

**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

<b>SCH # 2022120265</b>
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**Project Title:** Oak Valley NorthLead Agency: City of CalimesaContact Person: Kelly LuciaMailing Address: 908 Park AvenuePhone: 909-795-9801, ext. 229.City: CalimesaZip: 92320County: Riverside**Project Location:** County: Riverside City/Nearest Community: City of CalimesaCross Streets: Interstate 10, Calimesa Blvd., Singleton Rd., Beckwith Ave. Zip Code: 92320Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 36 " N / 117 ° 02 ' 35 " W Total Acres: 110.2Assessor's Parcel No.: 413-260-18 and 413-280-(16, 18, 21, 30, 36, 37, and 43) Section: 24, 25 Twp.: 2 South Range: 2 West Base: San BernWithin 2 Miles: State Hwy #: Interstate 10Waterways: N/AAirports: N/ARailways: N/ASchools: Mesa View Middle, Calimesa Elementary, Mesa Grande Academy**Document Type:**

CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.) \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec  
 NEPA:  NOI  EA  Draft EIS  FONSI  
 Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  General Plan Amendment  General Plan Element  Community Plan  
 Specific Plan  Master Plan  Planned Unit Development  Site Plan  
 Rezone  Prezone  Use Permit  Land Division (Subdivision, etc.)  
 Annexation  Redevelopment  Coastal Permit  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 223 Acres 11.2  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 982,232 Acres 95.6 Employees 954-3274  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Trailer Lot; Church

**Project Issues Discussed in Document:**

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

**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 74 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 251 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 Avenue 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 # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<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 # 6	<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 March 22, 2024 Ending Date May 6, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>T&amp;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 Lucio* Date: March 21, 2024

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