

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Riverside
 Address: 2724 Gateway Drive
Riverside, CA 92507

From:

Public Agency: City of Hemet
 Address: 445 East Florida Avenue
Hemet, CA 92543-4209
 Contact: Monique Alaniz-Flejter, AICP
 Phone: 951-765-2370

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024120999

Project Title: Aster River Oaks Site Development Review (SDR 23-001) and Variance (VAR23-001)

Project Applicant: Highpoint Hemet I, LLC

Project Location (include county): SEC W. Stetson Avenue & S. Elk Street, Hemet, CA, Riverside County

Project Description:

The development includes eight three-story apartment buildings totaling 228 units with a one-story clubhouse, leasing office up to 19 feet and one-story maintenance building on 10.07 gross acres. Project amenities include a clubhouse with a gym, community spaces/ amenities, a swimming pool, play areas, associated parking, landscaped open space, and a dog park. The project also includes a variance from the private open space requirements and parcel merger of two lots.

This is to advise that the City of Hemet has approved the above
 Lead Agency or Responsible Agency)

described project on March 10, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The City of Hemet Offices - 445 East Florida Avenue, Hemet, CA 92543-4209

Signature (Public Agency): Monique Alaniz-Flejter Title: Community Development Director

Date: March 11, 2025 Date Received for filing at OPR: _____