



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
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Receipt: 26-15235

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202600035
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

26-15235

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY	LEAD AGENCY EMAIL JLAPARICIO@RIVCO.ORG	DATE 01/16/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600035	
PROJECT TITLE COLUMBIA HEIGHTS APARTMENT PROJECT		

PROJECT APPLICANT NAME ASCENDANT DEVELOPMENT GROUP, LLC	PROJECT APPLICANT EMAIL KEITH@ASCENDANTDG.COM	PHONE NUMBER (951) 833-1283
PROJECT APPLICANT ADDRESS POST OFFICE BOX 2021,	CITY SAN JACINTO	STATE CA
		ZIP CODE 92541

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☐ County documentary handling fee		\$	\$0.00
☐ Other		\$	

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Adrienne Ribac
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**NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

and

**Riverside County
County Clerk-Recorder**
2724 Gateway Drive
Riverside, CA 92502

From: Riverside County
4080 Lemon Street
Riverside, CA 92501

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600035
01/16/2026 12:53 PM Fee: \$ 0.00
Page 1 of 2

Project Title: Columbia Heights Apartment Project

SCH Number: To be assigned

Project Location: The Project site located on the east side of Columbia Street between Florida Avenue to the north and Acacia Avenue to the south. The address of the property is 25914 Columbia Street, Hemet, California 92541. The parcel can be found on the applicable Hemet, CA USGS 7.5' Topographic Map. The specific location of the 2.4-acre project site is Section 12, Township 5 South, Range 1 West. The geographic coordinates of the project site are (Latitude: 33.745300 and Longitude: -116.945197).

Project Description: 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.

Project Sponsor(s): Ascendant Development Group, LLC
Post Office Box 2021
San Jacinto, CA 92541

- ☐ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment.
- ☒ The Initial Study identified potentially significant effects but:

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- (1) Revisions in the project plans or proposal made or agreed to by the applicant before this proposed Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,
- (2) There is no substantial evidence before the agency that the project as revised may have a significant effect on the environment.

A copy of the Initial Study and all other material which constitutes the record of proceedings upon which the County based its decision to adopt this Mitigated Negative Declaration may be obtained at the County's website (<https://planning.rctlma.org/environmental-notices-ceqa>) or it can be obtained electronically at the County's physical address at:

Mr. Joseluis Aparicio, TLMA Contract Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501 (*physical address*)
Phone: (951) 955-6035
Email: JLAparicio@Rivco.org

The CEQA-required public review period of the Initial Study/Mitigated Negative Declaration begins January 20, 2026 and ends on February 09, 2026. Written comments on the Initial Study should be submitted to Mr. Joseluis Aparicio at the email address or mailing address listed above no later than February 09, 2026 by 5:00 PM.



	Project Planner	January 14, 2026
Signature	Title	Date

1/16/26
Date received for filing and posting

☒ County Clerk
☐ OPR