

# 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:** Rancho Estudillo Plaza – the “Project”

**PUBLIC HEARING:** Notice is hereby given that on Monday, September 17, 2018 at 6:00 p.m., or soon thereafter, at the San Jacinto Community Center, 625 South Pico 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.

**PROJECT DESCRIPTION:** A proposal of Panorama Development, LLC, to subdivide a vacant parcel, totaling 8.84 gross acres, into five parcels and two lettered lots for the development of a 2,940-square-foot Convenience Store with Off-sale Alcohol Sales, and a 2,720-square-foot canopy for an 7 Eleven Service Station on Parcel 1, a 3,200-square-foot Fast Food Restaurant with Drive-Through on Parcel 2, a 5,100-square-foot retail building with a 2,500-square-foot Fast Food Restaurant with Drive-Through and a 2,600-square-foot retail space on Parcel 3, a 26,500-square-foot Retail Building on Parcel 4, and a 16,900-square-foot Retail Building on Parcel 5. To facilitate the Project, the applicant is requesting a Site Plan Development Review (SPDR-17-15), a General Plan Amendment (GPA-17-05) to change the land use designation from LDR – Low-Density Residential to CC – Community Commercial, a Zone Change (ZC-17-04) to change the zoning from RLD – Residential, Low-Density to CG – Commercial General, a parcel map (PM-37231) to divide the lot into five parcels and two lettered lots, a Conditional Use Permit (CUP-17-07) 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), a Minor Use Permit (MUP-18-07) to permit a Fast Food Restaurant with a Drive-Through on Parcel 2, a Minor Use Permit (MUP-18-08) to permit a Fast Food Restaurant with a Drive-Through on Parcel 3, and a Variance (VAR-18-03) to allow off-sale beer and wine sales within 100-feet of residentially zoned property and within 600-feet of a City park (Ward Park).

**PROJECT LOCATION:** Northeast corner of Seventh Street and Sanderson Avenue, in the City of San Jacinto, California. The Project site is located within the northeast quarter of Section 32 of Township 4 South, Range 1 West, Lakeview 7.5 U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor parcel number APN 436-360-009.

**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, it is recommended that the Planning Commission recommend that the City Council 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.

*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) 487-7330. 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 **September 8, 2018**