

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020031032Project Title: Stetson CornerLead Agency: City of HemetContact Name: Monique Alaniz-Flejter, City of Hemet Planning DivisionEmail: mflejter@cityofhemet.org Phone Number: (951) 765-3893Project Location: southeast corner of Sanderson and Stetson Avenues in the City of Hemet, Riverside County, California
City County

Project Description (Proposed actions, location, and/or consequences).

The project includes a Site Development Plan Review, Conditional Use Permit, and a Tentative Parcel Map to subdivide the parcels to allow for the demolition and relocation of a portion of the existing McCrometer parking lot from the western area of the site to the eastern area of the site, 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 21 self-serve vacuum stations. The total commercial building area would be 13,434 square feet. The convenience store, restaurant, 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. Supporting infrastructure improvements, such as the addition of a meandering sidewalk along Sanderson Avenue, are also included. In addition to the aforementioned discretionary approvals, the project may also require Improvement Plans, Final Map, Grading Plan, ABC License, Underground Storage Tank Approval, Hazardous Materials Business Plan, and Air Quality Management District Approvals.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, transportation, and tribal cultural resources. All impacts would be mitigated to below a level of significance, as follows:

The project's construction air quality impacts would be mitigated via Tier 4 construction equipment for all diesel equipment over 75 horsepower.

The potential burrowing owl impact would be mitigated through pre-construction burrowing owl surveys per the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area and, as needed, preparation and implementation of a Burrowing Owl Protection and Relocation Plan consistent with regulations.

Potential nesting bird impacts would be mitigated via pre-construction nesting bird surveys and, if needed, nest avoidance measures.

Potential grading in capped undisturbed areas would potentially impact unknown subsurface archaeological resources. An archaeological and Native American monitoring and adherence to inadvertent cultural resources discoveries protocol would be completed. Accidental discovery of human remains during construction would be potentially significant. The project would adhere to Section 7050.5 of the California Health and Safety Code to reduce this potential impact.

Proposed grading would potentially impact subsurface unknown paleontological resources. Paleontological monitoring during grading and adherence to Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources would be implemented to minimize impacts.

The project would contribute to cumulatively considerable excessive queuing at westbound left turn lane at the Sanderson Avenue/Stetson Avenue intersection. The project would extend this turn lane by 175 feet to prevent back up into adjacent lanes.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues and concerns raised in the NOP comment letters were addressed to the following issue areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, and tribal cultural resources. In general, areas of potential controversy known to the City include solid waste generation and landfill capacity, pedestrian mobility, air quality and greenhouse gas emissions due to construction and operation of the proposed project, air quality impacts to sensitive receptors, and health-related impacts due to toxic air contaminants.

Provide a list of the responsible or trustee agencies for the project.

California Department of Alcoholic Beverage Control
Riverside County Department of Environmental Health
South Coast Air Quality Management District