



NOTICE OF INTENT

TO ADOPT A NEGATIVE DECLARATION FOR CITY OF CALIMESA ANNEXATION PROJECT

Project Name: City of Calimesa Annexation Project

City Project Nos: Environmental Assessment No. EA-25-8, Annexation No. ANNX-25-1, General Plan Amendment No. 25-2, Zone Change (Pre-Zoning) No. ZC-25-2, Zone Text Amendment No. ZTA-25-4, Conditional Use Permit-25-4, Conditional Use Permit-25-5

Project Applicant: I-10 Logistics Owner, LLC

Project Address: East of Interstate 10 (I-10) and Calimesa Boulevard, north of Brookside Avenue, north and south of Cherry Boulevard, and west of Fabian Lane. Assessors' Parcel Numbers (APNs) 407-220-(024, 026, 028, and 029) and 407-230-(004, 006, 011, 016, 017, 018, 020 029, and 030).

Public Comment Period: Friday, April 17, 2026, through Monday, May 18, 2026

PROJECT LOCATION

The Project consists of the proposed annexation of approximately 313.4 acres from the County of Riverside into the City of Calimesa (herein, "Annexation Area"). The Annexation Area is located east of Interstate 10 (I-10) and Calimesa Boulevard, north of Brookside Avenue, north and south of Cherry Boulevard, and west of Fabian Lane. The Annexation Area encompasses Assessors' Parcel Numbers (APNs) 407-220-(024, 026, 028, and 029) and 407-230-(004, 006, 011, 016, 017, 018, 020 029, and 030). The Annexation Area is located within Section 40 of Township 2 South, Range 1 West, San Bernardino Baseline and Meridian.

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. ANNX-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:

- **Environmental Assessment No. EA-25-8** consists of a resolution that would adopt the Project's Negative Declaration (ND) and associated findings in accordance with CEQA Guidelines § 15074.
- **Annexation No. ANNX-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.

Refer to Section 1.0 of the Project's ND for a comprehensive description of the proposed Project.

HAZARDOUS WASTE SITES: The Project site is not located on known listed toxic sites pursuant to Government Code Section 65962.5.

PROJECT CONTACT: Kelly Lucia, MURP - Community Development Director
Phone: (909) 795-9801 ext. 229
Email: klucia@calimesa.gov

PUBLIC REVIEW AND WRITTEN COMMENTS

The review period for submitting written comments on the Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on April 17, 2026, and will close on May 18, 2026, at 5:00 p.m. If you have any questions regarding the project or Negative Declaration, please contact Kelly Lucia by email or phone as indicated above.

