

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022120265

Project Title: Oak Valley North

Lead Agency: City of Calimesa

Contact Person: Kelly Lucia

Mailing Address: 908 Park Avenue

Phone: 909-795-9801, ext. 229.

City: Calimesa

Zip: 92320

County: Riverside

Project Location: County: Riverside

City/Nearest Community: City of Calimesa

Cross Streets: Interstate 10, Calimesa Blvd., Singleton Rd., Beckwith Ave.

Zip Code: 92320

Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 36 " N / 117 ° 02 ' 35 " W Total Acres: 110.2

Assessor's Parcel No.: 413-260-18, 413-280-16, 18, 21, 30, 36, 37, 43

Section: 24, 25

Twp.: 2 South

Range: 2 West

Base: _____

Within 2 Miles: State Hwy #: Interstate 10

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Mesa View Middle, Calimesa Elementary, Mesa Grande Academy

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>223</u> Acres <u>11.2</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>982,232</u> Acres <u>95.6</u> Employees <u>~954</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Trailer Lot; Church</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>GHG, Energy</u> |

Present Land Use/Zoning/General Plan Designation:

Vacant / Business Park B-P, Light Industrial L-I, Residential Low Medium R-L-M / Business Park BP, Light Industrial LI, Residential Low Medium Density RLM

Project Description: *(please use a separate page if necessary)*

General Plan Amendment, Zone Change, and establishment of the Oak Valley North Specific Plan to allow for the development of up to 982,232 s.f. of warehouse and office building space and up to 223 multi-family residential units or a church on 110.2 gross acres. Four accompanying Development Plan Reviews and Conditional Use Permits are proposed for the development of four warehouse building sites, each containing a building, parking areas, drive aisles, landscaping, lighting, walls, fencing, and signage. Building 1 would have 236,892 s.f. of floor area and 37 loading docks. Building 2 would have 249,840 s.f. of floor area and 174 loading docks. Building 3 would have 249,000 s.f. of floor area and 93 loading docks. Building 4 would have 246,500 s.f. of floor area and 50 loading docks. Two additional Development Plan Reviews are proposed to establish two trailer lots. Trailer Lot 1 would be 10.04 acres and provide for 254 trailer parking spaces and 5 auto spaces. Trailer Lot 2 would be 27.24 acres and provide for 708 trailer parking spaces and 5 auto spaces. Also, a Tentative Parcel Map is proposed to subdivide the property and create 7 parcels and dedicate public roadway right-of-way to the City of Calimesa for improvements to Beckwith Road and Calimesa Boulevard.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 14, 2023 Ending Date August 14, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>BICM Land Holding, LP</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>450 Newport Center Drive, Suite 200</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>949.629.7939</u>
Phone: <u>714.505.6360 Ext. 350</u>	

Signature of Lead Agency Representative: *Kelly Lucia* Date: 7-10-2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.