HEMET LOGISTICS WEST PROJECT

INITIAL STUDY

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Lead Agency:

City of Hemet
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Hemet, CA 92543

Project Applicant:

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CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

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May 2024

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TABLES

FIGURES

ACRONYM ST

AB	Assembly Bill
Ac	Acres
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Numbers
AQMD	Air Quality Management District
ARPT	Airport
BMP's	Best Management Practices
B-P	Business Park
BTS	Bulit-to-Suit
CBC	California Building Code
C-C	Community Commercial
CEQA	California Environmental Quality Act
C-2	General Commercial
CY	Cubic Yard
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
ESA	Environmental Site Assessment
FHSZ	Fire Hazard Severity Zone
GHG	Greenhouse Gas
GP	General Plan
GPA	General Plan Amendment
HUSD	Hemet Unified School District
I-215	Interstate 215
M-1	Limited Manufacturing
M-2	General Manufacturing
MRZ	Mineral Resource Zone
MS4	Municipal Stormwater Permit
NPDES	National Pollutant Discharge Elimination System
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
PV	Photovoltaic
RoW	Right of Way
SB	Senate Bill
SCAG	Southern California Association of Governments
SMARA	Surface Mine and Reclamation Act
SR	State Route
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
TPZ	Timberland Production Zone
WQMP	Water Quality and Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed industrial Project described in greater detail in Section 3.0 below. As required by State CEQA Guidelines ("Guidelines") Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Hemet ("City"), in consultation with other jurisdictional agencies, to determine if a Mitigated Negative Declaration or an Environmental Impact Report would be required for the Project.

This Initial Study informs City of Hemet decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the proposed Project. A "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines Section 15382). As such, the Initial Study's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Public Resources Code Section 21003.1)
- Encourage the applicant to incorporate environmental considerations into Project conceptualization, design, and planning at the earliest feasible time. (Guidelines Section 15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (Guidelines Section 15126.4)

1.2 DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

Section 1. Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared by the City to evaluate the proposed Project's potential impact to the physical environment, and to determine if an Environmental Impact Report (EIR) would be required.

Section 2. Environmental Setting

Provides information about the proposed Project's location.

Section 3. Project Description

Includes a description of the proposed Project's physical features and characteristics.

Section 4. Environmental Checklist

Includes the Environmental Checklist from the CEQA Guidelines and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment and identifies if an EIR would be required, and if so, what environmental topics need to be analyzed in the EIR.

Section 5. Environmental Analysis

This section provides evidence to substantiate the conclusions in the environmental checklist.

Section 6. References

Includes a list of the references in this Initial Study pursuant to State CEQA Guidelines Section 15150.

1.3 INITIAL STUDY FINDINGS

Section 4.0 of this document contains the Environmental Checklist that was prepared for the proposed Project pursuant to CEQA requirements. The Environmental Checklist indicates that the proposed Project would result in no impacts or less than significant environmental effects under the issue areas of Agricultural Resources, Mineral Resources, Recreation, and Wildfire. Therefore, these issues will not be evaluated further within an EIR; however, they will be discussed within the EIR under the Effects Found not Significant section.

The Environmental Checklist indicates that the proposed Project would potentially result in significant environmental effects under the issue areas of Aesthetics, 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, and Utilities and Service Systems. Therefore, these subjects are recommended for further evaluation in an EIR.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The Project site is located within the western portion of Riverside County in the City of Hemet, southwest of the intersection of West Acacia Avenue and Cawston Avenue. Regional access to the Project site is provided via State Route 74 (SR-74), SR-79, and Interstate 215 (I-215). Local access to the site is provided from West Acacia Avenue. The Project site and surrounding area is shown in Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity*.

2.2 EXISTING PROJECT SITE

The Project site encompasses approximately 60.86 acres and comprises one (1) parcel of land identified as Assessor's Parcel Number (APN) 456-010-025. The site consists of vacant undeveloped land that is flat and mostly barren with non-native grassland, weeds, and some sparse gum trees found in the northwestern boundary of the site. A small gravel parking lot exists in the northeast corner of the site which connects to a dirt access road along the eastern site boundary. The Project site's existing conditions are shown in Figure 2-3, *Aerial View* and Figure 2-4, *Existing Site Photos*.

2.3 EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE

The northern portion of the Project site has a City of Hemet 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 C-C designation provides for general retail, markets, commercial services, restaurants, lodging, commercial recreation, professional offices, and financial institutions. The B-P designation provides for single and multi-tenant light industrial, flex office and office use. The existing land use designations are shown in Figure 2-5, *Existing Land Use*.

According to the City's Zoning Map, the southern portion of the Project site is zoned Business Park (B-P) and covers 36.96 acres. B-P allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks, including corporate offices developed at a maximum Floor Area Ratio (FAR) of 0.6. The northern portion of the site is zoned General Commercial (C-2) and covers 23.9 acres. C-2 provides for development of commercial districts having a wide range of offices, services, retail stores, recreation, and transient accommodations at a maximum FAR of 0.4. The existing zoning designations are shown in Figure 2-6*, Existing Zoning*.

The proposed Project is also located within the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP) area which is overseen by the Riverside County Airport Land Use Commission (ALUC). The northern portion of the Project is designated under zone D, southeast portion under zone C, and a small portion of the site in the southwest corner is zoned as B-2. The existing ALUCP zoning designations are shown in Figure 2-7, *Airport Land Use Plan*.

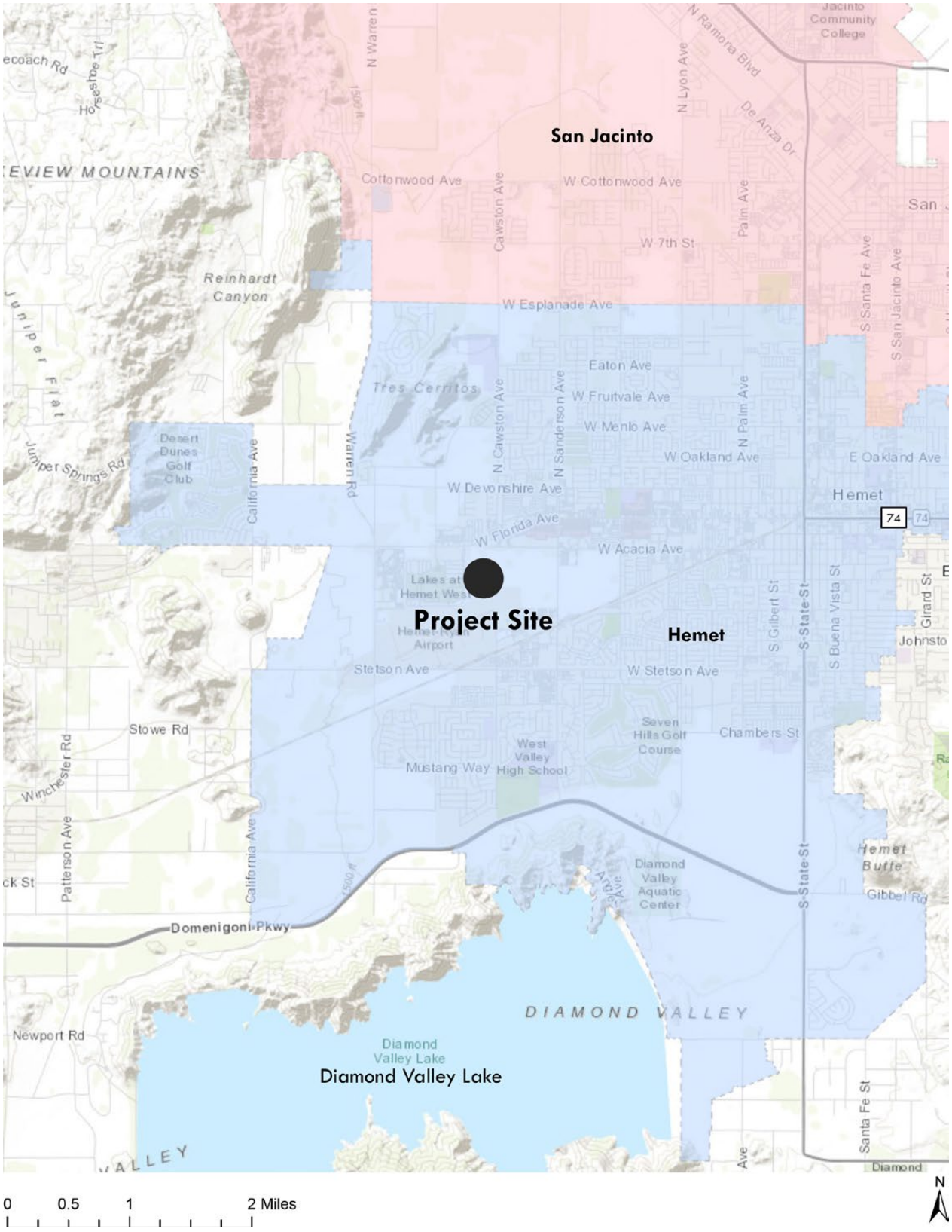
2.4 SURROUNDING GENERAL PLAN AND ZONING DESIGNATIONS

The Project site is located within an area that is predominantly developed with a variety of land uses. The surrounding land uses are described in Table 2-1.

Table 2-1: Surrounding Existing Land Use, Zoning, and Specific Plan Designations

	Existing Land Use	General Plan Designation	Zoning Designation
North	Shopping center, mobile home park, auto center	Community Commercial (CC), Low Medium Density Residential (LMDR)	General Commercial (C-2), Low Density Multiple Family (R-2)
West	Mobile home park	Low Density Residential (LDR)	Single-Family (R-1-7.2)
South	Hemet-Ryan Airport, undeveloped land	Airport (ARPT)	Heavy Manufacturing (M-2)
East	Solar Photovoltaic farm, undeveloped land	Business Park (BP), Airport (ARPT)	Limited manufacturing (M-1), General Manufacturing (M-2)

Regional Location



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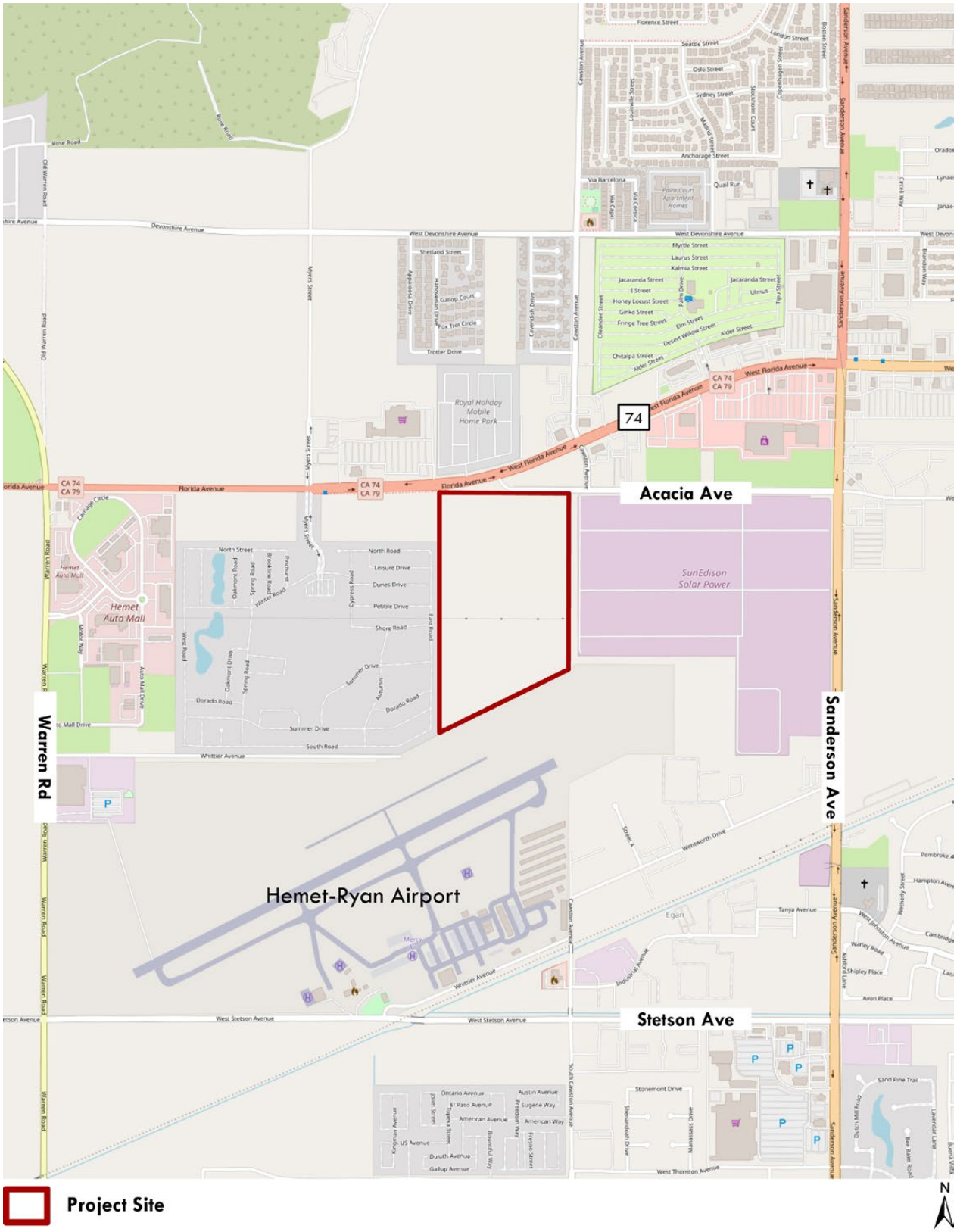
Local Vicinity



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Aerial View

Hemet 63
City of Hemet

Figure 2-3

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Site Photos

View of the site from the northwestern corner on Hwy 74 (Florida Ave).

