NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 2024051197

City of Hemet Planning Division
445 E. Florida Avenue, Hemet, CA 92543-4209

PROJECT NAME: Hemet Logistics West Project (SCH No. 2024051197)

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 North. The Project site encompasses approximately 60.86 gross acres and comprises one parcel identified as Assessor's Parcel Number (APN) 456-010-025. See Figure 1, *Project Site*, below.

PROJECT DESCRIPTION: The Project applicant proposes to subdivide the 60.86-acre site (2,650,915 square feet [SF]) into four parcels, each to be developed with an industrial warehouse building (resulting in a total of four warehouse buildings l) for a total gross building area of 1,129,894 SF. Of the total building area, 1,073,894 SF would be utilized as warehouse space and 56,000 SF as office space. The proposed Project would also include associated parking, infrastructure, and landscape improvements corresponding with each building. See Figure 2, *Conceptual Site Plan*, below.

Because the Project site contains two land use designations, the Project applicant proposes a zone change for the site's northern portion, shifting its zoning designation from General Commercial (C-2) to Business Park (B-P). The site's southern portion, already zoned B-P, would remain unchanged. This zone change aims to create a uniform zoning designation across the entire Project site, addressing the current split zoning of the parcel. The zone change would also necessitate a General Plan Amendment (GPA) to the City of Hemet's General Plan Land Use Map, re-designating the existing land use in the site's northern portion from Community Commercial (C-C) to B-P. The site's southern portion, already designated B-P, would remain unchanged.

Additionally, the proposed Project includes a GPA to the City's Roadway Circulation Master Plan to vacate Whittier Avenue along the southern property line. In coordination with the City of Hemet, Whittier Avenue would be vacated along the project frontage and would terminate at the extended Cawston Avenue. Specifically, the segment of Whitter Avenue between Cawston Avenue and Warren Road would be removed. This request is driven by the infeasibility of completing Whittier Avenue in that section, as multiple easements would be required from private property owners.

Building 1 would be located in the site's northern portion, and Buildings 2, 3, and 4 would be located in the site's southern portion. Each building would be one story tall, with a maximum height of 51 feet and 6 inches. The buildings would be used for warehouse space, including mezzanine and office space. The front building setback for the proposed Project would be approximately 229 feet from West Acacia Avenue right-of-way (ROW); 92 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. A summary of each proposed building is provided in Table 1, *Building Data Summary*, below.

Table 1: Building Data Summary

	Building 1	Building 2	Building 3	Building 4	Total
Site Area	1,605,874 SF (36.87 ac)	499,129 SF (11.46 ac)	323,349 SF (7.42 ac)	222,565 SF (5.11 ac)	2,650,915 SF (60.86 ac)

Total Building Area	Warehouse: 686,224 SF Office: 20,000 SF	Warehouse: 172,443 SF Office: 20,000 SF	Warehouse: 136,176 SF Office: 8,000 SF	Warehouse: 79,051 SF Office: 8,000 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 SF	Warehouse: 79,051 SF Office: 4,000 SF	Warehouse: 1,073,894 SF Office: 28,000 SF Total: 1,101,894
2nd Floor Building Area	Office: 10,000 SF	Office: 10,000 SF	Office: 4,000 SF	Office: 4,000 SF	Office: 28,000 SF
FAR	0.44	0.39	0.45	0.39	0.43
Clear Height	42 ft	32 ft	32 ft	32 ft	N/A
Building Height	51 ft 6 in	42 ft	42 ft	42 ft	N/A

The proposed Project would provide 793 standard parking stalls, 23 accessible standard parking stalls, 13 accessible van parking stalls, and 312 electric vehicle parking stalls, of which 62 stalls would be equipped with active EV charging stations at the time of Project buildout. The remaining 250 stalls would be conduit-ready and reserved for future EV charging infrastructure. Additionally, the proposed Project would provide 210 trailer parking stalls. The proposed Project would also include a parking variance from the City of Hemet's Municipal Code parking criteria, to be approved contingent upon the provision of a parking study. Access to the proposed Project would be provided via four new driveways: one on West Acacia Avenue and three from the buildout of Cawston Avenue. Direct access routes to the Project site for trucks would include SR-74 to Florida Avenue and then West Acacia Avenue. Another truck route would follow SR-79 to Esplanade Avenue, continue onto Warren Road, then Florida Avenue, and finally West Acacia Avenue.

