



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION THE 30-DAY PUBLIC REVIEW PERIOD

City of Hemet Planning Division
445 E. Florida Avenue, Hemet, CA 92543-4209

Date: December 2, 2022

Subject: Notice of Availability of the Draft Initial Study/Mitigated Negative Declaration

Project Title: Zone Change 20-001 and MAP 20-002-Tentative Tract Map No. 37558 (800 N. Girard Street)

Project Location: The project is bound by Girard Street to the west, Park Avenue to the east, and Menlo Avenue to the south (APN 439-230-005).

Project Description: The project includes the subdivision of a 13-acre parcel into 51 lots for the future construction of single-family residences; one lot containing a water quality basin; two lots dedicated to open space, and associated streets, sidewalks, and other infrastructure improvements. The 51 residential lots would average approximately 8,073 square feet in size. The Proposed Project would change the Project Area's existing zoning of R-2 (Low Density Multiple Family Residential) to R-1-6 (Single Family Residential, 6,000 square feet minimum lot size). The Project Area's General Plan land use designation of Low Medium Density Residential (LMDR 5.1-8.0 dwelling units per acre) would remain the same. The net lot area of the Project area after roadway improvements, open space, and water quality basins is approximately 9-acres.

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.

Review and Comments: The City of Hemet, acting as the Lead Agency under the California Environmental Quality act (CEQA) announces the intent to adopt a Mitigated Negative Declaration.

Public Review Period: A 30-day public review period of the IS/MND will commence on **December 2, 2022 and end on January 2, 2023**, during which time interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/MND must be received at the above address within the public review period.

Availability of Documents: Copies of the Draft Initial Study/Mitigated Negative Declaration are available for review at City Hall (address above) and online at <https://www.hemetca.gov/797/Environmental-Documents> . A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or email listed below.

The Initial Study/Mitigated Negative Declaration be obtained from, and comments (written, emailed, or oral) may be directed to:

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Public Hearing

A public hearing date before the Planning Commission and City Council has not been scheduled. Once that date has been determined, a public notice will be issued.

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised or described in written correspondence delivered for consideration before the public comment period is closed.