

U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113  
Sacramento, CA 95814

Address: 445 East Florida Avenue  
Hemet, CA 92543

Contact: Monique Alaniz-Fleiter  
Phone: (951) 765-2370

County Clerk  
County of: Tammy Marshall, Supervisor  
Address: Riverside County Clerk  
PO Box 751, Riverside CA 92502-0751

Lead Agency (if different from above):  
City of Hemet  
Address: 445 E Florida Avenue  
Hemet, CA 92543  
Contact: Monique Alaniz-Fleiter  
Phone: (951)-765-2370

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2020031032

Project Title: Stetson Corner

Project Applicant: Sage Investco, LLC

Project Location (include county): Sanderson and Stetson Avenues, Hemet, CA (Riverside County)

Project Description:

The project includes a Development Plan Review, Conditional Use Permit, and a Tentative Parcel Map to subdivide parcels to allow for the construction and operation of a 12-bay gas station and approximately 13,434 square feet of commercial uses, including a convenience store, drive-thru fast-food restaurant, and car wash with vacuum stations. The project also includes demolishing the western McCrometer parking lot and relocating it to eastern portion of the site.

This is to advise that the City of Hemet  Lead Agency or  Responsible Agency has approved the above

described project on July 20, 2021 and has made the following determinations regarding the above described project.

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.hemetca.gov/797/Environmental-Documents>

Signature (Public Agency):  Title: Principal Planner

Date: 7/21/2021 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

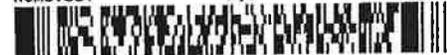
Revised 2011

FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100739  
07/21/2021 03:43 PM Fee: \$ 3495.25  
Page 1 of 1

Removed: By: Deputy



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 21-352330

State Clearinghouse # (if applicable): 2020031032

Lead Agency: CITY OF HEMET Date: 07/21/2021

County/Agency of Filing: RIVERSIDE Document No: E-202100739

Project Title: STETSON CORNER

Project Applicant Name: SAGE INVESTORS Phone Number: (951) 765-2370

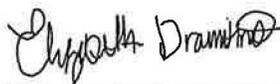
Project Applicant Address: 4340 VON KARMAN AVE, SUITE 110 NEWPORT BEACH, CA 92660

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- |   |                             |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report   | <u>\$3,445.25</u>           |
| <input type="checkbox"/> Negative Declaration   | <u>                    </u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)     | <u>                    </u> |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs                               | <u>                    </u> |
| <input checked="" type="checkbox"/> County Administration Fee   | <u>\$50.00</u>              |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) |                             |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)                         |                             |
| <b>Total Received</b>   | <u>\$3,495.25</u>           |

Signature and title of person receiving payment:



Deputy

Notes: