

# Appendix Q

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PUBLIC SERVICE LETTER RESPONSES

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

August 15, 2023

Fire Chief Eddie Sell  
Hemet Fire/Department of Life Safety  
510 E. Florida Avenue  
Hemet, CA 92543

**SENT VIA EMAIL:** firestaff@hemetca.gov

## **RE: Proposed Newland Simpson Road Project—Request for City of Hemet Fire Services Information**

Fire Chief Eddie Sell:

On behalf of the City of Hemet, EPD Solutions is preparing the environmental documentation for the proposed Newland Simpson Road Project in accordance with the California Environmental Quality Act (CEQA). The Newland Simpson Road Project (“Project”) would develop two speculative warehouses totaling 1,192,418 SF, a trailer parking lot, and related improvements in the City of Hemet. The existing site is utilized for agricultural purposes. See Figure 1, *Regional Location*. We are requesting service information from your agency to assist in the analysis of the environmental documentation for this project.

### **PROJECT LOCATION:**

The Project site is located in the western portion of the City of Hemet at the intersection of Warren Road and Simpson Road. The Project site encompasses approximately 71.11 acres and is surrounded by roadways, farmland, and Hemet Model Masters Airpark. See Figure 2, *Aerial View*.

Riverside County Assessor’s Parcel Numbers for the Project: 465-140-043 and 465-140-042.

### **PROJECT DESCRIPTION:**

The Project includes a Site Development Review and Conditional Use Permit to construct approximately 1,192,418 square feet (SF) of speculative industrial uses and a General Plan Amendment to change the current Land Use designation of Mixed Use (MU) to Business Park (BP), consistent with the B-P zoning for the site. The proposed Project would develop the 71.11-acre site with two new speculative industrial buildings totaling approximately 1,192,418 SF, a trailer parking lot, and related improvements.

The westernmost portion of the Project site is 45.28-acres, located southwest of the intersection of Warren Road and Simpson Road Avenue, is proposed to be developed with an 883,080 SF speculative high-cube warehouse building (Building 1). Building 1 would include 838,926 SF of warehouse space and 44,154 SF of office space, as well as 144 dock-high doors and four grade-level doors. The smaller building is proposed on an 18.73-acre portion of the Project site, also at the southwest corner of the intersection of Warren Road and Simpson Road Avenue (Building 2). Building 2 is proposed to be developed with a 309,338 SF speculative high-cube warehouse building, consisting of 293,945 SF of warehouse space and 15,393 SF of office space, as well as 54 dock-high doors and two grade-level doors. The 8.90-acre easternmost portion of the Project site, located at the southeast corner of the intersection of Warren Road and Simpson Road, is proposed to be developed with an ancillary trailer parking lot and a 45,058 SF detention basin. The proposed trailer parking lot includes 160 trailer parking stalls with 70-foot-wide drive aisles.

**Service Questions**

We are requesting your assistance to provide an up-to-date description of existing Fire Services in the Project area, so that it can be accurately reflected in the environmental documentation for the proposed Project that is being prepared for the City.

- 1. Please review and update the following Fire Station information, if necessary. Please provide the approximate estimated response time to the project site from each station.**

<b>Fire Station</b>	<b>Location</b>	<b>Distance from Site<sup>1</sup></b>	<b>Estimated Response Time to Site</b>	<b>Equipment</b>	<b>Staffing</b>
Station 4	1035 S. Cawston Avenue, Hemet, CA	2.6 miles	4 Minutes	-Engine 4 -Truck 4	-3 captains -3 engineers -3 firefighters/medics
Station 3	4110 W. Devonshire Avenue, Hemet, CA	4.2 miles	6 Minutes	-Engine 3 -Brush 303	-3 captains -3 engineers -3 firefighters/medics
Station 2	895 W. Stetson Avenue, Hemet, CA	4.7 miles	6 Minutes	-Engine 2 -OES 352 -OES 6611	-3 captains -3 engineers -3 firefighters/medics
Station 1	220 N. Juanita Street, Hemet, CA	7.7 miles	8 Minutes	-Engine 1 -Squad 1 -Battalion 1 -HazMat	-3 captains -3 engineers -6 firefighters/ medics
Station 5	120 N. Hemet Street, Hemet, CA	10.1 miles	11 Minutes	-Engine 5	-3 captains -3 engineers -2 firefighters/medics

- 2. Please provide the Number and Types of Service Calls for each Station in the table below?**

