

NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT
NOP Comment Period: March 23, 2020 to April 22, 2020

To: (Please see attached list of Responsible, Trustee, Federal, and Local Agencies, and adjacent property owners)

From: City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

CEQA Lead Agency

Staff Contact: H.P. Kang, Community Development Director
City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543
Email: hkang@cityofhemet.org
Phone: (951) 765-2456

SUBJECT: Stetson Corner Project – Draft Environmental Impact Report

The City of Hemet (City) is commencing preparation of a Draft Environmental Impact Report (Draft EIR) for the Stetson Corner project (proposed project), and has released this Notice of Preparation (NOP) per requirements of the California Environmental Quality Act (CEQA).

The proposed 8.7-acre project site is located on the southeast corner of Sanderson and Stetson Avenues, in the City of Hemet, California. Specifically, the project site is located at 3255 and 3145 Stetson Avenue (Figure 1, Project Location). The Assessor's Parcel Numbers (APNs) are 460-15-0014 and 460-15-0015. Currently the site is partially developed and occupied by McCrometer Corp, which is an industrial use (Figure 2, Vicinity Map). The project site is zoned Limited Manufacturing (M-1) and has a General Plan Land Use Designation of Business Park (BP). The project site is surrounded by single-family residential land uses to the north, south, and east, and commercial land uses to the west.

The City wants to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the proposed project. Information gathered during the NOP comment period will be used to shape and focus future analyses of environmental impacts.

NOP COMMENT PERIOD

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility, if applicable. Written comments are desired at the earliest possible date, but due to the time limits

mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on March 23, 2020 and ends on April 22, 2020.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

An Initial Study was prepared for the proposed project, which includes a full project description and analysis of potential environmental effects from implementation of the proposed project. However, a project description and summary of the potential environmental effects are also contained herein. An electronic version of this notice, a distribution list, and the Initial Study and project-related documents can be found on the City's website: <https://www.hemetca.gov/797/Environmental-Documents>.

I. Project Description

The project includes a Site Development Review, Conditional Use Permit, and a Tentative Parcel Map to subdivide the parcels to allow for the existing McCrometer Corp structures to remain, relocate the existing McCrometer parking lot from the western to the eastern currently vacant portion of the site, and to construct and operate commercial uses along the western portion of the site (Figure 3, Site Plan). Each of these components of the project are described further below.

The proposed commercial uses would include a 12 bay gas station with a convenience store (7-Eleven store), a drive-thru fast food restaurant, and a car wash with 20 self-serve vacuum stations (Figure 3, Site Plan). The total commercial building area would be 12,228 square feet. The convenience store and gas station would operate 24 hours a day. The car wash would operate every day from 7 am to 7 pm, with hours extended to 9 pm during the summer. While the allowed building height is 60 feet, the project proposes structures that are approximately 28 feet tall. The architectural design is proposed to include visual interest features such as stone veneers, garden trellises, decorative eaves, and articulation. A total of 52 parking stalls would be provided for the proposed commercial uses.

As indicated above, the existing McCrometer buildings and uses would remain as-is, and no changes to those uses or structures would be included in this project. The project would relocate their existing parking to the east side of the site. The project would provide driveway access near the existing driveway curb cut, and the driveway would include one in-bound lane and two outbound lanes separated by a median. The outbound lanes would consist of one right-turn lane and one left-turn lane.

The project would also include supporting infrastructure improvements. These improvements include on-site sewer, water, storm drain, electrical, gas, and telecommunication improvements. Off-site connections to existing utilities within the immediate Stetson Avenue and Sanderson Avenue roadways are also proposed. The project would include roadway improvements to Sanderson Avenue near the Sanderson Avenue/Stetson Avenue intersection to allow for U-turns via the northbound left-turn lane. This roadway improvement to Sanderson Avenue would include a widening along the west side of the roadway to increase the roadway width near the intersection. The project would also add a 36-foot-wide driveway access on Sanderson Avenue and the existing driveway access to Stetson Avenue would be improved to 40 feet wide. A meandering sidewalk along Sanderson Avenue would also be provided consistent with the existing sidewalk on the western side.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

IV. Environmental Effects Determined not to be Significant during the Initial Study

During preparation of the Initial Study, the following environmental issues were determined to have either no impact or less than significant impacts from implementation of the proposed project. A brief description of each of these environmental issues will be discussed in the Effects Found Not To Be Significant (EFNTBS) chapter of the Draft EIR.

- Agricultural and Forestry Resources
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

V. Response to this NOP

Please provide written comments to the City no later than 30 days from receipt of this NOP. According to Section 15082(b) of the *CEQA Statute and Guidelines*, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that your agency will

Landscaping would be provided along the perimeter of the site, as well as within the parking medians and adjacent to proposed structures. Vines or other landscaping screening would be provided around trash enclosures. Bioretention features would be provided within landscaped areas pursuant to stormwater requirements. Signage would also be provided as a part of the project. This includes a multi-tenant monument sign along each frontage roadway as well as single-tenant fuel price signs for the gas station along each frontage roadway.

Construction of the proposed project would occur in one phase and is anticipated to last for 7 months, beginning in April 2021 and ending in October 2021. Construction activities would include demolition, site preparation (clearing and grubbing), grading, trenching, building construction, paving, and architectural coating. The total graded area would include 4.76 acres. It is anticipated that the proposed project would require 300 cubic yards (cy) of cut and 6,000 cy of fill. The McCrometer Corp facility on-site would continue to be open and operational throughout construction of the proposed project.

II. Required Actions/Permits

To allow for development of the proposed project, the following discretionary actions are required from the City:

- Site Development Review
- Conditional Use Permit
- Tentative Parcel Map

Other City, regional, and state departments/agencies also may use the EIR in conjunction with other required permits and approvals, including (but not limited to) the following:

- Eastern Municipal Water District
- Riverside County Airport Land Use Commission
- Riverside County Flood Control and Water Conservation District
- California Department of Alcoholic Beverage Control
- Southern California Edison
- Riverside County Department of Environmental Health
- South Coast Air Quality Management District
- State Water Board & Santa Ana Regional Water Quality Control Board

III. Probable Environmental Effects of the Proposed Project

The Draft EIR shall contain a detailed Project Description, a map identifying the location of the project site and surrounding land uses, a description of the existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potentially significant impacts, and an alternatives analysis. It is anticipated that the Draft EIR will focus on the following environmental issues:

need to have explored in the Draft EIR, and whether your agency will be a responsible agency or trustee agency, as defined by Sections 15381 and 15386 of the *CEQA Statute and Guidelines*, respectively. Please return all comments either via U.S. postal mail to the following address:

H.P. Kang, Community Development Director
City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

Or via email with the subject line **"Stetson Corner Project – NOP Comments"**


Email: hkang@cityofhemet.org

The City appreciates your conscientious attention to this NOP.

Project Title: Stetson Corner Project

Project Applicant: Ralph W. Deppisch
Sage Investco, LLC
3837 Birch St. Newport Beach, CA 92660
(949) 705-0426

Date: March 23, 2020

Signature: 
For H.P. Kang, Community Development Director