



NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

City of Hemet Planning Division

445 E. Florida Avenue, Hemet, CA 92543-4209

Notice is hereby given that the City of Hemet has completed an Initial Study of the following described project.

PROJECT NAME: JD Fields Pipe Facility – Site Development Review SDR 21-021

PROJECT DESCRIPTION: Currently, the 9.53-acre site is vacant and unimproved. The Project applicant proposes the development of an approximately 25,000 square foot metal/prefab modular warehouse building consisting of approximately 22,000 square feet of warehouse space and approximately 3,000 square feet of office space, as well as associated improvements, including loading docks, passenger vehicle parking stalls, a stormwater detention basin, outdoor storage facility, perimeter fencing, interior drives, and landscaping.

PROJECT LOCATION: The Project site is located on the east side of S. Gilmore Street and approximately 700 feet south of Acacia Avenue in the City of Hemet, California (APN 456-140-008). The Project site is located in Section 16 of Township 5 South and Range 1 West on the Hemet USGS 7.5-minute topographic quadrangle.



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 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 description and/or the Mitigation Monitoring and Reporting Program will be included as part of the Mitigated Negative Declaration for this project. As a result, the Development Director intends to adopt a 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.

PUBLIC REVIEW & COMMENT: As required by Section 15073 of CEQA, the **30-day public review period** for this proposed Mitigated Negative Declaration is **January 11, 2023, to February 10, 2023**. Written comments to this notice should be addressed to Monique Alaniz-Flejter (Principal Planner) at the mailing address above or email address below. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the City of Hemet City Hall Planning Counter at the address above and online at: <https://www.hemetca.gov/797/Environmental-Documents>.

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 445 E. Florida Avenue, Hemet, CA 92543-4209, or call (951) 765-2370. As a result of this environmental review and comments, the proposed project may either be accepted as presented, modified, or denied.

If you challenge the nature of the above listed item in court, you may be limited to raising only those issues you or someone else raised during the comment period described in this notice in written correspondence delivered to the city offices, at, or prior to, the project decision.

PUBLIC HEARING: Comments received will be considered by the Planning Commission at a future, publicly advertised meeting. <https://hemetca.civicweb.net/Portal/MeetingInformation.aspx?Id=527>

CONTACT: If you need additional information or have any questions concerning this project, please contact the Principal Planner, **Monique Alaniz-Flejter, AICP**, at (951) 765-2370 or MFlejter@hemetca.gov.

Posted on January 11, 2023.