



## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION STATE STREET CORRIDOR CHANGE OF ZONE

**Date:** December 9, 2021

**To:** Responsible and Trustee Agencies, Interested Organizations and Individuals

**Project Title / Case Number:** State Street Corridor Change of Zone / CZ No. 21-004

**Project Location:** The Project site is comprised of two (2) blocks located north of W. Oakland Avenue, west of N. State Street, generally east of N. Alessandro Street, and south of Hemet Vistas Apartments in the City of Hemet ("City"), as shown in *Figure 1: Regional Vicinity* and *Figure 2: Aerial Imagery Map*.

**Project Description:** The City of Hemet has secured a planning grant under the SB 2 Planning Grant Program. The program consists of five distinct projects. This includes the following:

- Project 1: Preparation of an Objective Design and Development Standards ordinance.
- Project 2: A zone change to create an overlay district over the project areas
- Project 3: Design and development of a housing project at a future TOD center
- Project 4: Creation of an Electronic Plan Review program
- Project 5: A General Plan Amendment to incorporate VMT thresholds and a Housing Element Update

The City has initiated a change of zone, pursuant to Project 2, on two blocks of land located along the west side of N. State Street, between the Hemet Vistas Apartments at the north, and W. Oakland Avenue at the south. The City proposes a change of zone from Office Professional (O-P) to Multiple Family Residential (R-3) for the Northern Block and from General Commercial (C-2) to Multiple Family Residential (R-3) for the Southern Block ("Project").

### *Northern Block*

The Northern Block is located at the intersection of W. Menlo Avenue and N. State Street and is bound by existing single-family residential uses to the west; N. State Street to the east; an apartment complex to the north; and W. Menlo Street to the south. The parcel numbers are: 439-281-035, 439-060-009, -010, -011, -014, -015, and -024. The block is 10.14 acres, owned by the Housing Authority of Riverside County, and consists of the Workforce Development Center and their parking lot, and vacant land owned by Palm Communities. The General Plan and Zoning designations are Mixed Use (MU) and Office Professional (O-P) respectively. The Housing Authority owns and operates the Workforce Development Center and has entered into an agreement with Palm Communities to build 152 units of workforce housing on 7.76 acres within the Northern Block. At the time of the preparation of the IS/ND, an application for the housing project has not been submitted to the City for review and approval because the application relies upon R-3 zoning. Thus, the development is not a part of the proposed Project. Under the provisions of SB 35 and similar legislation, the housing project will be exempt from CEQA. The Workforce Development Center and parking lot will remain in place. The development program proposes 19.6 du/ac, which is consistent with the maximum density of 18-30 du/ac.

*Southern Block*

The Southern Block consists of approximately 16.79 acres, owned by the Housing Authority of Riverside County and individual property owners. The area is bound by W. Menlo Avenue to the north; W. Oakland Avenue to the south; N. State Street to the east; and N. Alessandro Street to the west. The parcel numbers are: 443-050-001, -002, -003, -004, -006, -007, -012, -013, -016, -017, -018, -020, -021, -022, -023, -024, -025 -026, -027, -028, -029, -030, -031 -033, -039, -040. The General Plan and Zoning designations are Mixed Use (MU) and General Commercial (C-2) respectively. The Housing Authority owns the majority of the block with vacant land; however, there are several single-owner parcels along the southern and western boundaries and a mobile home park in the northeast corner along W. Menlo Avenue and N. State Street. The SB2 Planning Grant assigns a density of 18-30 du/ac for this block. There are no planned developments proposed at this time.

*Future Development*

The proposed Project does not include any development. Thus, all future development within the Project site is subject to applicable City review and approval under the provisions of state law.