<b>Fire Station</b>	<b>Total Number of Calls for Service</b>	<b>Emergency Medical Calls for Service</b>	<b>Fire Calls for Service</b>	<b>Other Calls for Service</b>
Station 1	5823	3713	180	3893
Station 2	3965	2845	62	1058
Station 3	4739	2821	142	1776
Station 4	2343	1545	58	740
Station 5	1106	594	36	476


- 3. Please provide the Number of Incidents and On-Scene Response Times for each Station in the table below?**

<b>Fire Station</b>	<b>Total Number Incidents</b>	<b>Average On-Scene Response Times</b>	
Station 1	5823	7:09	
Station 2	3965	7:00	
Station 3	4739	8:37	
Station 4	2349	8:40	
Station 5	1106	8:04	

4. **What is considered an adequate level of service for the Department? The answer to this question is based on the type of incident to which we are responding. Our objectives are to meet the NFPA 1710 requirements for the number of personnel on scene and the response times outlined.**
5. **Do the current and projected response times meet the desired performance standards of the Hemet Department? Due to the expansive geographic distances traveled by the existing apparatus, we would like to reduce our response times which would require additional units to be placed in service.**
6. **What is the current fire protection service demand within the Project area? This area is currently a low concentration of emergency responses based on the most recent Standard of Cover study.**
7. **Do standard criteria exist for evaluating acceptable fire protection service levels, and for assessing the significance of impacts to service levels imposed by implementation of the proposed Project? Currently service levels are based on existing apparatus and staffing levels.**
8. **Would the Department assist in providing fire protection for the site in the event of a nearby wildfire? Yes**
9. **Are there any wildfire evacuation or mitigation plans for the area? Yes**
10. **Would the proposed Project result in the need for expansion of existing or construction of new fire stations? This would likely increase calls to the area thus negatively impacting the overall capabilities of our response abilities. Additional fire stations would significantly improve the ability to respond to this project.**
11. **Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the proposed Project? Sprinklered buildings with in-house medical or clinical facilities would reduce the likelihood of a call being generated. Carefully evaluated traffic plans and fire preplanning will also reduce the likelihood of call generation. Contribution to the existing service delivery through additional engine companies would reduce the impact to fire services as well.**

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response (strongly preferred via email) no later than September 6, 2023. If you have any questions, please call me at (310)990-4395. You may also reach me by email at [mtruman@epdsolutions.com](mailto:mtruman@epdsolutions.com).

Sincerely,



Meaghan Truman  
Associate Environmental Planner  
EPD Solutions, Inc.

*Enclosures*

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

August 15, 2023

Chief Eddie Pust  
City of Hemet Police Department  
450 E. Latham Avenue  
Hemet, CA 92543

**SENT VIA EMAIL:** [epust@hemetca.gov](mailto:epust@hemetca.gov)

**RE: Proposed Newland Simpson Road Project—Request for City of Hemet Police Services Information**

Dear Chief Eddie Pust:

On behalf of the City of Hemet, EPD Solutions is preparing the environmental documentation for the proposed Newland Simpson Road Project in accordance with the California Environmental Quality Act (CEQA). The Newland Simpson Road Project (“Project”) would develop two speculative warehouses totaling 1,192,418 SF, a trailer parking lot, and related improvements in the City of Hemet. The existing site is utilized for agricultural purposes. See Figure 1, *Regional Location*. We are requesting service information from your agency to assist in the analysis of the environmental documentation for this project.

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## Service Questions

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to police services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

1. **Please review and update the following Police Services information, if necessary. Please provide the approximate estimated response time to the project site. Would any additional police stations serve the project? HPD's current response times are as follows:**

- **Priority 1 (In-Progress Emergencies) = 5 minutes 4 seconds**
- **Priority 3 In-Progress Non-Emergency) = 19 minutes 8 Seconds**
- **All Others – (Non-Emergency past calls) = 25 minutes 2 seconds**

**Additionally – We have implemented a Drone First Responder Program = Response times are under 3 minutes**

Police Station/Substation	Location	Distance from Site	Approximate Response Time
Hemet Police Department	450 E Latham Street	7.6 roadway miles	Priority 1: 5 minutes 4 seconds Priority 3: 19 minutes 8 seconds All Others: 25 minutes 2 seconds
West End Substation	3570 W. Florida Ave.	4.1 roadway miles	Listed Above
East End Substation	2047 E Florida Avenue	8.5 roadway miles	No longer in service