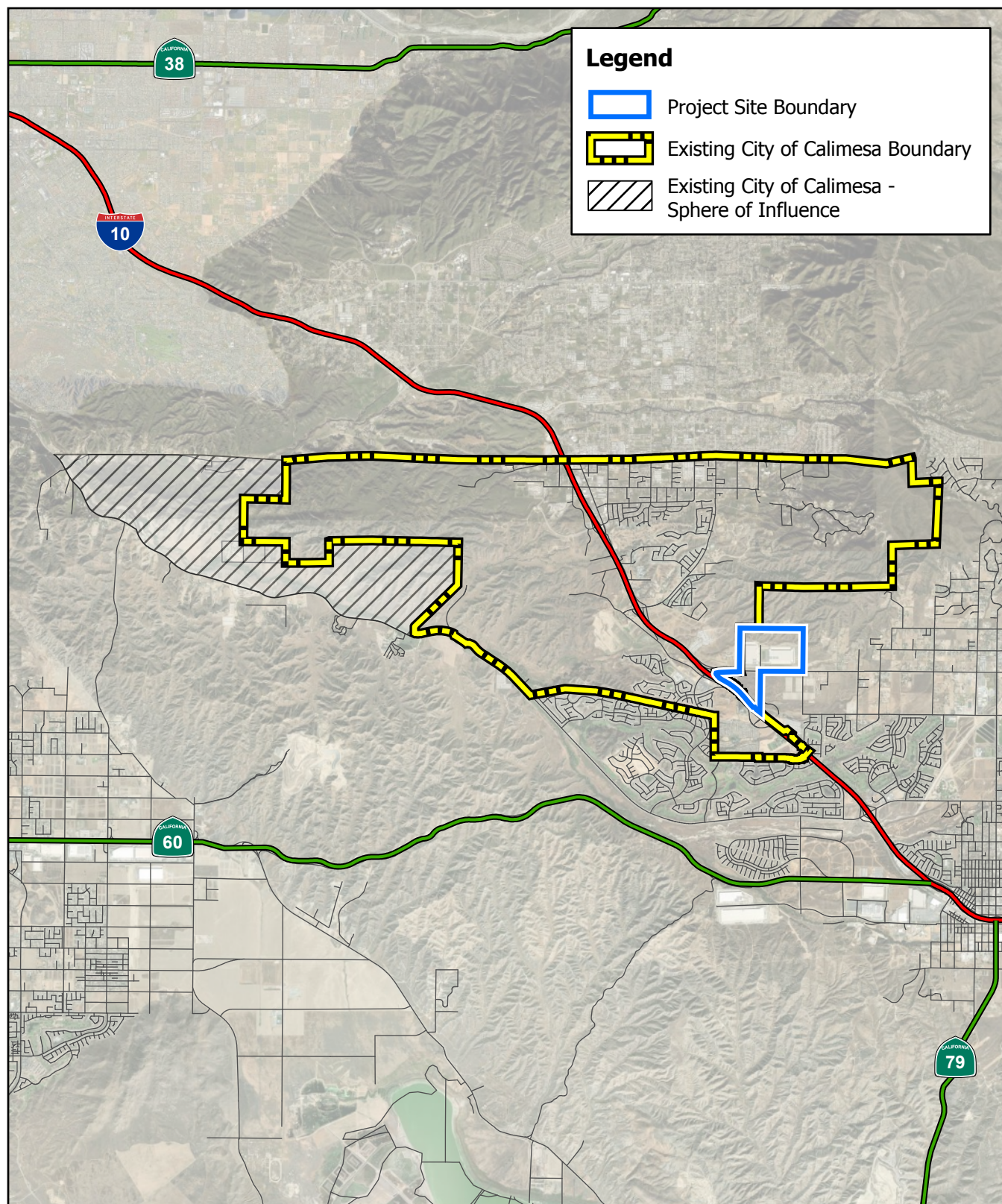
Written comments should be addressed to:

Kelly Lucia, Community Development Director
City of Calimesa
908 Park Avenue
Calimesa, CA 92320
klucia@calimesa.gov

DOCUMENT AVAILABILITY: The Negative Declaration is available for review at the City of Calimesa, 908 Park Avenue, Calimesa, CA 92320 and may also be accessed on the City of Calimesa's website at:
<https://www.calimesa.gov/Archive.aspx?AMID=58>

PUBLIC HEARING. The proposed Project, including Negative Declaration, will be reviewed and considered for approval at a public hearings of the City of Calimesa Planning Commission and City Council at later dates.

Figures: Figure 1 – Regional and Vicinity Map; Figure 2 – USGS Topographic Map; Figure 3 – Existing Zoning Classifications; Figure 4 – Proposed Pre-Zoning Classifications.