**Environmental Review and Public Comments:** The circulation of the Initial Study/Negative Declaration is to encourage written public comments. The comment period on the IS/ND is available for the CEQA-required 30-day public review period beginning **December 13, 2021** through **January 13, 2022 at 5:00 p.m.** Please submit comments to [hkang@hemetca.gov](mailto:hkang@hemetca.gov) or to:

H.P. Kang, Community Development Director  
(951) 765-2456  
City of Hemet  
445 E. Florida Avenue  
Hemet, California 92543

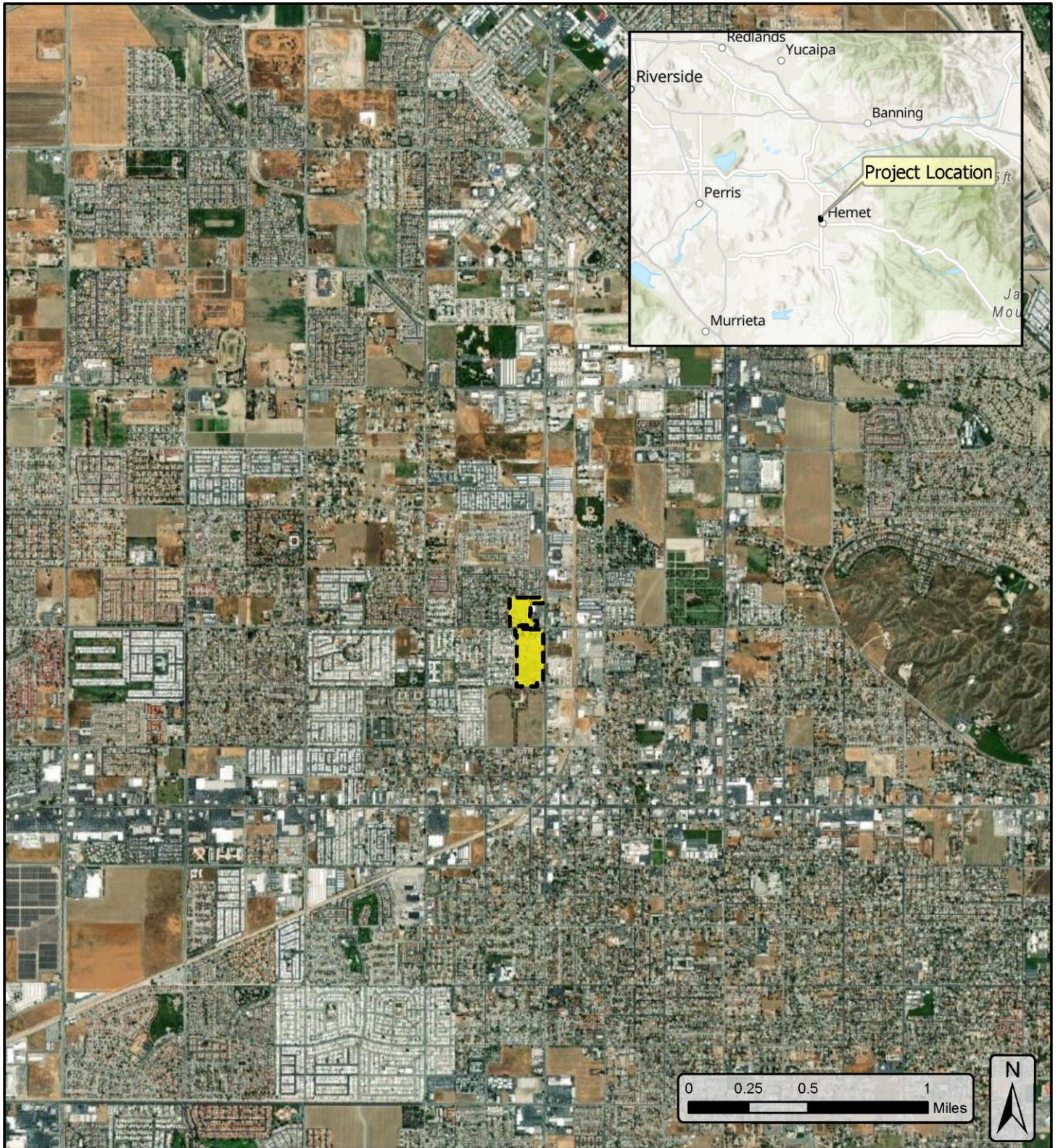
**Document Availability:** The Negative Declaration is available for review at City Hall, 445 E. Florida Avenue, Hemet, California 92543 and may also be accessed on the City of Hemet's website at: [Environmental Documents | Hemet, CA - Official Website \(hemetca.gov\)](http://hemetca.gov/Environmental-Documents)

