

**Notice of Determination**

Appendix D

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research <u>U.S. Mail:</u> <u>Street Address:</u> <u>P.O. Box 3044</u> <u>1400 Tenth St., Rm 113</u> <u>Sacramento, CA 95812-3044</u> <u>Sacramento, CA 95814</u>	<b>From:</b> <u>Public Agency: City of Hemet</u> <u>Address: 445 East Florida Avenue</u> <u>Hemet, CA 92543</u> <u>Contact: Monique Alaniz-Flejter</u> <u>Phone: (951) 765-2370</u>
<input checked="" type="checkbox"/> County Clerk <u>County of: Tammy Marshall, Supervisor</u> <u>Address: Riverside County Clerk</u> <u>PO Box 751, Riverside CA 92502-0751</u>	<u>Lead Agency (if different from above):</u> <u>City of Hemet</u> <u>Address: 445 E Florida Avenue</u> <u>Hemet, CA 92543</u> <u>Contact: Monique Alaniz-Flejter</u> <u>Phone: (951) 765-2370</u>

**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: Appeal (APL) 21-002 of Stetson Corner

Project Applicant: Sage Investco, LLC

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

**Project Description:**

The City Council approved the Planning Commission's approval of Stetson Corner, which includes a Site Development Plan Review, Conditional Use Permit, and 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, a convenience store and Type 20 ABC License for the off-sale of beer and wine, drive-thru fast food restaurant, car wash with vacuum stations, and new McCrometer Inc. parking lot.

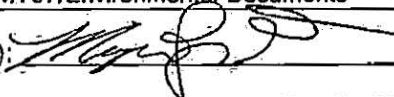
This is to advise that the City of Hemet has approved the above  
 Lead Agency or  Responsible Agency)

described project on 9/14/2021 and has made the following determinations regarding the above  
 (date)  
 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: 09/27/2021 Date Received for filing at OPR: \_\_\_\_\_

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

Receipt #: 21-465552

State Clearinghouse # (if applicable): 2020031032

Lead Agency: CITY OF HEMET Date: 09/28/2021

County Agency of Filing: RIVERSIDE Document No: E-202101031

Project Title: APPEAL (APL) 21-002 OF STETSON CORNER

Project Applicant Name: SAGE INVESTORS Phone Number: (949) 444-8838

Project Applicant Address: 445 EAST FLORIDA AVENUE, HEMET, CA 92543

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- |   |                |
|---|----------------|
| <input type="checkbox"/> Environmental Impact Report  | _____          |
| <input type="checkbox"/> Negative Declaration   | _____          |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)     | _____          |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs                               | _____          |
| <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>\$50.00</u> |

Signature and title of person receiving payment:

*U. Sandral*

Deputy

Notes:



Lead Agency: CITY OF HEMET  
ATTN: MONIQUE ALANIZ-FLEJTER  
Address: 445 EAST FLORIDA AVENUE  
HEMET, CA. 92543

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202101031  
09/28/2021 08:35 AM Fee: \$ 50.00  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


(SPACE FOR CLERK'S USE)

### Project Title

NOTICE OF DETERMINATION APPEAL (APL) 21-002 OF STETSON CORNER

### Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOD-REVISED

### Notes