

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

DATE: July 14, 2023

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), DPR 22-07/CUP 22-04 (Building 3), DPR 22-08/CUP 22-06 (Building 4), DRP 22-09 (Trailer Parking Lot 1), and DRP 22-010 (Trailer Parking Lot 2)

This Revised 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 ± 110.2 gross acres and the foreseeable development of business park uses on ± 95.5 acres, high-density residential and/or church land uses on ± 11.2 acres, and ± 3.4 acres of public roadway. 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 July 14, 2023, and will close at 5:00 pm on August 14, 2023.**

PROJECT LOCATION

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

The Project site is 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 Project 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 Business Park (BP) for PA 1 and Residential High Density (RH) for PA 2.

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: Business Park (BP) and Residential High (RH). Refer to the attached ***Conceptual Land Use Plan***. The approximately 110.2-acre Specific Plan area would be divided into two planning areas for planning purposes. Planning Area 1 would be 95.5 acres and accommodate up to 982,232 square feet (s.f.) of BP building space. Planning Area 2 would be 11.2 acres and allow up to 223 residential units at a density of up to 20 dwelling units per acre (du/ac). Place of worship is a conditionally-permitted use in the Specific Plan's residential zone, and therefore, it is anticipated that a 1,200-seat church facility may be developed within the residential zone. The balance of the acreage (3.4 acres) would be designated as public roadway for portions of Calimesa Boulevard and Beckwith Avenue. 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 seven (7) parcels and convey right-of-way to the City of Calimesa for improvements to Beckwith Avenue and 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) 22-04 (Building 3), Development Plan Review (DRP) 22-08 and Conditional Use Permit (CUP) 22-06 (Building 4), Development Plan Review (DRP) 22-09 (Trailer Lot 1), and Development Plan Review (DRP) 22-010 (Trailer Lot 2)

The DPR and CUP applications propose development plans for the Specific Plan's Planning Area 1. One (1) trapezoidal-shaped and three (3) rectangular-shaped concrete tilt-up buildings are proposed within the southern and western portions of Planning Area 1. The proposed CUPs would allow the four (4) buildings

represented in the DPRs. According to the proposed Oak Valley North Specific Plan, which refers to the City of Calimesa Municipal Code, warehouse and distribution buildings require a CUP in areas zoned LI/BP. Refer to the attached exhibit, **Proposed Development Plans and CUPs**.

Proposed Buildings

Building	Total Building Size	Office Size	Warehouse Size	Loading Docks	Auto Parking Spaces	Trailer Parking Spaces
1	236,892 s.f.	20,000 s.f.	216,892 s.f.	37	208	31
2	249,840 s.f.	20,000 s.f.	229,840 s.f.	74	215	0
3	249,000 s.f.	20,000 s.f.	229,000 s.f.	93	191	0
4	246,500 s.f.	20,000 s.f.	226,500 s.f.	50	183	79

Building 1 would have 236,892 s.f. of floor area comprised of 20,000 s.f. of office and 216,892 s.f. of warehouse with 37 loading dock bays positioned on the southeast-facing side of the building facing interior to the site, 208 passenger vehicle parking spaces, and 31 trailer parking spaces.

Building 2 would have 249,840 s.f. of floor area comprised of 20,000 s.f. of office and 229,840 s.f. of warehouse, with 37 loading dock bays positioned on the northwest-facing side of the building and 37 loading dock bays positioned on the southeast-facing side of the building facing interior to the site (74 total loading dock bays) and 215 passenger vehicle parking spaces.

Building 3 would have 249,000 s.f. of floor area comprised of 20,000 s.f. of office, 229,000 s.f. of warehouse with 50 loading dock bays positioned on the north-facing side of the building and 43 loading dock bays positioned on the south-facing side of the building (93 total loading dock bays) and 191 passenger vehicle parking spaces.

Building 4 would have 246,500 s.f. of floor area comprised of 20,000 s.f. of office and 226,500 s.f. of warehouse, with 50 loading dock bays on the northeast-facing building facing interior to the site, 183 passenger vehicle parking spaces, and 79 trailer parking spaces.

In total, 982,232 s.f. of building space is proposed across the four (4) buildings. In addition to the four (4) proposed industrial buildings, two (2) trailer parking lots are proposed in the northern and eastern portions of PA 1.

