

# 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:** Specific Plan Amendment (SPA 24-002) and Conditional Use Permit (CUP 24-002). An applicant initiated Specific Plan Amendment to the Page Plaza Specific Plan to amend Section V of the Page Plaza Specific Plan to allow a Health and Fitness Center subject to the approval of Conditional Use Permit 24-002 to allow a Health and Fitness Center at the Page Plaza Shopping Center. (CUP 24-002).

**PROJECT APPLICANT:** Rich Alvarado, LLC

**PROJECT LOCATION:** 1165 S Sanderson Avenue

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

**PROJECT DESCRIPTION:** Specific Plan Amendment 24-002 & Conditional Use Permit: Page Plaza Health and Fitness Center. An Ordinance of the City Council of the City of Hemet, California, the Page Plaza Specific Plan (SP 00-1) to allow a Health and Fitness Center in the Page Plaza Shopping Center as an approved use subject to a Conditional Use Permit and approving Conditional Use Permit 24-002 to establish a Health and Fitness Center (Planet Fitness) at the Page Plaza Shopping Center.

**Name of Public Agency Approving Project:** City of Hemet

**Name of Person or Agency Carrying Out Project:** Rich Alvarado, LLC

**Exempt Status:**

- Ministerial (Sec. 15268);
- Declared Emergency (Sec.15269(a));
- Emergency Project (Sec. 15269(b)(c));
- Categorical Exemption Section 15061b(3).

1. **Reasons why project is exempt:** The Conditional Use Permit is exempt from provisions of the California Environmental Quality Act (CEQA) guidelines Section 15301(a) Class 1 (Existing Facilities) and Section 15061 (b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have potential for causing a significant impact on the environment. The Specific Plan Amendment is a text amendment to the Specific Plan. The Specific Plan Amendment in of itself does not relate to any physical project and will not result in any physical change to the environment. Additionally, the project is exempt from CEQA based on the provisions of CEQA Guidelines Section 15162, for a previously certified Negative Declaration approved by Resolution No. 3544 on April 10, 2001 for the Page Community Plaza Specific Plan 00-1 and General Plan Amendment 00-1. A Notice of Determination was filed on April 19, 2001 in accordance with the CEQA requirements. There has been no legal challenge brought against the project or the environmental determination., the adoption of this amendment is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**Contact Person:** Jordan Walton

**Phone No.:** (951) 765-2477

**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:** Assistant Planner

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



# City of Hemet

**RECEIVED**  
JAN 12 2009  
PLANNING DEPT

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-2371

PLANNING DEPARTMENT

## NOTICE OF DETERMINATION

**TO:** Tammie Marshall, Supervisor  
Riverside County Clerk  
PO Box 751  
Riverside CA 92502-0751

**FROM:** City of Hemet  
445 East Florida Avenue  
Hemet, CA 92543

### FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE.

SPA 08-001 (Page Plaza – Signage)

#### PROJECT TITLE

<u>Not Applicable</u>	<u>Carole Kendrick</u>	<u>(951) 765-2375</u>
<b>State Clearinghouse Number</b>	<b>Lead Agency Contact Person</b>	<b>Telephone Number</b>

Southwest of Sanderson and Stetson Avenues, in the City of Hemet, County of Riverside, State of California

#### PROJECT LOCATION

The project proposes a specific plan amendment regarding a textual amendment to Section VI.D. (Signage) of the Page Plaza Specific Plan No. 00-1

#### PROJECT DESCRIPTION

This is to advise that the City of Hemet City Council approved the above referenced project on November 25, 2008, and has made the following determinations regarding the above described project:

COUNTY CLERK  
Reg Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

**FILED**  
RIVERSIDE COUNTY  
DEC 01 2008  
LARRY W. WARD, CLERK  
By *T. Marshall* Deputy

DEC 01 2008  
Removed: 1.5.09  
By: [Signature] Dept.  
County of Riverside, State of California

**Lead Agency - City of Hemet**

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures were made a condition of the approval of the project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

**This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: 445 E. Florida Ave., Hemet, CA 92543.**



**R. Masyczek  
RESPONSIBLE OFFICIAL**

Planning Director  
**TITLE**

(951) 765-2375  
**TELEPHONE NUMBER**

DATE: November 25, 2008



# City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-2375

PLANNING

## CALIFORNIA DEPARTMENT OF FISH AND GAME CERTIFICATE OF FEE EXEMPTION

### DE MINIMIS IMPACT FINDING

#### PROJECT TITLE/LOCATION:

The project site is located within Page Plaza, south of Sanderson Avenue and west of Stetson Avenue, in the City of Hemet, County of Riverside.

#### PROJECT DESCRIPTION:

A request for City Council review and approval of Specific Plan Amendment No. 08-001 regarding a textual amendment to Section VI.D. (Signage) of the Page Plaza Specific Plan No. 00-1, and including a determination that a previously approved Mitigated Negative Declaration and Mitigation Monitoring Program is adequate for the site, located on the southwest corner of Sanderson and Stetson Avenues.

#### FINDINGS OF FEE EXEMPTION:

The Hemet City Council on November 25, 2008, finds that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife resources (de minimis impact finding).

#### CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Richard Masyczek

TITLE: Planning Director

LEAD AGENCY: City of Hemet

DATE: 11-25-08



# City of Hemet

County Clerk  
Neg. Determination  
Filed per P.R.C. 21152  
POSTED

APR 19 2001

PLANNING

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (909) 765-2375

**FILED**  
RIVERSIDE COUNTY

## NOTICE OF DETERMINATION

APR 19 2001

**TO:** Cherrie Seager, Supervisor  
Riverside County Clerk  
PO Box 751  
Riverside CA 92502-0751

**FROM:** City of Hemet  
445 E. Florida Ave.  
Hemet, CA 92543

GARY L. ORSO

by *C. Kohler* C. Kohler  
Deputy

**FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.**

### PROJECT TITLE:

General Plan Amendment 00-1 / Specific Plan 00-1 (Page Community Plaza)

<u>State Clearinghouse Number (If submitted to Clearinghouse)</u>	<u>Richard Masyczek Lead Agency Contact Person</u>	<u>(909) 765-2375 Telephone Number</u>
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### PROJECT LOCATION:

The project is located on the southwest corner of Stetson Avenue and Sanderson Avenue in the City of Hemet, CA.

### PROJECT DESCRIPTION:

The Page Community Plaza Specific Plan is a 430,000 sq. ft. regional commercial center on a 39.84 acre site. The Specific Plan would allow the development of 326,000 sq. ft. retail, 57,200 sq. ft. office, 27,000 sq. ft. restaurant, 6,000 sq. ft. banking, 10,750 sq. ft. child day care, and 2,000 sq. ft. service station uses. The project amends the Page Ranch Specific Plan (PCD 79-93) which was adopted in February 1980 and changes the land use designation of 22.17 acres from R-17 du/ac to commercial. The project also includes a General Plan Amendment (GPA 00-1) which will change the General Plan land use designation from RII (Residential 7-17 du/ac) to Commercial on 22.17 acres of the 39.84 acre site.

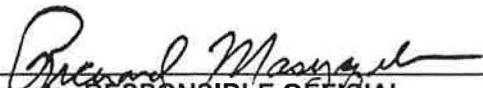
This is to advise that the City of Hemet approved the above described project on April 10, 2001 and has made the following determinations regarding the Page Community Specific Plan:

#### Lead Agency - City of Hemet

1. The project [will \_\_\_ will not X] have a significant effect on the environment.

2. An Environmental Impact Report [was \_\_\_ was not X] prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [were X were not \_\_\_] made a condition of the approval of the project.
5. A statement of Overriding Considerations [was \_\_\_ was not X] adopted for this project.
6. Findings [were X were not \_\_\_] made pursuant to the provisions of CEQA.

**This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: 445 E. Florida Ave., Hemet, CA 92543**

 R. Maszycek - RESPONSIBLE OFFICIAL	Planning Director TITLE	(909) 765-2375 TELEPHONE NUMBER
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DATE: April 13, 2001

DATE RECEIVED FOR FILING: \_\_\_\_\_



# City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (909) 765-2375

PLANNING

## CALIFORNIA DEPARTMENT OF FISH AND GAME CERTIFICATE OF FEE EXEMPTION

### DE MINIMIS IMPACT FINDING

**PROJECT TITLE/LOCATION:** General Plan Amendment 00-1 / Specific Plan 00-1 (Page Community Plaza)

**PROJECT DESCRIPTION:** The Page Community Plaza Specific Plan is a 430,000 sq. ft. regional commercial center on a 39.84 acre site. The Specific Plan would allow the development of 326,000 sq. ft. retail, 57,200 sq. ft. office, 27,000 sq. ft. restaurant, 6,000 sq. ft. banking, 10,750 sq. ft. child day care, and 2,000 sq. ft. service station uses. The project amends the Page Ranch Specific Plan (PCD 79-93) which was adopted in February 1980 and changes the land use designation of 22.17 acres from R-17 du/ac to commercial. The project also includes a General Plan Amendment (GPA00-1) which will change the General Plan land use designation from R-II (Residential 7-17 du/ac) to Commercial on 22.17 acres of the 39.84 acres site.

### FINDINGS OF FEE EXEMPTION:

The City Council of the City of Hemet, on April 10, 2001, finds that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife resources (de minimis impact finding).

### CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Richard A. Masyczek

TITLE: Planning Director

LEAD AGENCY: City of Hemet

DATE: April 13, 2001

APR 24 2001

PLANNING

STATE OF CALIFORNIA-THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 20010278

Lead Agency: CITY OF HEMET Date: 04/19/2001

County Agency of Filing: RIVERSIDE Document No: 20010278

Project Title: GPA 00-1; SP 00-1

Project Applicant Name: PAGE COMMUNITY PLAZA Phone Number: --

Project Applicant Address: --

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \$ 78.00
- Project that is exempt from fees (DeMinimis Exemption)
- Project that is exempt from fees (Notice of Exemption)

**Total Received** \$ 78.00

Signature and title of person receiving payment: 