



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

PROJECT NAME: Stetson Corner (SCH No. 2020031032; CUP 19-009, SDR 19-010 & TPM 37779).

PROJECT DESCRIPTION: The project includes a 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 allocation for future 60'x150' flow expansion area for 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 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.

PROJECT LOCATION: The project site is located at the southeast corner of Sanderson and Stetson Avenues in the City of Hemet, California. The Assessor's Parcel Numbers are 460-150-014 and 460-150-015. See Project Site inset below.

ENVIRONMENTAL DETERMINATION: The project has been determined to have no significant impact upon the environment with incorporation of mitigation measures. The Draft Environmental Impact Report (EIR) has been prepared pursuant to California Environmental Quality Act (CEQA) in accordance with PRC Section 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

The Draft EIR evaluates the proposed project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and services systems, and wildfire. The Draft EIR indicates that, prior to mitigation, implementation of the proposed project would result in potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, transportation, and tribal cultural resources. However, with implementation of mitigation measures, included in the Mitigation Monitoring and Reporting Program (MMRP) and as part of the Draft EIR, no significant and unavoidable impacts would occur.

In accordance with the notice requirements of CEQA Guidelines Section 15087 (c)(6), this notice discloses the project site is listed in a database per Government Code Section 65962.5 due to the active on-site industrial uses. However, as determined in the Draft EIR, the proposed project would not create a significant hazard to the public or the environment from being located on a hazardous materials site as designated under Government Code Section 65962.5.

PUBLIC REVIEW AND COMMENTS: Public review starts on March 31, 2021 and will extend to May 17th, 2021. Email or written comments received by May 17th, 2021 will be considered before action is taken on the Draft Environmental Impact Report by the Hemet Planning Commission. Comments may be emailed to the City's Principal Planner Monique Alaniz-Flejter at mflejter@cityofhemet.org or mailed to: Monique Alaniz-Flejter, City of Hemet Planning Division, 445 E Florida Avenue, Hemet, CA 92543.

Comments received will be considered by the Planning Commission at a future, publicly advertised meeting (date to be determined). Members of the Public who wish to comment on matters before the Commission, in lieu of attending in person, may submit comments on or before 2:00 p.m. the day of the meeting by using the following link: <https://hemetca.civicweb.net/Portal/CitizenEngagement.aspx>

AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT: The Draft EIR is available online at <https://www.hemetca.gov/797/Environmental-Documents> The Hemet City Library is closed and no documents will be posted at that location.. City Hall is also currently closed and it is not presently safe to conduct in-person meetings due to the COVID Pandemic. If it becomes safe to do so during this public review period, appointments to view hardcopies of the document at the City Hall (445 E Florida Avenue, Hemet, CA 92543) may be completed. The status of City Hall in-person services are identified at <https://www.hemetca.gov/AlertCenter.aspx>

PUBLIC HEARING: Notifications regarding the public hearing for consideration of the project and certification of the Final EIR by the Planning Commission will also be posted on the city's website, published in the Press Enterprise and mailed to property owners surrounding the project site.

CONTACT: If you need additional information or have any questions concerning this project, please contact Monique Alaniz-Flejter, Principal Planner at (951) 765-3893 or mflejter@hemetca.gov

PROJECT SITE