Proposed Trailer Parking Lots

Lot	Total Size	Usable Area	Auto Parking Space	Trailer Parking Spaces
1	10.04 acres	7.33 acres	5	254
2	27.24 acres	17.09 acres	5	708

Trailer Parking Lot 1 would be 10.04 acres in size with 7.33 acres of usable space providing 5 auto parking stalls and a total of 254 trailer parking stalls. Trailer Parking Lot 2 would be 27.24 acres in size with 17.09 acres of usable space providing 5 auto parking stalls and a total of 734 trailer parking stalls. Each lot would be fenced with access controlled through a guard shack.

Other proposed site features include streetscape and interior site landscaping, drive aisles, truck courts, walls, fences, truck court entry gates, lighting, signage, and supporting infrastructure. A multi-use trail is proposed adjacent to the south side of Beckwith Avenue, separated from the proposed building and parking lot development by a solid perimeter wall and landscaped slope. Considering the landscaped slope, the finished

floor elevations of the four (4) industrial buildings vary from approximately 18 to 46 feet lower than the existing grade of Beckwith Avenue.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this Revised 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 Revised NOP triggers a 30-day public scoping period. The scoping period begins on **July 14, 2023**, and ends on **August 15 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 August 14, 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:

Monday July 24, 2023
6:00 p.m. (Pacific Standard Time)

Attend the virtual meeting live webcast:

Zoom Webinar Information

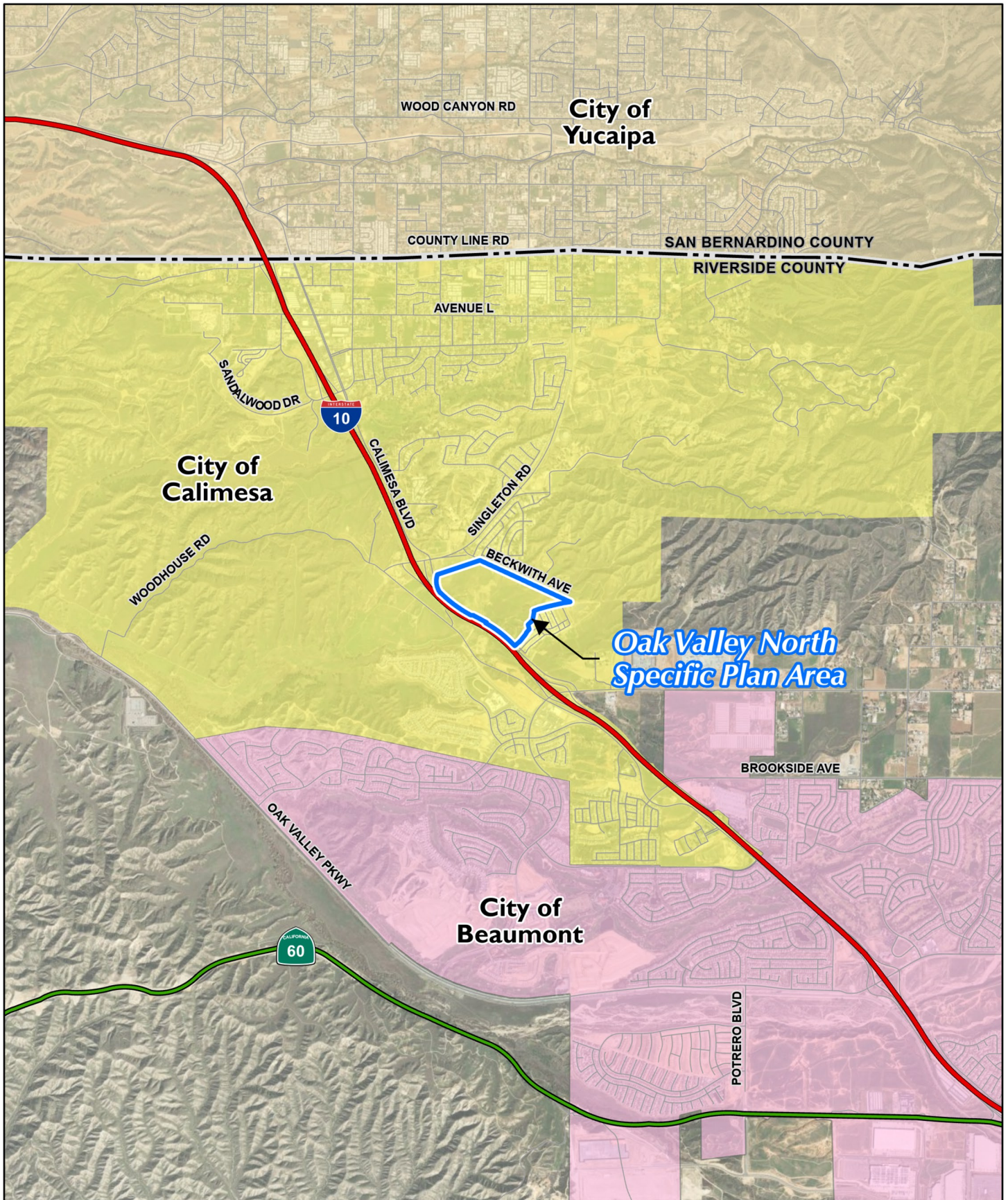
Webinar Link: <https://us06web.zoom.us/j/85016282379?pwd=cHY1UFBINUJLNk1HR0tCeThVbE9Wdz09>

