

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Columbia Heights Apartment ProjectLead Agency: County of RiversideContact Person: Joseluis AparicioMailing Address: 4080 Lemon Street, 12th FloorPhone: (951) 955-6035 Email: JLAparicioCity: Riverside, CAZip: 92501County: Riverside**Project Location:** County: RiversideCity/Nearest Community: HemetCross Streets: Columbia Street between Florida Avenue to the north and Acacia Ave Zip Code: 92570Longitude/Latitude (degrees, minutes and seconds): 33° 44' 43.0" N / 116° 56' 42.7" W Total Acres: 2.4Assessor's Parcel No.: 438-220-002Section: 12Twp.: 5SRange: 1WBase: SBBMWithin 2 Miles: State Hwy #: SR-74Waterways: n/AAirports: Hemet Ryan AirportRailways: N/ASchools: Ramona and Hemet**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 36 Acres 2.4☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Medium Density Residential (CD-MDR) and Light Agriculture (A-1-5); Zoned R-3 and A-1-5**Project Description:** *(please use a separate page if necessary)*

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).
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Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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Project Description: 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 20, 2026 Ending Date February 09, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Tom Dodson & Associates</u>	Applicant: <u>Ascendant Development Group, LLC</u>
Address: <u>P.O. Box 2307</u>	Address: <u>PO BOX 2021</u>
City/State/Zip: <u>San Bernardino, CA 92406-2307</u>	City/State/Zip: <u>San Jacinto, CA 92541</u>
Contact: <u>Tom Dodson</u>	Phone: <u>(951) 955-6035</u>
Phone: <u>(909) 882-3612</u>	

Signature of Lead Agency Representative: Joseluis Aparicio Date: 01/14/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.