

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 # 2023120462

Project Title: Newland Simson Road Project

Lead Agency: City of Hemet Contact Person: Monique Alaniz-Flejter
 Mailing Address: 445 East Florida Avenue Phone: 951-765-2370
 City: Hemet Zip: 92543 County: Riverside

Project Location: County: Riverside City/Nearest Community: Hemet

Cross Streets: Simpson Road and Warren Road Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 70 ' 59 " N / 117 ° 03 ' 79 " W Total Acres: 74.88

Assessor's Parcel No.: 465-140-043 and 465-140-042 Section: 25 Twp.: 5S Range: 2W Base: SBPM

Within 2 Miles: State Hwy #: SR-74, SR-79 Waterways: Salt Creek Channel, San Diego Canal, Diamond Valley Lake

Airports: Hemet-Ryan Airport Railways: _____ Schools: Harmony Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: Tentative Parcel Map

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 1,192,418 Acres 71.11 Employees 1,158
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Agriculture/Business Park/ Mixed Use

Project Description: (please use a separate page if necessary)

The Project would construct two new speculative industrial buildings totaling approximately 1,192,418 SF on a 74.88 gross (71.11 net) acre site. Building 1 would be developed with an 883,080 SF speculative high-cube warehouse building including 838,926 SF of warehouse space, 44,154 SF of office space, and 144 dock-high doors with an FAR of 0.47. Building 2 would be developed with a 309,338 SF speculative high-cube warehouse building including 293,871 SF of warehouse space, 15,467 SF of office space, and 50 dock-high doors with an FAR of 0.39. The Project would also include an 8.90-acre ancillary trailer parking lot with 160 truck trailer parking stalls in the easternmost lot across Warren Road. The Project Applicant is requesting the approval of a General Plan Amendment, Tentative Parcel Map, Site Development Review, and a Conditional Use Permit.

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.

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".


- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 17, 2024 Ending Date July 1, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Newland Capital Group</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>200 Spectrum Center Drive, Suite 300</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Konnie Dobreva, JD</u>	Phone: <u>(949)-214-4779</u>
Phone: <u>949-794-1183</u>	

Signature of Lead Agency Representative:  Date: 5/15/24

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