



NOTICE OF EXEMPTION

PALM VILLAS AT STATE

TO BE SENT TO:

- County of Riverside County Clerk
2724 Gateway Drive
Riverside, CA 92507
- Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

LEAD AGENCY CONTACT:

City of Hemet
Monique Alaniz-Flejter, AICP,
Community Development Director
445 East Florida Avenue
Hemet, CA 92543
(951) 765-2370
mflejter@hemetca.gov

Project Title/Case No.: Palm Villas at State – SDR 23-008, MAP 23-009, and VAR 23-002

Project Applicant/Sponsor: Palm Communities
David Abrams
Project Manager
100 Pacifica, Suite 203
Irvine, CA 92618
(949) 526-0635
dabrams@palmcommunities.com

Project Location - Specific: The project is located at 761 North State Street, generally south of State Route 79, north of State Route 74, and east of Interstate 215 in the City of Hemet, Riverside County, California. The site is depicted on the San Jacinto quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map series in an un-sectioned area of Township 5 South, Range 1 East. Specifically, the project site is bounded to the south by West Menlo Avenue and partially bounded to the east by North State Street. It lies south of Fruitvale Avenue and east of North Palm Avenue within Assessor's Parcel Numbers 439-060-009, -010, -011, -014, -015, and -439-281-035.

Project Location - City: Hemet

Project Location - County: Riverside

Description of Project: The project is the development of six vacant parcels totaling 7.84 gross acres. It includes a Site Development Review to develop a 157-unit affordable housing project, a Tentative Parcel Map to create two parcels and three lettered parcels from the existing six parcels, and to dedicate to the County of Riverside the 469 feet needed to accommodate the County's building encroachment, Variance to increase the height of the perimeter fencing, and a Density Bonus Request.

Name of Public Agency Approving Project: City of Hemet

Name of Person or Agency Carrying Out Project:

Name: David Abrams – Palm Communities Telephone: (949) 526-0635

Address: 100 Pacifica, Suite 203, Irvine, CA 92618

Private entity School district Local public agency State agency Other special districts

Exempt Status: Exemption. CEQA Section 21080.40 as signed into law on October 11, 2023 under AB 1449.”

Reasons why the project is exempt:

The proposed project qualifies as “exempt” pursuant to Section 21080.40 of CEQA per AS 1449 signed by Governor Newsom on October 11, 2023.

Lead Agency Contact Person: Monique Alaniz-Flejter, AICP Community Development Director

Area Code/Telephone/Extension (951) 765-2370

Monique Alaniz-Flejter, AICP

Monique Alaniz-Flejter

2/27/2024

Signature:

Date:

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: 2/27/2024