NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL IMPACT REPORT and PUBLIC SCOPING MEETING

NOP Comment Period: June 16, 2026 to July 15, 2026

To:	(Responsible, Trustee, Federal, and Local Agencies, and adjacent property owners)	From:	City of Hemet Community Development Department Planning Division 445 East Florida Avenue Hemet, CA 92543
CEQA Lead Agency		Staff Contact:	James Atkins, Principal Planner City of Hemet Community Development Department Planning Division 445 East Florida Avenue Hemet, CA 92543 Email: jatkins@hemetca.gov Phone: (951) 765-3870

Subject: Santa Fe Gateway Project

NOTICE IS HEREBY GIVEN that the City of Hemet (City) is commencing preparation of a Draft Environmental Impact Report (Draft EIR) for the Santa Fe Gateway Project (proposed Project) and has released this Notice of Preparation (NOP) per the requirements of Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

The Project site is 18.4 acres, located in the northern portion of the City of Hemet. The Project site consists of two parcels, located on the southwest corner of the intersection of North Santa Fe Street and Midway Street, and are identified by Riverside County Assessor's Parcel Numbers (APNs) 439-090-022 and 439-080-014. The site is relatively flat with no existing structures or improvements (see Figure 1, *Local Vicinity Map*). The Project site is zoned Limited Manufacturing (M-1) and has a General Plan land use designation of Industrial (I). The site is surrounded by business park uses to the north, multi-family and single-family residences to the south, vacant land and a commercial building to the west, and vacant land and a RV and Boat storage business to the east. As described in more detail below, an application has been received by the City for a Site Development Review to develop the 18.4-acre site with a new speculative industrial building totaling approximately 358,653 square feet (SF) 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 Draft 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 received prior to the end of the 30-day response period. **The NOP public comment period begins on June 16, 2026 and ends on July 15, 2026**. 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 NOP are available at the following location:

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

An electronic version of this notice 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 NOP in order to receive public comments and suggestions regarding the scope and content of the Draft EIR. The meeting will be held on:

Date:	July 8, 2026
Time:	2 p.m. to 4 p.m.
Location:	City Council Chambers 450 East Latham Avenue Hemet, CA 92543

I. Project Description

The proposed Project includes a Site Development Review to construct 358,653 SF of speculative industrial uses on an approximately 18.4-acre site. Permitted uses within the M-1 zoning district can be found in Hemet Municipal Code Section 90-1043. 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 as shown on Figure 2, *Conceptual Site Plan*.

Access, Circulation and Parking

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 Street, each 50 feet in width allowing for both auto and truck ingress and egress. Internal circulation would be provided by 26-foot to 50-foot drive aisles. Both driveway entrances would include an 8-foot-high wrought iron gate with Knox boxes for emergency access.

Truck Routes

Trucks accessing the Project site would utilize City designated truck routes. Regional trucks traveling to the Project site would be along South San Jacinto Avenue (State Route 79) located approximately 0.25 mile east of the Project site and East Florida Avenue (State Route 74) located 1.13 miles south of the Project site.

Landscaping

The proposed Project would include approximately 76,400 SF of landscaping that would cover about 9.6-

percent of the site. Landscaping would be provided along the perimeter of the 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 12-inch water main in North Santa Fe Street. The Project would also construct onsite sewer lines to connect to the existing 8-inch sewer main in Sunjoy Drive located southwest of the Project site.

Runoff from the Project site would be collected and treated by an underground infiltration basin, located at the northwestern portion of the site. The onsite basins would connect to the existing 30-inch storm drain for outflow which would connect to the existing stormwater infrastructure to the northwest of the site.

The proposed Project would include roadway improvement to the adjacent offsite roadway system including North Santa Fe Street and Midway Street.

Anticipated Construction

Construction of the proposed Project would occur in one phase and is anticipated to last for 18 months, beginning in first quarter of 2027 and ending in the fourth quarter of 2028. 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 export of 8,287 cubic yards of soil. Although individual users have not been identified, the proposed buildings are anticipated to operate up to 24 hours a day, 7 days a week as either a high-cube fulfillment center warehouse or a manufacturing facility. Both 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:

- Site Development Review,
- Parking Variance Application pursuant to Municipal Code Section 90-44,
- Administrative Adjustment to allow for the construction of 12-foot-high perimeter walls,
- Certification of the Environmental Impact Report, including technical studies, and
- Approvals of and permits necessary to execute the proposed Project, including but not limited to, grading permit, building permit, etc.