2. **What staffing levels by type (e.g., Captains, Lieutenants, officers, and unsworn personnel) are currently maintained for the HPD station(s) included in your response to question one?**

HPD currently has a minimum sworn-patrol staffing level of five (5) officers and (1) one supervisor, this is during the non-busy times of a day. The average during these non-busy times is (8) eight officers and (2) two supervisors. The staffing also includes Community Service Officers (CSO's) who handle all past crimes. A lieutenant is present seven days a week during certain times of the day. During the busiest times of the day there maybe in excess of twenty-five (25) sworn officers responding to calls for service (Multi-Disciplinary Team, Traffic, Homeless & Nuisance Team, Crises Intervention Team, Gang Task Force, etc).

3. **What is considered an adequate level of service for the Hemet Police Department? Our current staffing level, as mentioned in question #2, is adequate and we are able to maintain shorter response times then surrounding municipalities and agencies. We have implemented strategies to maintain lower response times, by civilianizing specific positions and technology, to allow our sworn-personnel to respond to calls requiring a sworn police officer. We have increased our staffing levels to 91 sworn positions and we are currently hiring.**
4. **What is the current officer-to-citizen ratio in the City of Hemet? Currently the officer-to-citizen ratio is .8 to 1000 residents due to vacancies. The current staffing level of 91 sworn would bring the ratio 1 to 1000 residents.**
5. **Is it correct that the department-desired officer-to-citizen ratio is 1.3 officers per 1,000 citizens? This ratio was discussed in 2005, when the City was in a different financial status. Many unforeseen circumstances occurred since 2005 which have directly impacted the reduction of sworn positions. Over the years certain steps have been taken to meet the needs and demands of the community by increasing our non-sworn civilian employee**

- positions throughout the department. This has assisted with keeping our sworn officers available to focus on calls for service requiring sworn officers. Certain positions and duties that were once occupied by sworn personnel are now handled by non-sworn civilian employees. We have also implemented and supervise multi-agency task forces that are housed in the City of Hemet. These task forces focus their efforts on specific crime trends which is a resource multiplier for the City. We have also focused on deploying cutting-edge technology and equipment to increase efficiency throughout the department. The new technology such as on-line reporting, automatic license plate readers (ALPR), Drone First Responder (DFR) program, social media platforms, have improved efficiency, solvability rates and increased availability time for sworn officers to focus on proactive enforcement.
6. Does the current officer-to-citizen ratio meet the desired service ratio standard of the Hemet Police Department? Yes, as previously mentioned we are providing adequate staffing levels and improving levels as we are onboarding new officers to fill vacancies and the additional increase in staffing.
7. Is the Project located within a specific reporting district or patrol route? If applicable, what is the reporting district's or patrol route's boundaries? Please provide crime statistics for the year 2022 and 2023, as available, for any applicable reporting district or patrol route as well as Citywide crime statistics.
- SEE ATTACHED CRIME BREAKDOWN**
8. What is the average response time (for emergency and non-emergency calls) in the project's reporting district/patrol route and Citywide? Does each response time meet the desired performance standards?
- Each response time below meets the desired performance standards. We currently maintain shorter response times than surrounding municipalities and agencies.
- Priority 1 (In-Progress Emergencies) = 5 minutes 4 seconds
  - Priority 3 In-Progress Non-Emergency) = 19 minutes 8 Seconds
  - All Others – (Non-Emergency past calls) = 25 minutes 2 seconds
- Additionally – We have implemented a Drone First Responder Program = Response times are under 3 minutes
9. What is the current police protection service demand within the Project area? The current police protection service provided is assessed by calls for service, crime and reports taken. This is reassessed every year to provide adequate police services within the service area, district and beat.
10. Do standard criteria exist for evaluating acceptable police protection service levels, and for assessing the significance of impacts to service levels imposed by implementation of the Project? Yes, the current criteria are assessed by calls for service, crime and reports taken. This would include monitoring and assessing these criteria's more frequently to provide the desired service within the service area, district and beat.
11. Would the Project result in the need for expansion of existing or construction of new police stations? Not at this time with this specific project.
12. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to police services associated with the Project.



**The department does provide a risk assessment with our trained CPTED officers (Crime Prevention Through Environmental Design). Also, we are currently building a Real Time Crime Center (RTCC) and collaborating with other entities and businesses to reduce criminal activity through technology and education.**

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response (strongly preferred via email) no later than September 6, 2023. If you have any questions, please call me at (310)990-4395. You may also reach me by email at [mtruman@epdsolutions.com](mailto:mtruman@epdsolutions.com).