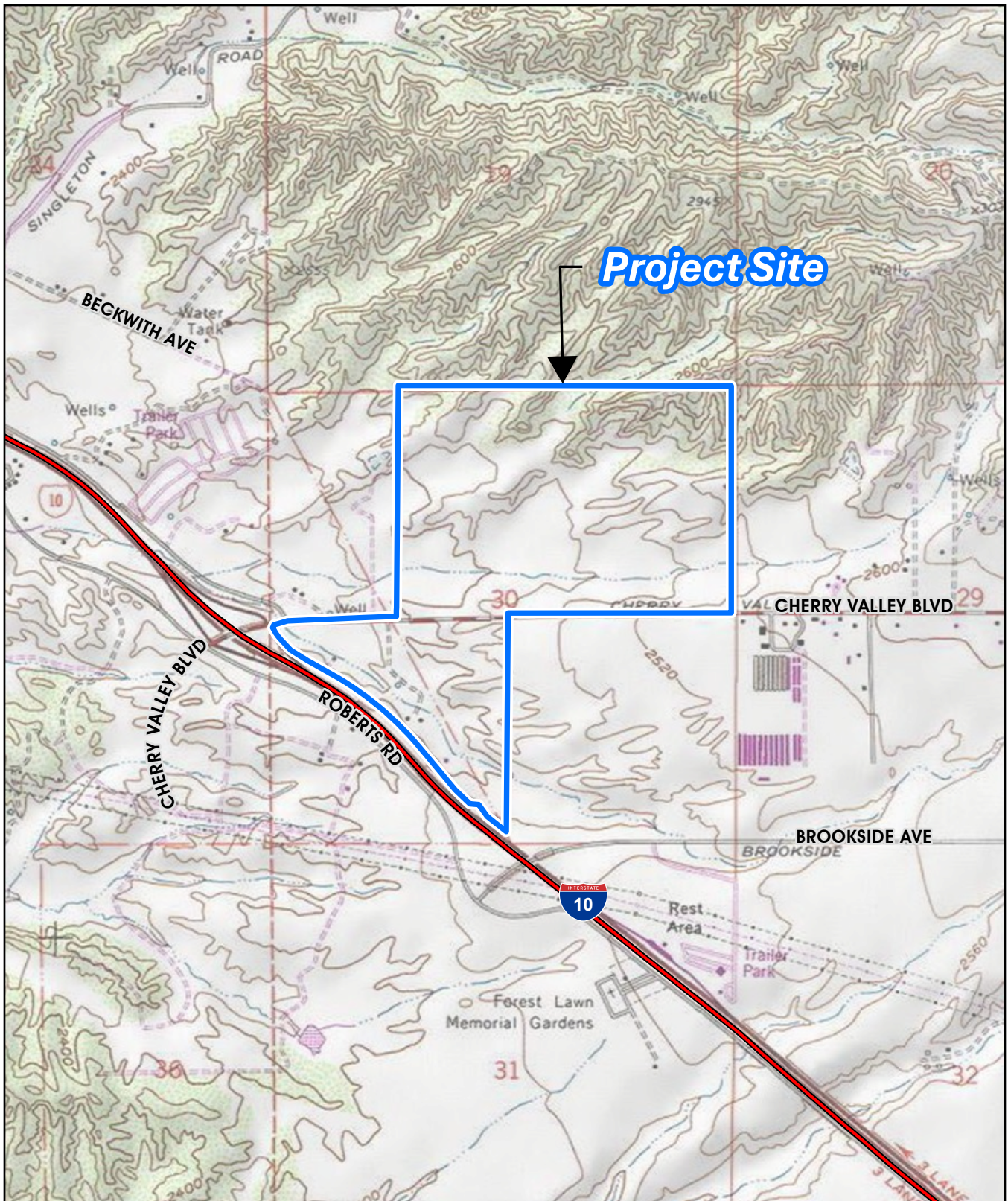


Source(s): Esri, RCIT (2025)

