



City of Hemet

COMMUNITY DEVELOPMENT

445 EAST FLORIDA AVENUE, HEMET, CALIFORNIA 92543

(951) 765-2375

September 18, 2025

To: Interested Parties

RE: Notice of Availability/Offer to Sell Surplus Property (APN 443-140-003)

As required by Government Code Section 54220 of the State of California, City of Hemet is providing notification that the City intends to **sell/lease** the surplus property listed in the accompanying table.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring the property. However, this offer shall not obligate the City to sell the property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City may market the property to the general public.

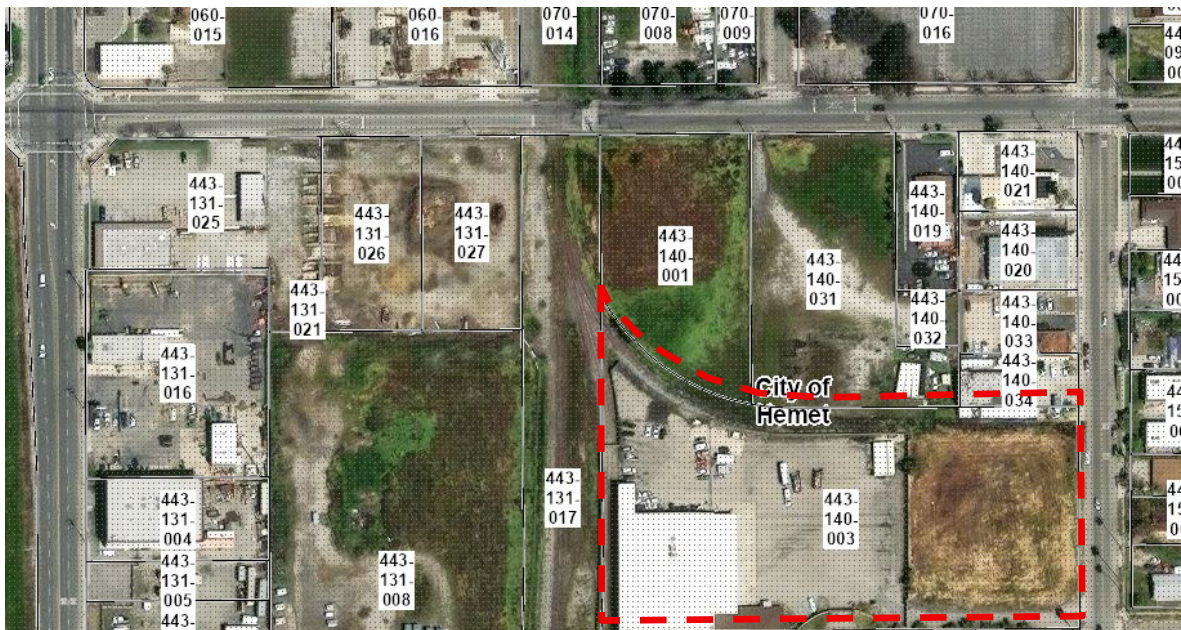
As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to Monique Alaniz-Flejter, Community Development Director at 445 E Florida Avenue, Hemet, California 92543-4209. You may also direct your questions to mflejter@hemetca.gov or by calling (951)765-2370.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

