

# NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research  
*For US Mail* Street Address  
P.O. Box 3044 1400 Tenth Street  
Sacramento, CA 95812-3044 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:** MINOR SITE DEVELOPMENT REVIEW (SDR 20-010) EXPRESS CARWASH

**PROJECT APPLICANT:** 1438 Slauson LLC

**PROJECT LOCATION:** 828 W. Florida Ave. Hemet

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

**PROJECT DESCRIPTION:** The applicant is requesting a site development review approval to construct a 5,755 square-foot building consisting of an express car wash tunnel, office, restroom, electrical and mechanical and vending machine, located on a 38,768 square-foot lot. The project also includes vacuum stalls accessible outside the tunnel for customer use

**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 15303, Class 3 (New Construction), and Section 15332 (In-Fill Development Projects)

**Reasons why project is exempt:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3 (New Construction) involving a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

In addition, 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:** Mina Morgan

**Title:** Senior Planner

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