Meeting ID: 850 1628 2379

Passcode: 555908

Phone: +1 669 444 9171

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.



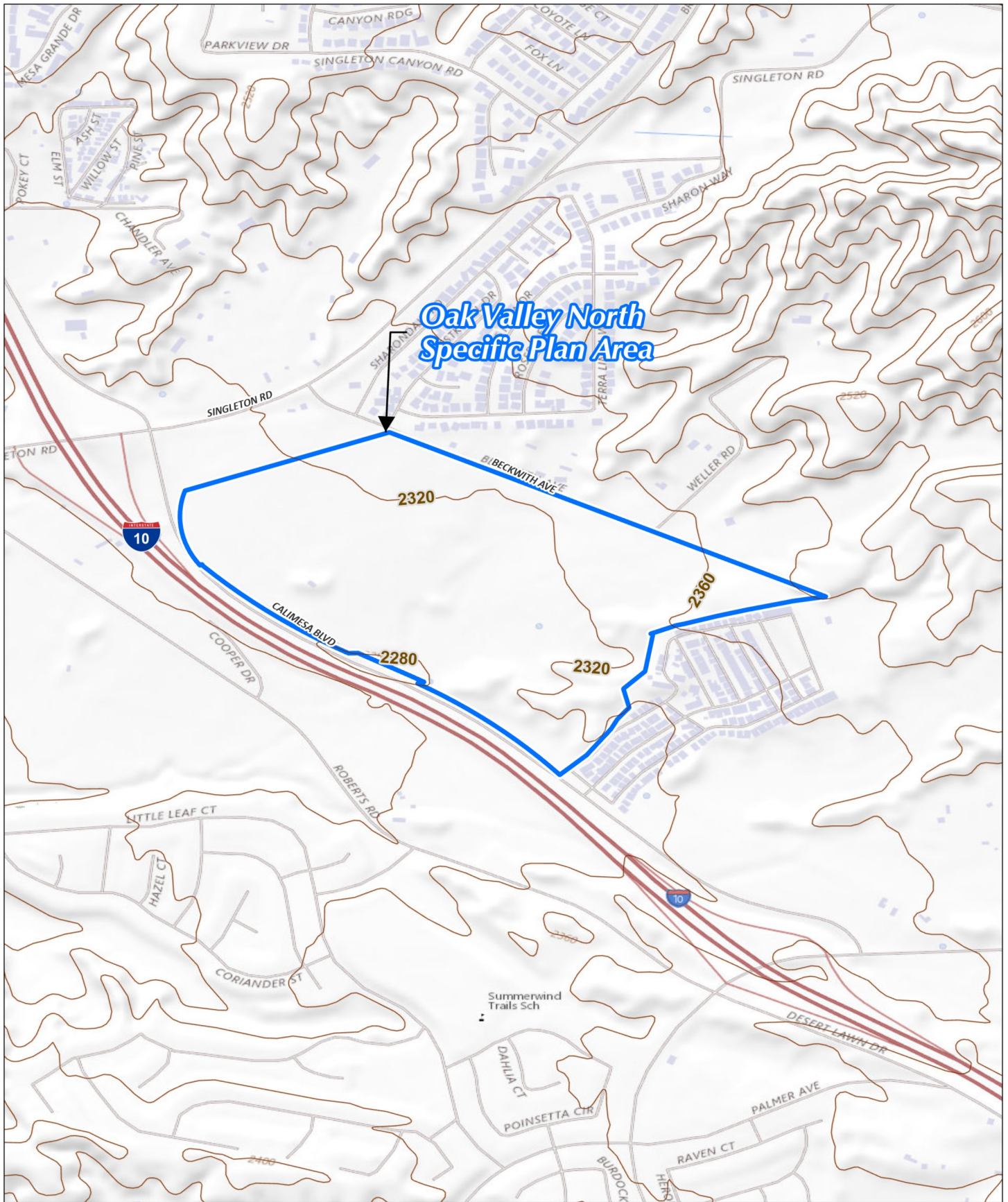
Source(s): ESRI, RCTLMA (2022), SB County (2020)