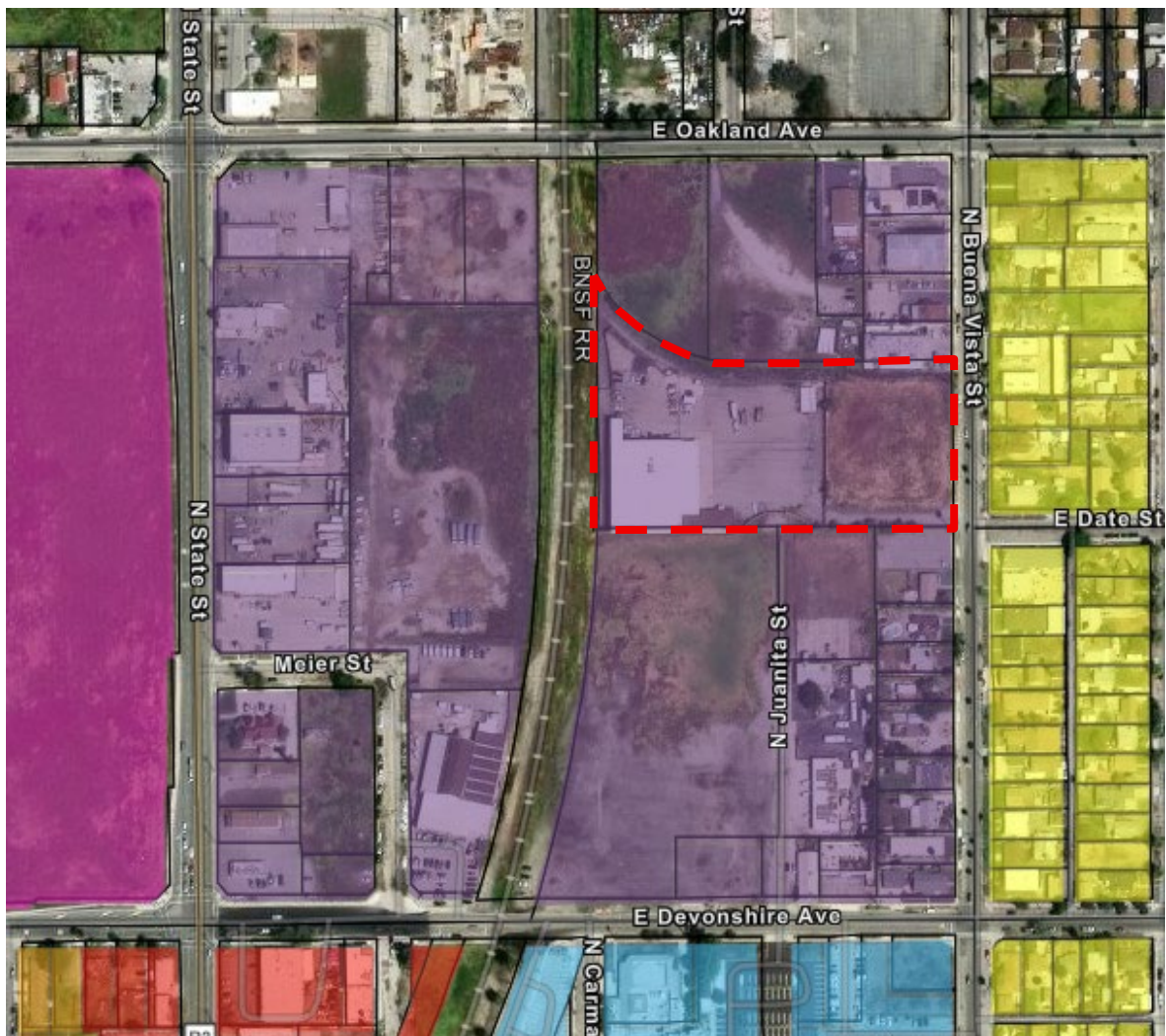
Sincerely,

Monique Alaniz-Flejter, AICP
Community Development Director



APN 443-140-003 (4.06 Acres)

