

**NOTICE OF PREPARATION of a
DRAFT INITIAL STUDY and PUBLIC SCOPING
MEETING**

NOP Comment Period: May 29, 2024, to June 28, 2024

To: (Please see attached list of Responsible, Trustee, Federal, and Local Agencies, and adjacent property owners)

From: City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543

CEOA Lead Agency

Staff Contact: **Monique Alaniz-Flejter**, Community Development Director
City of Hemet Planning Department
445 East Florida Avenue
Hemet, CA 92543
Email: mflejter@hemetca.gov
Phone: (951) 756 2370

SUBJECT: Hemet Logistics West Project- Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Hemet (City) is commencing preparation of an Initial Study Report (Draft EIR) for the Hemet Logistics West project (proposed Project) and has released this Notice of Preparation (NOP) per requirements of the California Environmental Quality Act (CEQA).

The proposed 60.86-acre Project site is located southwest of the intersection of West Acacia Avenue and Cawston Avenue, in the City of Hemet, California. The Project site comprises one parcel of land identified as Assessor's Parcel Number (APN) 456-010-025. Currently the site is vacant and undeveloped. The site is surrounded by commercial and residential land uses to the north, residential land use to the west, airport land use to the south, as well as airport and industrial land uses to the east.

The northern portion of the Project site has a General Plan land use designation of Community Commercial (C-C) and the southern portion of the site has a land use designation of Business Park (B-P). The southern portion of the Project site is zoned Business Park (B-P), and the northern portion of the site is zoned General Commercial (C-2).

The City requests your comments as to the proposed Project's scope and content of the environmental information germane to your interest/agency's statutory responsibilities. Information gathered during the NOP comment period will be used to shape and focus future analyses of environmental impacts.

NOP COMMENT PERIOD

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, to 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 sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on May 29, 2024, and ends on June 28, 2024.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in you correspondence.

An Initial Study was prepared for the proposed Project, which includes a full project description and analysis of potential environmental effects from implementation of the Project. However, a project description and summary of the potential environmental effects are also contained herein. An electronic version of this Notice, the Initial Study, 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 Notice of Preparation in order to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on:

Date: Thursday, June 13, 2024
Time: 6 p.m. to 7 p.m.
Location: Hemet Public Library Conference Room
300 E Latham Avenue
Hemet, CA 92543

I. Project Description

The Project applicant is proposing to subdivide the 60.86-acre site (2,650,915 894 square feet [SF]) into four (4) parcels. Parcel 1 would be adjacent to West Acacia Avenue in the northern portion of the Project site and would be the largest parcel with an area of 37.99 acres. The other three parcels would be located in the southern portion of the Project site. Parcel 2 would be located in the southwest portion with an area of 11.46 acres, Parcel 3 would be located in the south-central portion with an area of 7.42 acres, and Parcel 4 would be located in the southeast portion with an area of 5.36 acres.

Each parcel would be developed with an industrial warehouse facility (four {4} warehouse buildings total) with a combined gross floor area of approximately 1,101,894 SF. The proposed Project would include associated parking, infrastructure, and landscape improvements corresponding with each building. Additionally, a large infiltration basin is proposed along the western Project boundary.

Building 1 would be located in the northern portion of the site and Buildings 2, 3, and 4 would be located in the southern portion of the site. Of the total building area for all four buildings 1,073,854 SF would be utilized as warehouse space and 56,000 SF as office space (Table 1. *Building Data Summary*). Each building would be one story tall with a maximum height of 55 feet, and each building would be used for warehouse and office space, including mezzanine office space. The proposed buildings would be setback from the surrounding land uses. The front building setback for the Project would be approximately 232 feet from the West Acacia Avenue right-of-way (ROW); 107 feet from the proposed Cawston Avenue ROW to the east; 147 feet and 7 inches from the shared property line with residences to the west; and 61 feet from the shared property line with vacant land to the south.

