NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
FOR THE OAK VALLEY NORTH PROJECT

DATE: March 22, 2024

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 notice is to inform the public and interested agencies and organizations that in accordance with the California Environmental Quality Act (CEQA), the City of Calimesa is issuing notification of the availability of a Draft Environmental Impact Report (EIR) for public comment, which addresses physical impacts to the environment that could result from implementation of the **Oak Valley North (OVN) Project** (Project). State Clearinghouse No. 2022120265.

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***.

PROJECT DESCRIPTION

The proposed Project consists of applications for the discretionary approvals described below, each of which is addressed in the Project's EIR.

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 95.6 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 OVN 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

Bldg #	Total Building Size	Office Size	Warehouse Size	Loading Docks	Auto Parking Spaces	Trailer Storage Spaces
1	236,892 s.f.	20,000 s.f.	216,892 s.f.	37	199	30
2	249,840 s.f.	20,000 s.f.	229,840 s.f.	74	190	0
3	249,000 s.f.	20,000 s.f.	229,000 s.f.	93	187	0
4	246,500 s.f.	20,000 s.f.	226,500 s.f.	50	214	77

Building 1 would have 236,892 s.f. of floor area consisting 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, 199 passenger vehicle parking spaces, and 30 trailer parking spaces.

Building 2 would have 249,840 s.f. of floor area consisting 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 190 passenger vehicle parking spaces.

Building 3 would have 249,000 s.f. of floor area consisting 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 189 passenger vehicle parking spaces.

Building 4 would have 246,500 s.f. of floor area consisting 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, 222 passenger vehicle parking spaces, and 77 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 Storage Spaces
1	10.04 acres	7.33 acres	5	251
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 251 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 708 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.

Land Use Scenarios

It should be noted that the OVN EIR evaluates three different land use Scenarios for future development on site. Scenario 1 considers buildout of proposed OVN Specific Plan (SP) Planning Area 1 with a mixture of high-cube warehouse uses (982,232 s.f.) in all four buildings and the two proposed truck/trailer storage lots, and assumes that OVNSP Planning Area 2 would be developed with 223 multi-family dwelling units. Scenario 2 considers buildout of proposed OVNSP Planning Area 1 with a mixture of high-cube parcel hub warehouse uses (982,232 s.f.) in all four buildings and the two trailer storage lots, and assumes that Planning Area 2 would be developed with 223 multi-family dwelling units. Scenario 3 assumes that Planning Area 1 is developed with a mixture of high-cube warehouse uses (982,232 s.f.) and the two trailer storage lots, and assumes that Planning Area 2 would be developed with the 1,200-seat church use.

DOCUMENT AVAILABILITY

The OVN EIR and associated Technical Appendices will be available for public review on the City of Calimesa Planning Department's web page (https://www.cityofcalimesa.net/Archive.aspx?AMID=48). Copies of the OVN EIR and Technical Appendices also will be available at the City of Calimesa Planning Department during normal business hours at 908 Park Avenue, Calimesa, CA 92320.

PUBLIC REVIEW PERIOD: The 45-day public review period for the OVN EIR is from **March 22, 2024** to **May 6, 2024**.

COMMENTS: Any person who wishes to comment on the OVN EIR must submit written comments no later than **5:00 p.m. on Mondary, May 6, 2024**. Written comments may be sent to: Kelly Lucia, M. URP, Planning Director, City of Calimesa – Planning Division, 908 Park Avenue, Calimesa, CA 92320, or by e-mail to klucia@cityofcalimesa.net.

PROJECT IMPACTS

Based on the findings of the OVN EIR, the OVN Project would result in significant impacts to the environment that cannot be mitigated to below a level of significance after the consideration of compliance with applicable laws and regulations, design features proposed by the Project, and the application of feasible mitigation measures. These impacts are as follows:

