

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020031032**Project Title:** Stetson Corner (Conditional Use Permit 19-009, Site Development Review 19-010, and Tentative Parcel Map 37779)Lead Agency: City of HemetContact Person: Monique Alaniz-FlejterMailing Address: 445 East Florida AvenuePhone: (951) 765-3893City: HemetZip: 92543County: Riverside County**Project Location:** County: Riverside CountyCity/Nearest Community: HemetCross Streets: Sanderson Avenue and Stetson AvenueZip Code: 92545Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 45.69" N / 117 ° 0 ' 23.86" W Total Acres: 8.7Assessor's Parcel No.: 460-15-0014 and 460-15-0015Section: 17 and 20 Twp.: 5 SouthRange: 1 WestBase: WinchesterWithin 2 Miles: State Hwy #: N/AWaterways: Diamond Valley LakeAirports: Hemet-Ryan AirportRailways: N/ASchools: Harmony Elementary & West Valley High**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 13,434

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW

☐ Educational: _____☐ Waste Treatment: Type _____

MGD

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☒ Other: Parking Lot**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Zoning - Limited Manufacturing (M-1), General Plan Land Use Designation - Business Park (BP)**Project Description:** (please use a separate page if necessary)

The project proposes to demolish and relocate a portion of the existing McCrometer parking lot to the eastern portion of the site and allocation of future 60'x150' flow lab expansion area for the McCrometer, and to construct and operate commercial uses along the western portion of the site. 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 self-serve vacuum stations. In addition, supporting landscaping and infrastructure improvements would be provided. The Draft EIR includes a more detailed description of the proposed project.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: <u>Army Corps of Engineers (ACOE)</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: <u>Integrated Waste Management Board</u>
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 31, 2021 Ending Date May 17, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Ralph W. Deppisch</u>
Address: <u>605 3rd Street</u>	Address: <u>Sage Investco, LLC</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>3837 Birch Street, Newport Beach, CA 92660</u>
Contact: <u>Dawna Marshall</u>	Phone: <u>949-705-0426</u>
Phone: <u>760-479-4290</u>	

Signature of Lead Agency Representative: _____

Date: 3/30/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.