



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 2023120462

**City of Hemet Planning Division
445 E. Florida Avenue, Hemet, CA 92543-4209**

PROJECT NAME: Newland Simpson Road Hemet Project (SCH No. 2023120462; CUP 22-006, GPA 22-003 & TPM 38800).

PROJECT LOCATION: The 74.88-acre Project site is in the southwestern portion of the City of Hemet to the southwest and southeast of the intersection of Warren Road and Simpson Road. The Assessor's Parcel Numbers are 465-140-043 and 465-140-042. See Project Site inset below.

PROJECT DESCRIPTION: The Project would develop the 74.88-acre Project site with two new speculative industrial buildings totaling approximately 1,192,418 square feet (SF) and an ancillary trailer parking lot. 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 would provide approximately 483,977 SF of landscaping, covering approximately 24.5 percent of the site. The Project would include infrastructure improvements along Simpson Road and Warren Road, including roadway widening, installation of sidewalks, and installation of a new sewer line. The Project Applicant is requesting the approval of a General Plan Amendment, Tentative Parcel Map, Site Development Review, Conditional Use Permit, and a Variance.

ENVIRONMENTAL DETERMINATION: The Project has been determined to have a significant and unavoidable impact upon the environment, The Draft Environmental Impact Report (EIR) has been prepared pursuant to California Environmental Quality Act (CEQA) in accordance with PRC Section 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

The Draft EIR evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, utilities and services systems, and wildfire. The Draft EIR indicates that the implementation of the proposed Project would result in significant and unavoidable impacts related to agriculture, greenhouse gases, noise, and transportation. Without mitigation the following would result in a potential significant impact: construction air quality emissions, biological resources, cultural resources, paleontological resources, and tribal resources; however, with implementation of mitigation measures, included in the Mitigation Monitoring and Reporting Program (MMRP) and as part of the Draft EIR, no significant and unavoidable impacts would occur for those impact areas.

The CEQA Guidelines also require this notice to indicate whether or not the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the Government Code (the Cortese List). As further discussed in the Draft EIR, the Project site is not included on the Cortese List.

PUBLIC REVIEW AND COMMENTS: Public review starts on May 17, 2024 and will extend to July 1, 2024. Email or written comments received by July 1, 2024 will be considered before action is taken on the Draft Environmental Impact Report by the Hemet Planning Commission. Comments may be emailed to the City's Community Development Director Monique Alaniz-Flejter at mflejter@hemet.gov or mailed to: Monique Alaniz-Flejter, City of Hemet Community Development Department, 445 E Florida Avenue, Hemet, CA 92543.

Comments received will be considered by the Planning Commission at a future, publicly advertised meeting (date to be determined). Members of the Public who wish to comment on matters before the Commission, in lieu of attending in person, may submit comments on or before 2:00 p.m. the day of the meeting by using the following link: <https://hemetca.civicweb.net/Portal/CitizenEngagement.aspx>

AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT: The Draft EIR is available online at <https://www.hemetca.gov/797/Environmental-Documents>. The Draft EIR and its technical appendices are available for public review during normal working hours at the following location: (1) City of Hemet – Community Development Department, 445 E. Florida Avenue, Hemet, CA 92543-4209.

PUBLIC HEARING: Notifications regarding the public hearing for consideration of the Project and certification of the Final EIR by the Planning Commission will also be posted on the city's website and mailed to property owners surrounding the Project site.

CONTACT: If you need additional information or have any questions concerning this project, please contact Monique Alaniz-Flejter, Community Development Director at (951) 765-2370 or mflejter@hemetca.gov

FIGURE 1: PROJECT SITE



FIGURE 2: CONCEPTUAL SITE PLAN