Sincerely,

A handwritten signature in black ink, appearing to be 'Meaghan Truman', followed by a horizontal line extending to the right.

Meaghan Truman  
Associate Environmental Planner  
EPD Solutions, Inc.

*Enclosures*

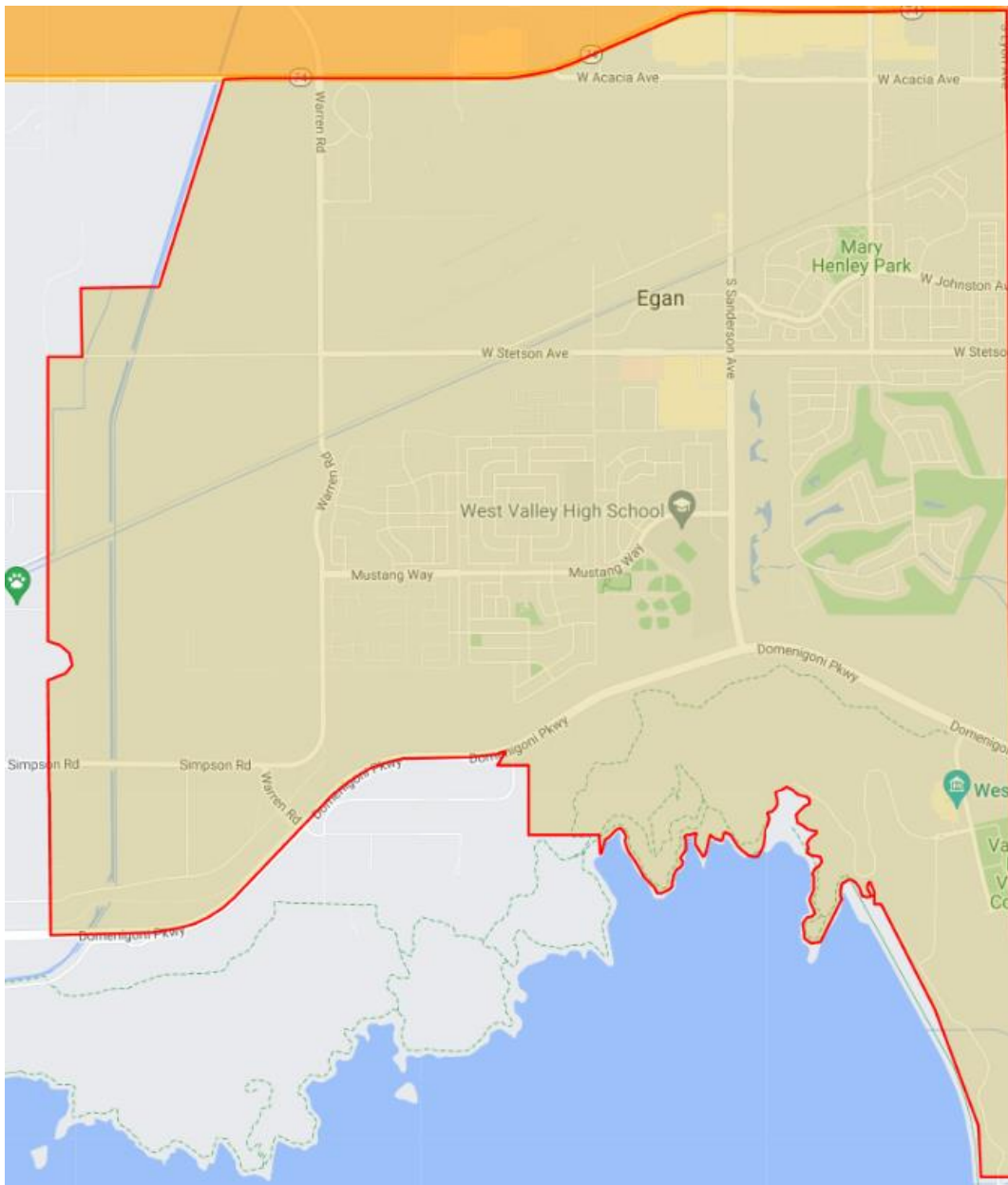
## BEAT 2 - CRIME BREAKDOWN 2023

The Newland Simpson Road Project is located within the patrol beat 2.

