

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023120462

Project Title: Simpson Road Hemet

Lead Agency: City of Hemet

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Project Location: Hemet Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project would construct two new speculative industrial buildings totaling approximately 1,192,418 SF on a 74.88 gross (71.11 net) acre site. 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 Applicant is requesting the approval of a General Plan Amendment, Tentative Parcel Map, Site Development Review, and a Conditional Use Permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Projects significant and unavoidable impacts include agriculture, GHG, noise, and transportation. GHG emissions would be reduced with the use of Energy Star lighting, water efficient toilets, waterless urinals, efficient faucets, signs that inform drivers to shutoff engines, electric cargo handling equipment, a Transportation Demand Management (TDM) program, and on site signage of appropriate circulation, approved truck routes, and with contact information for complaints. However GHG impacts would remain significant and unavoidable. The Project's potentially significant impacts that can be reduced to less than significant with mitigations include air quality, which would be reduced through the utilization of low VOC paints and construction equipment that will be powered with CARB-certified Tier 4 Final engines. Impacts to biological resources would be mitigated by a pre-construction burrowing owl survey and nesting bird surveys if any vegetation removal is required during the nesting bird season. Impacts related to cultural resources would be mitigated by a Cultural Resource Monitoring Program. Impacts to tribal cultural resources would be mitigated by a formal agreement with the Morongo Band of Mission Indians (MBMI), Soboba Band of Luiseño Indians, or Agua Caliente Band of Cahuilla Indians (ACBCI) for Tribal Monitoring and proper treatment for all tribal artifacts and remains discovered on-site. Lastly, paleontological resource impacts would be reduced to a less than significant impact with a Paleontological Resources Impact Mitigation Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The significant and unavoidable impacts for the project include agriculture, greenhouse gas emissions, noise and transportation.

Provide a list of the responsible or trustee agencies for the project.

Caltrans District #8
Fish and Game Region #6
Regional WQCB #8
Native American Heritage Commission