Oak Valley North

Vicinity Map

JN: 1149-001
Date: July 2023



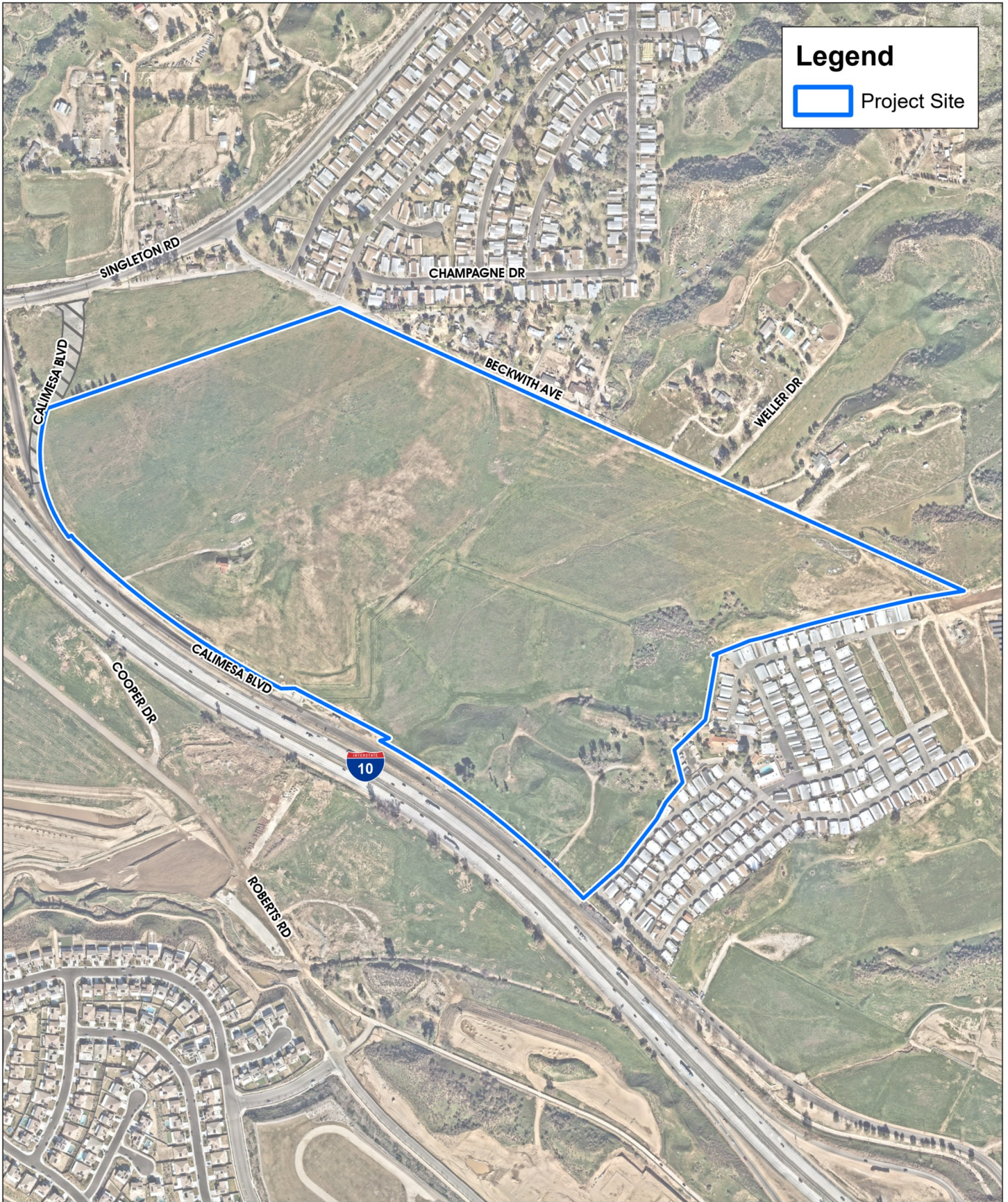
Source(s): ESRI, USGS (2021)