Northeast corner on Acacia Ave.

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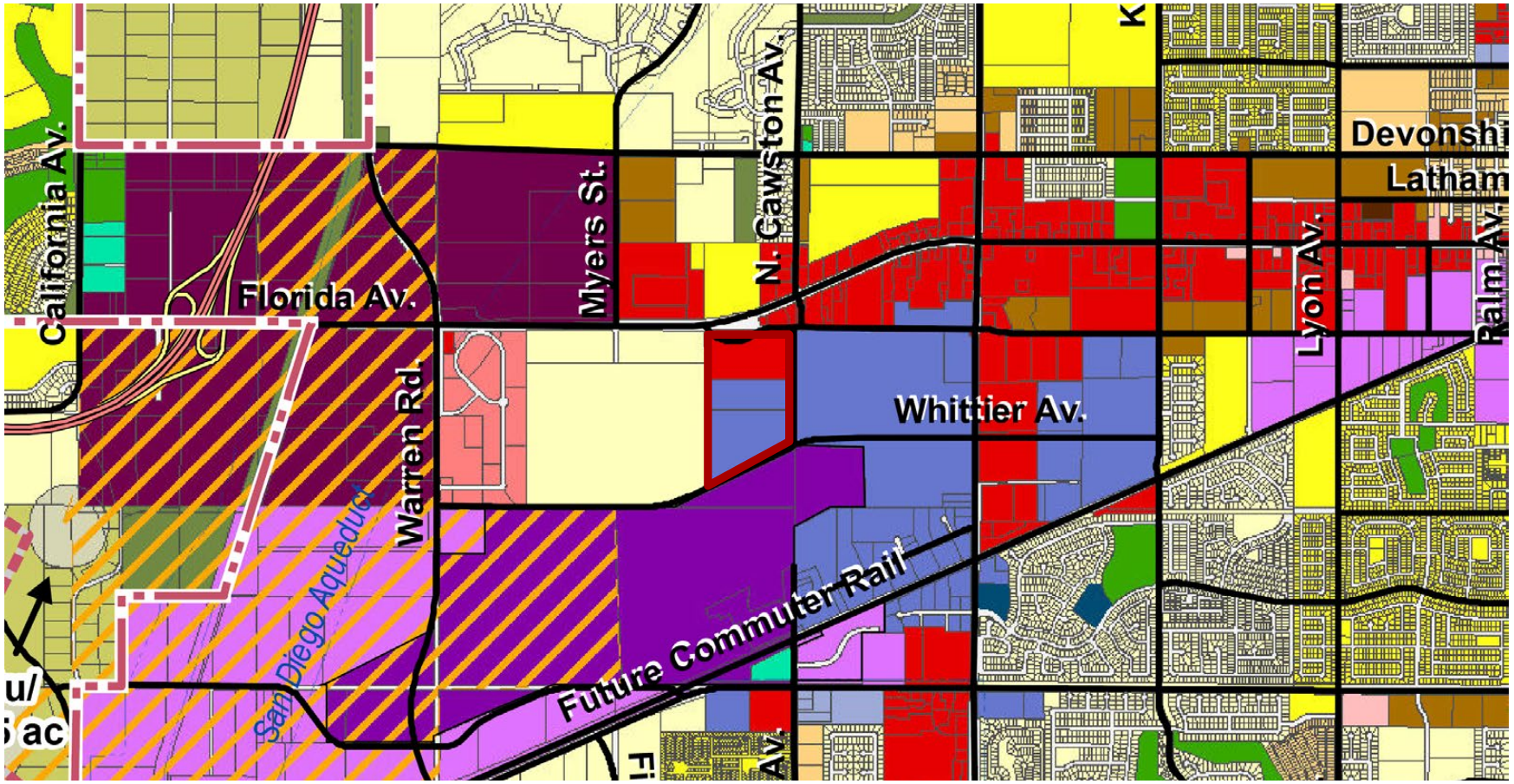
Existing Land Use



Project Site

LEGEND

- Hemet City Boundary
- Planning Area
- Sphere of Influence
- River/Lake
- Creek/Canal
- Railroad Metrolink (General Location)

Land Use Designations

- RR — Rural Residential (0.0 - 2.0 du/ac)
- HR — Hillside Residential (0.0 - 0.5 du/ac)
- LDR — Low Density Residential (2.1 - 5.0 du/ac)
- LMDR — Low Medium Density Residential (5.1 - 8.0 du/ac)
- MDR — Medium Density Residential (8.1 - 18.0 du/ac)
- HDR — High Density Residential (18.1 - 30.0 du/ac)
- VHDR — Very High Density Residential (30.1 - 45.0 du/ac)
- NC — Neighborhood Commercial (FAR 0.35)
- CC — Community Commercial (FAR 0.40)
- RC — Regional Commercial (FAR 0.50)
- MU — Mixed Use (Varies)
- ARPT — Airport
- OP — Office Professional (FAR 2.0)
- BP — Business Park (FAR 0.60)
- I — Industrial (FAR 0.45)
- QP/C — Quasi-Public/Cultural
- PF — Public Facilities
- SCH — School
- P — Park/Recreation
- OS — Open Space
- A — Agriculture

Environmental Management Area

- Areas subject to MSHCP criteria

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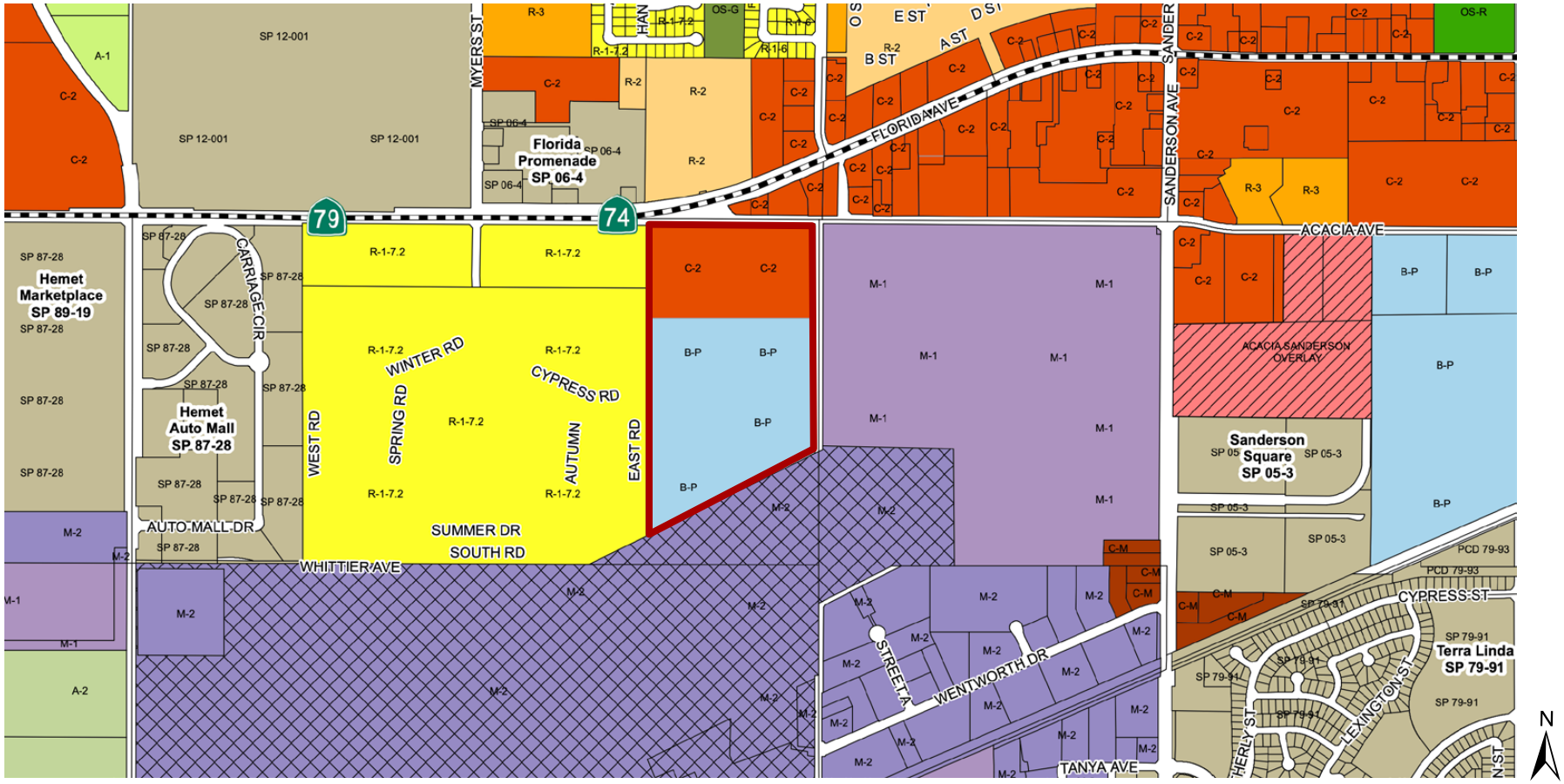
Existing Zoning



Project Site

- CITY BOUNDARY
- HIGHWAYS
- WATERBODIES
- SIMPSON PARK
- ACACIA SANDERSON OVERLAY
- HEMET RYAN AIRPORT

Zoning

- A-1 - LIGHT AGRICULTURE (1 Acre Minimum Lot Size)
- A-2 - HEAVY AGRICULTURE (5 Acre Minimum Lot Size)
- R-R - RURAL RESIDENTIAL (20,000 Sq Ft Minimum Lot Size)
- R-1 - SINGLE FAMILY RESIDENTIAL (Lot Size Varies)
- SLR - SMALL LOT RESIDENTIAL
- R-2 - LOW DENSITY MULTIPLE FAMILY RESIDENTIAL (Maximum 8 DU / Acre)
- R-3 - MULTIPLE FAMILY RESIDENTIAL (Maximum 30 DU / Acre)
- R-4 - HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL (Maximum 45 DU / Acre)
- TR-20 - INDEPENDENT MOBILE HOME SUBDIVISION
- O-P - OFFICE PROFESSIONAL
- C-1 - NEIGHBORHOOD COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-M - COMMERCIAL MANUFACTURING
- B-P - BUSINESS PARK
- M-1 - LIMITED MANUFACTURING
- M-2 - GENERAL MANUFACTURING
- OS-R - OPEN SPACE RECREATION
- OS-G - OPEN SPACE GENERAL
- P-I - PUBLIC INSTITUTIONAL
- S-1 - RELIGIOUS INSTITUTIONS
- PCD / PUD / SP - SPECIFIC PLAN (See Map for Name / Number)
- SP-R - SPECIFIC PLAN REQUIRED
- MU - SPECIFIC PLAN REQUIRED MIXED USE

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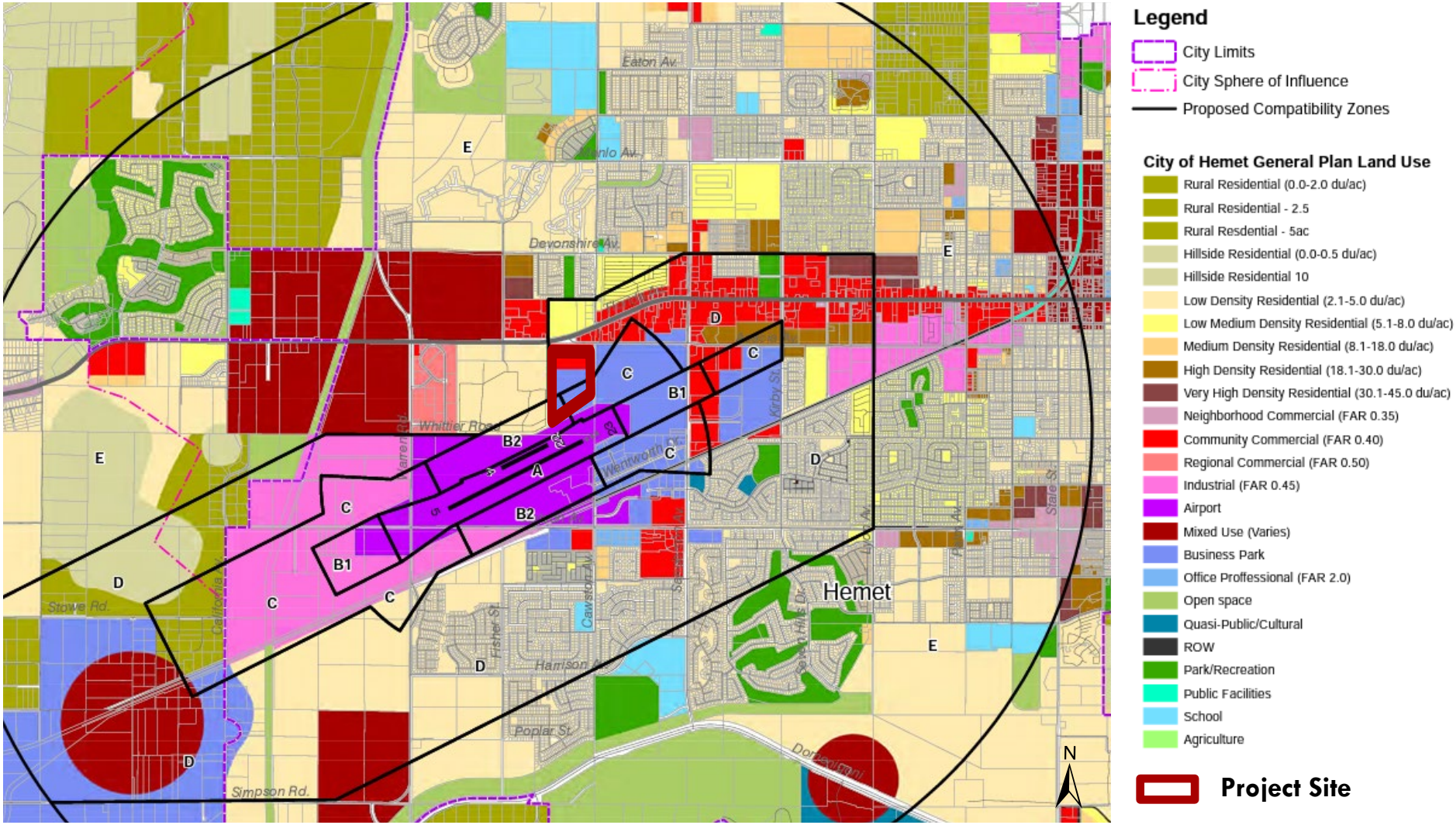
Airport Land Use Plan



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3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The Project applicant is proposing to subdivide the 60.86-acre site (2,650,915 square feet) identified under the Assessor Parcel Number (APN) 456-010-025, into four (4) parcels, each to be developed with an industrial warehouse building (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. Figure 3-1, *Conceptual Site Plan,* illustrates the proposed site plan.

