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: Santa Fe Gateway Project

Lead Agency: City of Hemet
Contact Person: James Atkins
Mailing Address: 445 East Florida Avenue
Phone: (951) 765-3870
City: Hemet
Zip: 92543
County: Riverside

Project Location: County: Riverside
City/Nearest Community: Hemet
Cross Streets: Santa Fe Street and Midway Street
Zip Code: 92543
Longitude/Latitude (degrees, minutes and seconds): 33 ° 76 ′ 56 ″ N / 116 ° 96 ′ 39 ″ W
Total Acres: 18.4
Assessor's Parcel No.: 439-090-022 and 439-080-014
Section: ____ Twp.: 5 S Range: 1 W Base: SBPM
Within 2 Miles: State Hwy #: SR-74, SR-79
Waterways: ____
Airports: ____
Railways: ____
Schools: Jacob Wiens Elementary, Alessandro High School, Heme

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: ____

Local Action Type:

- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Master Plan
- [ ] Planned Unit Development
- [x] Site Plan
- [ ] Rezone
- [ ] Prezone
- [ ] Use Permit
- [ ] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [ ] Other: ____

Development Type:

- [ ] Residential: Units ____ Acres ____
- [ ] Office: Sq.ft. ____ Acres ____ Employees ____
- [ ] Commercial: Sq.ft. ____ Acres ____ Employees ____
- [ ] Industrial: Sq.ft. 358,653 Acres 18.4 Employees 349
- [ ] 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:

- [x] Aesthetic/Visual
- [x] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [ ] Coastal Zone
- [x] Drainage/Absorption
- [x] Economic/Jobs
- [ ] Fiscal
- [x] Flood Plain/Flooding
- [x] Forest Land/Fire Hazard
- [x] Geologic/Seismic
- [x] Minerals
- [x] Noise
- [x] Population/Housing Balance
- [x] Public Services/Facilities
- [x] Recreation/Parks
- [x] Schools/Universities
- [x] Septic Systems
- [x] Sewer Capacity
- [x] Soil Erosion/Compaction/Grading
- [x] Solid Waste
- [x] Toxic/Hazardous
- [x] Traffic/Circulation
- [x] Vegetation
- [x] Water Quality
- [x] Water Supply/Groundwater
- [x] Wetland/Riparian
- [x] Growth Inducement
- [x] Land Use
- [x] Cumulative Effects
- [x] Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Vacant/Limited Manufacturing (M-1)/Industrial (I)

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

The proposed Project includes a Site Development Review to construct 358,653 SF of speculative industrial uses on an approximately 18.4-acre site. The proposed building would include 19,088 SF of ancillary office space and 339,565 SF of warehouse/manufacturing space, as well as 54 dock-high doors located on both the north and south sides of the building. No more than 20 percent, or 71,731 SF, of the building would be operated as refrigerated storage. The structure would result in a floor area ratio of 0.45 and would have a maximum height of 58-feet.The proposed Project would include 181 auto parking stalls located to the northeast and southeast of the building as well as 104 trailer parking stalls located towards the northern and southern boundaries of the Project site. Access to the Project site would be provided via two driveways along Santa Fe Avenue, each 50 feet in width allowing for both auto and truck ingress and egress.

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
X	Caltrans District # 8	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	x	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
X	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: ____
X	Native American Heritage Commission		

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

Starting Date June 16, 2026 Ending Date July 15, 2026

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions
Address: 3333 Michelson Dr Suite 500
City/State/Zip: Irvine CA, 92612
Contact: Brady Connolly
Phone: 949-794-1180

Applicant: Santa Fe Industrial 18.43 LLC
Address: 19745 E Colima Road, Suite I-565
City/State/Zip: Rowland Heights/CA/91748
Phone: (626) 964-7660

Signature of Lead Agency Representative: James Atkins Digitally signed by James Atkins Date: 2026.06.12 15:08:51 -07'00' **Date:** ____

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