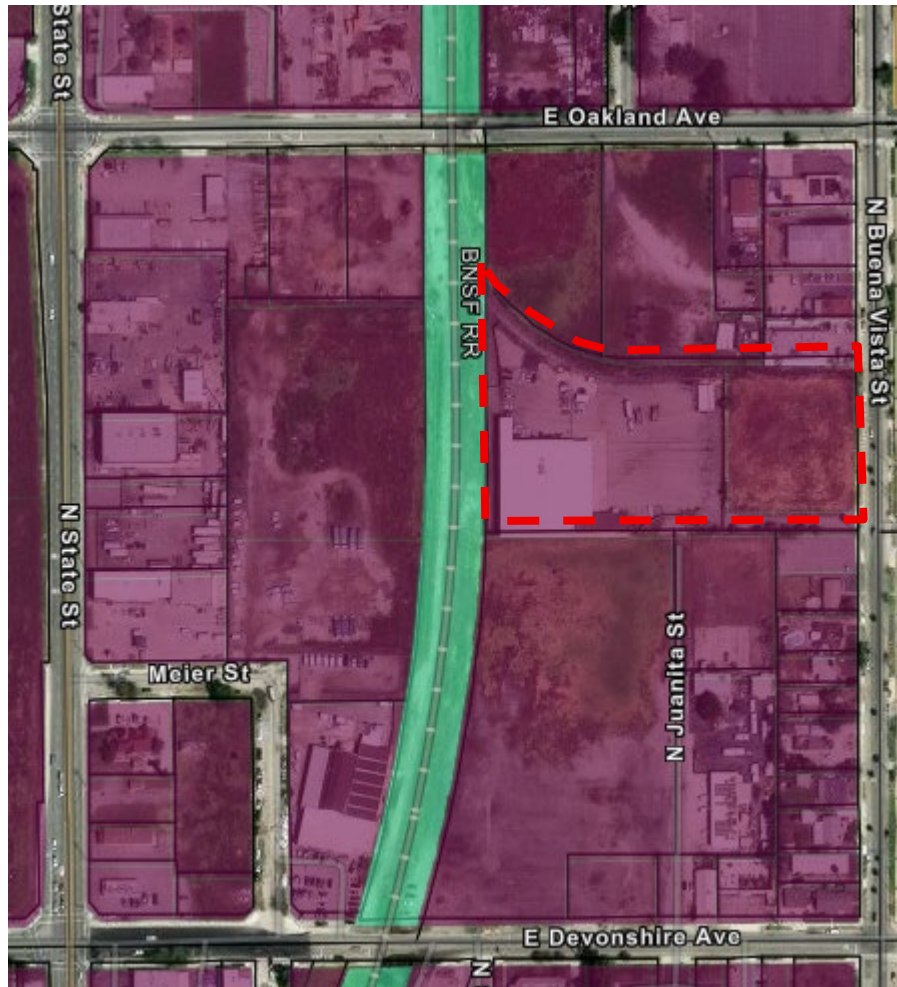
Aerial Map



- Downtown Commercial (DC)
- Downtown Village (DV)
- Hemet Stock Farm (HSF) - PCD
- Institutional (I)
- Mixed Residential (MR)
- Office Professional - Mixed Use (OP-MU)
- Open Space - Recreation (OS-R)
- Single Family Residential (SFR)
- Transit Oriented District (TOD)

APN 443-140-003
Downtown Specific Plan TOD

Zoning Map



Land Use Designations

RR	Rural Residential (0.0 - 2.0 du/ac)
HR	Hillside Residential (0.0 - 0.5 du/ac)
LDR	Low Density Residential (2.1 - 5.0 du/ac)
LMDR	Low Medium Density Residential (5.1 - 8.0 du/ac)
MDR	Medium Density Residential (8.1 - 18.0 du/ac)
HDR	High Density Residential (18.1 - 30.0 du/ac)
VHDR	Very High Density Residential (30.1 - 45.0 du/ac)
NC	Neighborhood Commercial (FAR 0.35)
CC	Community Commercial (FAR 0.40)
RC	Regional Commercial (FAR 0.50)
MU	Mixed Use (Varies)

Environmental Management Area

	Areas subject to MSHCP criteria
	Airport
	Office Professional (FAR 2.0)
	Business Park (FAR 0.60)
	Industrial (FAR 0.45)

	Interim Airport Overlay Zone
	Quasi-Public/Cultural
	Public Facilities
	School
	Park/Recreation
	Open Space
	Agriculture

APN 443-140-003
General Plan (Mixed Use)

General Plan Map