

NOTICE OF EXEMPTION

TO: Office of Planning and Research
For US Mail
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address
1400 Tenth Street
Sacramento, CA 95814

FROM: *Public Agency*
City of Hemet
445 East Florida Avenue
Hemet, CA 92543

Tammie Marshall, Supervisor
Riverside County Clerk
PO Box 751
Riverside CA 92502-0751

Lead Agency
City of Hemet
445 East Florida Avenue
Hemet, CA 92543

PROJECT TITLE: Site Development Review Modification No. 25-002 & Tentative Parcel Map Modification MAP No. 25-004 to Site Development Review No. 23-008, Tentative Parcel Map 38450 (MAP No. 23-009), and Variance No. 23-002 Palm Villas at State

PROJECT APPLICANT: Palm Communities – David Abrams

PROJECT LOCATION: Northwest corner of State Street and Menlo Avenue.; APNs: 439-060-009, -010, -011, -014, -015; and 439-281-035

PROJECT LOCATION - CITY: City of Hemet **PROJECT LOCATION - COUNTY:** Riverside

PROJECT DESCRIPTION: Site Development Review Modification No. 25-002 & Tentative Parcel Map Modification MAP No. 25-004 to Site Development Review No. 23-008, Tentative Parcel Map 38450 (MAP No. 23-009), and Variance No. 23-002 - A request to modify the original project to include an additional 2 buildings, 48 units, community building, manager's unit, 2 BBQ gathering areas, 74 additional parking spaces, and the removal of the flood control basins with the addition of underground water retention chambers. Pursuant to Government Code §65913.4(a)(5), §65915(b), §65915(d)(2), §65915(e), and §65915(p), the applicant is seeking waivers and concessions to the development standards for parking, open space design, driveway design, balcony configuration, entry design, architectural criteria, and reduction of landscape setback areas in accordance with Density Bonus Law.

Name of Public Agency Approving Project: City of Hemet

Name of Person or Agency Carrying Out Project: Palm Communities – David Abrams

Exempt Status:

- Ministerial (Sec. 15268);
- Declared Emergency (Sec.15269(a));
- Emergency Project (Sec. 15269(b)(c));
- Statutory Exemption (Public Resources Code Section 21080.40)

Reasons why project is exempt: The project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.40 under Assembly Bill (AB 1449) signed into law on October 11, 2023.

Contact Person: Nathan Morin

Phone No.: (951) 765-2329

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Title: Assistant Planner

Date received for filing at OPR: _____