3.2 PROJECT FEATURES

General Plan Amendment (GPA) and Zone Change

The Project applicant proposes a zone change from the site's existing zoning of General Commercial (C-2) to B-P in the northern portion of the Project site. The existing southern zoning of B-P would remain. The zone change to B-P would accommodate that portion of the Project site to develop industrial warehouse uses.

The zone change would also require a GPA to the City of Hemet GP *Land Use Plan* Map to change the existing land use designation in the northern portion of the Project site from Community Commercial to Business Park. The proposed zone change is shown in Figure 3-2, *Proposed Zoning* and the proposed land use designation is shown in Figure 3-3, *Proposed Land Use*.

Additionally, the proposed Project would include an amendment to the City's 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 of Hemet, Whittier Avenue would be vacated along the Project frontage and would terminate at the extension of Cawston Avenue. The request is due to the infeasibility of the buildout of Whittier Avenue along that portion of the planned roadway as multiple easements would be required.

Tentative Parcel Map

The Project applicant proposes to subdivide the existing parcel into four separate 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.

Building Summary and Architecture

The proposed Project would construct new industrial warehouse facilities consisting of four (4) separate one (1)-story buildings, providing a total gross building area of 1,129,894 (SF). Of the total building area 1,073,854 SF would be utilized as warehouse space and 56,000 SF as office space (Table 3-1, *Building Data Summary*). Each building would be one story tall and would be used for warehouse and office space, including mezzanine office space. Building 1 would have a maximum height of 55 feet whereas the other three buildings would have a maximum height of 42 feet. 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, as shown in Figure 3-1, *Conceptual Site Plan*.

Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisle. As shown in Figures 3-4 a through d, *Elevations*, the proposed Project's use of landscaping, building layout, finish materials, and accenting on the site would create a quality architectural presence along West Acacia Avenue. The proposed buildings would be constructed using painted concrete, mostly beige or tan with shades of grey, brown, and some wood finishes. Materials for the proposed windows would include brown-tempered glass and brown-tempered concrete backed spandrel glass. A summary of each building within the Project is provided below.

Table 3-1. 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

Building 1

Building 1 would be the largest of the four (4) buildings and would be utilized as a distribution and fulfillment center, with additional space for a showroom. Building 1 is proposed on parcel 1, which would be 37.99 acres, and would have a total building area of 706,224 SF. Building 1 would provide 686,224 SF of warehouse space, 10,000 SF of ground floor office space, and an additional 10,000 SF of mezzanine office space. Building 1 would have a FAR of 0.43 and a clear height of 42 feet.

Building 2

Building 2 is proposed on parcel 2, which would be 11.46 acres. The total building area would be 192,443 SF with 172,443 SF of warehouse space, 10,000 SF of office space, and an additional 10,000 SF of mezzanine office area. Building 2 would have a FAR of 0.39 and a clear height of 32 feet.

Building 3

Building 3 is proposed on parcel 3, which would be 7.42 acres. The total building area would be 144,176 SF with 136,176 SF of warehouse space, 4,000 SF of office space, and an additional 4,000 SF of office space. Building 3 would have a FAR of 0.45 and a clear height of 32 feet.

Building 4

Building 4 is proposed on parcel 4, which would be 5.36 acres. The total building area would be 87,051 SF with 79,051 SF of warehouse space, 4,000 SF of office space, and an additional 4,000 SF of office space. Building 4 would have a FAR of 0.37 and a clear height of 32 feet.

Parking and Loading Dock Summary

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, as shown in Figure 3-1, *Conceptual Site Plan*. Additionally, the Project would provide 210 trailer parking stalls. Table 3-2, *Parking Summary*, provides an overview of the Project's proposed parking.

Table 3-2. Parking Summary

Parking Type	Building One	Building Two	Building Three	Building Four	Total
Standard Stalls	446	138	109	100	793
Accessible Standard Stalls	12	4	3	4	23
Accessible Van Stalls	4	4	3	2	13
Electric Vehicle Stalls	179	56	39	38	312
Total	641	202	154	144	1141
Trailer Parking	210	0	0	0	210

Building 1

Building 1 would provide 446 standard parking stalls, 12 accessible standard parking stalls, four accessible van parking stalls, and 179 electric vehicle parking stalls. Building 1 would also include a total of 94 dock doors with 47 dock doors located on the west side of the building and 47 dock doors located on the east side of the building. Additionally, Building 1 would include a total of 210 trailer parking stalls located on the west and east sides of the building. Refer to Figure 3-1, *Conceptual Site Plan*.

Building 2

Building 2 would provide 139 standard parking stalls, four accessible standard parking stalls, four accessible van parking stalls, and 56 electric vehicle parking stalls. Building 2 would also provide 58 dock doors located on the east side of the building. Refer to Figure 3-1, *Conceptual Site Plan*.

Building 3

Building 3 would provide 109 standard parking stalls, three accessible standard parking stalls, three accessible van parking stalls, and 39 electric vehicle parking stalls. Building 3 would also provide 39 dock doors located on the west side of the building. Refer to Figure 3-1, *Conceptual Site Plan*.

Building 4

Building 4 would provide 100 standard parking stalls, four accessible standard parking stalls, two accessible van parking stalls, and 38 electric vehicle parking stalls. Building 4 would provide 18 dock doors located on the west side of the building. Refer to Figure 3-1, *Conceptual Site Plan*.

Landscaping, Fencing, and Lighting

The proposed Project would dedicate approximately 530,184 SF of the total Project site to landscaping, as shown in Figure 3-5, *Landscaping Plan*. Proposed landscaping would include 24-inch box trees, 36-inch box trees, 46-inch box trees, 15-gallon trees, various shrubs, and accent groundcovers. 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 of Building 1. An eight (8)-foot-high decorative metal fence is also proposed between Buildings 2, 3, and 4 as well as around the entire perimeter of the Project site. A four (4)-foot-high screen wall is also proposed surrounding the parking stall locations west of Building 2 adjacent to the proposed detention basin.

Light emanating from the proposed Project would be consistent with Development Code Section 90-1046, requiring that light be shielded and directed downward and away from adjoining properties and public rights-of-way. 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.

The proposed Project would include a monument sign with electrical conduits located west of the proposed driveway on West Acacia Avenue. The proposed signage would comply with Chapter 90-1271 of the City of Hemet Municipal Code which provides requirements for permanent signs within manufacturing zones.

Access and Circulation

Access to the proposed Project would be provided via four (4) new driveways: one (1) on West Acacia Avenue and three (3) from Cawston Avenue, as shown in Figure 3-1, *Conceptual Site Plan*. 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 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. Access to trailer stalls and loading dock areas would be controlled by using eight (8) -foot-tall vehicular rolling gates with a Knox pad lock that would be manually operated.

Regional access to the Project site for trucks is included in the City of Hemet Circulation Element which states that truck routes to the city of Hemet, and specifically the Project site, should follow SR-74 and SR-79. The City has also approved several local truck routes. The local truck routes that would serve the proposed Project include Sanderson Avenue, State Street, and Florida Avenue. Direct access routes to the Project site for trucks include SR-74 to Florida Avenue and then Cawston Avenue. Another truck route is from SR-79 to Sanderson Avenue, and then Cawston Avenue. Proposed truck circulation to and from the Project site is shown in Figure 3-6, *Truck Route*.

Infrastructure Improvements

Water and Sewer Improvements

The proposed 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 of the proposed buildings would connect to the existing water and sewer line on West Acacia. The onsite water and sewer line for Building 1 would connect through the parking lot on the northern portion of the Project site to the existing line on West Acacia. Connection for water and sewer from the existing lines in West Acacia Avenue to the three (3) buildings on the southern side of the site would go through the northern parking lot and run along the eastern drive aisles. A sewer lift station is also proposed in the northeast portion of the site.

Drainage Improvements

The proposed Project would implement a detention/infiltration basin located along the entire length of the western boundary of the site, adjacent to Buildings 1 and 2. The basin would be utilized for retention and infiltration of the proposed Projects stormwater runoff. The proposed Project would also implement storm drains throughout the site, which would connect to the infiltration basin. Additionally, the proposed Project would implement emergency spillways and down drains.

Furthermore, the proposed Project is still under the design process and could include three options for storm drain improvements. The first option would include a potential new storm drain line that would be located at the southwestern Project boundary and would run east along Whittier Avenue to Warren Road where it would connect to an existing storm drain line. The offsite storm drain line would result in approximately 4,000 linear feet of improvements. Additionally, the second option for the proposed Project could be to connect to the existing storm drain line located within West Acacia Avenue, northwest of the Project site, which would ultimately flow to the existing storm drain line in South Sanderson Avenue. Lastly, the third option would include connecting to the existing storm drain line in SR-74. Refer to Figure 3-7, *Potential Storm Drain Improvements*.

Street and Sidewalk Improvements

The proposed Project would include the buildout of Cawston Avenue, south of West Acacia Avenue to the northern boundary of the Project site, and the construction and improvements of sidewalks along the Project's frontage on West Acacia Avenue and on Cawston Avenue. The proposed Project also includes a right of way dedication of five (5) feet along the buildout of Cawston Avenue and a 47-foot ROW dedication along West Acacia Avenue. The proposed Project would implement road improvements of streetlights, curbs, gutters, sidewalks, and landscape along Cawston Avenue and West Acacia Avenue. Additionally, the proposed Project would include grading and street improvements on West Acacia Avenue to SR 74. Please refer to Figure 3-1, Conceptual Site Plan.

3.3 CONSTRUCTION AND PHASING

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 is anticipated to 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 6:000 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.

3.4 OPERATIONAL CHARACTERISTICS

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 (3) buildings would be built and operated similarly with warehouse and office spaces for speculative industrial use. Typical operational characteristics would include employees traveling to and from the site, delivery of materials and supplies to the site, and truck loading and unloading. Additionally, access, circulation, and parking components of the proposed Project are described above under Section 3.2, *Project Features*. Operation is assumed to be 24 hours a day, seven days a week. No cold storage or backup generator is proposed for the Project. The Project would however include one fire pump per building along with fire extinguishers. It is anticipated that operation of the proposed Project would require approximately 976 employees as a conservative estimate.

Sustainable Design Features

The proposed Project would include solar panel roofs for all four (4) buildings. Additionally, the Project would comply with the *California Green Building Standards Code, California Code of Regulations, Title 24, Part 11 (CALGreen Code)* policies related to sustainable design and energy conservation by incorporating the following features into Project development and/or operation.