Sincerely,



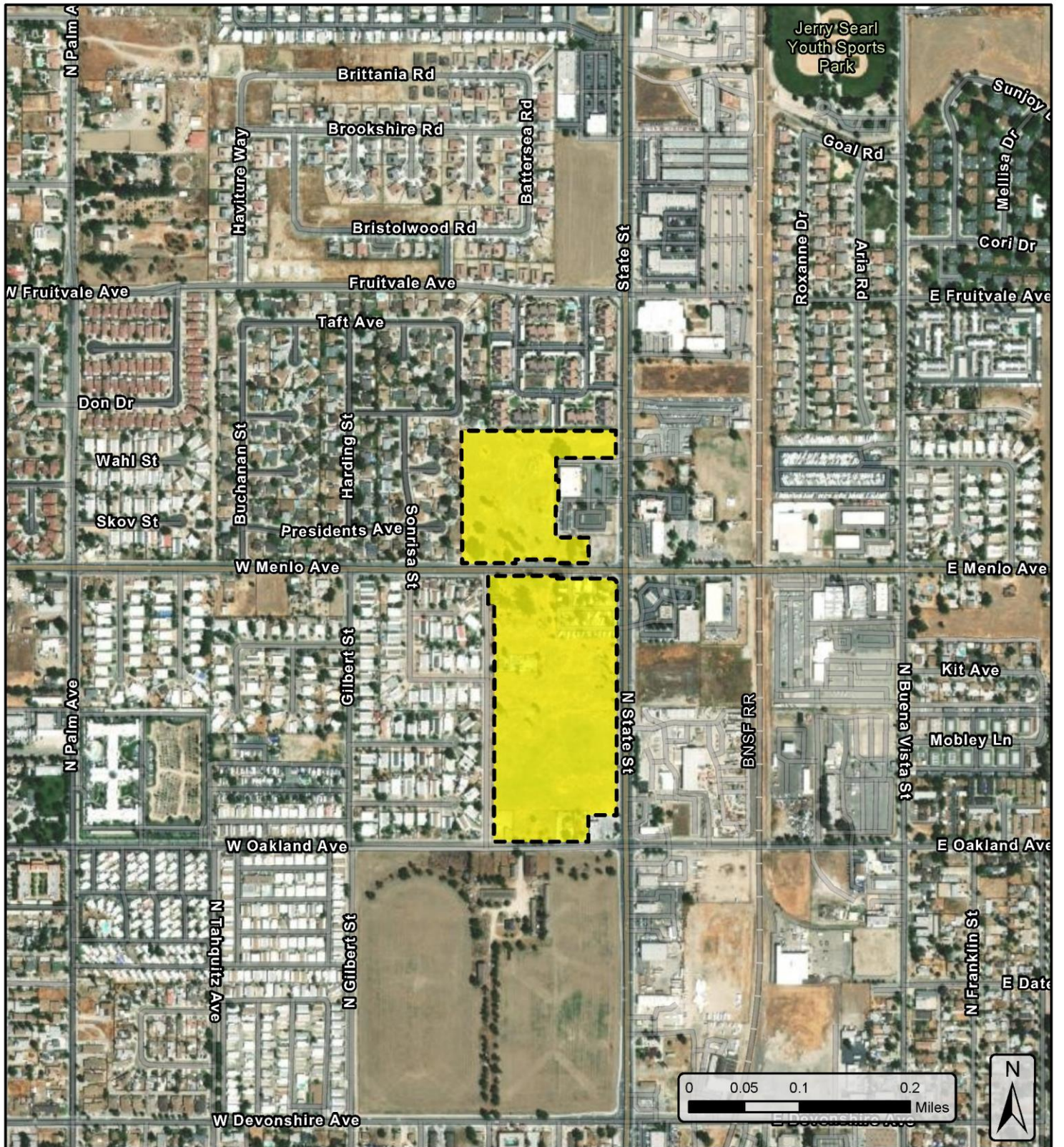
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H.P. Kang, Community Development Director  
City of Hemet



**Figure 1: Regional Vicinity**

State Street Corridor Change of Zone  
City of Hemet



**Figure 2: Aerial Imagery Map**

State Street Corridor Change of Zone  
City of Hemet



 Project Boundary