

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 # 2024051197**Project Title:** Hemet Logistics West

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: Southwest of the intersection of West Acacia Avenue and Cawston Avenue Zip Code: 92545

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 60.86

Assessor's Parcel No.: 456-010-025

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR-74, SR-79

Waterways: N/A

Airports: Hemet-Ryan Airport

Railways: N/A

Schools: Cawston 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: FONS

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 ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW
☒ Industrial: Sq.ft. 1,129,894 Acres Employees 976 ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

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:

Northern portion: land use designation of Community Commercial and zoning designation of General Commercial. Southern portion: land use and zoning designation of Business Park.

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

The Project applicant is proposing to subdivide the 60.86-acre site (2,650,915 square feet) identified under the Assessor Parcel Number (APN) 456-010-025, into four (4) parcels, each to be developed with an industrial warehouse building (four [4] warehouse buildings total) with a total gross building area of 1,129,894 (SF). The proposed Project would include associated parking, infrastructure, and landscape improvements corresponding with each building. The proposed Project would also include a Zone Change and General Plan Amendment.

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 and "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 # 8	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 8
☐ 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 # 6	☐ 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 May 29, 2024 Ending Date July 12, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>212 Markham LLC</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>6475 Las Positas RD</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Livermore, CA, 94551</u>
Contact: <u>Konnie Dobrev, JD</u>	Phone: <u>925-621-9488</u>
Phone: <u>949-794-1183</u>	

Signature of Lead Agency Representative:  Date: 6/4/24

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