- Installation of enhanced insulation
- Design structure to be solar ready
- Design electrical system to accommodate future renewable energy technologies, solar PV systems, and battery storage systems
- Installation of energy efficient lighting, heating and ventilation systems, and appliances
- Installation of drought-tolerant landscaping and water-efficient irrigation systems
- Implementation of a City construction waste diversion program

3.5 DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

The following discretionary approval, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

City of Hemet

- General Plan Amendment to the City of Hemet GP Land Use Plan

- Zone change from Commercial Community to Business Park
- General Plan Amendment to the City of Hemet Roadway Circulation Master Plan
- Variance Application pursuant to Municipal Code Section 90-45 (Wall Height Requirements)
- Variance Application pursuant to Municipal Code Section 90-45 (Parking Requirements)
- Major Site Development Review
- Tentative Parcel Map
- 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

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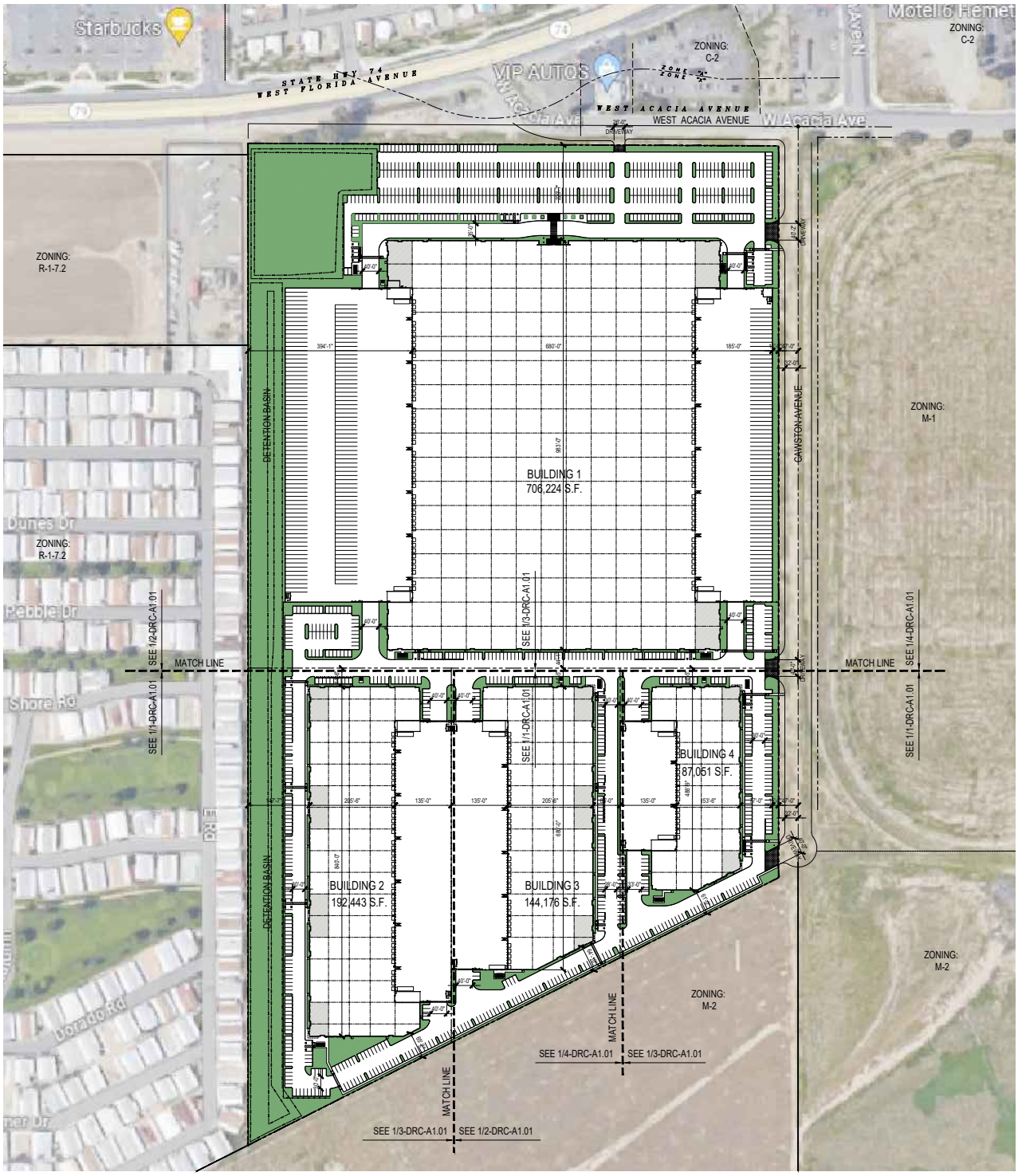
Conceptual Site Plan



Hemet 63
City of Hemet

Figure 3-1

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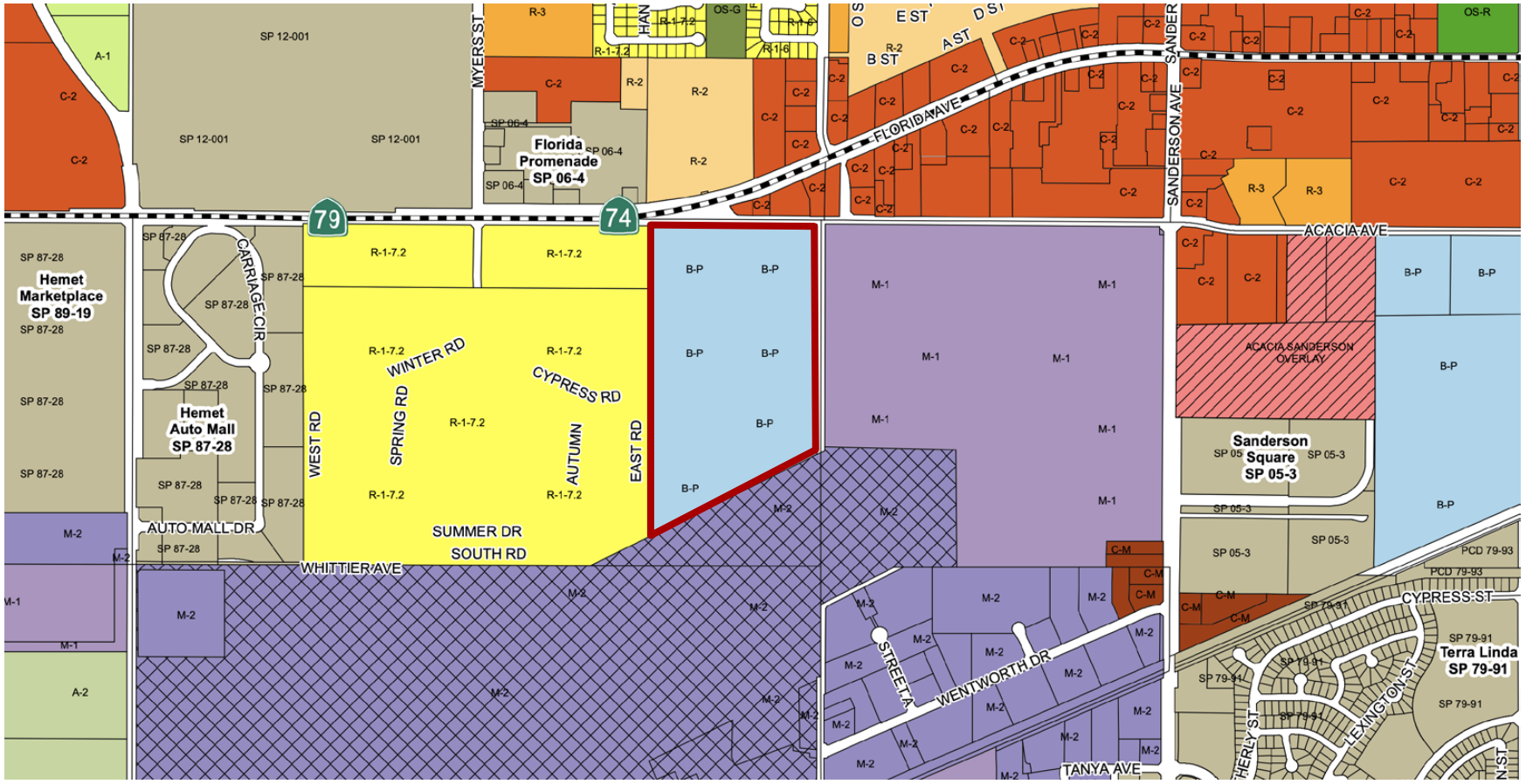
Proposed Zoning



Project Site

- CITY BOUNDARY
- HIGHWAYS
- WATERBODIES
- SIMPSON PARK
- ACACIA SANDERSON OVERLAY
- HEMET RYAN AIRPORT

Zoning

- A-1 - LIGHT AGRICULTURE (1 Acre Minimum Lot Size)
- A-2 - HEAVY AGRICULTURE (5 Acre Minimum Lot Size)
- R-R - RURAL RESIDENTIAL (20,000 Sq Ft Minimum Lot Size)
- R-1 - SINGLE FAMILY RESIDENTIAL (Lot Size Varies)
- SLR - SMALL LOT RESIDENTIAL
- R-2 - LOW DENSITY MULTIPLE FAMILY RESIDENTIAL (Maximum 8 DU / Acre)
- R-3 - MULTIPLE FAMILY RESIDENTIAL (Maximum 30 DU / Acre)
- R-4 - HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL (Maximum 45 DU / Acre)
- TR-20 - INDEPENDENT MOBILE HOME SUBDIVISION
- O-P - OFFICE PROFESSIONAL
- C-1 - NEIGHBORHOOD COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-M - COMMERCIAL MANUFACTURING
- B-P - BUSINESS PARK
- M-1 - LIMITED MANUFACTURING
- M-2 - GENERAL MANUFACTURING
- OS-R - OPEN SPACE RECREATION
- OS-G - OPEN SPACE GENERAL
- P-I - PUBLIC INSTITUTIONAL
- S-1 - RELIGIOUS INSTITUTIONS
- PCD / PUD / SP - SPECIFIC PLAN (See Map for Name / Number)
- SP-R - SPECIFIC PLAN REQUIRED
- MU - SPECIFIC PLAN REQUIRED MIXED USE

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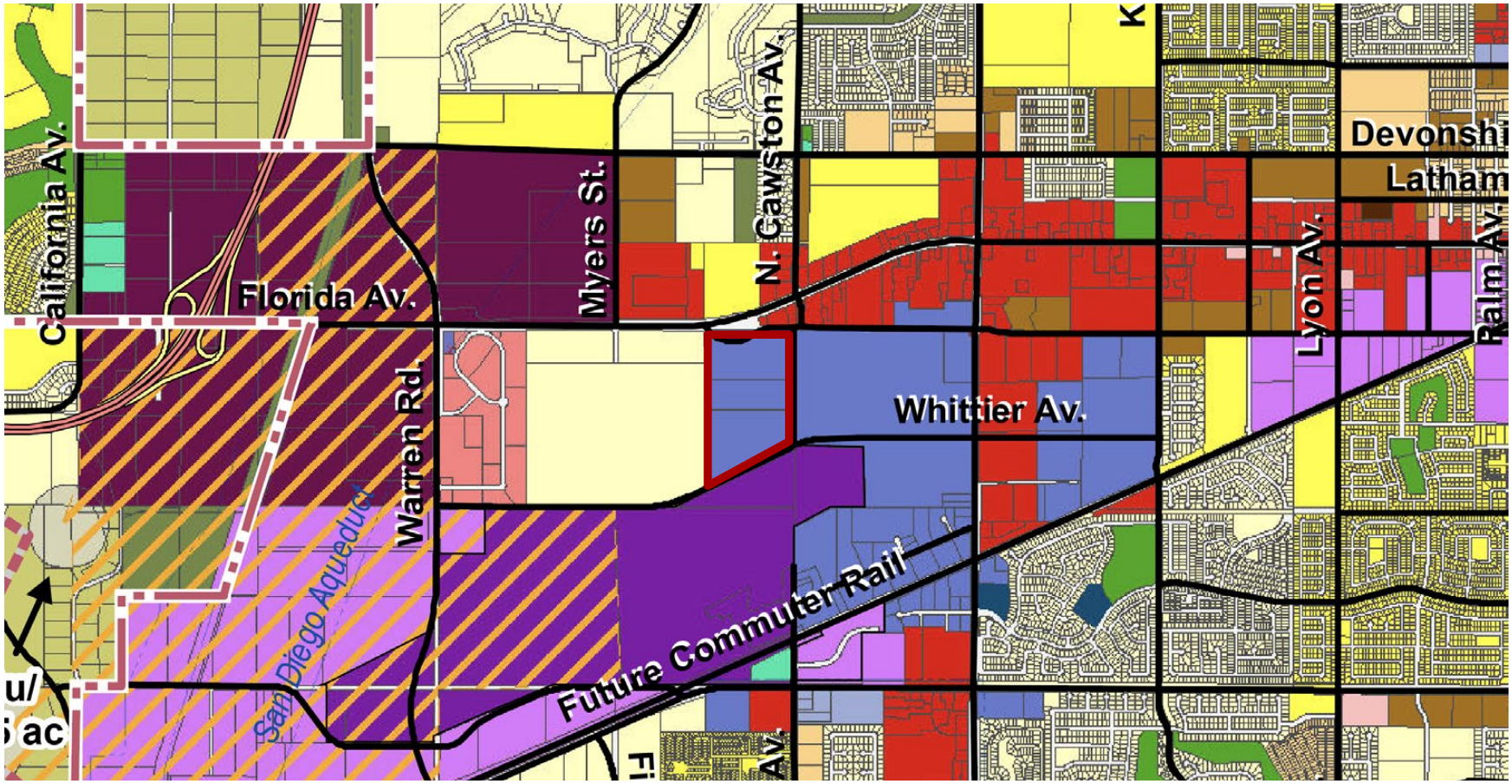
Proposed Land Use



Project Site

LEGEND

- Hemet City Boundary
- Planning Area
- Sphere of Influence
- River/Lake
- Creek/Canal
- Railroad Metrolink (General Location)

Land Use Designations

- RR — Rural Residential (0.0 - 2.0 du/ac)
- HR — Hillside Residential (0.0 - 0.5 du/ac)
- LDR — Low Density Residential (2.1 - 5.0 du/ac)
- LMDR — Low Medium Density Residential (5.1 - 8.0 du/ac)
- MDR — Medium Density Residential (8.1 - 18.0 du/ac)
- HDR — High Density Residential (18.1 - 30.0 du/ac)
- VHDR — Very High Density Residential (30.1 - 45.0 du/ac)
- NC — Neighborhood Commercial (FAR 0.35)
- CC — Community Commercial (FAR 0.40)
- RC — Regional Commercial (FAR 0.50)
- MU — Mixed Use (Varies)
- ARPT — Airport
- OP — Office Professional (FAR 2.0)
- BP — Business Park (FAR 0.60)
- I — Industrial (FAR 0.45)
- QP/C — Quasi-Public/Cultural
- PF — Public Facilities
- SCH — School
- P — Park/Recreation
- OS — Open Space
- A — Agriculture