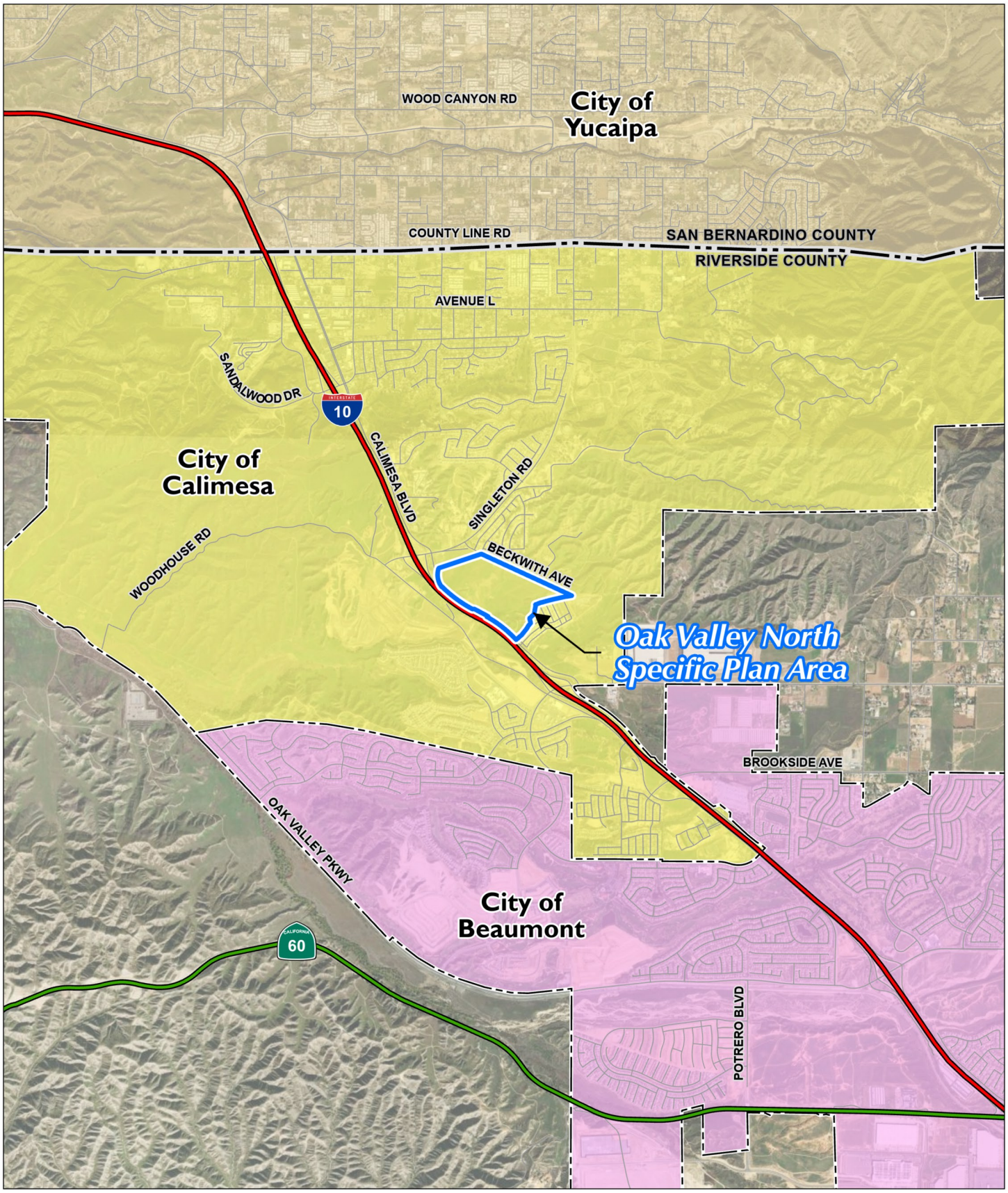
- Air Quality: Significant and unavoidable direct and cumulatively-considerable impacts due to a conflict with the South Coast Air Quality Management District (SCAQMD) 2022 Air Quality Management Plan (AQMP), and significant and unavoidable direct and cumulatively-considerable impacts due to operational-source emissions of Volatile Organic Compounds (VOC), nitrogen oxides (NO_X), and/or particulate matter smaller than 10 microns (PM_{10}) that would exceed the SCAQMD Regional Thresholds for these pollutants, depending on which land use Scenario is considered.
- Greenhouse Gas Emissions: All three of the land use Scenarios considered by the OVN EIR would result in significant and unavoidable impacts due to Greenhouse Gas (GHG) emissions that would exceed the SCAQMD proposed screening threshold of 3,000 metric tons of carbon dioxide equivalent ($MTCO_2$). Due to the level of GHG emissions, the OVN EIR also discloses a significant and unavoidable impact due to the California Air Resources Board (CARB) 2022 Scoping Plan.
- Transportation: Implementation of the OVN Project would result in Vehicle Miles Traveled (VMT) that would exceed the City's thresholds of significance under the Cumulative Boundary and/or Origin/Designation (OD) per Service Population (SP) approach. Specifically, the Project's VMT impacts are considered significant and unavoidable for land use Scenarios 2 and 3 when using the OD VMT per SP method, for land use Scenario 3 under the Cumulative Boundary method, and for land use Scenarios 1, 2, and 3 when considering the Project's Total VMT per SP (i.e., total VMT including VMT from Project-related heavy-duty truck trips).

