

Notice of Completion and Environmental Document Transmittal
Attachment
City of Calimesa Annexation Project

Assessor's Parcel Numbers: 407-220-(024, 026, 028, and 029) and 407-230-(004, 006, 011, 016, 017, 018, 020 029, and 030)

Schools (within 2 miles): Tournament Hills Elementary School, Summerwind Trails School, and Brookside Elementary School

Present Land Use/Zoning/General Plan Designation:

Present Land Uses: The +/- 234.0-acres Northern Annexation Area consist of approximately +/- 152.8 acres of developed area containing two large industrial buildings, approximately 3.6 acres of right-of-way for Cherry Valley Boulevard and Roberts Street, and approximately +/- 80.3 acres of open space. Approximately 4.9 acres in the north-central portions of the Southern Annexation Area is developed as a truck equipment and repair business (Bonafide Truck Equipment and Repair), an existing wireless tower facility is located in the southwestern portion of the Southern Annexation Area, and the remaining portions of the Southern Annexation Area consists of undeveloped lands.

Adopted Zoning Classifications: "Controlled Development Areas (W-2)," "Industrial Park (I-P)," "Scenic Highway Commercial (C-P-S)," and "Residential Agriculture (R-A)."

Existing General Plan Land Use Designations: "Open Space – Recreation (OS-R)," "Light Industrial (LI)," "Commercial Retail (CR)," and "Very Low Density Residential (VLDR)."

Project Description: The Project consists of the proposed annexation of approximately 313.4 acres (herein, "Annexation Area") from the County of Riverside into the City of Calimesa. No new development is proposed as part of the Project, as the Project would consist of an administrative adjustment to the boundary between the City of Calimesa and unincorporated Riverside County. Discretionary applications associated with the Project include Annexation No. ANNEX-25-1, General Plan Amendment No. GPA-25-2, Zone Change/Prezone No. ZC-25-2, Zone Text Amendment No. ZTA-25-4, and two proposed Conditional Use Permits (CUP-25-4 and CUP 25-5). The Project evaluated herein is a preliminary step in the annexation application process with the Riverside Local Agency Formation Commission (LAFCO). The Project's discretionary applications are described below:

- **Annexation No. ANNEX-25-1** would allow for the annexation of +/- 234.0 acres of land located north of and abutting Cherry Hills Boulevard and east of and abutting the existing City of Calimesa City limits (herein, "Northern Annexation Area"), and approximately 79.4 acres of land located south of and abutting Cherry Hills Boulevard and south and east of and abutting the existing City of Calimesa City limits (herein, "Southern Annexation Area").
- **General Plan Amendment No. GPA-25-2** would accommodate the proposed annexation of the 313.4-acre Annexation Area into the jurisdictional limits of the City of Calimesa, and would amend the City of Calimesa's General Plan Land Use Map in a manner generally consistent with the existing adopted Riverside County land use designations for the Annexation Area.

- **Pre-Zoning application No. ZC-25-2** would amend the City of Calimesa’s Zoning Map to apply pre-zoning designations to the 313.4-acre Annexation Area. Zoning classifications would include “Light Industrial (L-I) Zone” on approximately 138.7 acres and “O-S-R (Open Space Residential)” on approximately 87.0 acres for the Northern Annexation Area, and “C-C (Community Commercial, FAR 50:1)” on approximately 19.8 acres and “R-E (Residential Estate)” on approximately 58.5 acres within the Southern Annexation Area. In addition, proposed ZC-25-2 would apply a “Warehouse Overlay Zone (WOZ)” over the 138.7 acres of the Northern Annexation Area that currently are developed with two warehouse buildings.
- **Zone Text Amendment No. ZTA-25-4** is required to amend Table 18.30.030 (Uses Permitted Within Industrial Districts) of Chapter 18.30 (Industrial Zone Districts) of Title 18 (Zoning, Land Use and Development Regulations) of the City of Calimesa Municipal Code to identify warehouse buildings that up to 1,100,000 s.f. in size as a conditionally-permitted use within the L-I zone for properties located within an adopted “Warehouse Overlay Zone (WOZ).”
- **Conditional Use Permit No. CUP25-4** is required to fulfill the requirements of (amended) Municipal Code Table 18.30.030 for Building 1, which is the existing warehouse building in the western portions of the Northern Annexation Area.
- **Conditional Use Permit No. CUP-25-5** is required to fulfill the requirements of (amended) Municipal Code Table 18.30.030 for Building 2, which is the existing warehouse building in the eastern portions of the Northern Annexation Area.