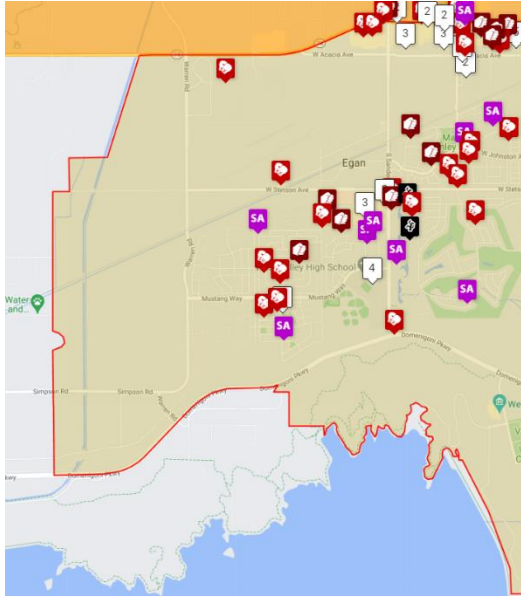
Beat 2 boundaries are:

Florida Ave - South to the city limits

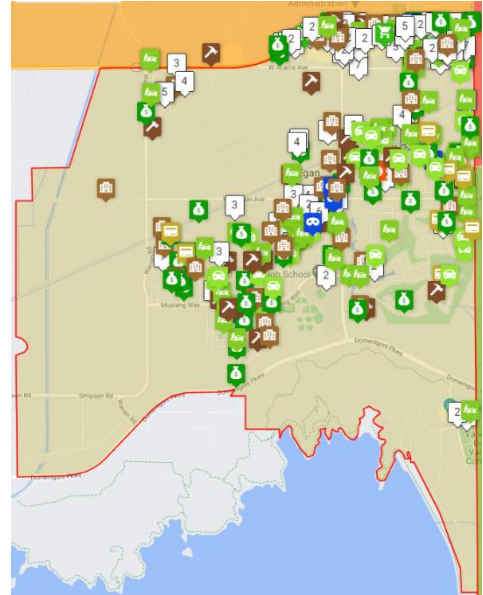
Lyon Ave - West to the city limits



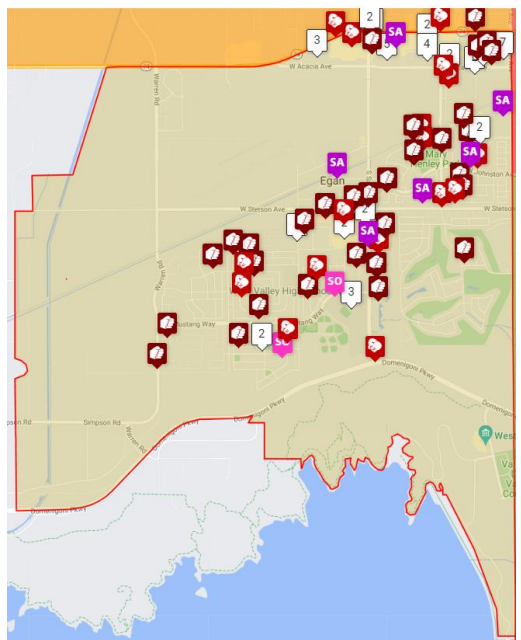
Part 1 Crimes from 1/1/2022 through 12/31/2022, Beat 2 had 79 events.



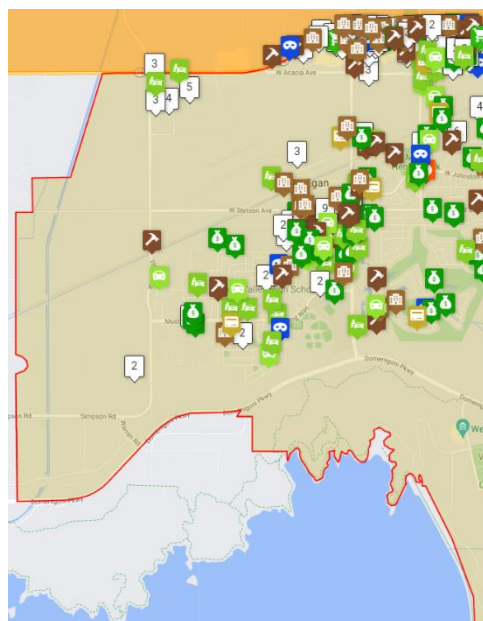
Part 2 Crimes from 1/1/2022 through 12/31/2022, Beat 2 had 500 events.