The proposed Project would include approximately 530,184 SF (12.17 acres) of landscaping, comprising 20 percent of the Project site. The proposed landscaping would extend around the perimeters of all four buildings and between the parking areas. A landscape buffer and setback of approximately 88 feet is proposed along the entire western property line. The proposed landscape buffer would include a berm with a slope ratio of 3:1 and a mix of mature ornamental trees, shrubs, and ground cover. A 14-foot-high decorative solid screen wall is proposed to enclose the trailer parking stalls and dock doors located on the west side of Building 1, positioned east of the proposed landscape buffer. An 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 five-foot-high screen wall surrounding the parking stall locations west of Building 2 is also proposed, positioned just east of the proposed landscape buffer.

The proposed Project would develop on-site infrastructure improvements, including sewer, water, storm drains, electrical, gas, and telecommunications. The proposed Project would install a 2-inch domestic water line and a 12-inch fire water line on-site to connect to the existing 12-inch diameter water line in West Acacia Avenue. Additionally, the proposed Project would install an 8-inch on-site sewer connection to the existing 8-inch diameter sewer line in West Acacia Avenue. The proposed Project would implement a comprehensive stormwater management system, including catch basins, storm drains, and two surface bioretention basins totaling approximately 103,250 square feet. An underground detention and infiltration basin, with a surface area of approximately 104,587 square feet and a capacity of 12 acre-feet, would provide additional flood control. Together, these facilities would provide on-site detention, treatment, and infiltration of stormwater runoff generated by the proposed Project.

The proposed Project includes the buildout of Cawston Avenue, extending from south of West Acacia Avenue to the northern boundary of the Project site, along with roadway improvements to West Acacia Avenue along the project’s frontage. Additionally, the proposed Project includes a 22-foot ROW dedication along Cawston Avenue and a 47-foot ROW dedication along West Acacia Avenue. Roadway improvements would feature streetlights, curbs, gutters, sidewalks, and landscaping along Cawston Avenue and West Acacia Avenue.

Cawston Avenue would be built to a width of 64 feet, featuring full street improvements including a 15-foot wide parkway with a 5-foot sidewalk and a 10-foot landscape buffer along the Project's frontage. West Acacia Avenue would be upgraded from its existing 30-foot roadway width to 64 feet wide. The improvements along West Acacia Avenue would also include a 15-foot parkway along the Project's frontage, featuring a 5-foot landscape buffer, a 5-foot sidewalk, and an additional 5-foot landscape buffer.

The proposed Project would be operated for industrial warehouse purposes. Building 1 would include a built-to-suit (BTS) distribution center for FlexiSpot, serving as an e-commerce fulfillment center and retail showroom, with associated administrative offices. The other three buildings would be operated similarly as speculative tilt-up warehouses. To provide a conservative analysis, the proposed Project is assumed to operate 24 hours a day, 7 days a week. However, operations west of Building 1 have been restricted during nighttime hours, with no dock or truck activities permitted between 10:00 p.m. and 7:00 a.m. The Project applicant has determined that the proposed BTS Building 1 is expected to accommodate approximately 200 employees. The entire Project, including all four proposed buildings, is expected to require a total of approximately 612 employees, based on a conservative estimate. The proposed Project does not include cold storage or a backup generator but would feature one fire pump per building and fire extinguishers for safety. The proposed Project would be developed in one phase and constructed over approximately 14 months.

ENVIRONMENTAL DETERMINATION: The proposed Project has been determined to have a significant and unavoidable impact upon the environment. The Draft Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA), as outlined in PRC Section 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

The Draft EIR evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: 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 services systems.

The following impact areas were determined to be less than significant with the incorporation of mitigation: biological resources, cultural resources, paleontological resources, and tribal resources. The Draft EIR indicates that the implementation of the proposed Project would result in significant and unavoidable impacts related to greenhouse gases.

The Project site is not included on the Cortese List under Section 65962.5 of the Government Code.

PUBLIC REVIEW AND COMMENTS: Public review starts on June 24, 2026, and will extend to August 8, 2026. Emails or written comments received by August 8, 2026, will be considered before the Hemet Planning Commission takes action on the Draft EIR. Comments may be emailed to the City's Community Principal Planner James Atkins at JAtkins@hemet.gov or mailed to: James Atkins, City of Hemet Principal Planner, 445 E Florida Avenue, Hemet, CA 92543.

Comments received will be considered by the Planning Commission at a future, publicly advertised meeting (date to be determined). Members of the Public who wish to comment on matters before the Commission, in lieu of attending in person, may submit comments on or before 2:00 p.m. the day of the meeting by using the following link: https://hemetca.civicweb.net/Portal/CitizenEngagement.aspx

AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT: The Draft EIR is available online at https://www.hemetca.gov/797/Environmental-Documents. The Draft EIR and its technical appendices are available for public review during regular working hours at the following locations: (1) City of Hemet – City Hall, Community Development Department, 445 E. Florida Avenue, Hemet, CA 92543-4209. (2) Hemet Public Library Conference Room, 300 E Latham Avenue, Hemet, CA 92543.

