

# 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) 22-009 and Administrative Adjustment (AA) 22-002.

**PROJECT APPLICANT:** Brian King, Empire CM, Inc.

**PROJECT LOCATION:** Undeveloped land located north of the northeast corner of N Sanderson Avenue and W Devonshire Avenue.

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

**PROJECT LOCATION - COUNTY:** Riverside

**PROJECT DESCRIPTION:** The applicant requests site development approval for the design and construction of a 96-unit, three-story Multi-Family Residential apartment complex on 4.68 gross acres. The project includes 24 (795 square-foot) one-bedroom units, 72 (1,050 square-foot) two-bedroom units, recreational center (club house) and leasing office, pool and spa area, recreational amenities, parking, wrought iron fencing, site walls and landscaping. An administrative adjustment is requested to allow a 20 percent maximum decrease into the required 15-foot side yard setback along the north perimeter for proposed Building D.

**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, Class 32 (In-Fill Development Project)

**Reasons why project is exempt:** In-Fill) 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 2022 Statute & Guidelines 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:** Monique Alaniz-Fleiter

**Phone No.:** (951) 765-2370

**Signature:** \_\_\_\_\_

**Title:** Principal Planner

Date received for filing at OPR: \_\_\_\_\_