:** Northwest corner of Sanderson and Cottonwood Avenues, in the City of San Jacinto, California, as shown in Figure A – Aerial Map. The Project site is located within the Section 29 of Township 4 South, Range 1 West, San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor parcel number APN 432-130-004.

**ENVIRONMENTAL DETERMINATION:** The City of San Jacinto 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, City



staff is recommending that the Planning Commission adopt a Mitigated Negative Declaration for this Project.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the Project site:

1. **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code;
2. **IS NOT** a Project of statewide, regional or areawide significance as designated in CEQA Guidelines Section 15206;
3. **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of Transportation; and
4. A scoping meeting **WILL NOT** be held by the City of San Jacinto.

**PUBLIC REVIEW & COMMENT:** As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is **March 23, 2018 – April 11, 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 Declaration and Initial Study are available for review at the City of San Jacinto City Hall Planning Counter at the address above and on the City's website at <http://www.ci.san-jacinto.ca.us/city-govt/departments/planning-environmental-docs.html>.

**PUBLIC HEARING:** Notice is hereby given that on Monday, **April 16, 2018** at 7:00 p.m., or soon thereafter, at the San Jacinto Unified School District Board Room 2045, South San Jacinto Avenue, San Jacinto California, the San Jacinto Planning Commission will hold a public hearing on the Project. The Planning Commission is authorized to grant site development variances for conditional use permits, site plan design reviews, and subdivision maps. In lieu of the requested zoning, the Planning Commission is authorized to grant more restrictive zoning categories. The Planning Commission will make a recommendation to the City Council. The Planning Commission's decision may be appealed, in writing, within fifteen days, of the Planning Commission hearing. The appeal must be filed with the Planning Department and accompanied by the required fee.

*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 595 S. San Jacinto Avenue, San Jacinto, CA 92583 or call at (951) 654-7337. As a result of this environmental review and comments, the proposed Project may be either conditionally approved, modified, or denied.*

*All members of the public, who wish to speak in favor of, or in opposition to an agenda item, may submit a request to speak form at the meeting prior to the hearing of a public hearing item. Groups wishing to address the Planning Commission on an agenda item are requested to select a representative and provide an outline of the presentation prior to the meeting. Groups or individuals that wish to challenge an action of the Planning Commission, may be limited in their challenge to only those issues that were addressed at the time of the public hearing.*

**CONTACT PLANNER:** If you need additional information or have any questions concerning this project, please contact Tammy Figueroa at (951) 487-7330 [tfigueroa@sanjacintoca.us](mailto:tfigueroa@sanjacintoca.us).

Posted on **March 23, 2018**