

# 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 (SDR) 21-013, Conditional Use Permit (CUP) 21-007 And Public Convenience or Necessity (PCN) 21-003, And Tentative Parcel Map (MAP21-003) for Arco AMPM Gas Station and Commercial Center.

**PROJECT APPLICANT:** A & S Engineering Services

**PROJECT LOCATION:** Northeast corner lot of Soboba Street and Florida Avenue (551-321-008, and 551-321-009)

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

**PROJECT DESCRIPTION:** The applicant is requesting a Conditional Use Permit approval to construct an Arco AMPM gas station, carwash, and two restaurants with drive-thrus on a combined 3.32 acres of vacant land. In addition, the applicant is requesting approval for a Public Convenience or Necessity (PCN) 21-003 for the Arco AMPM convenience store to allow for (Type 20) alcohol sales for the off-sale of beer and wine.

**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 a 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: \_\_\_\_\_