Table 1. Building Data Summary

| | Building 1 | Building 2 | Building 3 | Building 4 | Total |
|---|---|---|---|---|--|
| Site Area | 1,654,857 SF 37.99 ac | 499,162 SF 11.46 | 323,340 SF 7.42 ac | 233,424 SF 5.36 ac | 2,650,915 SF 60.86 ac |
| Building Area | 706,224 SF | 192,443 SF | 144,176 SF | 87,051 SF | Warehouse: 1,073,894 SF Office: 56,000 SF Total: 1,129,894 SF |
| 1st Floor Building Area | Warehouse: 686,224 SF Office: 10,000 SF | Warehouse: 172,443 SF Office: 10,000 SF | Warehouse: 136,176 SF Office: 4,000 | Warehouse: 79,051 SF Office: 4,000 SF | Office: 28,000 SF Warehouse: 1,073,894 SF Total: 1,101,894 |
| Mezzanine Building Area | Office: 10,000 | Office: 10,000 | Office: 4,000 | Office: 4,000 | Office Total: 28,000 SF |
| FAR | 0.43 | 0.39 | 0.45 | 0.37 | 0.43 |
| Clear Height | 42' | 32' | 32' | 32' | N/A |
| Building Height | 55" | 42' | 42' | 42' | N/A |

Because the Project site contains two land use designations the Project applicant proposes a General Plan Amendment to the existing land use designation of Community Commercial (C-C) in the northern portion of the site to Business Park (B-P), in order to have a uniform land use designation throughout the Project site. Additionally, the proposed Project would include a zone change from the site's existing zoning of General Commercial (C-2) to Business Park (B-P) in the northern portion of the Project site. The General Plan Amendment to the B-P land use designation would also allow for the proposed zone change to B-P which would accommodate that portion of the proposed Project to develop industrial warehouse uses, as proposed above. Additionally, the proposed Project would include an amendment to the Roadway Circulation Master Plan for the vacation of Whittier Avenue along the southern property line to Cawston Avenue. In accordance and conjunction with the City, Whittier Avenue would be vacated along the Project frontage due to the infeasibility of buildout along that portion of the planned roadway as multiple easements would be required.

The Project would provide a total of 793 standard parking stalls, 23 accessible standard parking stalls, 13 accessible van parking stalls, and 312 electric vehicle parking stalls. Additionally, the Project would provide 210 trailer parking stalls. The proposed Project would also include a parking variance from the City of Hemet Municipal Code parking criteria to be approved with the provision of a parking study.

The proposed Project would dedicate approximately 530,000 SF of the total site to landscaping. Landscaping would screen the proposed building, infiltration/detention basin, parking, and loading areas from off-site viewpoints. The proposed landscaping extends around the perimeter of all four buildings and in between parking areas. A 10-foot-high decorative solid screen wall is proposed surrounding the trailer parking stall location and dock doors on the west length of Building 1. An eight (8) foot-high wrought iron fence is also proposed surrounding the trailer parking stall location and dock doors on the east length of Building 1. The wrought iron fence is also proposed around the perimeter of the dock doors for Buildings 1, 2, and 3. A four-foot-high screen wall is also proposed surrounding the parking stall locations west of Building 2 adjacent to the proposed basin.

The proposed Project would include wall mounted exterior lighting on the north, south, east, and west lengths of each building. Additionally, exterior lighting would be provided via pole mounted lighting around the entire perimeter of the Project site and throughout the proposed parking and trailer stalls. No streetlights are proposed along the sidewalk on West Acacia Avenue. Additionally, the proposed Project would also include a monument sign with electrical conduits located west of the proposed driveway on West Acacia Avenue.

Access to the proposed Project would be provided via four (4) new driveways: one on West Acacia Avenue and three from the buildout of Cawston Avenue. The driveway from West Acacia Avenue would be 26-feet-wide and limited to passenger vehicles only. The northernmost driveway from Cawston Avenue would be 40-feet-wide and two inches while the two southern driveways would be 40-feet-wide. The three driveways from Cawston Avenue would provide access for trucks and passenger vehicles. The Project would also include a 26-foot-wide fire access lane that would circulate throughout the Project site for emergency vehicle access. Internal circulation would be made available through several drive aisles between and around buildings.