Environmental Management Area

- Areas subject to MSHCP criteria

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Elevations Building 1

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

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Elevations Building 2

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

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Elevations Building 3

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

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Elevations Building 4

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

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Landscaping Plan

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cercidium 'Desert Museum' Blue Palo Verde	36" Box	12	L	Multi
	Chilopsis linearis Desert Willow	24" Box	44	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	66	L	Standard
	Cupressus sempervirens Italian Cypress	15 Gal	5	M	Standard
	Koelreuteria bipinnata Chinese Flame Tree	24" Box	46	M	Standard Street Tree
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	33	M	Standard
	Pinus eldarica Afghan Pine	24" Box	41	L	Standard
	Pistacia chinensis Chinese Pistache	24" Box	98	L	Standard
	Prosopis chilensis Chilean Mesquite	48" Box 36" Box	4 11	M	Multi
	Rhus lancea African Sumac	24" Box	151	L	Standard
	Tristania conferta Brisbane Box	15 Gal	102	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	SPACING
	Acca sellowiana Pineapple Gauva	5 Gal	L	3' OC
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	L	3' OC
	Cistus 'Sunset Pink' Sunset Pink Rockrose	5 Gal	L	3' OC
	Dianella tasmanica Dianella	5 Gal	M	3' OC
	Dietes bicolor Fortnight Lily	5 Gal	M	3' OC
	Elaeagnus pungens Silverberry	5 Gal	L	4' OC
	Ligustrum j. Texanum Texas Privet	5 Gal	M	3' OC
	Rhamnus californica Coffeeberry	5 Gal	L	4' OC
	Rhaphiolepis i. 'Springtime' Indian Hawthorn	5 Gal	L	3' OC
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	L	3' OC
	Salvia greggii Autumn Sage	5 Gal	L	3' OC
	Salvia leucantha Mexican Sage	5 Gal	L	4' OC
	Westringia fruticosa Coast Rosemary	5 Gal	L	5' OC
	Dianella tasmanica Dianella	5 Gal	M	3' OC
	Dietes bicolor Fortnight Lily	5 Gal	M	3' OC
	Muhlenbergia capillaris Pink Muhly	5 Gal	M	3' OC
	Muhlenbergia rigens Deer Grass	5 Gal	M	4' OC
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	L	4' OC
	Leonotis leonurus Lion's Ear	5 Gal	L	4' OC
	Salvia microphylla Hot Lips Sage	5 Gal	L	3' OC

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	SPACING
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	L	3' OC
	Agave 'Blue Glow Blue Glow Agave	5 Gal	L	3' OC
	Agave victoria-reginae Agave	5 Gal	L	3' OC
	Aloe striata Coral Aloe	1 Gal	L	2' OC
	Dasylerion wheeleri Desert Spoon	5 Gal	L	4' OC
	Echeveria 'Ruffles' Ruffles Echeveria	5 Gal	L	1' OC
	Hesperaloe parviflora Red Yucca	5 Gal	L	3' OC

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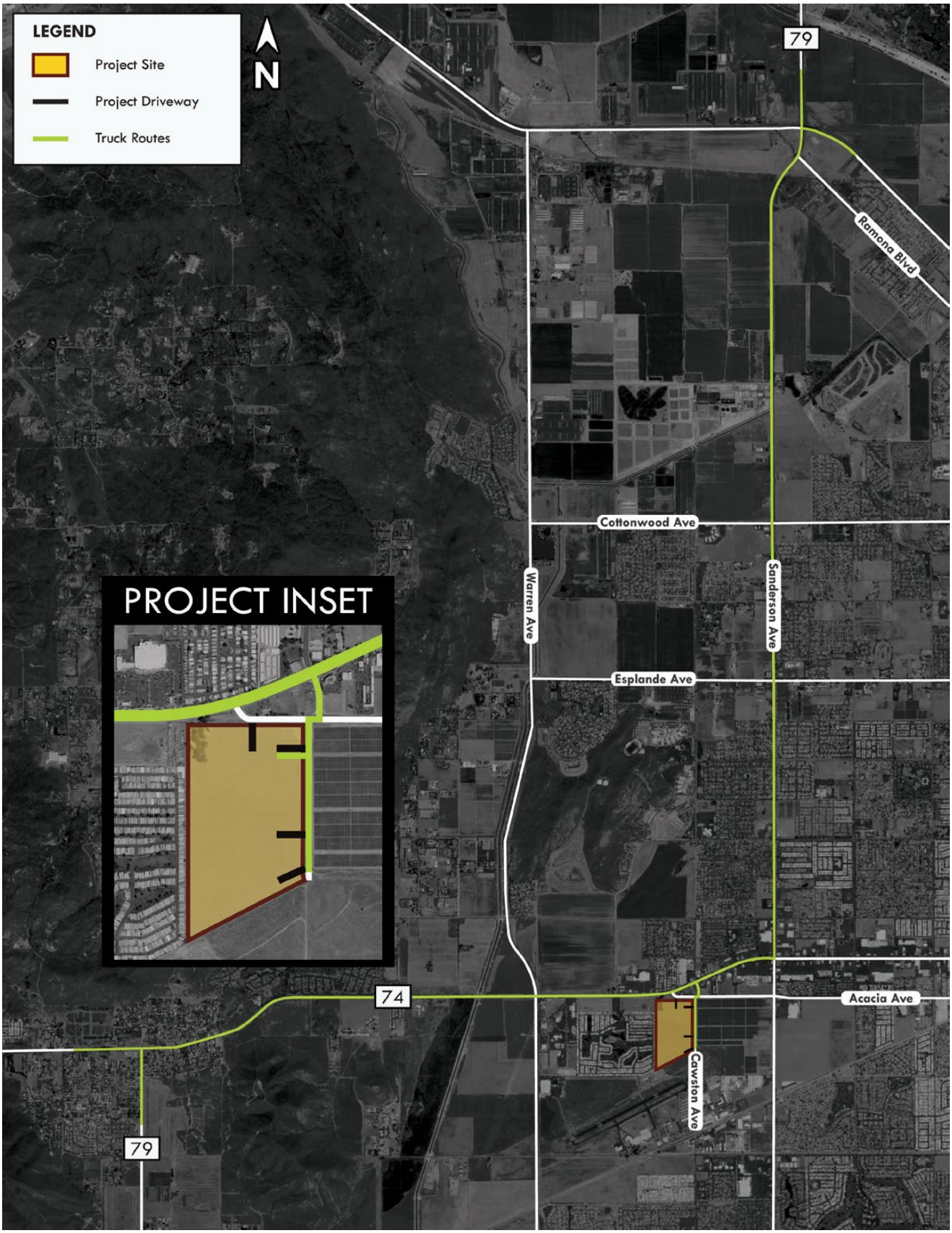
Truck Route



Hemet 63
City of Hemet

Figure 3-6

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Potential Storm Drain Improvements

Hemet 63
City of Hemet

Figure 3-7

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4 ENVIRONMENTAL CHECKLIST

4.1 BACKGROUND

Project Title:

Hemet Logistics West Project

Lead Agency:

City of Hemet
446 East Florida Avenue
Hemet, CA 92543

Lead Agency Contact:

Monique Alaniz-Flejter, Community Development Director
(951) 765-2370

Project Location:

The approximately 60.86 acre Project site is located within the western portion of Riverside County in the City of Hemet, southwest of the intersection of West Acacia Avenue and Cawston Avenue. The Project site comprises one parcel identified as Assessor's Parcel Number (APN) 456-010-025. Regional access to the site is provided via State Route 74 (SR-74), SR-79, and Interstate 215 (I-215). Local access to the site is provided from Acacia Avenue. The Project site and surrounding area is shown in Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity*.

Project Sponsor's Name and Address:

212 Markham LLC
6475 Las Positas RD
Livermore, CA, 94551

General Plan and Zoning Designation:

The Project site has two General Plan land use designations of Community Commercial (C-C) and Business Park (B-P) as well as two zoning designations of Business Park (B-P) and General Commercial (C-2). The Business Park (B-P) zone is in the south portion of the Project site and encompasses approximately 36.96, or two thirds of the total site area. The B-P zone allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks, including corporate offices. The B-P zone development standards allow for a maximum Floor Area Ratio (FAR) of 0.6. The C-2 zoning designation is in the north portion of the Project site and encompasses approximately 23.9 acres, or one third of the site area. The C-2 zoning designation provides for development of commercial districts with a wide range of offices, services, retail stores, recreation, and transient accommodations with a maximum FAR of 0.4.

Project Description:

The Project applicant is proposing to subdivide the 60.86-acre site (2,650,915 SF) into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four [4] warehouse buildings total), providing a total gross building area of 1,129,894 SF. The Project applicant also proposes a zone change from the site's existing zoning of C-2 to B-P in the northern portion of the Project site The proposed Project would also include a GPA to the City of Hemet GP *Land Use Plan* Map to change the existing land use designation in the northern portion of the Project site from Community Commercial to Business Park. Additionally, the proposed Project would include an amendment to the Roadway Circulation Master Plan for the vacation of Whittier Avenue along the south property line to Cawston Avenue. The Project would include associated parking for 793 spaces, infrastructure, lighting and landscape improvements corresponding with each building. The proposed Project would include a monument sign with electrical conduits located west of the proposed driveway on West Acacia Avenue. Additionally, a large infiltration basin is proposed along the western Project boundary. The proposed Project would be operated as an industrial warehouse. Building 1 (parcel 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.

Surrounding Land Uses and Setting:

North: Shopping center, mobile home park, and auto center. Zoning designations C-2 and Low-Density Multiple Family (R-2). Land use designations of CC and Low Medium Density Residential (LMDR)

West: Mobile home park. Zoning designation of Single-Family (R-1-7.2). Land use designation of Low Density Residential (LDR).

South: Hemet-Ryan Airport and undeveloped land. Zoning designation of M-2. Land use designation of Airport (ARPT).

East: Solar photovoltaic farm and undeveloped land. Zoning designations of Limited Manufacturing (M-1) and General manufacturing (M-2).

Other Public Agencies Whose Approval is Required:

California Department of Fish and Wildlife (to be determined in the Draft EIR)
South Coast AQMD (to be determined in Draft EIR)

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (☒) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture & 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	☒	Mandatory Findings of Significances

4.3 DETERMINATION

On the basis of this initial evaluation

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARACTION will be prepared.

☒ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

"Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (Guidelines Section 15063 (c)(3)(d)). In this case, a brief discussion should identify the following, as provided by CEQA Guidelines Appendix G, *Evaluation of Environmental Impacts*:

Paragraph 5(a): Earlier Analysis Used. Identify and state where they are available for review.

Paragraph 5 (b): Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Paragraph 5(c): Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Paragraph 6: Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Paragraph 7: Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Paragraph 8: This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

Paragraph 9: The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

5.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact.

Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting.

The 60.86-acre Project site is currently undeveloped and vacant land located in an urbanized area in the City of Hemet where the surrounding area is for the majority developed with mixed uses. The site is under the Business Park (B-P) and General Commercial (C-2) zoning designations and is located in the west central portion of Hemet.

The City of Hemet GP Open Space and Conservation Element identifies the San Jacinto Mountains, the San Bernardino National Forest and Mountains, and the San Gabriel Mountains as scenic resources. These scenic resources provide a scenic background from public vista points throughout the city where unobstructed expansive views of these resources are available for pedestrians and motorists. Many of these vista points are located within public rights-of-way, including Acacia Avenue, adjacent to the Project site. Landmarks visible from Acacia Avenue include the San Bernardino National Forest and Mountains, Domenigoni Mountains, San Gabriel Mountains, Lakeview Mountains, and San Jacinto Mountains. Hillsides such as Tres Cerritos and Santa Rosa are also visible from roadways adjacent to the site. However, development to the north of Acacia Avenue has severely reduced the expansive views of these scenic resources from vantage points on the public rights of way.

Development of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building and associated onsite infrastructure, providing a

total gross building area of 1,129,894 SF. Building 1 would have a maximum height of 55 feet and the other proposed buildings would have a maximum height of 42 feet, as shown in Figures 3-4 a) through d), *Elevations*. Additionally, the proposed buildings would be setback from the surrounding land uses and Acacia Avenue, as shown in Figure 3-1, *Conceptual Site Plan*. The front building setback for the proposed Project would be approximately 232 feet from the West Acacia Avenue right-of-way (ROW). Consistency with development standards such as building setbacks and maximum height requirements would help protect and maximize vista points and expansive views from Acacia Avenue, as shown in Table 5.1-1, *Consistency with Municipal Code Development Standards*. Therefore, the proposed Project would not encroach upon views of the neighboring mountains or any other scenic resource for pedestrians and motorists from vista points along Acacia Avenue. Impacts would be less than significant, and this topic will not be evaluated further in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact.

The State Scenic Highway System in the state of California is a list of highways, mainly state highways, that have been designated by the California Department of Transportation (Caltrans) as scenic highways. A highway may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. The State Scenic Highway System includes a list of highways that are either eligible for designation as State scenic highways or have been officially designated.

The proposed Project would not damage any scenic resources or historic buildings within a state scenic highway. According to Caltrans, there are no officially designated State scenic highways near the Project site, the closest one being SR 243 which turns into State Route (SR) 74 east of Hemet approximately 10.5 miles from the Project site. Therefore, the Project site is not located within a state scenic highway corridor and is not visible from SR 74. Additionally, the Project site does not contain any scenic resources such as rock outcroppings, historic buildings, or trees. Therefore, implementation of the proposed Project would not impact scenic resources within a state scenic highway. Therefore, the proposed Project would not result in any impacts, and this topic will not be evaluated further in the EIR.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact.

