

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OAK VALLEY NORTH PROJECT

DATE: December 12, 2022
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: **Oak Valley North**; GPA 22-03, ZC 22-01 (SPA Area 4); TPM 38589; DPR 22-05/CUP 22-02 (Building 1), DPR 22-06/CUP 22-03 (Building 2), and DPR 22-07/CUP 22-04 (Building 3)

This Notice of Preparation (NOP) notifies agencies, organizations, and interested parties that the City of Calimesa (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the **Oak Valley North Project** (Project), proposed by BICM Land Holding, LP. The Project entails the proposed subdivision of ± 110.8-acres and the reasonably foreseeable development of light industrial uses on ± 87.0 acres and high-density residential land uses on ± 19.8 acres. The City is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

SCOPE OF THE EIR

In accordance with CEQA, the City determined that the proposed Project has the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

The EIR will assess the effects of the proposed project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Calimesa in the EIR. **The public review comment period for this NOP begins on December 12, 2022 and will close at 5:00 pm on January 10, 2023.**

PROJECT LOCATION

APNs: 413-260-018, 413-260-025, 413-280-016, 413-280-018, 413-280-021, 413-280-030, 413-280-036, 13-280-037, 430-280-043.

The Project site is located in the southern portion of the City of Calimesa, northeast of Interstate 10 (I-10) and Calimesa Boulevard, southeast of Singleton Road, and south of Beckwith Avenue. Refer to the attached ***Vicinity Map***. The parcels within the Project boundary are not located on known listed toxic hazardous waste sites pursuant to Government Code Section 65962.5. The topography slopes up from I-10 to the northeast. Refer to the attached ***USGS Topographic Map***. The site presently contains one unoccupied structure and is otherwise vacant. Refer to the attached ***Aerial Photograph***.

SUMMARY OF PROPOSED PROJECT

Applications filed with the City of Calimesa include the following:

General Plan Amendment (GPA) 22-03

GPA 22-03 proposes to modify the land use element of the *City of Calimesa 2014 General Plan* (General Plan) to change the General Plan land use designations on the property from Business Park (BP), Light Industrial (LI), and Residential Low Medium Density (RLM) to Light Industrial (LI) and Residential High Density (RH).

Zone Change (ZC) 22-01 (SPA Area 4)

ZC 22-01 (SPA Area 4) proposes to modify the City's official zoning map as it applies to the property to change the zoning classifications from Business Park (B-P), Light Industrial (L-I) and Residential Low Medium (R-L-M) to a zoning classification of Specific Plan Area (SPA). The Oak Valley North Specific Plan (SPA Area 4) proposes to establish a Specific Plan for the property and apply two land use designations: Light Industrial (LI) and Residential High (RH). Refer to the attached ***Conceptual Land Use Plan***. The approximately 108.2-acre Specific Plan area would be divided into three planning areas for planning purposes. Planning Area 1 would be 87.0 acres and accommodate up to 1,515,888 square feet (s.f.) of LI building space. Planning Area 2 would be 6.3 acres and allow up to 126 residential units at a density of up to 20 dwelling units per acre (du/ac). Planning Area 3 would be 13.5 acres and allow up to 270 residential units at a density of up to 20 du/ac. The balance of the acreage (1.4 acres) would be designated as roadway. The Specific Plan also proposes development standards that would serve as the property's zoning and includes design guidelines for architecture, landscaping, and other physical attributes of the proposed development.

Tentative Parcel Map (TPM) 38589

TPM 38598 is a proposed parcel map to subdivide the subject site into six (6) parcels ranging in size from 0.4 to 43.7 net acres. TPM 38589 also would subdivide the site to dedicate \pm 1.65 acres of right-of-way to the City of Calimesa for improvements to Beckwith Road and \pm 1.96 acres to the City of Calimesa for improvements to Calimesa Boulevard.

