

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: Extension of Time No. 25-001 The Latham

PROJECT APPLICANT: Twen Ma

PROJECT LOCATION: South side of Latham Avenue, East of Lyon Avenue and West of Elk Street;
APN: 442-060-046

PROJECT LOCATION - CITY: City of Hemet

PROJECT LOCATION - COUNTY: Riverside

PROJECT DESCRIPTION: Extension of Time No. 25-001 The Latham – A request for a two-year extension of time for Site Development Review Modification No. 21-018, The Latham (originally SDR No. 20-002) for the design and construction of a three-story senior assisted-living facility which includes a reduction in the number of units from 120 to 111 units, reduced floor area, reconfiguration of the floor plans and indoor amenities, and a re-design of outdoor amenities. No Changes to approved parking or circulation are proposed.

Name of Public Agency Approving Project: City of Hemet

Name of Person or Agency Carrying Out Project: Twen Ma

Exempt Status:

☐ Ministerial (Sec. 15268);

☐ Declared Emergency (Sec.15269(a));

☐ Emergency Project (Sec. 15269(b)(c));

☒ Categorical Exemption Section 15332, Class 32 (In-Fill Development Projects)

Reasons why project is exempt: The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (In-Fill Development Projects) Class 32, which consists of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

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: Nathan Morin

Title: Assistant Planner

Date received for filing at OPR: _____