PUBLIC HEARING: Notifications regarding the public hearing for consideration of the Project and the Final EIR by the Planning Commission will also be posted on the city's website and mailed to property owners surrounding the Project site.

CONTACT: If you need additional information or have any questions concerning this Project, please contact James Atkins, Principal Planner at (951) 765-3870 or JAtkins@hemetca.gov.

FIGURE 1: PROJECT SITE
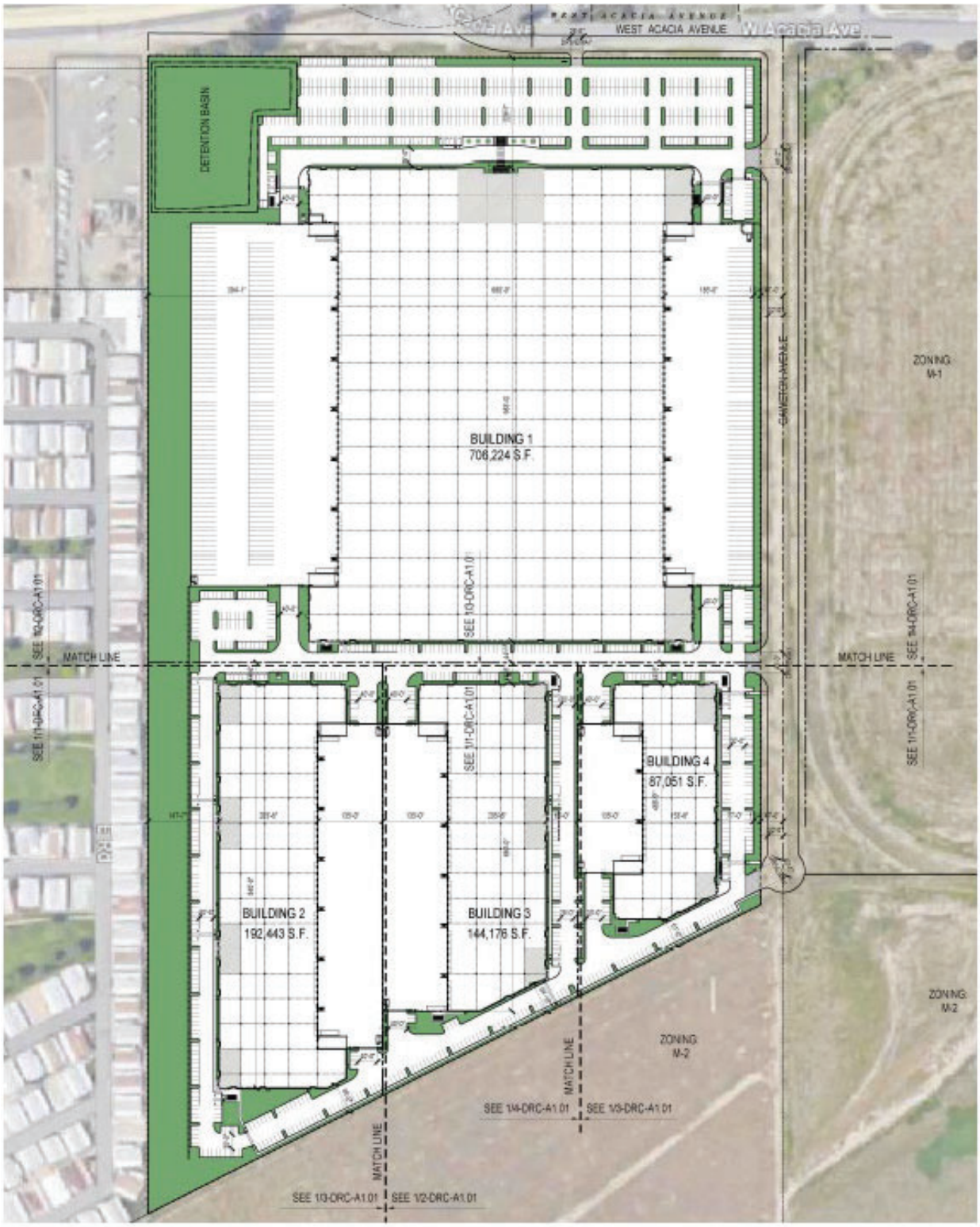
FIGURE 2: CONCEPTUAL SITE PLAN