Development Plan Review (DPR) 22-05 and Conditional Use Permit (CUP) 22-02 (Building 1)

Development Plan Review (DPR) 22-06 and Conditional Use Permit (CUP) 22-03 (Building 2)

Development Plan Review (DPR) 22-07 and Conditional Use Permit (CUP) 22-02 (Building 3)

The DPR and CUP applications propose development plans for the Specific Plan's Planning Area 1. Three rectangular-shaped buildings are proposed with the long sides of the buildings facing northwest and southeast and the short sides of the buildings facing northeast and southwest. Building 1 would have 327,266 s.f. of floor area comprised of 15,000 s.f. of office, 302,266 s.f. of warehouse, and 10,000 s.f.

of mezzanine, with 51 loading dock bays positioned on the southeast-facing side of the building facing interior to the site. Building 2 would have 679,984 s.f. of floor area comprised of 15,000 s.f. of office, 654,984 s.f. of warehouse, and 10,000 s.f. of mezzanine, with 48 loading dock bays positioned on the northwest-facing side of the building and 67 loading dock bays positioned on the southeast-facing side of the building facing interior to the site. Building 3 would have 357,670 s.f. of floor area comprised of 20,000 s.f. of office, 322,670 s.f. of warehouse, and 15,000 s.f. of mezzanine, with 56 loading dock bays positioned on the northwest-facing side of the building facing interior to the site. In total, 1,364,920 s.f. of building space is proposed across the three buildings. The buildings are designed for concrete tilt-up construction and would reach a maximum building height of 50 feet. A 120-foot-wide area including streetscape landscaping, multi-use trail, and landscaped slope/buffer would occur adjacent to the south side of Beckwith Avenue. Considering the landscaped slope, the finished floor elevations of the buildings would be approximately 30 feet lower than the existing grade of Beckwith Avenue. Other proposed site features include streetscape and interior site landscaping, drive aisles, truck courts, parking areas for trucks and passenger vehicles, walls, fences, truck court entry gates, lighting, signage, and supporting infrastructure. Refer to the attached exhibit, ***Proposed Development Plans and CUPs***.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR.

The issuance of this NOP triggers a 30-day public scoping period. The scoping period begins on **December 12, 2022** and ends on **January 10, 2023**. Comments may be sent to the City at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. Due to the time limits mandated by state law, all scoping comments must be received by the City or be postmarked by January 9, 2023. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency.

Direct all comments to:

City of Calimesa – Planning Division
Attn: Kelly Lucia, M. URP, Planning Director
908 Park Avenue
Calimesa, CA 92320
Comments may also be emailed to klucia@cityofcalimesa.net

SCOPING MEETING

In accordance with Section 21083.9(a)(2) of the California Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting.

Meeting Information:

January 5, 2023
6:00 – 7:00 pm (Pacific Standard Time)

Attend the virtual meeting live webcast:

Zoom Webinar Information

Webinar Link:

<https://us06web.zoom.us/j/81655079864?pwd=cTZxUFBFN1VsR1EwMTZpeW9RSTNUdz09>

Meeting ID: 816 5507 9864

Passcode: 073274

Phone: [+1 669 444 9171](tel:+16694449171)

Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. A name and email address are required to enter the broadcast room to keep track of attendees.

The meeting will include a brief presentation describing the proposed Project and the City's preliminary review of potential environmental effects. The scoping meeting will include time for the public and stakeholders to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the Project that would also achieve the Project's objectives.

Attachments:

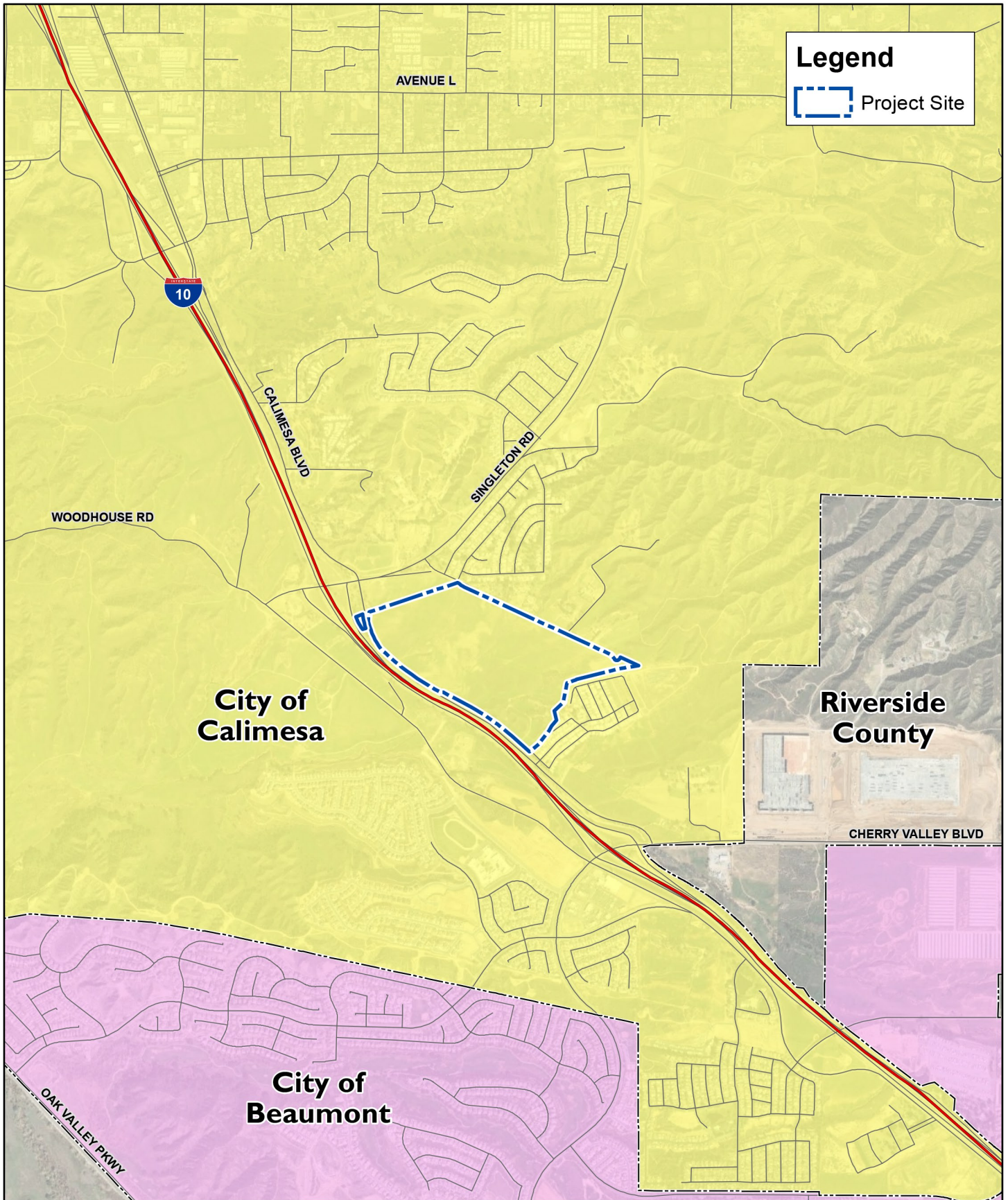
Figure 1 – Vicinity Map

Figure 2 – Aerial Photograph

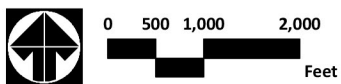
Figure 3 – USGS Topographic Map

Figure 4 – Conceptual Land Use Plan