The proposed Project would also include supporting infrastructure improvements. These improvements include on-site sewer, water, storm drain, electrical, gas, and telecommunication improvements. The Project would install a two (2)-inch domestic water line and a 12-inch fire water line onsite to connect to the existing 12-inch diameter water line in West Acacia Avenue. Additionally, the Project would install an onsite eight (8)-inch sewer connection to the existing eight (8)-inch diameter sewer line in West Acacia Avenue. All four proposed buildings would connect to the water and sewer line on West Acacia. The proposed Project would also implement a detention/infiltration basin located along the entire length of the western boundary of the site. The basin would be utilized for retention and infiltration of the proposed Projects stormwater runoff. The Project would also implement storm drains, which would connect to the infiltration basin. Additionally, the proposed Project would implement emergency spillways and down drains.

The proposed Project would include construction and improvements of sidewalks along the Project's frontage on West Acacia Avenue and the Cawston Avenue buildout. The proposed Project also includes a right of way dedication of five feet along the buildout of Cawston Avenue and a 47-foot ROW dedication along West Acacia Avenue. The Project would also result in road improvements of streetlights, curbs, gutters, sidewalks, and landscape along Cawston Avenue and West Acacia Avenue. Additionally, the proposed Project may also include grading and street improvements on West Acacia Avenue to State Route (SR) 74.

Construction activities would occur over one phase, all buildings would be constructed simultaneously, and include site preparation, grading, building construction, paving, and architectural coatings. Start of construction would begin in the third quarter of 2025 and would last approximately 14 months. Grading work of soils is expected to result in approximately 75,600 cubic yards (CY) of cut and 184,500 CY of fill soils for a net import of 108,900 CY of soil.

Construction would occur within the hours allowable by the Hemet Municipal Code Section 14.46, which states that construction shall occur only between the hours of 6:00 AM and 6:00 PM during the months of June through September and between the hours of 7:00 am and 6:00 pm during the months of October through May. No construction shall occur on Sundays and on Saturday's construction shall occur between the hours of 7:00 am and 6:00 pm.

The proposed Project would be operated for industrial warehouse purposes. Building 1 would include a

built-to-suit (BTS) distribution center for Loctek and would function as an e-commerce fulfillment center and retail showroom with associated administrative offices. The other three buildings would be built and operated similarly with warehouse and office spaces for speculative industrial use. Operation is assumed to be 24 hours a day, seven days a week. No cold storage is proposed for the Project. It is anticipated that operation of the proposed Project would require approximately 976 employees as a conservative estimate.

II. Required Actions/Permits

To allow for development of the proposed project, the following discretionary actions will be required from:

City of Hemet:

- General Plan Amendment from Community Commercial to Business Park
- General Plan Amendment to the City of Hemet Roadway Circulation Master Plan
- Zone change from General Commercial to Business Park
- Major Site Development Review
- Tentative Parcel Map
- Variance Application pursuant to Municipal Code Section 90-45 (Wall Height Requirements)
- Variance Application pursuant to Municipal Code Section 90-45 (Parking Requirements)
- Certification of the Environmental Impact Report and supporting technical studies
- Approvals and permits necessary to execute the proposed Project, including but not limited to, grading permit, building permit, etc.

Other Agencies:

- Airport Land Use Commission Major Site Development Review

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

- Eastern Municipal Water District
- Riverside County Airport Land Use Commission
- Riverside County Flood Control and Water Conservation District
- Airport Land Use Commission
- 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. Potential 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:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

IV. Environmental Effects Determined not to be Significant during the Initial Study

During preparation of the Initial Study, the following environmental issues were determined to have either no impact or less than significant impacts from implementation of the proposed project.

- Aesthetics
- Agricultural and Forestry Resources
- Mineral Resources
- Recreation
- Wildfire

Therefore, no further analysis has been provided for these issue areas. However, a brief description of each of these environmental issues will be discussed in the Effects Found Not To Be Significant chapter of the Draft EIR.

V. 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*, if you are representing a public agency, 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:

Monique Alaniz-Flejter, Community
Development Director
City of Hemet Community Development
Department
445 East Florida Avenue
Hemet, CA 92543

Or via email with the subject line "**Hemet Logistics West - NOP Comments**"

Email: mflejter@hemetca.gov

The City appreciates your conscientious attention to this NOP.

