

Summary Form for Electronic Document Submittal

SCH #: to be assigned

Project Title: Columbia Heights Apartment Project

Lead Agency: County of Riverside

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Project Location: Unincorporated Hemet Riverside County
City County

Ascendant Development Group, LLC has submitted an application to the County of Riverside (County) for the Columbia Heights Apartment Project (Project) to obtain authorization to develop 36 apartment dwelling units. The Project requires discretionary permits from the County of Riverside that include a General Plan Amendment (GPA220007) and Zone Change (CZ220008).

The Project proposes 36 apartment dwelling units located within 4 buildings that are two and three stories tall. The Project site is 2.4 gross acres within Accessor's Parcel Number (APN) 438-220-002, and is located on the east side of Columbia Street between Florida Avenue to the north and Acacia Avenue to the south within the sphere of influence (SOI) of the City of Hemet within Unincorporated Riverside County. The Project requires discretionary permits from the County of Riverside that include a General Plan Amendment (GPA) and Zone Change (ZC). The Applicant is requesting the current General Plan land use designations of Medium Density Residential (CD-MDR), 2 to 5 dwelling units per acre (du/ac) and Light Agriculture (A-1-5) be changed to Very High Density Residential (VHDR), 14 to 20 du/ac. The western portion of the Project Site is currently Zoned R-3. The Project proposes the eastern landlocked portion of the Project Site also be changed from A-1-5 to R-3 Zoning.

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

Mitigation is required to minimize impacts under Aesthetics (lighting plan); A Cultural (to address accidentally exposed subsurface resources); Noise (minimize construction hours, utilize mufflers to provide noise reduction; minimize groundbounre vibration); Paleontological Resources (to address accidentally exposed subsurface resources); and Tribal Cultural Resources (TCR, measures to ensure TCR resources are properly managed if encountered).

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

None known

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

State of California Santa Ana Regional Water Quality Control Board; Lake Hemet Municipal Water District.