



NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Community Development Department
445 E. Florida Avenue, Hemet, CA 92543-4209

PUBLIC HEARING: Notice is hereby given that a public hearing regarding the proposed Project described below has been set for a public hearing before the CITY OF HEMET Planning Commission on **January 21, 2025, at 6:00 p.m. at the Hemet Public Library, 2nd Floor, 300 E. Latham, Hemet, CA 92543**, and will include a recommendation that the Planning Commission adopt a Mitigated Negative Declaration for the proposed Project.

PROJECT NAME: ASTER-RIVER OAKS SDR 23-001/VAR 23-001/EA 22-003 (Project)

PROJECT DESCRIPTION: The proposed Project consists of a 228-unit multi-family residential apartment complex, processed under a Site Development Review (SDR) process, with a Variance related to private open space and a Parcel Merger to combine two parcels into a single parcel. The development includes eight three-story apartment buildings and a one-story clubhouse and leasing office. Apartment buildings will consist of studios and one- and two-bedroom dwelling units. Project amenities include a clubhouse with a gym, community spaces, co-working, a leasing office, a swimming pool, play areas, associated parking, landscaped open space, and a dog park.

PROJECT LOCATION: Southeast corner of West Stetson Avenue and South Elk Street, within the City of Hemet, California. The Project site is located within Section 21, Township 5 South, Range 1 West of the former San Jacinto Viejo Land Grant as depicted on USGS (7.5 Minute) Hemet, California Quadrangle and is comprised of Tax Assessor Parcel Numbers (APN) 464-270-005 and -006.

ENVIRONMENTAL DETERMINATION: The City of Hemet intends to adopt a Mitigated Negative Declaration for the Project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project with the incorporation of mitigation measures, will not have a significant impact on the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring and Reporting Program (MMRP) and will be included as part of the Mitigated Negative Declaration for this Project.



In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the Project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code. **The Project IS NOT a project of statewide, regional, or areawide significance as designated in CEQA Guidelines Section 15206. The Project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.**

PUBLIC REVIEW & COMMENT: As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is from December 19, 2024, to January 20, 2025. Written comments and responses to this notice should be addressed to the contact person listed below at the above address. Copies of the proposed Project plans and the Mitigated Negative Declaration and Initial Study are available for review at the City of Hemet City Hall Planning Counter at the address above and online at: <https://www.hemetca.gov/797/Environmental-Documents>

PUBLIC HEARING: A public hearing regarding the proposed Project, including a recommendation that the Planning Commission adopt the Mitigated Negative Declaration, has been set for a public hearing before the Planning Commission.

Date: January 21, 2025
Time: 6:00 PM
Location: Hemet Public Library, 2nd Floor
300 E. Latham Ave, Hemet, California 92543

The City of Hemet is providing alternative measures for the public to attend/view this public hearing. If you have a comment, please visit hemetca.civicweb.net/Portal/CitizenEngagement.aspx to create a Public Comment Form.” The meeting will be livestreamed online at hemetca.gov/388/Agendas-Minutes. Residents may also speak on an item during Public Comment by using the following zoom link: <https://us02web.zoom.us/j/83233021042> Webinar ID: 832 3302 1042, Webinar Passcode: 635849.

*Any interested party may submit written comments prior to the Project decision date or submit any information which may be of assistance to the Planning Commission. A copy of the application and environmental document is available for inspection in the Planning Division at 445 E. Florida Avenue, Hemet, CA 92543-4209 or call (951) 765-2375. As a result of this environmental review and comments, the proposed Project may be either accepted as presented, modified, or denied. **The decision of the Planning Commission is final unless appealed in writing within ten calendar days to the City Council. The appeal must be filed with the Community Development Director and accompanied by the required fee.***

CONTACT: If you need additional information or have any questions concerning this project, please contact Community Development Director Monique Alaniz-Flejter, AICP, at (951) 765-2370 or MFlejter@hemetca.gov.

Posted on December 19, 2024