Figure 5 – Proposed Development Plans and CUPs



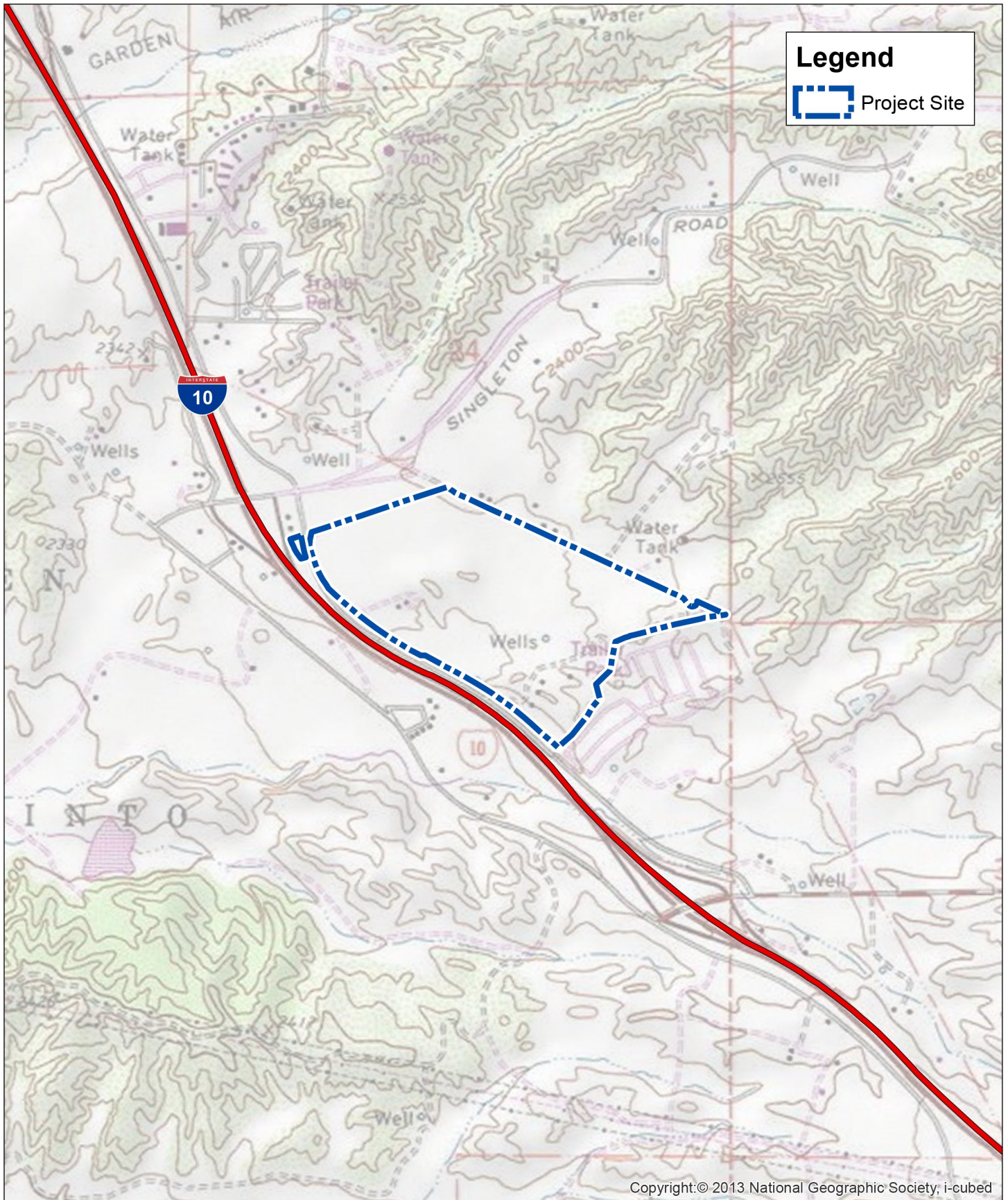
Source(s): ESRI, RCTLMA (2022)



Oak Valley North

Vicinity Map

JN: 1149-001
 Date: December 2022



Legend
Project Site

Source(s): ESRI, USGS (2013)