Project Title: Hemet Logistics West

Project Applicant: Lori Wu
212 Markham LLC
6475 Las Positas RD, Livermore, CA, 94551
(925) 621-9488

Date: May 29, 2024

Figure 1: Local Vicinity

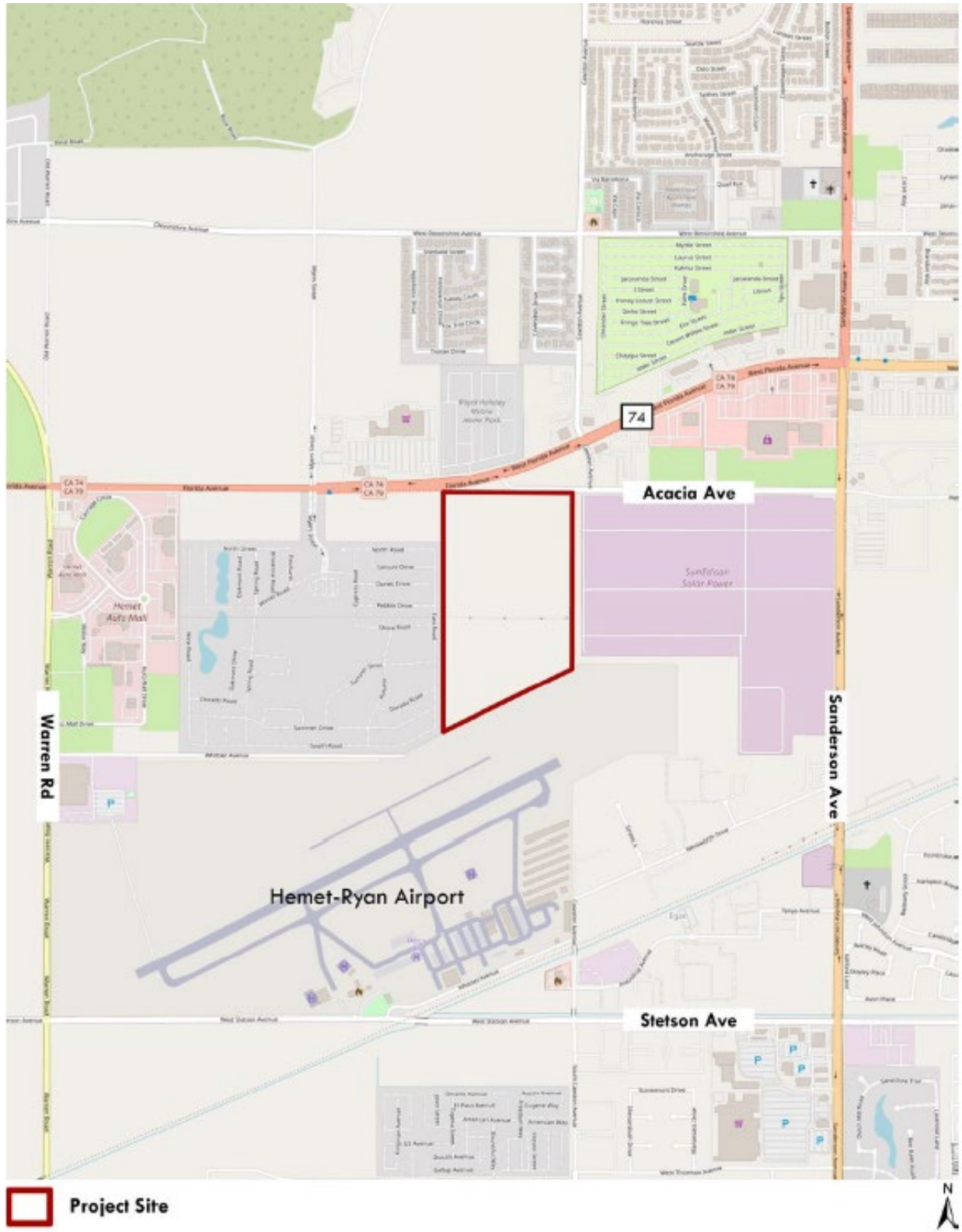


Figure 2: Conceptual Site Plan