Visual Character is broadly described as the unique combination of aesthetic elements and scenic resources that characterize a particular area. The quality of an area's visual character considers the overall visual impression or attractiveness created by the particular visual landscape characteristics. In urban settings, these characteristics largely include land use type and density, urban design, architecture, topography, landscaping, and background setting. The Project site is in an urbanized and developed area within the City of Hemet as it is surrounded by development on all sides with a mobile home park to the west, a solar farm to the east, commercial uses to the north, and an airport to the south. Additionally, the existing visual character of the area surrounding the Project site consists primarily of residential uses, vacant land, commercial uses, an airport, and a solar farm, with no consistent architectural or visual theme within the surrounding area.

The proposed Project would include a GPA to change the site's existing northern zoning designation of C-2 to B-P. Additionally, the proposed Project would require approval of a wall and parking variance permit prior to receiving building permits, as ensured during the City's plan check. Conserving visual character and

public views within the city is achieved through abiding by development and design standards set forth by the City of Hemet Municipal Code. As shown below in Table 5.1-1, the proposed Project would be consistent with the municipal code regulations regarding aesthetics and scenic quality for the existing and proposed B-P zone. Additionally, the proposed Project, with the issuance of a parking and wall variance, would be consistent with development standards for the Project site. Thus, implementation of the proposed Project would not substantially impair views of scenic vistas within the city.

City of Hemet Municipal Code

The following provisions in Table 5.1-1from the City of Hemet Municipal Code are relevant to the proposed Project.

Table 5.1-1: Consistency with Municipal Code Development Standards

	Business Park (B-P) Development Standards	Proposed Project
Coverage	65%	40%
FAR	0.60	0.43
Maximum Structure Height	55 feet (2 stories)	55 feet
Front Setback	20 feet	232 feet
Rear Yard Setback, Landscaped	30 feet when adjacent to residential zone 0' when not adjacent to an alley or street or residential zone	61 feet
Side Yard Setback, Landscaped	Interior side – 0' Street side and corner – 10 feet Adjacent to residential zone – 30 feet	Eastern side – 107 feet Western side – 147 feet 7 inches
Minimum Net Lot Area	20,000 SF	87,051 SF

The proposed Project would also dedicate approximately 530,134 SF of the Project site to landscaping that would be consistent with the City Landscaping standards. Landscaping would be provided along the property providing visual depth and distance between the roadways and proposed structures. Therefore, while the Project would change the visual character of the site, it would not substantially degrade the existing visual character or quality of public views of the Project site and its surroundings and impacts would be less than significant. This topic will not be evaluated in the EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact.

As described above, the Project site is currently undeveloped and vacant with no existing structures and thus no current sources on light or glare on the property,. However, the Project site is within a developed area in the city of Hemet and is surrounded by existing sources of nighttime lighting that includes illumination from vehicle headlights along Acacia Avenue, security lighting from adjacent uses and parking lots, and from

interior illumination from nearby buildings passing through windows. Sensitive receptors relative to lighting and glare include motorists, pedestrians, and residential land uses.

The proposed Project would develop four (4) industrial warehouse building which would include onsite lighting and installation of new lighting sources for security around and within the proposed warehouse buildings, which could result in an increase in onsite lighting. However, the Project would be required to meet the requirements of the City's Development Code, which would require Project lighting to be shielded, diffused or indirect to avoid glare to both on and offsite residents, pedestrians and motorists as well as reduce the amount of reflective surfaces to reduce glare. Light emanating from the proposed Project is required by Development Code Section 90.1046 to be shielded and directed downward and away from adjoining properties and public rights-of-way. The proposed Project would also be consistent with landscaping standards within the City's Development Code to prevent light from spilling or emitting into adjacent properties and streetways. With compliance with the City's Development Code impacts related to increased sources of light would be less than significant.

Glare can emanate from many different sources, some of which include direct sunlight, sunlight reflecting from cars or buildings, and bright outdoor or indoor lighting. Glare in the Project vicinity is generated by nearby buildings and residences to the north and west, Hemet-Ryan Airport to the south, a solar farm to the east, and vehicle windows reflecting light from Acacia Avenue. However, there are no substantial buildings or structures to the west, north, or south of the Project site that presently generate substantial glare since most of the buildings are one or two-story structures, constructed of non-reflective materials, and are not surfaced with a substantial number of windows adjacent to one another that would create a large reflective area. To the east of the Project site, the solar farm generates significant glare from the large reflective area. The solar panels are currently shielded by a screening wall surrounding the entire property and are angled east, away from the Project site.

As described in section 3.0 *Project Description* and as shown in Figure 3-4 a) through d) *Elevations*, the proposed buildings would be constructed using painted concrete, mostly beige or tan with shades of grey, brown, and some wood finishes. The proposed buildings would also include exterior windows located on all four sides of the buildings. Materials for the proposed windows would include brown tempered vision glass and brown tempered concrete backed spandrel glass. Therefore, the proposed building materials do not consist of highly reflective materials which would create a potential for glare to spill on to nearby receptors and would be shielded by landscaping, consistent with the City's Development Code. Furthermore, as described above in Section 3.0 *Project Description*, the proposed Project would include solar panel roofs for all four buildings. The Project is within the Airport Land Use Compatibility Plan for Hemet-Ryan (ALUCP), which is a sensitive receptor to glare. However, the proposed solar panel roofs would not create any glare for nearby sensitive receptors as they would be located on top of the buildings at a greater height than the nearby buildings, residences, and other receptors as well as being angled upward away from receptors. Additionally, as confirmed by the Riverside County Airport Land Use Commission (ALUC) through email correspondence, the proposed Project would not be required to go through ALUC review for a solar glare analysis prior to obtaining buildings permits as it is consistent with the proposed zoning requirements and the City of Hemet's General Plan land use designation (Jackie Vega (Urban Regional Planner II, Riverside County ALUC), personal communication, 2024).

Thus, the proposed building materials do not consist of highly reflective materials, lights would be shielded consistent with Development Code requirements, and the proposed landscaping along Project boundaries would screen sources of light and reduce the potential for glare to spill on to nearby sensitive receptors. Therefore, the proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urbanizing environment. With compliance with the City's Development Code, impacts related to light and glare would be less than significant. This topic will not be evaluated further in the EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact.

The State of California Department of Conservation's Farmland Mapping and Monitoring Program is charged with producing maps for analyzing impacts on the state's agricultural resources. California's agricultural lands are rated based on soil quality and irrigation status. The following is a list of Important Farmland categories as defined by Public Resources Code 2106.1:

Prime Farmland: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Statewide Importance: Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

According to the City of Hemet GP EIR, the City of Hemet contains 2,843 acres of prime farmland, 473 acres of Farmalnd of Statewide Importance, and 1,579 acres of Unique Farmland (City of Hemet, 2012). The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation's Important Farmland Finder (FMMP, 2022). The Project site is identified as "Farmland of Local Importance". Per Section 21060.1 of the CEQA Guidelines, Farmland of Local Importance is excluded from the definition of Agricultural land. The Project site is surrounded by Urban and Built-Up Land and small patches of Farmland of Local Importance. Additionally, the Project site used to be designated and utilized for agricultural purposes; however, it is currently zoned as B-P and C-2 by the City of Hemet zoning map. The current zoning designations and proposed designation of B-P do not allow for agricultural uses and no agricultural uses are expected to occur in the future. Implementation of the proposed Project would therefore not involve the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to urban uses. As a result, no impact would occur, and this topic will not be evaluated in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact.

The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments.

As identified above, the Project site is currently vacant and undeveloped and zoned as B-P and C-2, which does not provide for agricultural uses, and no agriculture zoning exists on or adjacent to the Project site. In addition, Exhibit 4.2-1, *Farmland*, of the City of Hemet GP EIR, illustrates the location of land under Williamson Act contracts in the planning area and the Project site is not under a Williamson Act contract according to the City's GP EIR. Therefore, development of the proposed Project would not conflict with an existing Williamson Act contract or agricultural use zoning. As a result, no impact would occur, and this topic will not be evaluated in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact.

The Project site is currently vacant and undeveloped. According to the City of Hemet GP EIR, there are no forest lands (as defined by Public Resources Code 12220(g)), timberland (as defined by Public Resources Code 4526), or timberland zoned Timberland Production (as defined by Government Code 51104(g)) in the planning area and thus within the vicinity of the Project site (City of Hemet, 2012). Additionally, the Project site is designated B-P and C-2, and is not zoned for forest land, timberland, or Timberland Preserve Zone (TPZ). Therefore, the proposed Project would not result in impacts to forest land, timberland, or TPZ and this topic will not be evaluated in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact.

The Project site is currently vacant and undeveloped. The Project site is mostly barren with dry grasses, weeds, and some sparse trees that would not qualify as forest land. In addition, the Project site is zoned B-2 and C-2, and no forest land exists adjacent to the Project site. Therefore, the proposed Project would not result in the loss or conversion of forest land to non-forest use, and this topic will not be evaluated in the EIR.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact.

Intensive agricultural uses and Farmland exist in the city of Hemet. However, the Project site is currently vacant and undeveloped and there are no agricultural activities on or adjacent to the Project site. Additionally, neither the Project site nor the surrounding area are designated as forest land or Farmland. The current zoning designations on and adjacent to the Project site does not allow for agricultural uses. Additionally, the proposed zoning designation of B-P for the site does not allow for agricultural uses. Thus, the proposed Project would not convert existing farmland to nonagricultural uses, nor convert forest land to non-forest uses. Therefore, no impact would occur, and this topic will not be evaluated in the EIR.

5.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

Response a) through d).

Potentially Significant Impact.

The Project site is located within the jurisdiction of the South Coast Air Quality Management District and is therefore responsible for administration and implementation of the Air Quality Management Plan (AQMP). Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,894 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, implementation of the AQMP. Development of the proposed Project involves construction and operational activities that could generate both short-term and long-term criteria pollutants and other emissions. Additionally, localized concentrations of construction-source and operational-source emissions could adversely affect sensitive receptors. During construction, emissions from construction equipment, architectural coatings, and paving activities may be generated. During operations, trucks and vehicles operating at the loading docks may emit odor. These odors may adversely affect people surrounding the Project site, including the residential land uses adjacent to the Project. Further analysis will be required to determine whether the proposed Project would result in potentially significant air quality impacts. Therefore, a Project-specific Air Quality Impact Analysis and Health Risk Assessment will be prepared for the proposed Project as part of the Draft EIR. These impacts will be further analyzed in the EIR.

5.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

Response a) through f).

Potentially Significant Impact.

The 60.86-acre Project site is currently undeveloped and vacant. The site is partially graded with a small gravel parking lot in the northeast corner of the site which connects to a dirt access road along the eastern site boundary and a stand of ornamental trees exist near the northwest boundary. Development of the proposed Project would subdivide the site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four [4] warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,894 SF. The existing vegetation on the Project site could provide habitat for local, State, or Federally protected special status species. Project construction would require site clearing and grading, which could impact existing special status species and habitat, if any exist. Further analysis will be required to determine whether the proposed Project would result in potentially significant impacts on biological resources. Therefore, a Project-specific biological study will be prepared for the proposed Project as part of the Draft EIR to determine the significance of biological resources on the Project site and identify mitigation measures as appropriate to reduce potential impacts, if any are necessary. Additionally, an arborist study will be prepared for the proposed Project as part of the Draft EIR to identify the significance of the existing trees on the Project site and provide relevant information regarding tree removal from the City of Hemet Municipal Code. Therefore, impacts to biological resources will be further analyzed in the EIR.

5.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Response a) through c).

Potentially Significant Impact.

The Project site is currently undeveloped and vacant. Development of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. According to the GP EIR Exhibit 4.5-1, *Cultural Resource Sensitivity*, the Project site is located in an area of low archaeological sensitivity. However, the Project site could contain unidentified significant historic and archeological resources associated to historic uses of the site. Ground disturbance associated with construction of the proposed Project could result in potentially significant impacts to known or unknown cultural resources within the Project site. Further analysis will be required to determine whether the proposed Project would result in potentially significant impacts to cultural resources. Therefore, a Cultural Resource study will be prepared as part of the Draft EIR to determine the significance of cultural resources within the Project site and identify mitigation measures as appropriate to reduce potential impacts. Therefore, impacts to cultural resources will be further analyzed in the EIR.

5.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Response a) and b).

Potentially Significant Impact.

The Project site is currently undeveloped and vacant. Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Project construction would require consumption of energy resources through operation of construction vehicles and equipment, as well as worker vehicles. Additionally, Project operation of the proposed industrial facilities would require consumption of energy resources to power the facilities, as well as fuel trucks and worker vehicles. Thus, the proposed Project could result in wasteful, inefficient, or unnecessary consumption of energy resources and/or conflict with a state or local energy plan. Further analysis will be required to determine whether the proposed Project would result in potentially significant impacts to energy. Therefore, an Energy Study will be prepared as part of the Draft EIR to quantify the amount of energy that would be used by both construction and operation of the proposed Project to identify if wasteful, inefficient, or unnecessary consumption of energy resources would occur from implementation of the proposed Project and to identify mitigation measures as appropriate to reduce potential impacts. Therefore, impacts to energy resources will be further analyzed in the EIR.

5.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☒	☐	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☒	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Response a) through f).

Potentially Significant Impact.

