



City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-237

PLANNING DEPARTMENT

NOTICE OF EXEMPTION (CEQA)

TO: Tammie Marshall, Supervisor
Riverside County Clerk
P O BOX 751
Riverside CA 92502-0751

SUBJECT: FILING OF NOTICE OF EXEMPTION FROM REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PROJECT TITLE: Conditional Use Permit No. 06-005 (Acacia Gardens 2)

APPLICANT NAME & ADDRESS: APE Holdings, LLC
5465 Morehouse Drive #200
San Diego, CA 92121

PROJECT LOCATION/AREA: East one-half of lot at the southeast corner of Acacia Avenue and Kirby Street, City of Hemet, County of Riverside, State of California

PROJECT DESCRIPTION: The design, construction, and use of 50 multiple-family townhome condominium residences in eleven buildings, with three model plans, along with office and swimming pool facilities, and appurtenant landscape and hardscape features as phase two of Acacia Gardens Condominium Tract No. 13982

EXEMPT STATUS

- Ministerial - (Sec. 21080(b)(1);15268);
- Declared Emergency - (Sec. 21080(b)(3); 15269(a));
- Emergency Project - (Sec. 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - (Class 32 - Section 15332)
- Statutory Exemption - (State Code Number)

Reasons why project is exempt:


The project is exempt from CEQA under CEQA Guidelines Section 15332 in that: the proposed project is consistent with the O (Office) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Hemet; the project site contains 2.1 undeveloped acres within a condominium property containing 4.1 acres which contains existing condominium residences that were constructed in about 1981 on approximately two acres and for which no change is proposed, which is less than five acres,

and has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit No. 06-005 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and the site is or can be adequately served by all required utilities and public services. Moreover, the project does not include any of the exceptions for Categorical Exemptions listed in CEQA Guidelines Section 15300.2. If one of the exceptions were applicable, then the project could not be considered to fall into the promulgated list of Categorical Exemptions. As such, the project meets the criteria for application of a Class 32 (In-fill Development) Categorical Exemption under the CEQA Guidelines.

Date of Project Approval: September 16, 2008

APPEAL:

THE DETERMINATION SET FORTH HEREIN ABOVE SHALL BE FINAL 30 DAYS AFTER THE RENDITION OF SAID DETERMINATIONS UNLESS APPEALED WITHIN SAID TIME. ANY NOTICE OF APPEAL SHALL BE FILED IN COMPLIANCE WITH ALL THE PROVISIONS OF SECTION 90-44 OF THE HEMET MUNICIPAL CODE, REGARDING THE FILING OF SUCH APPEALS.

FOR 
Richard A. Masyczek

Planning Director
Title

(951) 765-2375
Telephone No.