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	
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 Av	ve. Zip Code: 92320
Longitude/Latitude (degrees, minutes and seconds): 33 ° 58	' 36 " N / 117 ° 02 ' 35 " W Total Acres: 108.2
Assessor's Parcel No.: 413-260-18, 25, 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: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) Mit Neg Dec Other:	NEPA: NOI Other: Joint Document EA Final Document Draft EIS 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
Development Type: ■ Residential: Units 396 Acres 19.8 □ Office: Sq.ft. Acres Employees □ Commercial:Sq.ft. Acres Employees ■ Industrial: Sq.ft. 1.515.888 Acres 87.0 Employees □ Educational: Recreational: □ Water Facilities:Type MGD	Mining: Mineral
Project Issues Discussed in Document:	
Aesthetic/Visual Agricultural Land Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Biological Resources Coastal Zone Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise	Recreation/Parks Schools/Universities Water Quality Septic Systems Water Supply/Groundwater Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Land Use

Present Land Use/Zoning/General Plan Designation:

Drainage/Absorption

Economic/Jobs

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)

Traffic/Circulation

Population/Housing Balance Toxic/Hazardous

Public Services/Facilities

General Plan Amendment, Zone Change, and establishment of the Oak Valley North Specific Plan to allow for the development of up to 1,515,888 s.f. of light industrial building space and up to 396 high density residential units on 108.2 acres. Three accompanying Development Plan Reviews and Conditional Use Permits are proposed for the development of three warehouse building sites, each containing a building, parking areas, drive aisles, landscaping, lighting, walls, fencing, and signage. Building 1 would have 327,266 s.f. of floor area and 51 loading docks. Building 2 would have 679,984 s.f. of floor area and 115 loading docks. Building 3 would have 357,670 s.f. of floor area and 56 loading docks. Also, a Tentative Parcel Map is proposed for the subdivision of 110.8 acres to form 6 parcels and dedicate public roadway right-of-way to the City of Calimesa for Beckwith Road (1.65 acres) and Calimesa Boulevard (1.96 acres).

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.

Cumulative Effects

Other: GHG, Energy

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S". Air Resources Board Office of Historic Preservation Boating & Waterways, Department of Office of Public School Construction California Emergency Management Agency Parks & Recreation, Department of Pesticide Regulation, Department of California Highway Patrol Caltrans District # 8 **Public Utilities Commission** S Regional WQCB # 8 Caltrans Division of Aeronautics X Caltrans Planning Resources Agency Central Valley Flood Protection Board Resources Recycling and Recovery, Department of Coachella Valley Mtns. Conservancy S.F. Bay Conservation & Development Comm. ___ Coastal Commission San Gabriel & Lower L.A. Rivers & Mtns. Conservancy Colorado River Board San Joaquin River Conservancy ____ Conservation, Department of Santa Monica Mtns. Conservancy Corrections, Department of State Lands Commission SWRCB: Clean Water Grants Delta Protection Commission Education, Department of SWRCB: Water Quality Energy Commission SWRCB: Water Rights X Fish & Game Region # 6 Tahoe Regional Planning Agency Food & Agriculture, Department of Toxic Substances Control, Department of Forestry and Fire Protection, Department of Water Resources, Department of General Services, Department of Health Services, Department of X Housing & Community Development Other: S Native American Heritage Commission Local Public Review Period (to be filled in by lead agency) January 10, 2023 December 12, 2022 Starting Date Ending Date Lead Agency (Complete if applicable): Applicant: BICM Land Holding, LP Consulting Firm: T&B Planning, Inc. Address: 3200 El Camino Real, Suite 100 Address: 450 Newport Center Drive, Suite 200 City/State/Zip: Newport Beach, CA 92660 City/State/Zip: Irvine, CA 92602 Phone: 949.629.7939 Contact: Tracy Zinn Phone: 714.505.6360 Ext. 350 Signature of Lead Agency Representative: Kelly Date: 12-12-2027

Reviewing Agencies Checklist

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