USGS Topographic Map

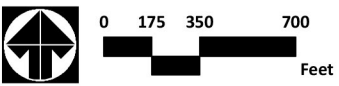
Oak Valley North

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Legend
 Project Site

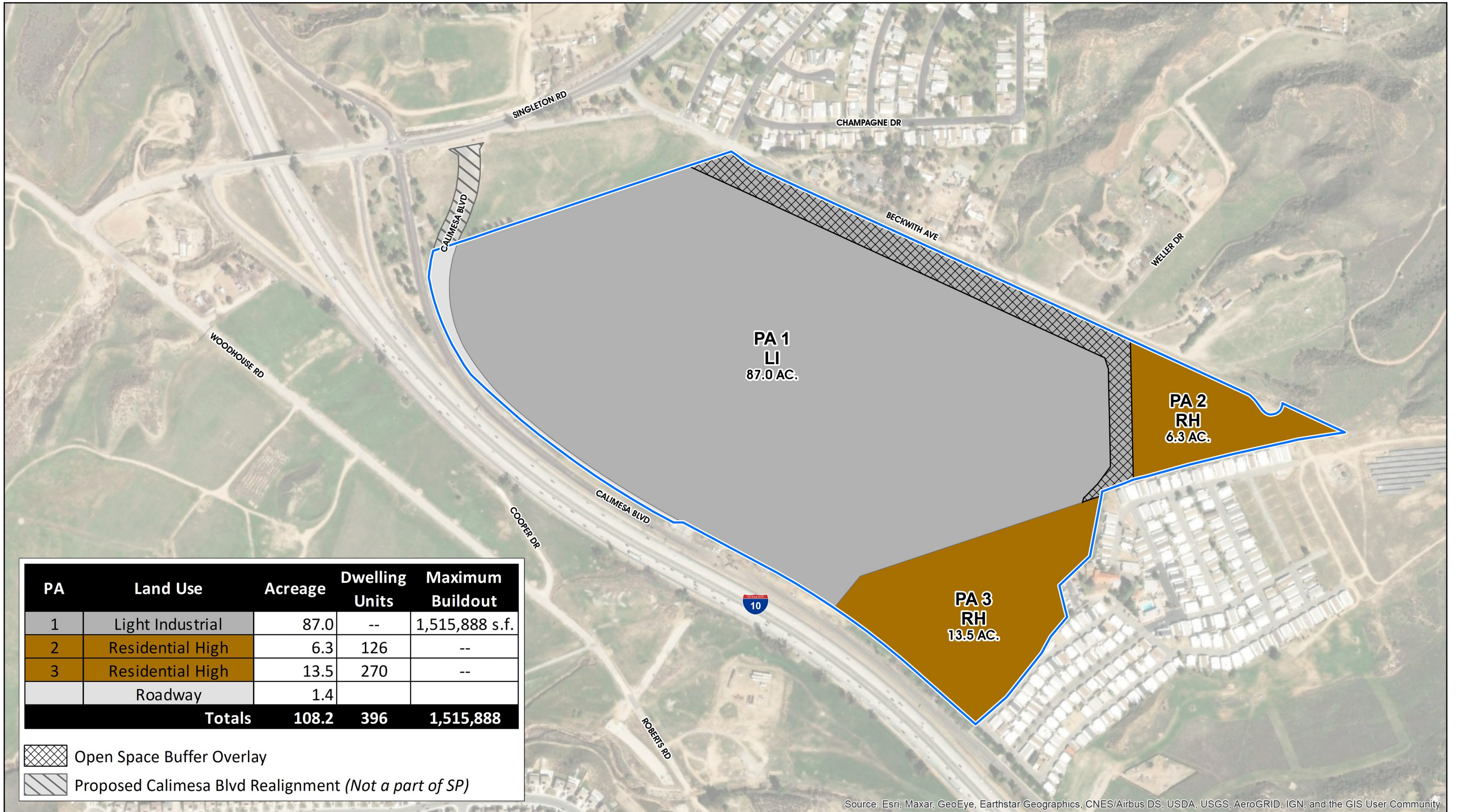
Source(s): ESRI, RCTLMA (2022)



