

Notice of Section 401 Application Reception

File Number: 332023-38

Project Name: Oak Valley North Commerce Center

Received: 12/20/2023

Date Posted: 12/28/2023

End of 21 Day Public Comment Period: 1/18/2024

Project City: Calimesa

Project County: Riverside

Applicant Organization: Birtcher Development

Applicant Name: Lindsey Mansker

Waterboard Staff: TBA

Brief Description of Project:

Project Description: Oak Valley North Commerce Center will provide four (4) large warehouses and parking, and a highdensity residential or church land use area of ± 11.2 acres (up to 223 dwelling units) to meet the market demand in the Calimesa area.

Project Activities: Oak Valley North Commerce Center and consists of an ± 95.6 -acre business park with four (4) large warehouses and parking, and a high-density residential or church land use area of ± 11.2 acres (up to 223 dwelling units). The Project site totaling ± 112.24 acres. In addition, offsite road improvements totaling ± 8.50 acres. The total area of physical ground disturbance required, including off-site improvements, is expected to be a maximum of 124.4 acres. The 110.2-acre Project site would be disturbed from Project construction with no areas left natural. In addition, the Project would result in off-site physical disturbances along the Project site's frontages with Calimesa Boulevard and Beckwith Avenue, and along Beckwith Avenue between Singleton Road and the northern boundary of the site, resulting in approximately 8.1 acres of off-site impacts. In addition, 5.6 acres of off-site Project-related disturbance would overlap with a City improvement project along Singleton Road and along Calimesa Boulevard, which proposes to realign Calimesa Boulevard through the northwestern portion of the Project site. The City's roadway improvement project includes approximately 0.7-acre of impacts within the Project site (which is accounted for as part of the previously-described 110.2 acres of on-site impacts) and 5.6 acres of impacts that would partially overlap with the Project's off-site impacts. No other known physical impacts would occur with implementation of the Project.