Part 1 Crimes from 1/1/2023 through 10/31/2023, Beat 2 had 104 events.

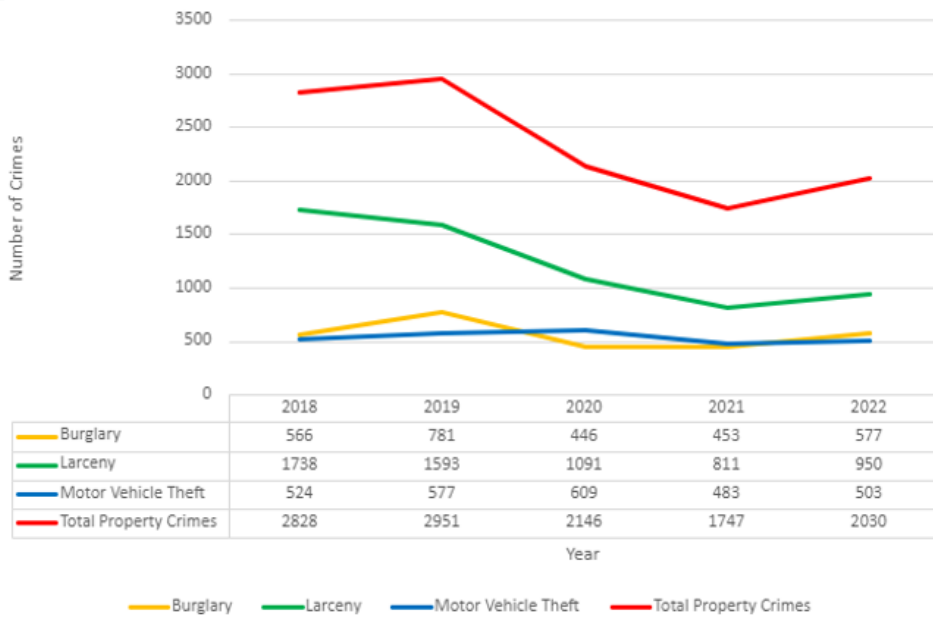


Part 2 Crimes from 1/1/2023 through 10/31/2023, Beat 2 had 408 events.

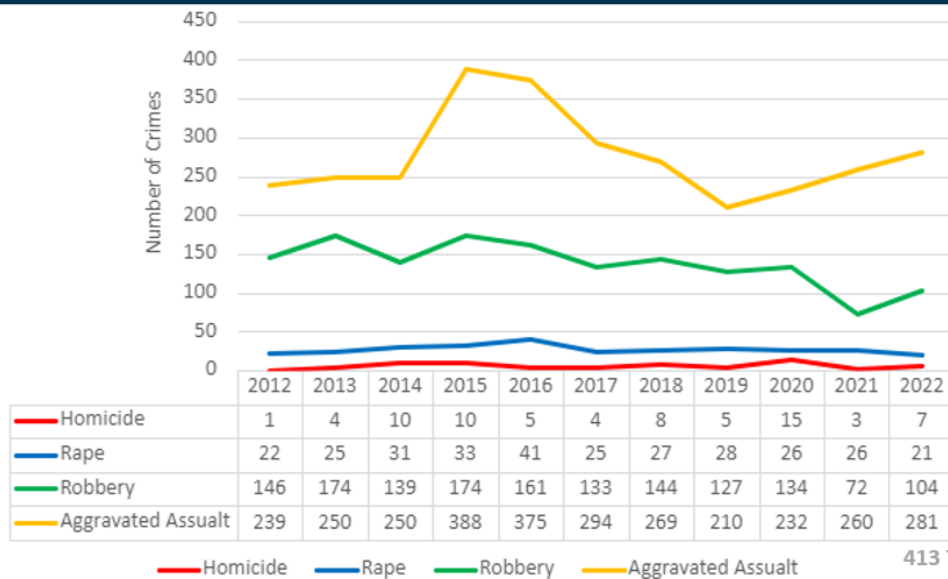


Citywide crime statistics for “Property Crimes” & “Crimes Against Persons” as reported to California Incident-Based Reporting System (CIBRS) and National Incident-Based Reporting System (NIBRS).

## 2018 to 2022 All Property Crimes (Hemet)



## 2018 to 2022 All Crimes Against Persons (Hemet)



413 Total for 2022