Aerial Photograph

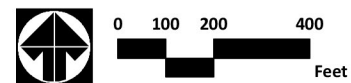
Oak Valley North

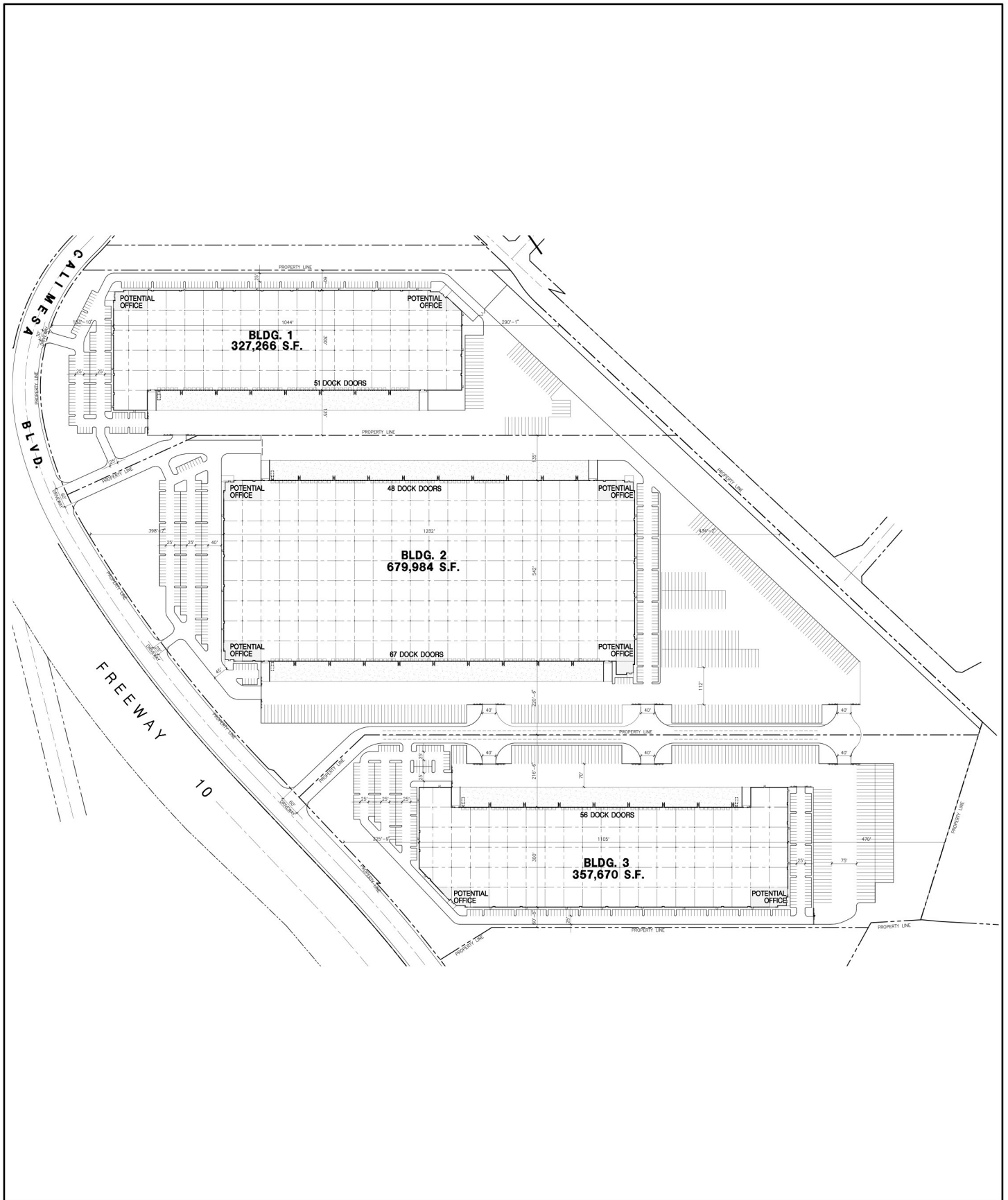
JN: 1149-001
Date: December 2022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source(s): ESRI, RCLMA (2022)





Source(s): HPA (10-12-2022)



Not to Scale

Proposed Development Plans and CUPs

Oak Valley North

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