

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Aster River Oaks

Lead Agency: City of Hemet

Contact Name: Monique Alaniz-Flejter, AICP, Community Development Director

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Project Location: SEC West Stetson Ave. and South Elk Street, Hemet  
*City*

Riverside  
*County*

Project Description (Proposed actions, location, and/or consequences).

The project is the development of 10.07 vacant gross acres. It includes a Site Development Review to develop a 228-unit, multiple-family housing project, a Variance related to private open space, and a Parcel Merger to combine the two parcels into a single parcel. The development includes eight three-story apartment buildings up to 37.17 feet in height and a one-story clubhouse and leasing office up to 19 feet in height. The project will take access off South Elk Street. Project amenities include a clubhouse with gym, community spaces, co-working, leasing office, swimming pool, play areas, associated parking (uncovered, covered, and garages), landscaped open space, and a dog park.

The 10.07-acre project site is located at the southeast corner of West Stetson Avenue and South Elk Street, within the City of Hemet, Riverside County, California. The applicant proposes to commence construction in January 2026 with construction taking approximately eighteen months. Grading will generally include 10,600 cubic yards of cut with 6,800 cubic yards of fill. The cut and fill volumes are expected to balance due to soil shrinkage.

**Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.**

All potential impacts can be mitigated to less than significant.

Implementation of the project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause fish or wildlife populations, though mitigation Bio-1 for pre-construction breeding survey for migratory birds. The project will not eliminate important examples of the major periods of California's history or prehistory. It will have a less than significant impact with mitigation Cultural Resources. Pursuant to Tribal Consultation, the project would not impact any known historic, archaeological, paleontological, or tribal cultural resources. To reduce potential adverse effects to post-review discoveries during project implementation, procedures for inadvertent discovery of resources will be implemented through Cultural, Tribal and Paleontological mitigation measures CR-1 and CR-2, PAL-1, TR-1, -2, -3.

The project site was previously farmed, so preconstruction soil testing will be required through HAZ-1. To address nighttime noise, transformers are to be located at least 57 feet away from adjacent residences through NOI-1 and that glass facades within 90 feet of the centerline of West Stetson facing the roadway must have STC rating of 26 or more through NOI-2.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No area of controversy noted.

Provide a list of the responsible or trustee agencies for the project.

No responsible or trustee agencies were identified.