PUBLIC HEARING

The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

Attachments:

Figure 1 – Vicinity Map
Figure 2 – Aerial Photograph
Figure 3 – USGS Topographic Map
Figure 4 – Conceptual Land Use Plan
Figure 5 – Overall Site Plan



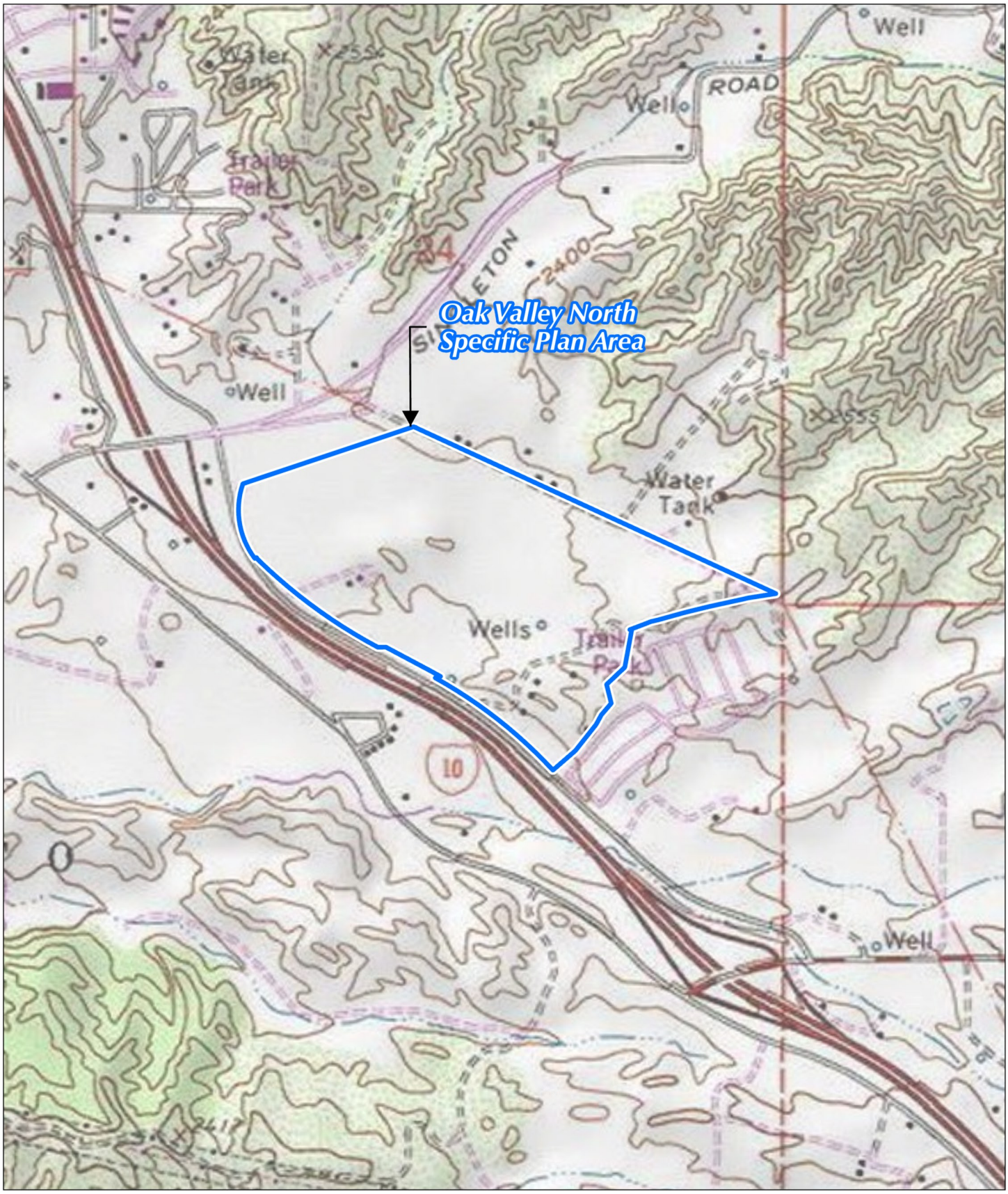
Source(s): ESRI, SB County (2022), RCIT (2022)

