

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: River Springs Charter School – the “Project”

PROJECT DESCRIPTION: A proposal of Keeton Construction for a General Plan Amendment, Change of Zone, and Conditional Use Permit to establish a Grade 6 through 12 education facility within an existing 73,454 square foot building located at 1091 Esplanade Avenue. The 6.41 acre site is located at the northeast corner of Esplanade Avenue and Palm Avenue. 160 parking spaces are provided where 142 spaces are required. To facilitate the Project, the applicant is requesting a General Plan Amendment (GPA 18-1) from Industrial to Business Park; Change of Zone (CZ 18-1) from Light Industrial to Business Park; and Conditional Use Permit CUP (18-1) for an education facility.

PROJECT LOCATION: The project is located at 1091 Esplanade Avenue, east of Palm Avenue. (See Aerial Map). The project site located within an unsectioned portion of Range 4 South, Township 1 West, and is identified as Assessor Parcel Numbers 433-291-045 to 047, and 433-291-034.



ENVIRONMENTAL DETERMINATION: The City of San Jacinto intends to adopt a Mitigated Negative Declaration for this Project. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). The analysis contained in the Initial Study, prepared pursuant to the requirements of CEQA; has determined that Project, with recommended mitigation measures, will not have a significant impact upon the environment. The mitigation measures are included in the Project design and/or the Mitigation Monitoring Program and are part of the Mitigated Negative Declaration for this Project. As a result, the Planning Commission is recommending that the City Council adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW & COMMENT: As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is August 24, 2018 – September 14, 2018. 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 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, September 17, 2018 at 6:00 p.m., or soon thereafter, at the San Jacinto Community Center at 625 S. Pico Avenue San Jacinto, CA 92583, the San Jacinto Planning Commission will hold a public hearing on the Project. The Planning Commission is authorized to grant minor use permits and site plan design reviews. 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 about the Project prior to the Project decision date or submit comments about the Project at the Planning Commission hearing. 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 this agenda item, may submit a request to speak form at the meeting. Groups wishing to address the Planning Commission on an agenda item are requested to select a representative to speak on their behalf. 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: For additional information or questions concerning this project, please contact David Leonard at (951) 782-9868 or email him at leonarddla@earthlink.net.