

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

Planning Department
625 S. Pico Avenue, San Jacinto, CA 92583

PROJECT NAME: San Jacinto Retail Center – the “Project”

PROJECT DESCRIPTION: A proposal of Don Veasey, Kal Pacific, to subdivide a vacant parcel, totaling 2.2 gross acres, into three parcels for the development of a 2,956-square-foot Convenience Store with Off-sale Alcohol Sales, and a 3,096-square-foot canopy for an 7 Eleven Service Station on Parcel 1, a 7,869-square-foot automotive repair/maintenance/installation facility with five-bays on Parcel 2, and a 2,934-square-foot retail Fast Food Restaurant with Drive-Through on Parcel 3 in the CG-UC – Commercial Neighborhood & Urban Corridor Combining Overlay Zones. To facilitate the Project, the applicant is requesting a Site Plan Development Review (SPDR-18-04), a parcel map (PM-35511) to divide the lot into three parcels, a Conditional Use Permit (CUP-18-04) 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-18-05) to permit a Fast Food Restaurant with a Drive-Through on Parcel 2, a Minor Use Permit (MUP-18-06) to permit an automotive repair/maintenance/installation facility on Parcel 3, and a Variance (VAR-18-07) a setback variance to permit a 9.7-foot landscape setback where the Design Guidelines require a 12-foot landscape setback and the Development Code requires a 10-foot street side landscape setback on Parcel 1; a parking variance to permit 20 parking stalls where 26 are required on Parcel 2; and a parking variance to permit 25 parking stalls where 26 are required on Parcel 3.

PROJECT LOCATION: Northwest corner of State Street and Cottonwood Avenue, in the City of San Jacinto, California, as shown in Figure A – Aerial Map. The Project site is located in Section 27 of Township 4 South, Range 1 West, Lakeview 7.5 Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor Parcel Numbers (APN) 434-050-032.

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, the Planning Commission will adopt a Mitigated Negative Declaration for this Project. The Environmental Assessment and associated studies can be found at

https://www.sanjacintoca.gov/city_departments/community_development/planning/c_e_q_a

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 HEARING: Notice is hereby given that on Tuesday, **April 23, 2019**, 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. 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) 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 Kevin White at (951) 487-7330 or kwhite@sanjacintoca.gov.

Posted on **March 29, 2019**