Figure 1

0 1,000 2,000 4,000 Feet

Vicinity Map

Oak Valley North



Source(s): ESRI, USGS (2013)

Figure 2

0 250 500 1,000 Feet

USGS Topographic Map

Oak Valley North

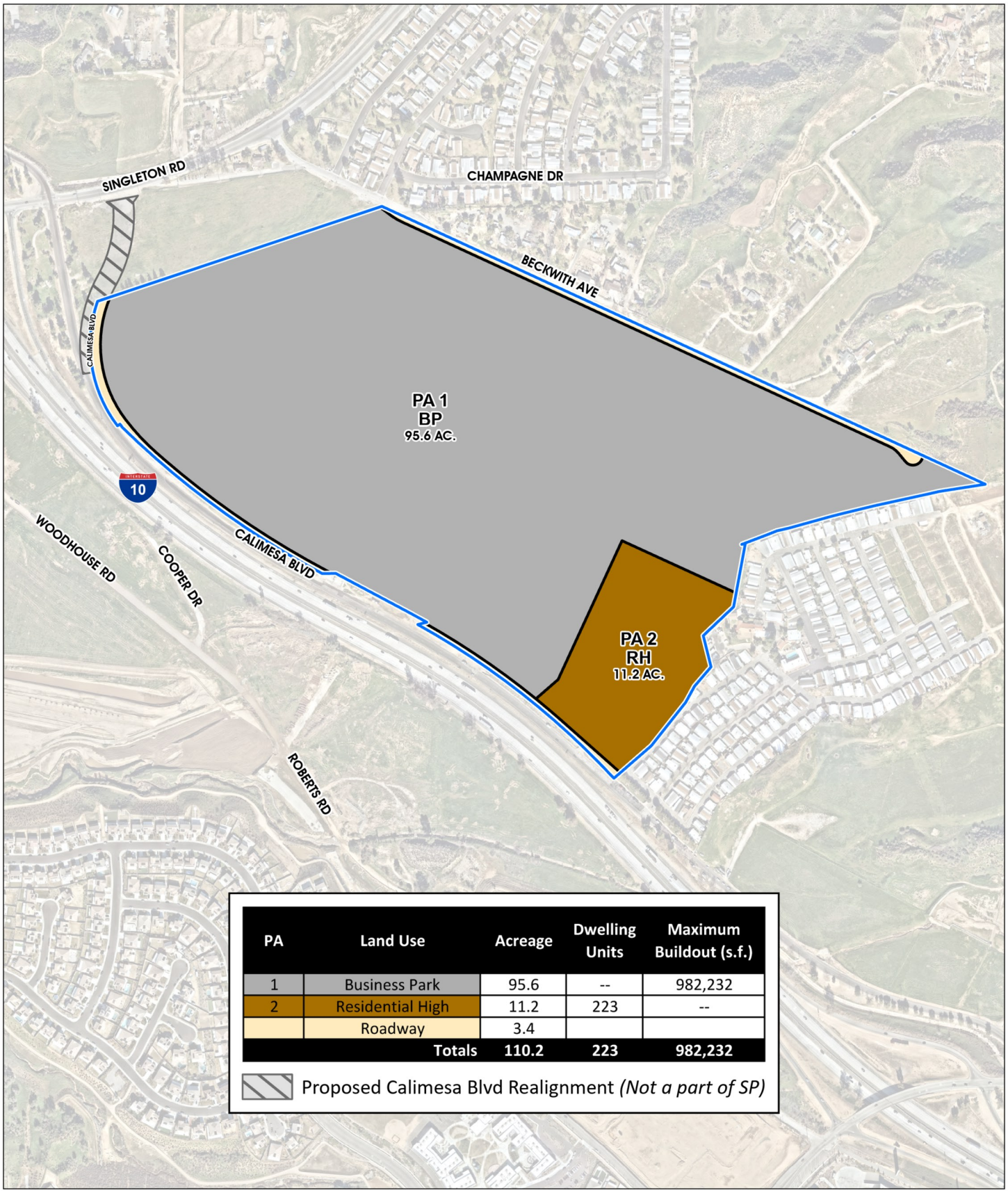
Source(s): ESRI

Figure 3

0 200 400 800 Feet

Aerial Photograph

Oak Valley North



PA	Land Use	Acreage	Dwelling Units	Maximum Buildout (s.f.)
1	Business Park	95.6	--	982,232
2	Residential High	11.2	223	--
	Roadway	3.4		
	Totals	**110.2**	**223**	**982,232**