Development of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would include the construction of an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Thus, construction of the proposed Project would require extensive grading and other ground disturbing activities that could disturb soil and result in substantial soil erosion. Operation of the proposed Project would also introduce a new zoning designation to the Project site, which could expose people or structures to substantially adverse effects, including the risk of loss, injury, or death due to geological hazards. Further analysis will be required to determine whether the proposed Project would result in potentially significant impacts to geology and soil. Therefore, a Project-specific Geotechnical Investigation will be prepared as part of the Draft EIR to determine potential impacts related to geology and soils and identify mitigation measures as appropriate to reduce potential impacts. Additionally, a Project-specific Paleontological Resource Assessment will be prepared as part of the Draft EIR to determine potential impacts related to paleontological resources and identify mitigation measures as appropriate to reduce potential impacts. Therefore, impacts to geology, soils, and paleontological resources will be analyzed further in the EIR.

5.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Response a) through b).

Potentially Significant Impact.

Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Implementation of the proposed Project would generate GHG emissions during both construction and operation of the Project. During construction, sources of GHG emissions would include operation of construction equipment and worker commutes to and from the Project site. During Project operation, the proposed Project would generate GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. Further analysis will be required to determine whether the proposed Project would generate a substantial increase in GHG emissions. Therefore, a Project-specific GHG Study will be prepared as part of the Draft EIR to determine the significance of the Project's GHG emissions and identify mitigation measures as appropriate to reduce potential impacts, if any are necessary. Therefore, impacts related to greenhouse gas emissions will be analyzed further in the EIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☒	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☒	☐	☐	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☒	☐	☐	☐

Response a) through h)

Potentially Significant Impact.

The 60.86-acre Project site is currently undeveloped and vacant. Development of the proposed Project would subdivide the site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. The Project site was historically used for agricultural purposes and could contain unknown hazardous materials, substances, or waste that could result in a significant hazard to the public or the environment if disturbed during construction or operation of the proposed Project. Construction and long-term operation of the Project would require transport, use, and disposal of hazardous materials and wastes. Additionally, the southern portion of the site is directly adjacent to Hemet-Ryan Airport and is within zone D, C, and B-2 of the Hemet-Ryan Airport Land Use Compatibility Plan (ALUC). Thus, construction and operation of the Project could result in potentially significant impacts to workers and land uses surrounding the Project site. Further analysis will be required to determine whether the proposed Project would result in impacts. Therefore, a Project-specific Phase I Environmental Site Assessment study will be prepared as part of the Draft EIR to determine the potential for impacts related to hazards and hazardous materials and to identify mitigation measures as appropriate to reduce potential impacts, if any are

necessary. Therefore, impacts related to hazards and hazardous materials will be analyzed further in the EIR.

5.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

Response a) through e).

Potentially Significant Impact.

The Project site is currently undeveloped vacant land that is partially graded with a small gravel parking lot in the northeast corner of the site that connects to a dirt access road along the eastern boundary. The site also has moderate coverage of dry non-native grasses and weeds with an area of trees in the northwest portion of the site. Additionally, the Project site does not include any streams, drainages, jurisdictional waters, or riparian habitat. Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles.

Construction of the proposed Project would require grading and excavation of soils, which could loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. During construction activities, excavated soil would be exposed, and there could be an increased potential for soil erosion and transport of sediment downstream compared to existing conditions. Additionally, the site was historically used for agricultural purposes leading to the potential for related chemicals such as pesticides, herbicides, and fertilizers being previously stored on site that could be exposed during construction. The proposed Project would also operate four industrial buildings, which could introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles and trucks. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Development of the Project site would introduce significant new impervious surfaces, which could result in impacts to the site's existing drainage pattern, the rate and volume of stormwater runoff, and flooding conditions. Such changes could exceed the capacity of existing and planned stormwater drainage systems. As described above, construction and operation of the Project could result in potentially significant impacts; thus, further analysis will be required to determine whether the proposed Project would result in impacts to hydrology and water quality. A Hydrology report and Water Quality Management Plan (WQMP) report will be prepared as part of the Draft EIR to determine the potential for impacts. Impacts related to hydrology and water quality will be further evaluated in the EIR.

5.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a) Physically divide an established community?

No Impact.

Implementation of the proposed Project would not divide an established community. The 60.86-acre Project site is currently undeveloped and vacant. The northern portion of the Project site has a GP land use designation of C-C and is zoned C-2. The southern portion of the site has a land use designation of B-P and is zoned B-P as well. The surrounding land uses include a shopping center and mobile home park to the north, Lakes of Hemet mobile home park to the west, Hemet-Ryan Airport and undeveloped land to the south, and solar photovoltaic farm and undeveloped land to the east. The proposed Project would change the northern zoning designation of C-2 to B-P through a GPA to the City of Hemet *Land Use Plan*. Neither the land use nor zoning designations for the Project site allow for residential development. In addition, the proposed Project does not involve the development of roadways or other infrastructure that would divide a community. Therefore, the proposed Project would not have an impact on an established community and this topic will not be evaluated in the EIR.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact.

As stated above, the proposed Project would subdivide the 60.86-acre site into four parcels. Each parcel would be developed with an industrial warehouse building (four warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. The site has a GP land use designation of C-C in the northern portion of the site and B-P in the southern portion. Although the B-P land use designation allows for industrial warehousing activities such as the proposed Project, C-C does not allow for industrial warehousing and the activities proposed for the Project. The proposed Project would require a GPA to change the northern zoning of C-2 to B-P as well as to amend the Roadway Circulation Master Plan for the vacation of Whittier Avenue along the south property line. Therefore, the proposed Project does not comply with the current land use plan and has the potential to cause significant environmental impacts due to conflicts with current land use planning, policy, or regulation. Further analysis will be required to determine whether the proposed Project would result in impacts and this topic will be evaluated further in the EIR.

5.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact.

A review of California Division of Mine Reclamation mines finder indicates that there are no mines located in the vicinity of the Project site. The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. The following mineral land use classifications are the main classifications identified by SMARA that are relevant to the Project site and vicinity:

- Mineral Resource Zone 1 (MRZ-1): This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- Mineral Resource Zone 2 (MRZ-2): This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- Mineral Resource Zone 3 (MRZ-3): This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- Mineral Resource Zone 4 (MRZ-4): This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

According to the City of Hemet GP EIR and California Department of Conservation Mineral Land Classification map, there is no land within the City of Hemet that is designated as Mineral Resource Zone 2 (MRZ-2), which indicates a presence of mineral resources (City of Hemet, 2012). However, major portions of the city are designated as MRZ-3, except for the eastern and southern ends of the city, which have not been studied under the SMARA Mineral Land Classification system. MRZ-3 includes areas where geologic evidence indicates that mineral deposits exist or likely exist, but the significance of these deposits have not been determined. In addition, some minerals are present which have the potential to have local significance. These include limestone, serpentine, sand, and gravel which were mined in the Bautista Canyon, Diamond Valley, and the Salt Creek and San Jacinto riverbeds, respectively.

The Project site is currently undeveloped and vacant land zoned as BP and C-2, which does not allow for the extraction of mineral resources. The site does not currently support mining and is not in an area planned

for future mining by the GP. Therefore, the Project would not result in the loss of available known mineral resources and as a result, no impacts to mineral resources would occur and this topic will not be evaluated in the EIR.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on the general plan, specific plan, or other land use plan?

No Impact.

As stated above, the Project site does not include any known locally significant mineral resource as delineated on a local GP, specific plan, or other land use plan for mineral resource recovery sites. Additionally, the Project site has an existing zoning designation of BP and C-2 which does not support mineral extraction, nor does the proposed zoning designation of BP. Therefore, impacts related to known mineral resources would not occur from implementation of the proposed Project, and this topic will not be evaluated in the EIR.

5.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

Response a) through c).

Potentially Significant Impact.

The Project site is undeveloped and vacant. Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Project-related short-term construction activities, as well as long-term operational activities may expose persons and sensitive receptors in the vicinity to noise levels in excess of standards established by the City. Additionally, ground borne vibration and noise level increases could be associated with construction activities at the Project site, including grading, and building construction, and with associated hardscape and landscape improvements. Additionally, the Project site is located directly adjacent to the Hemet-Ryan Airport and thus is in an area in which excessive noise levels could have potentially significant impacts to people working on the Project site. Further analysis will be required to determine whether the proposed Project would result in impacts. Therefore, a Noise Impact Analysis report will be prepared as part of the Draft EIR to determine the significance of noise impacts as a result of the proposed Project and to identify mitigation measures as appropriate to reduce potential impacts, if any are necessary. Therefore, the proposed Project could result in potentially significant impacts and impacts related to noise will be evaluated further in the EIR.

5.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Would the Project induce substantial unplanned population growth in an area, either directly or indirectly?

Potentially Significant Impact.

The Project site is undeveloped and vacant. Development of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles.

Development of the proposed Project would result in an increase in employment at the Project site due to operational activities and construction. Construction of the proposed Project would result in a temporarily increased demand for construction workers. Because the future tenant of the proposed warehouse is unknown, besides for Building 1, the number of jobs generated from the operation of the proposed Project cannot be precisely determined. For purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan EIR listed in Table 3.G – Employment Factors. The County of Riverside General Plan EIR estimates that Light Industrial uses would employ approximately one worker for every 1,030 SF of building area (County of Riverside, 2002). As the Project would build and operate 1,129,854 SF of industrial facilities, operation of the proposed Project would require approximately 976 employees as a conservative estimate.

Development of the Project would also require expansion of infrastructure to serve the proposed uses at the site, including installation of new onsite water, sewer, and stormwater drainage lines as well as improved roadways as outlined in Section 3.0, *Project Description*. Development of the industrial warehousing facility could result in significant impacts to population and housing, thus, further analysis will be required to determine whether the proposed Project would result in impacts. Therefore, impacts related to population and housing will be evaluated further in the EIR.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact.

The Project site is currently vacant and undeveloped. No habitable structures exist on the Project site. Nor are there any plans for future residential development as the site has a land use and zoning designation that does not allow for residential developments or habitable structures on site. The GPA to change the northern zoning from C-2 to B-P would also not allow residential developments. Therefore, no impacts related

to the displacement of existing people or housing at the site would occur under the proposed Project, and this topic will not be evaluated in the EIR.

5.15 PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, or other facilities?

Potentially Significant Impact.

The Project site is undeveloped and vacant. Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Development of the proposed Project could significantly increase the amount of staffing and resources needed from public services and government facilities to adequately serve the Project site. The proposed Project could potentially increase the amount of security and police protection needed in the area due to the large nature of the Project, as well as fire protection. The proposed Project also has the potential to increase the population in the area, operation of the proposed Project would require approximately 976 employees, and could potentially impact school, park, and other public services within the City of Hemet. Further analysis will be required to determine whether the proposed Project would result in impacts to public services. Therefore, service request letters will be sent out to all public service departments that would serve the Project site and will be included as part of the Draft EIR to determine the current service ratios, response times, and other performance objectives for public services and to identify mitigation measures as appropriate to reduce potential impacts, if any are necessary. Since the proposed Project could result in substantial adverse physical impacts associated with new or altered government facilities in order to maintain acceptable services, impacts related to public services and will be evaluated further in the EIR.

5.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact.

The proposed Project would include the subdivision of the 60.86-acre site into four (4)_ parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 square feet (SF). Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Parks and recreational facilities within the City and vicinity are maintained and operated by the City of Hemet Public Works Department, Valley-Wide Parks and Recreation District, Hemet Unified School District (HUSD), and the Riverside County Department of Parks and Recreation. Existing parks within the City include 17 parks on a total of approximately 700.25 acres (City of Hemet, 2012). The City of Hemet has established and maintains a park ratio of 5.0 acres of developed parkland for every 1,000 residents. The parks and recreation facilities closest to the Project site include David R Oltman Community Park at 985 Cawston Avenue North (approximately 1.5 miles from the Project site), Gibbel Park at 2350 West Latham Avenue (approximately 1.5 miles from the Project site), and Mary Henley Park at 11501 Cypress Avenue East (approximately 1.6 miles from the Project site). The demand for parks and recreation is determined by changes in housing and population. The estimated population in the City of Hemet as of 2022 is 90,689 and the ratio of existing parkland acres per 1,000 residents is 7.7 (US Census Bureau, 2022).

In this case, the Project is industrial in nature, and no new residents or housing would be introduced to the site. Implementation of the proposed Project would not directly increase housing or population as the proposed Project does not propose any type of residential use or other land use which typically cause an increase in the demand for, and use of, existing neighborhood parks and other citywide recreational facilities. The proposed Project would however generate new employees that may occasionally increase the use of existing local, neighborhood, and regional parks.

The employees that would fill these roles are anticipated to come from the region, as the unemployment rate for the County of Riverside was 3.7 percent and 5.5 percent for the City of Hemet (State Employment Development Department, 2023). Additionally, the City of Hemet and Riverside County are both Housing-dense areas, meaning that more housing is provided than employment opportunities in the area. Table 5.16-1 provides the projected jobs-to-housing ratios, based on SCAG's 2020-2045 RTP/SCS, for the City of Hemet and Riverside County.

