

**NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL
IMPACT REPORT and PUBLIC SCOPING MEETING**
NOP Comment Period: December 18, 2023 to January 19, 2024

To: (Responsible, Trustee, Federal, and
Local Agencies, and adjacent
property owners)

From: City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

CEOA Lead Agency

Staff Contact: Monique Alaniz-Flejter, Community
Development Director
City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543
Email: MFlejter@hemetca.gov
Phone: (951) 765-2370

Subject: Newland Simpson Road Project

NOTICE IS HEREBY GIVEN that the City of Hemet (City) is commencing preparation of an Environmental Impact Report (Draft EIR) for the Simpson Road project (proposed Project) and has released this Notice of Preparation (NOP) per requirements of the California Environmental Quality Act (CEQA).

The proposed Project site is 72.95 acres, located in the western portion of the city of Hemet at the intersection of Warren Road and Simpson Road. The Project site consists of two parcels, located on the southeast and southwest corners of the intersection of Simpson Road and Warren Road, and are identified by Riverside County Assessor's Parcel Numbers (APNs) 465-140-043 and 465-140-042. The site is relatively flat and is currently utilized for farming activities with no existing structures or improvements, other than irrigation infrastructure (see Figure 1, *Local Vicinity Map*). The Project site is zoned Business Park (B-P) and has a General Plan land use designation of Mixed Use (MU). The site is surrounded by vacant and agricultural land uses to the north, south and west, and vacant land and residential uses to the east. As described in more detail below, an application has been received by the City for a General Plan Amendment, Tentative Parcel Map, Site Development Review, and a Conditional Use Permit to split APN 465-140-043 into two parcels and to develop the 72.95-acre site with two new speculative industrial buildings totaling approximately 1,192,418 SF, a trailer parking lot, and related improvements, as shown on Figure 2, *Conceptual Site Plan*.

The City wants to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a Responsible or Trustee agency, your agency may need to use the Project EIR prepared by the City when considering issuance of a permit or other approval for the proposed Project. Information gathered during the NOP comment period will be used to shape and focus future analyses of the Project's potential environmental impacts.

NOP COMMENT PERIOD

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility, if applicable. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment**

period begins on December 18, 2023 and ends on January 19, 2024. Please send your written comments to the City staff identified above, and please include your name, address, and contact information in your correspondence.

Copies of the Notice of Preparation are available at the following location:

City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

An electronic version of this notice, a distribution list, and Project-related documents can be found on the City's website: <https://www.hemetca.gov/797/Environmental-Documents>.

SCOPING MEETING

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on:

Date: Wednesday, January 3, 2024
Time: 5 p.m. to 6 p.m.
Location: Hemet Public Library Conference Room
300 E Florida Ave
Hemet, CA 92543

I. Project Description

The proposed Project includes a Site Development Review and Conditional Use Permit to construct approximately 1,192,418 square feet (SF) of speculative industrial uses on an approximately 72.95 acre site, as well as a General Plan Amendment to change the current land use designation of Mixed Use (MU) to Business Park (BP) in order to be consistent with the B-P zoning for the site. The proposed Project would develop the site with two new speculative industrial buildings totaling approximately 1,192,418 SF, a trailer parking lot, and related improvements, as shown on Figure 2, *Conceptual Site Plan*.

Building 1

The westernmost portion of the Project site consisting of 45.28-acres located southwest of the intersection of Warren Road and Simpson Road Avenue, is proposed to be developed with an 883,080 SF speculative high-cube warehouse building (Building 1). Building 1 would include 838,926 SF of warehouse space and 44,154 SF of office space, as well as 144 dock-high doors and four grade-level doors. Building 1 would result in a FAR of 0.47 and would have a maximum height of 61-feet. Building 1 would include 945 auto parking stalls, located to the north and south sides of the building, and 204 trailer parking stalls, which would be located to the east and west sides of the building. Building 1 would be accessible via Simpson Road from three new driveways, two that are proposed to be 40-foot wide and one proposed to be 26-foot-wide.