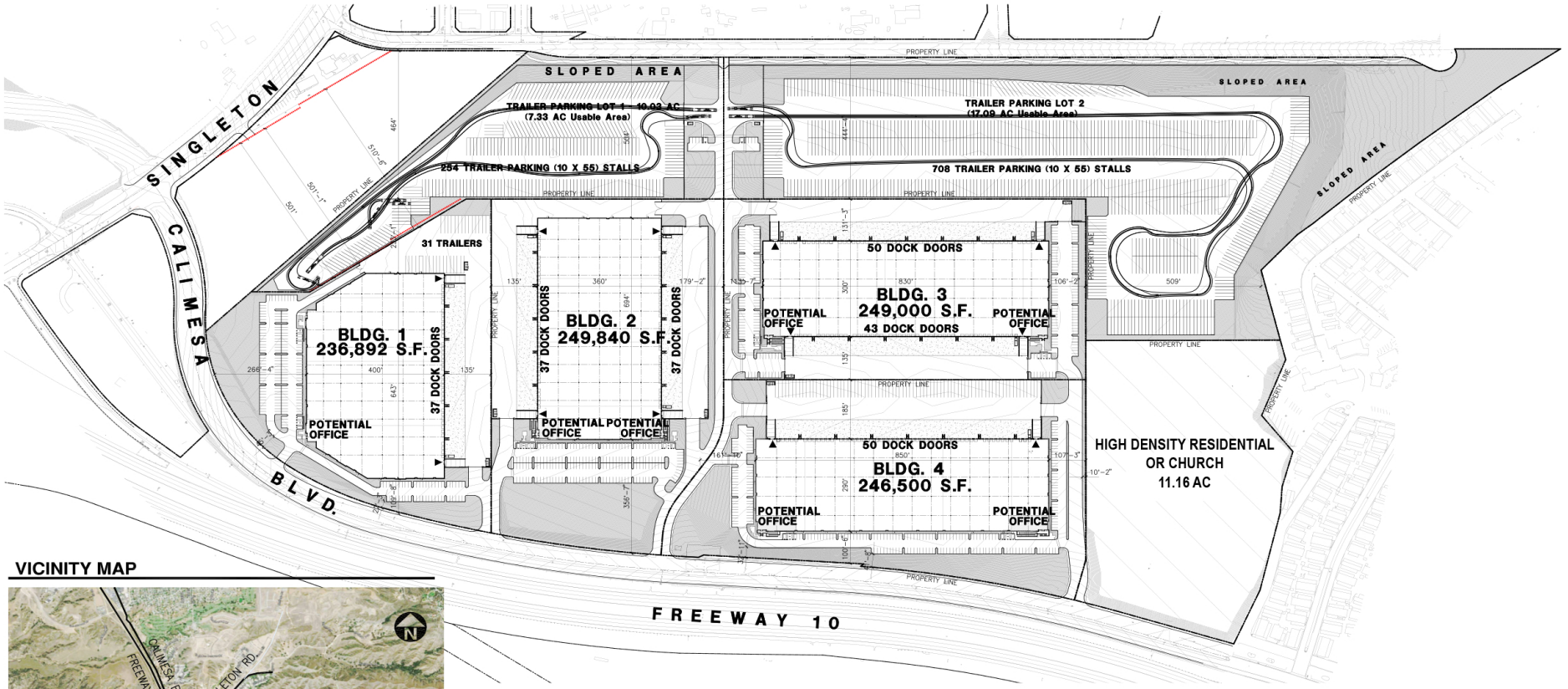
Proposed Calimesa Blvd Realignment *(Not a part of SP)*

Source(s): ESRI, NearMap Imagery (2023), Webb (04-19-2023)

Figure 4

0 150 300 600 Feet

Conceptual Land Use Plan



Source(s): HPA (November 2023)

Figure 5

Not to Scale

Proposed Development Plans and CUPs

Oak Valley North