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

- Eastern Municipal Water District
- 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:

James Atkins, Principal Planner
City of Hemet
Community Development Department
Planning Division
445 East Florida Avenue
Hemet, CA 92543

Or via email with the subject line **"Santa Fe Gateway Project - NOP Comments"**

Email: jatkins@hemetca.gov

The City appreciates your conscientious attention to this NOP.

Project Title: Santa Fe Gateway Project

Project Applicant: Meadow Highlands LLC
Sergio Sanchez
19745 East Colima Road STE I-565
Rowland Heights, CA, 91748

Figure 1: Local Vicinity

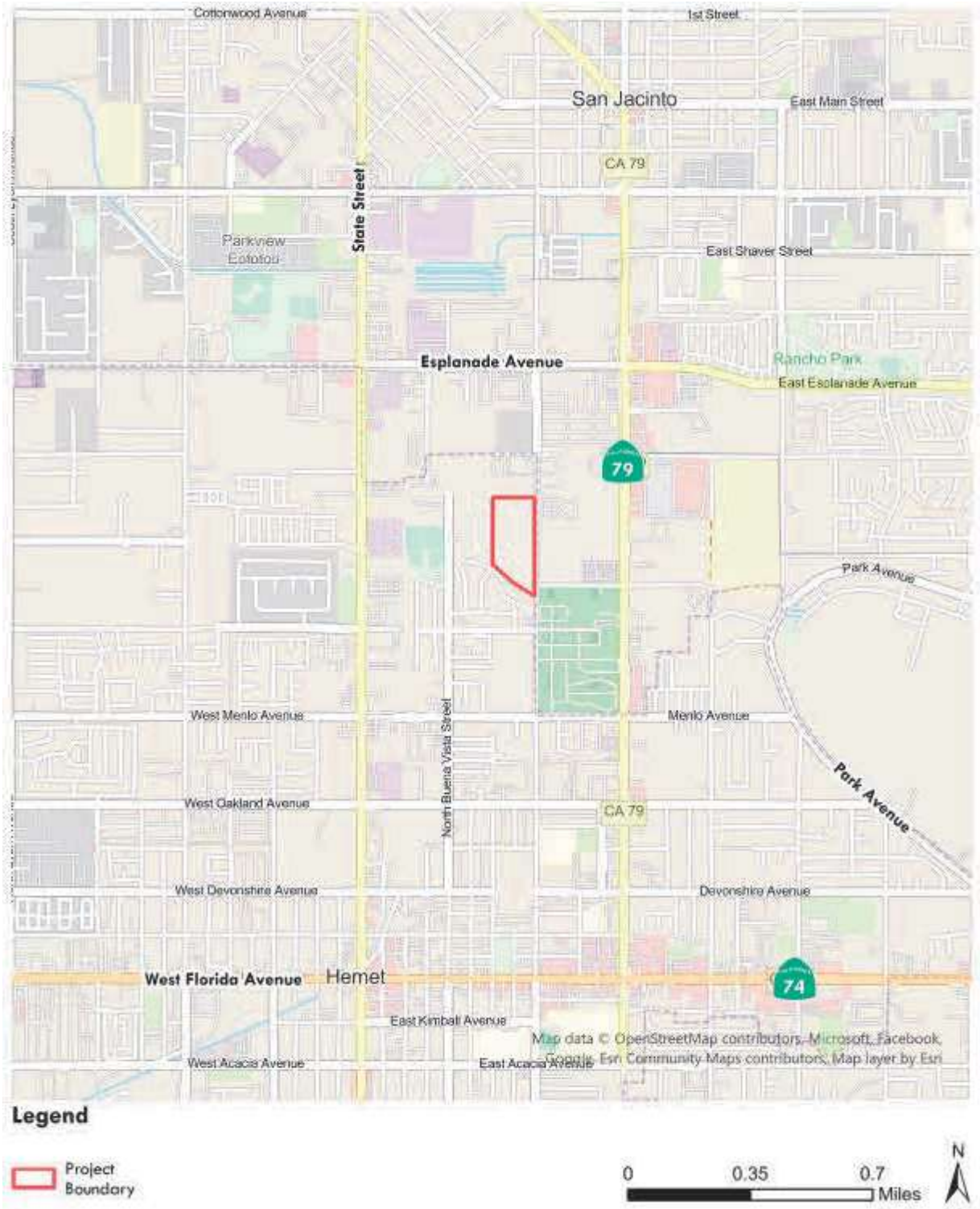
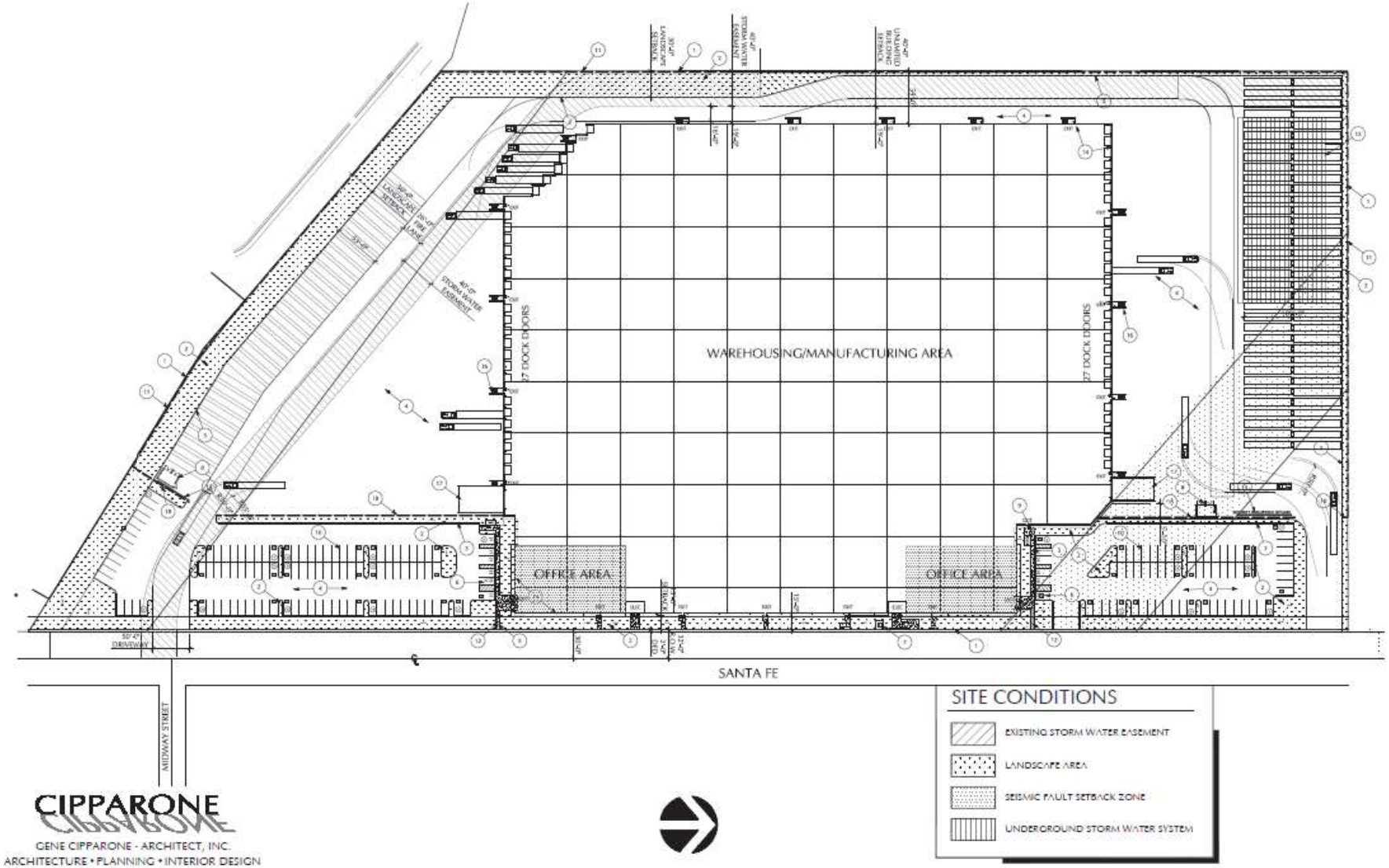
Figure 2: Conceptual Site Plan