Building 2

The smaller building (Building 2) is proposed on an 18.73-acre portion of the Project site, at the southeast corner of the intersection of Warren Road and Simpson Road Avenue. Building 2 is proposed to be developed as a 309,338 SF speculative high-cube warehouse building, consisting of 293,944 SF of warehouse space and 15,394 SF of office space, as well as 50 dock-high doors and two grade-level doors. Building 2 would result in a FAR of 0.39 and would have a maximum height of 61-feet. Building 2 would include 352 auto

parking stalls, located to the north, east, and south of the building, and 55 trailer parking stalls, which would be located to the east side of the building. Building 2 would be accessible via Simpson Road from one 26-foot and one 40-foot-wide driveway.

Trailer Parking

The 8.93-acre easternmost portion of the Project site, located at the southeast corner of the intersection of Warren Road and Simpson Road, is proposed to be developed with an ancillary trailer parking lot and a 64,078 SF detention basin. The proposed trailer parking lot includes 161 trailer parking stalls with 70-foot-wide drive aisles. Access would be via Simpson Road from a new 40-foot-wide driveway.

Landscaping

The proposed Project would include approximately 483,977 SF (or 11.11 acres) of landscaping that would cover about 24.5-percent of the site. Landscaping would be provided along the perimeter of each building, along street frontages and site boundaries, and throughout the parking lot areas.

Infrastructure Improvements

The proposed Project would construct onsite water lines to connect to the existing 24-inch water main in Simpson Road.

The Project would also construct onsite sewer lines to connect to a new 24-inch sewer main in Simpson Road, which would also be constructed by the Project.

Runoff from the Project site would be collected and treated by four underground and two aboveground infiltration basins, located throughout the site. Onsite basins would include an emergency pump overflow that would discharge onsite and ultimately discharge to Salt Creek Channel, mimicking existing conditions.

The proposed Project would include a 44-foot dedication to Simpson Road and would widen Simpson Road by 10 feet. Additionally, the Project includes a 14-foot (half-width) dedication to the Simpson Road right-of-way and would widen Simpson Road by 20-feet. Additionally, the Project would include a 12-foot reduction to the Warren Road right-of-way and would widen Warren Road by 26-feet, as well as the construction of new sidewalks on all Project frontages.

Anticipated Construction

Construction of the proposed Project would occur in one phase and is anticipated to last for 14 months, beginning in the last quarter of 2024 and ending in 2026. Construction activities would include site preparation (clearing and grubbing), grading, building construction, paving, and architectural coating. It is anticipated that the proposed Project would result in the import of 96,300 cubic yards of soil. Although individual users have not been identified, the proposed buildings are anticipated to operate up 24 hours a day, 7 days a week as high-cube warehouses. The warehousing uses could include multiple shifts with operational activities 24 hours per day.

II. Required Actions/Permits

To allow for development of the proposed Project, the following discretionary actions are required from the City:

- General Plan Amendment from Mixed Use (MU) to Business Park (BP)
- Tentative Parcel Map
- Conditional Use Permit (CUP)
- Site Development Review
- California Environmental Quality Act Compliance, including technical studies.

Other City, regional, and state departments/agencies also may use the EIR in conjunction with other required permits and approvals, including (but not limited to) the following:

- Eastern Municipal Water District
- Riverside County Airport Land Use Commission
- Riverside County Flood Control and Water Conservation District
- Southern California Edison
- Riverside County Department of Environmental Health
- South Coast Air Quality Management District
- State Water Board & Santa Ana Regional Water Quality Control Board

III. Probable Environmental Effects of the Proposed Project

The Draft EIR will contain a detailed Project Description, a map identifying the location of the project site and surrounding land uses, a description of the existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potentially significant impacts, and an alternatives analysis. It is anticipated that the Draft EIR will focus on the following environmental issues:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

IV. Response to this NOP

Please provide written comments to the City no later than 30 days from receipt of this NOP. According to Section 15082(b) of the *CEQA Statute and Guidelines*, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the Draft EIR, and whether your agency will be a responsible agency or trustee agency, as defined by Sections 15381 and 15386 of the *CEQA Statute and Guidelines*, respectively. Please return all comments either via U.S. postal mail to the following address:

Monique Alaniz-Flejter, Community Development Director
City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

Or via email with the subject line "**Newland Simpson Road Project - NOP Comments**"

Email: MFletjer@hemetca.gov

The City appreciates your conscientious attention to this NOP.

