

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: Conditional Use Permit (CUP) 19-015 and Site Development Review (SDR) 19-012 (Holiday Inn Express & Suites).

PROJECT APPLICANT: Ace Design LLC

PROJECT LOCATION: East of the northeast corner of W Florida Avenue & N Cawston Avenue (APN 448-250-006)

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

PROJECT DESCRIPTION: The applicant is requesting conditional use permit and site development review approval to construct and operate a 48,698 square-foot, 4-story, 80 room Hotel, on approximately 1.59 acres with 88 parking spaces, landscaping and lighting, and outdoor pool and lounge area. Proposed hours of operation for the pool are from 8:00am to 9:00pm Sunday through Thursday and 8:00am to 10:00pm on Friday and Saturday. A conditional use permit is required to exceed the maximum floor area ratio of 40 percent to 71 percent and maximum building height of 35 feet to 50 feet to accommodate a hotel use in accordance with Hemet Municipal Code Section 90-895(d)(2) and (3).

Name of Public Agency Approving Project: City of Hemet

Name of Person or Agency Carrying Out Project: City of Hemet

Exempt Status:

- Ministerial (Sec. 15268);
- Declared Emergency (Sec.15269(a));
- Emergency Project (Sec. 15269(b)(c));
- Categorical Exemption Section 15332 (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 consists of projects characterized as in-fill development meeting the conditions described in this section. CEQA Guidelines Association of Environmental Professionals 2020 279 (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: Mina Morgan

Phone No.: (951) 765-3893

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: Senior Planner

Date received for filing at OPR: _____