Table 5.16-1: Jobs - Housing Trends in the City of Hemet and Riverside County

	Employment in 2016	Number of Dwelling Units in 2016	2016 Jobs to Housing Ratio	Employment in 2045	Number of Dwelling Units in 2045	2045 Jobs to Housing Ratio
City of Hemet	21,700	29,900	0.73	40,200	53,500	0.75
Riverside County	743,000	716,000	1.04	1,103,000	1,086,000	1.02

Source: Southern California Association of Governments (SCAG) 2020

As shown in Table 5.16-1, the projected 2045 jobs-to-housing ratio for the City of Hemet and Riverside County are 0.75 and 1.02, respectively; that is, both the City of Hemet and Riverside County are housing-rich. According to the SCAG Environmental Justice Technical Report, the SCAG Region had a jobs-housing ratio of 1.19 in 2016 (SCAG, 2020b). Communities with more than 1.19 jobs per dwelling unit are considered jobs-rich; those with fewer than 1.19 are "housing rich," meaning that more housing is provided than employment opportunities in the area. Therefore, it is possible that residents in the City of Hemet commute to other incorporated cities or other counties for employment. Due to these levels of unemployment and the housing density, it is anticipated that new employees at the Project site would already reside within commuting distance and would not generate needs for any housing. Although new employees may occasionally increase the use of existing local, neighborhood, and regional parks, employees' use would be at their already established and frequented recreational facilities and would therefore not result in accelerated deterioration to these facilities such that the construction or expansion of recreational facilities would be necessary. Additionally, even with the addition 976 people to the City of Hemet population, the City of Hemet would still maintain a ratio of parkland acres per 1,000 residents of 7.6, well beyond the established ratio of 5.0 acres of parkland per 1,000 residents. Therefore, any impacts related to the physical deterioration of existing recreation parks or facilities would be less than significant and this topic will not be evaluated in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact.

As discussed above, the Project does not propose any residential facilities or other land use that would cause a direct increase in housing or the residential population. The proposed Project would develop the site with a new industrial warehouse facility (four (4) warehouse buildings total), which would not result in an influx of new residents, as the employees needed to operate the Project are primarily anticipated to come from the unemployed labor force in the City and surrounding communities. Thus, the proposed Project would not generate a substantial population that would generate a significant increase in the use of recreation facilities, nor would it require the construction of new or expansion of existing recreational facilities. Therefore, impacts would be less than significant and this topic will not be evaluated further in the EIR.

5.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐

Response a) through d).

Potentially Significant Impact.

The 60.86-acre Project site is currently undeveloped and vacant. Implementation of the proposed Project would subdivide the site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four (4) warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. Development of the Project site under the proposed zoning could result in an increase in vehicle trips from worker vehicles and truck activity, which may conflict with local plans, policies, or ordinances. The proposed Project would include new driveways and transportation improvements that could introduce new geometric design features that may be considered hazardous or incompatible with existing infrastructure or uses. Further analysis will be required to determine whether the proposed Project would result in impacts to transportation. Therefore, a Vehicle Miles Traveled (VMT) Assessment will be prepared as part of the Draft EIR to determine potential impacts related to VMT and identify mitigation measures as appropriate to reduce potential impacts, if any are necessary. Since the proposed Project has the potential to result in significant impacts related to transportation, these will be further addressed in the EIR.

5.18 TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☒	☐	☐	☐

Response a)i) and a)ii).

Potentially Significant Impact.

The Project site is currently undeveloped and vacant. Development of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four [4] warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. According to the GP EIR Exhibit 4.5-1, *Cultural Resource Sensitivity*, the Project site is located in an area of low archaeological sensitivity. However, the Project site could contain significant tribal cultural resources. Ground disturbance associated with construction of the proposed Project could result in significant impacts to tribal cultural resources if they are discovered during ground disturbing activities. Further analysis will be required to determine whether the proposed Project would result in impacts to tribal cultural resources. Therefore, a Cultural Resource and a Paleontological Resource study will be prepared as part of the Draft EIR to determine the significance of tribal cultural resources on the Project site and to identify mitigation measures as appropriate to reduce potential impacts, if any are necessary. Additionally, the City of Hemet will conduct tribal consultation pursuant to Assembly Bill 52 and Senate Bill 18. Therefore, since the proposed Project has the potential to result in significant impacts, tribal cultural resources will be evaluated further in the EIR.

5.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Response a) through e)

Potentially Significant Impact.

The Project site is currently undeveloped and vacant. Implementation of the proposed Project would subdivide the 60.86-acre site into four (4) parcels. Each parcel would be developed with an industrial warehouse building (four [4] warehouse buildings total) and associated onsite infrastructure, providing a total gross building area of 1,129,854 SF. Additional improvements to the site would include landscaping, sidewalks, utility connections, stormwater facilities, and pavement of parking areas and drive aisles. The Project proposes to construct on-site water and sewer lines that would connect to the existing water and sewer system on West Acacia Avenue. The proposed Project also proposes to construct an on-site infiltration/drainage basin. The proposed Project would require water supplies which would be provided by the Eastern Municipal Water District (EMWD). In addition, the proposed Project would comply with the requirements of Cal. Code Regs. tit. 14 § 15155 and will prepare a Water Supply Assessment as part of the Draft EIR. Increased water demand for the proposed Project would be quantified and compared to EMWD's current and projected water supplies available in the reasonably foreseeable future during normal, dry, and multiple dry years.

Once operational, the proposed Project could generate significant additional wastewater. To ensure the proposed Project wastewater treatment capacity needs can be met, further analysis is required. Solid waste from construction and operation of the proposed Project would be collected by CR&R Waste and Recycling Services and sent to the Perris Transfer and Material Recovery Facility located in Perris, California. To ensure that the Perris Transfer and Recovery Facility needs can be met, further analysis is required.

Furthermore, the proposed Project would include construction of onsite storm water and sewer lines that would connect to existing lines within West Acacia Avenue, as described in Section 3.0, *Project Description.*

In addition, the proposed Project would include a detention/infiltration basin located along the entire length of the western boundary of the site. The proposed Project is still under the design process and may include three potential storm drain improvement options, as specified in Section 3.0, Project Description. One option includes a new offsite storm drain line extending from the southwestern Project boundary, east along Whittier Avenue to Warren Road where it would connect to an existing storm drain line. The storm drain improvement options proposed are dependent on the capacities of existing storm drain lines located adjacent to the Project site. Impacts associated with the capacity of existing water, sewer and stormwater drainage facilities, or the required expansion of existing facilities, could be potentially significant. Therefore, further analysis will be required to determine whether the proposed Project would result in impacts to utilities and service systems. since the proposed Project has the potential to result in significant impacts, utilities and service systems will be evaluated further in the EIR.

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact.

State Responsibility Areas (SRA's) refer to areas of the state in which the financial responsibility of preventing and suppressing fires has been determined to be primarily the responsibility of the state, as defined in Section 4102. In addition, the State Fire Marshal is mandated to classify lands within SRA's into Fire Hazard Severity Zones (FHSZ) pursuant to Section 51178 of the Government Code. Fire Hazard Severity Zones fall into one of the following classifications: Moderate, High, or Very High. Classifications are based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas.

According to the CalFire Fire Hazard Severity Zone Map and Figure 6.4, *Wildland Fire Severity Zone*, in the City's GP Public Safety Element, the Project site is not within a SRA or in a Very High Fire Hazard Severity Zone (VHFHSZ). The Project site is also not located within a High or Moderate FHSZ, nor is the local vicinity of the Project site. Therefore, the potential for wildfire within and in the vicinity of the Project site is low. Additionally, the proposed Project would provide adequate emergency access to the site via four ingress and egress driveways from the existing road of West Acacia Avenue and the buildout of Cawston Avenue. The proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or evacuation plan such as the City of Hemet or Riverside County Emergency Operations Plans and the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan. Further, the City of Hemet does not have a designated City evacuation route and the proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events, such as Florida Avenue. Construction activities including driveway constructions and utility connections may require the temporary closure of one side or portions of West Acacia Avenue but would not impede emergency operations.

The proposed Project is required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City's Municipal Code, the County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), included in the City's Municipal Code. Since the proposed Project is required to comply with all applicable codes, as verified by the city. Therefore, the Project would not impair an emergency response plan or emergency evacuation plan and impacts would be less than significant. This topic will not be further evaluated in the EIR.

b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less than Significant Impact.

The Project site is located in a flat area that does not contain or is adjacent to large slopes. As described in the previous response, the Project site is not within an SRA or a VHFHSZ. The Project site is also not located within a High or Moderate FHSZ, nor is the local vicinity of the Project site. Therefore, the potential for wildfire within and in the vicinity of the Project site is low. The areas considered to be within FHSZ in the City of Hemet are for the majority adjacent to largely dry vegetated areas such as trees and grassland groundcover, which can provide fuel for wildfires, as well as adjacent to steep slopes. The Project site and adjacent areas are sparsely vegetated, flat, urbanized, and do not contain other major factors that could exacerbate wildfire risks. Implementation of the proposed Project would be required to adhere to the California Fire Code, as adopted by the Riverside County Fire Department, and would be reviewed by the County's Building and Safety Division during the permitting process to ensure that the Project plans meet the fire protection requirements. Therefore, the Project would result in less than significant impacts related to exposure of people or structures to significant risk involving wildland fires and will not be further evaluated in the EIR.

c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less than Significant Impact.

As described in the previous responses, the Project site is not within an SRA or a VHFHSZ. The Project site is also not located within a High or Moderate FHSZ, nor is the local vicinity of the Project site. Therefore, the potential for wildfire within and in the vicinity of the Project site is low. The Project does not require the installation or maintenance of associated infrastructure (including roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or that would result in impacts to the environment. Although the Project includes new driveways for access to all four (4) buildings within the Project site and the extension of Cawston Avenue, the Project would be required to comply with all applicable design standards and regulations, such as the California Fire Code and City of Hemet Municipal Code Article IX, which provide requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and fire flows (the quantity of water available for fire-protection purposes). Although utility improvements, including domestic water, sanitary sewer, and an infiltration basin proposed as part of the Project would be extended throughout the Project site, these utility improvements would be largely underground and would not exacerbate fire risk. Project design and implementation of utility improvements would be reviewed and approved by the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable design standards and regulations. Therefore, the proposed Project would not include infrastructure (such as roads,

fuel breaks, emergency water sources, power lines, or other utilities), that would exacerbate fire risk or that would result in significant impacts to the environment. Therefore, the Project would result in less than significant impacts related to exacerbating fire risk due to installation of associated infrastructure and will not be further evaluated in the EIR.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact.

Post-fire slope instability occurs when a wildfire affects a vegetated slope which removes the vegetation and decreases the infiltration of the slope and cause the soil to become loose after rainfall. As described in the previous responses, the Project site is not within an SRA or a VHFHSZ. The Project site is also not located within a High or Moderate FHSZ, nor is the local vicinity of the Project site. Therefore, the potential for wildfire within and in the vicinity of the Project site is low. In addition, the Project site is in a flat area that does not contain or is adjacent to large slopes, and the Project would not generate large slopes post construction. However, during Project construction soil would be compacted, and drainage patterns would be temporarily altered due to grading, and there would be a temporary increased potential for flooding compared to existing conditions. However, the proposed Project would be required to comply with the NPDES construction regulations and City's MS4 permit (Order 2009-0009) that requires development and implementation of a SWPPP where construction Best Management Practices (BMPs) would be identified and implemented as part of the proposed Project. Implementation of construction BMPs would control and direct surface runoff to prevent flooding, and as such, Project construction would not expose people or structures to significant risks related to downslope and downstream flooding. During operation, the proposed Project would not substantially alter the existing onsite drainage patterns. Compliance with the proposed operational BMPs would ensure onsite storm drain facilities would be sized to accommodate stormwater runoff from the Project site so that onsite flooding would not occur. Furthermore, the Project includes installation of onsite drainage improvements. Thus, the Project would not result in significant risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. Impacts would be less than significant and this topic will not be further evaluated in the EIR.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact.

Development of the proposed Project has the potential to impact habitat of fish or wildlife species or rare, endangered species of plant or animal, or plan or animal communities as discussed in Section 5.4, *Biological Resources*, of this document. As previously stated, a site-specific biological resources study will be conducted to determine potential biological resources impacts. Therefore, the EIR will include evaluation of whether the Project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. This topic will be carried forward in the EIR.

As discussed within Section 5.5, *Cultural Resources*, the Project site has the potential to contain known and unknown historic and archaeological resources that could be damaged or removed during Project construction. As previously stated, a site-specific cultural resources study will be conducted to determine potential cultural resource impacts. Therefore, this topic will be carried forward and analyzed further in the EIR.

As described in Section 5.7, Geology and Soils, the Project site has the potential to contain paleontological resources that could be damaged or removed during Project construction. As previously stated, a site-specific paleontological resources study will be conducted to determine potential paleontological resource impacts. Therefore, this topic will be carried forward and analyzed further in the EIR.

Formal consultation pursuant to AB 52 and SB 18 will be carried out by the City of Hemet to identify potential tribal cultural resources or sites that could be impacted by the Project. A discussion of AB 52 and SB 18

consultation will be provided under the Tribal Cultural Resources section of the EIR. This topic will be carried forward in the EIR.

b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact.

Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great of detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As described above, the Project would construct industrial warehouse facilities consisting of four (4) buildings in total and related improvements. As presented in this document, potential Project-related impacts are less than significant or have no impact, for the following topics:

- Aesthetics
- Agricultural Resources
- Mineral Resources
- Recreation
- Wildfire

Given that the potential Project-related impacts of the topics listed above would be less than significant or have no impact, implementation of the proposed Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects for the five identified topic areas above. Therefore, the proposed Project's contribution to significant cumulative impacts would be less than cumulatively considerable.

Based on the discussion provided in this Initial Study, the Project has the potential to result in significant impacts, and further, could result in cumulative impacts to:

- 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

The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present, and reasonably foreseeable future projects will be evaluated in the EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact.

Development of the site into four (4) industrial warehouse buildings could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. The proposed Project could result in potential impacts to the 15 topic areas identified above, which could result in adverse effects on human beings. Therefore, these impacts will be addressed in the EIR, and mitigation measures will be recommended as appropriate.

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