

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

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**, and will include a recommendation that the Planning Commission adopt a Mitigated Negative Declaration for the proposed Project and that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the MITIGATED NEGATIVE DECLARATION and the ENVIRONMENTAL CHECKLIST, which supports the proposed findings, is on file at the City of Hemet.

Project: Site Development Review (SDR23-001), Variance (VAR23-001), and Environmental Assessment (EA22-003)

Applicant: Highpointe Hemet I, LLC.

Property Owners: Highpoint Hemet I, LLC

APNs: 464-270-005 and -006

Location: Southeast corner of West Stetson Avenue and South Elk Street, within the City of Hemet, California.

Date of Public Hearing: January 21, 2025

Time of Public Hearing: 6:00 p.m.

Place of Public Hearing: Hemet Public Library, 2nd Floor, 300 E. Latham Avenue, Hemet, CA 92543

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. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The City of Hemet has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

The Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Hemet as the Lead Agency has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project.

The IS/MND and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Friday) at the City of Hemet Planning Division counter, located at City of Hemet Offices, Community Development

Department, 445 E. Florida Avenue, Hemet, CA 92543-4209. The documents may also be reviewed on the City's website at <https://www.hemetca.gov/797/Environmental-Documents>

Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins December 19, 2024, and ends January 20, 2025. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Hemet Community Development Department by no later than the conclusion of the 30-day review period, 5:30 p.m. on January 20, 2025. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to: Community Development Director Monique Alaniz-Flejter, Community Development Department, 445 E. Florida Avenue, Hemet, CA 92543-4209, Phone: (951) 765-2370.

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 HEARING OR APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE PROJECT APPLICATION(S) AND RELATED DOCUMENTS ARE AVAILABLE FOR INSPECTION. AS A RESULT OF THIS PUBLIC HEARING AND COMMENTS, THE PROPOSED PROJECT MAY BE EITHER ACCEPTED AS PRESENTED, MODIFIED, OR DENIED. IF YOU CHALLENGE THE NATURE OF THE ABOVE LISTED ITEM IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY OFFICES, AT, OR PRIOR TO, THE PUBLIC HEARING. **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.**