USGS Topographic Map

Oak Valley North

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Legend

 Project Site

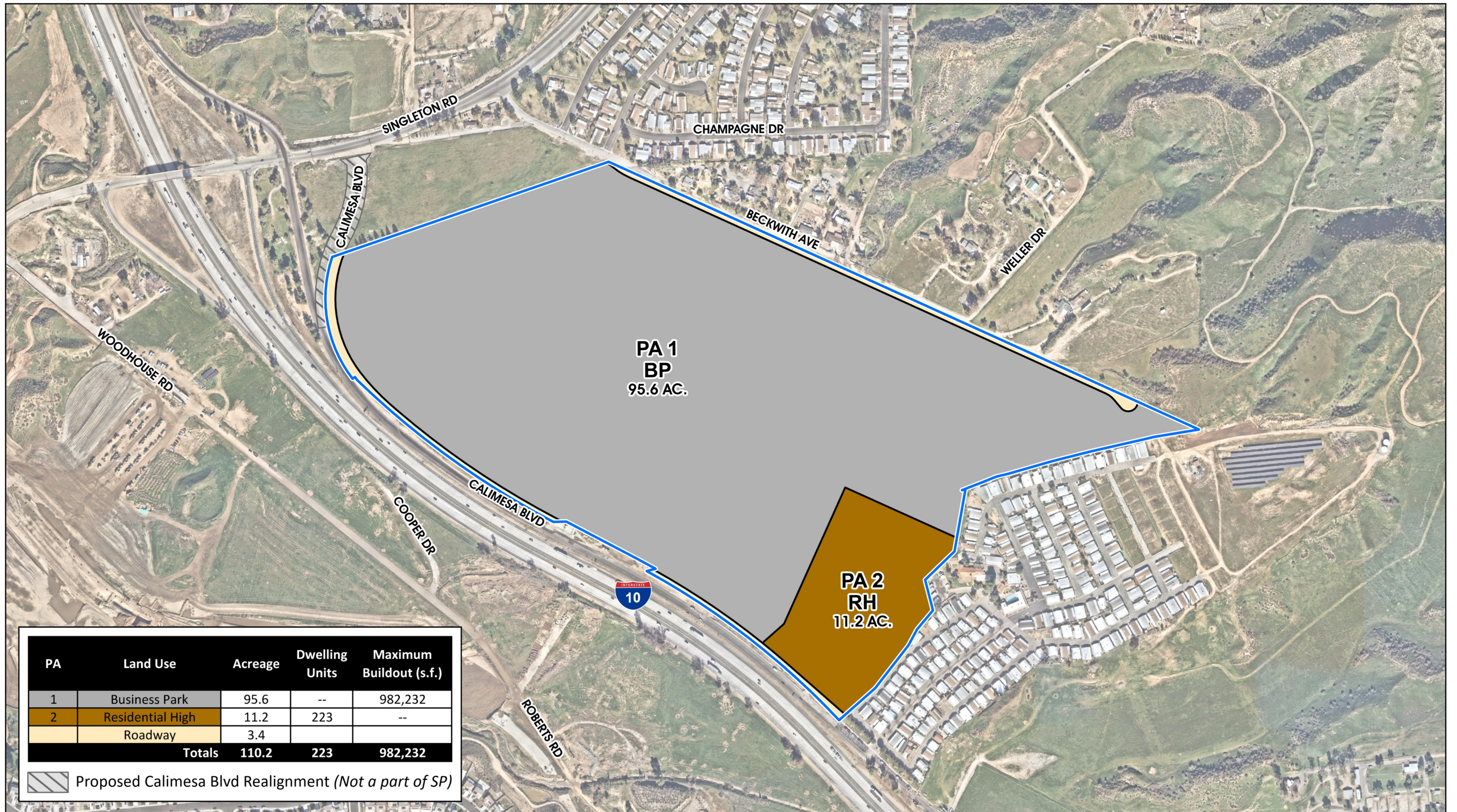
Source(s): ESRI, NearMap (2023), RCLMA (2022)