Project Title: Newland Simpson Road Project

Project Applicant: Newland Capital Group
Ty Newland
Newland Capital Group
200 Spectrum Center Drive, Suite 300
Irvine, CA, 92618
(949)-214-4779

Figure 1: Local Vicinity

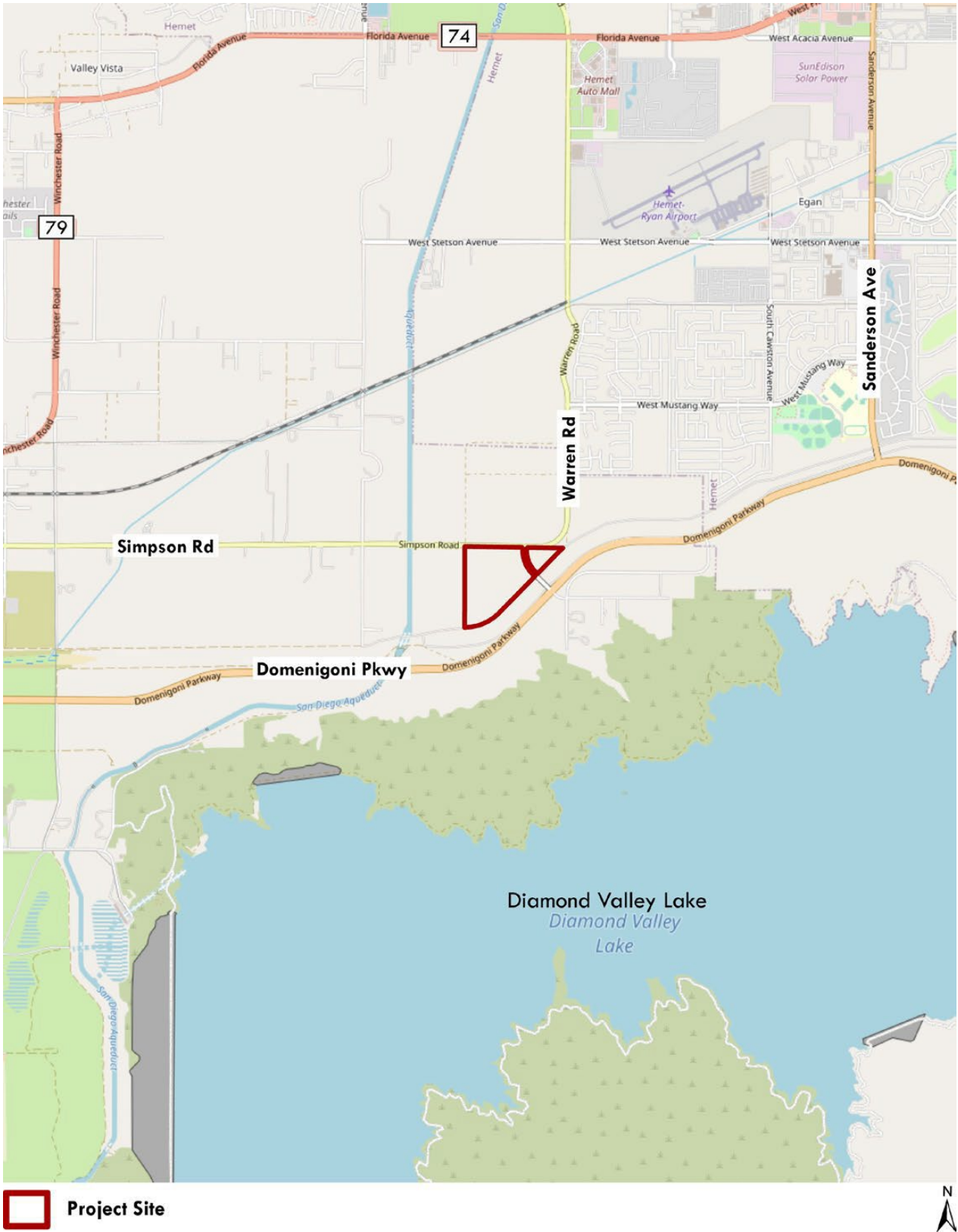
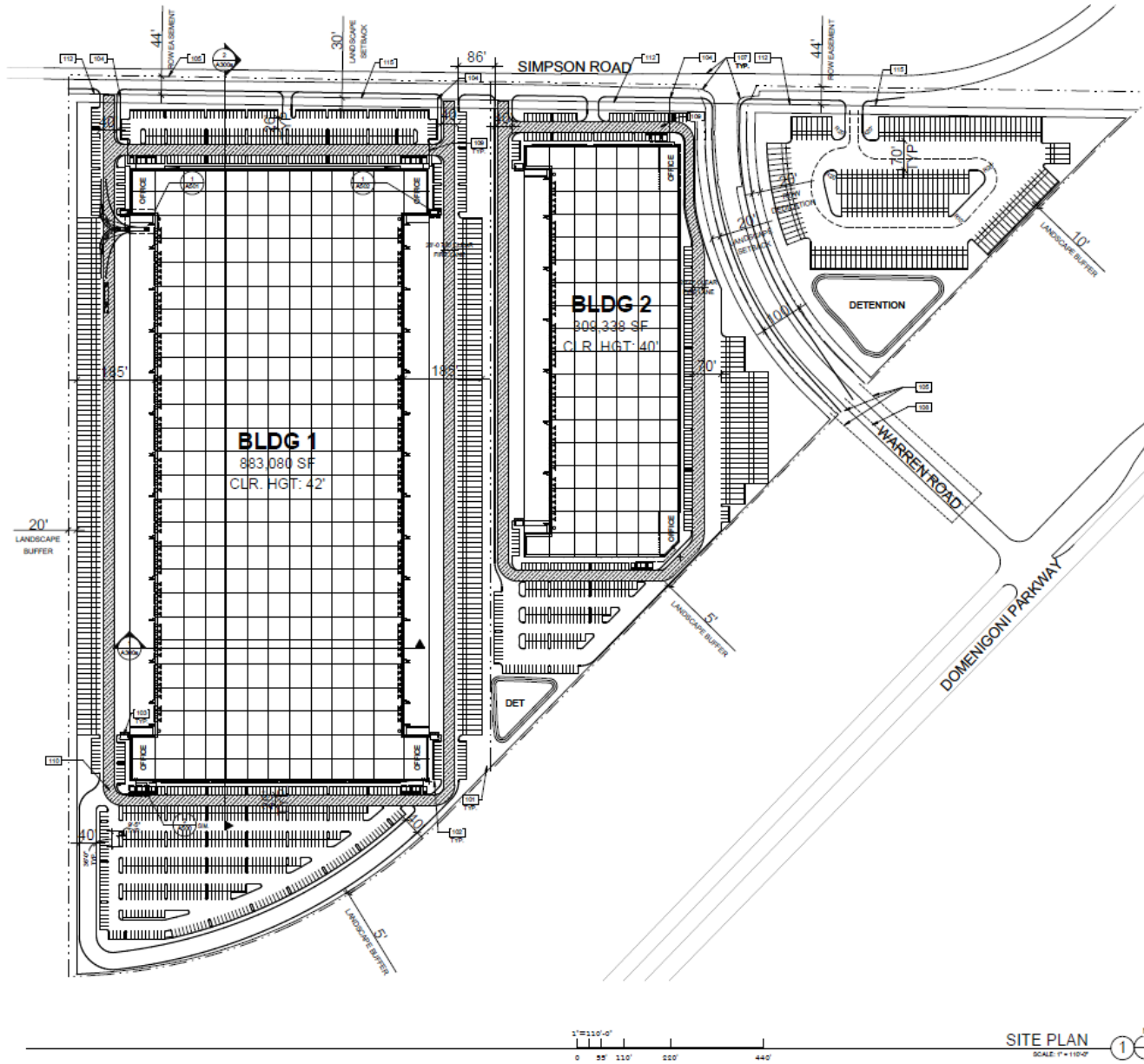


Figure 2: Conceptual Site Plan



SITE PLAN
SCALE: 1" = 110'-0"