Aerial Photograph

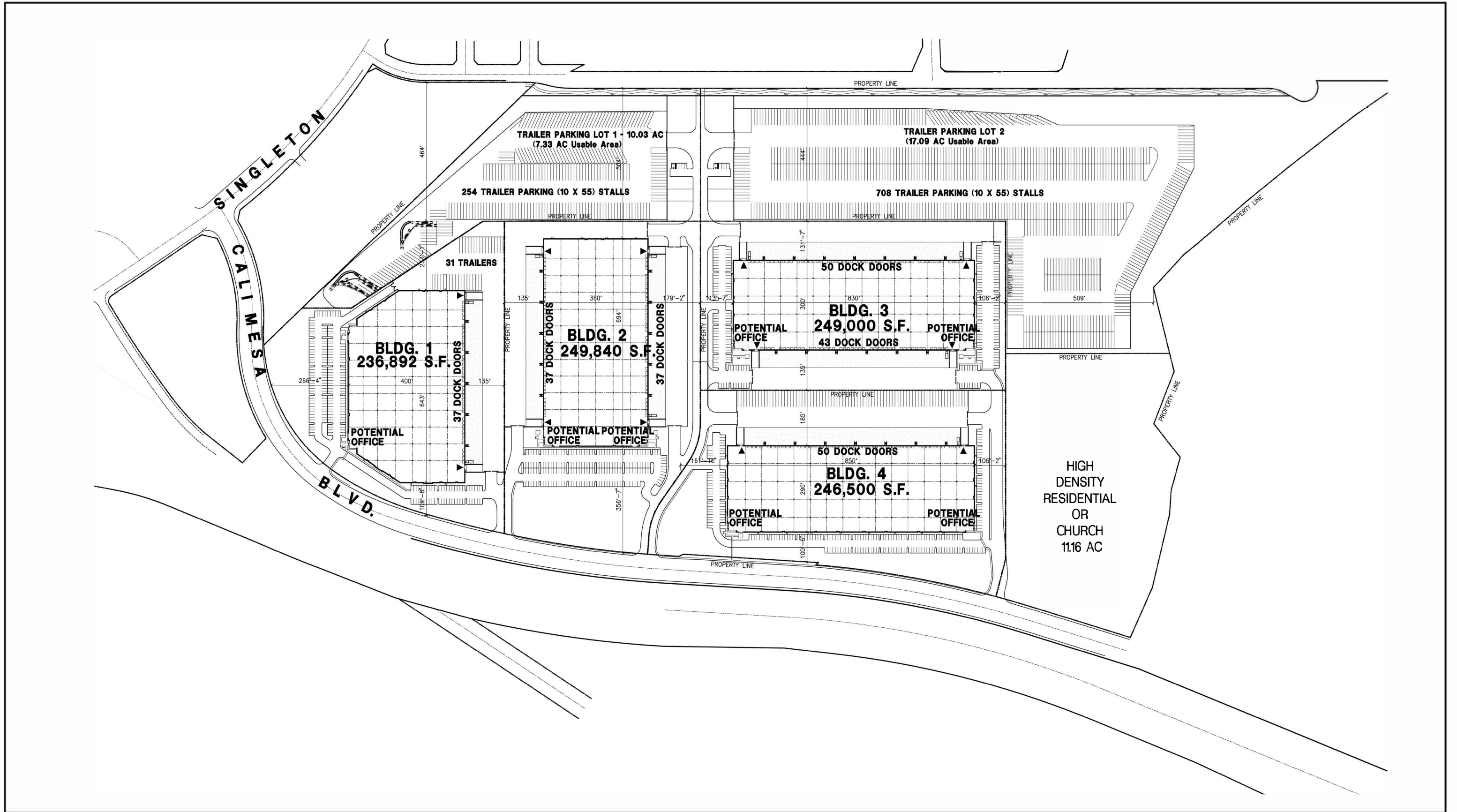
Oak Valley North

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Date: July 2023



Source(s): ESRI, NearMap (2023), RCLMA (2022)





Source(s): HPA (06-20-2023)

Proposed Development Plans and CUPs