Figure 1

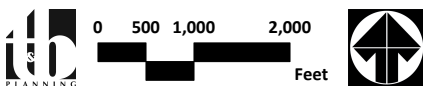


Regional and Vicinity Map

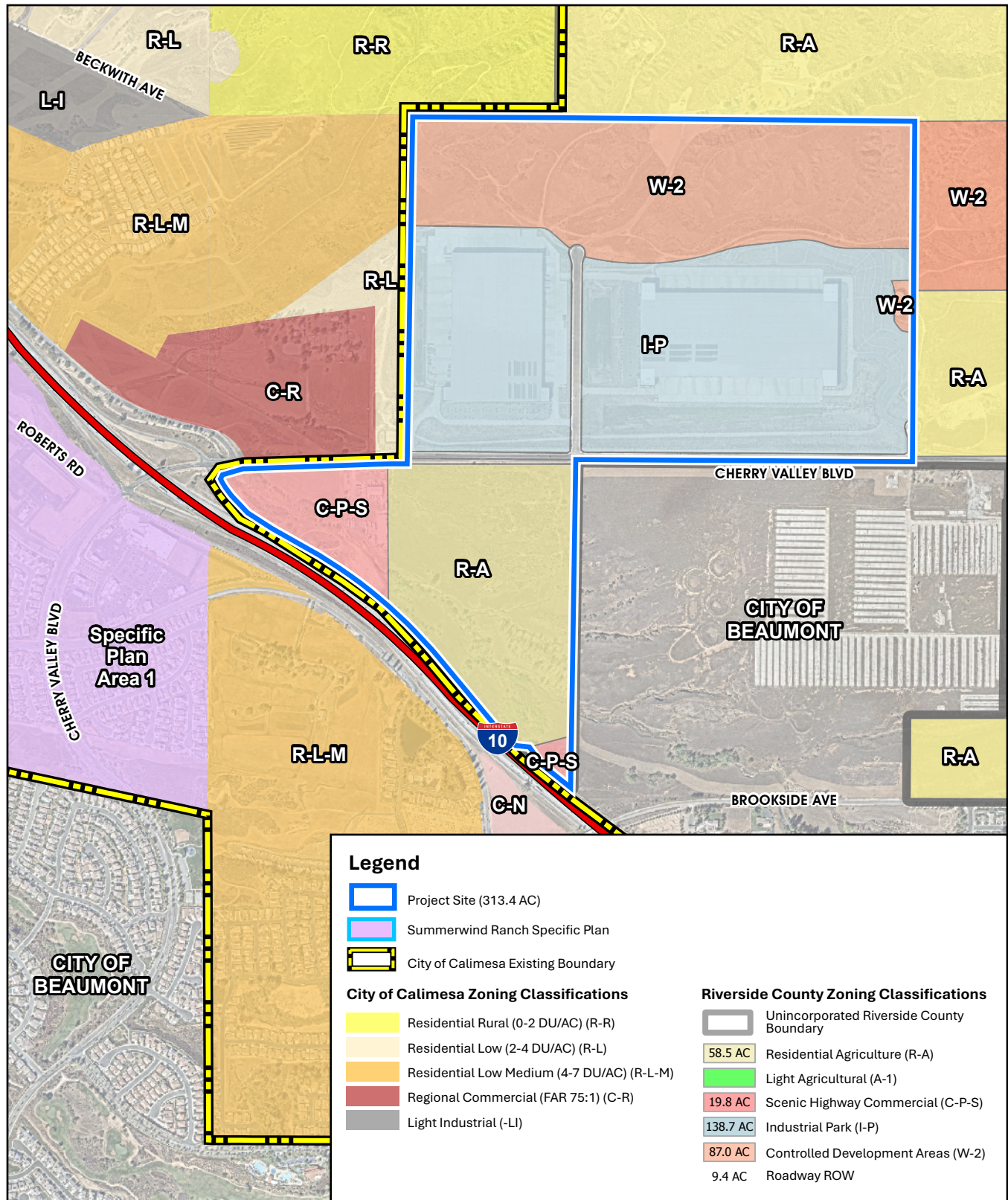


Source(s): Esri, RCIT (2026), USGS (2013)

Figure 2



USGS Topographic Map

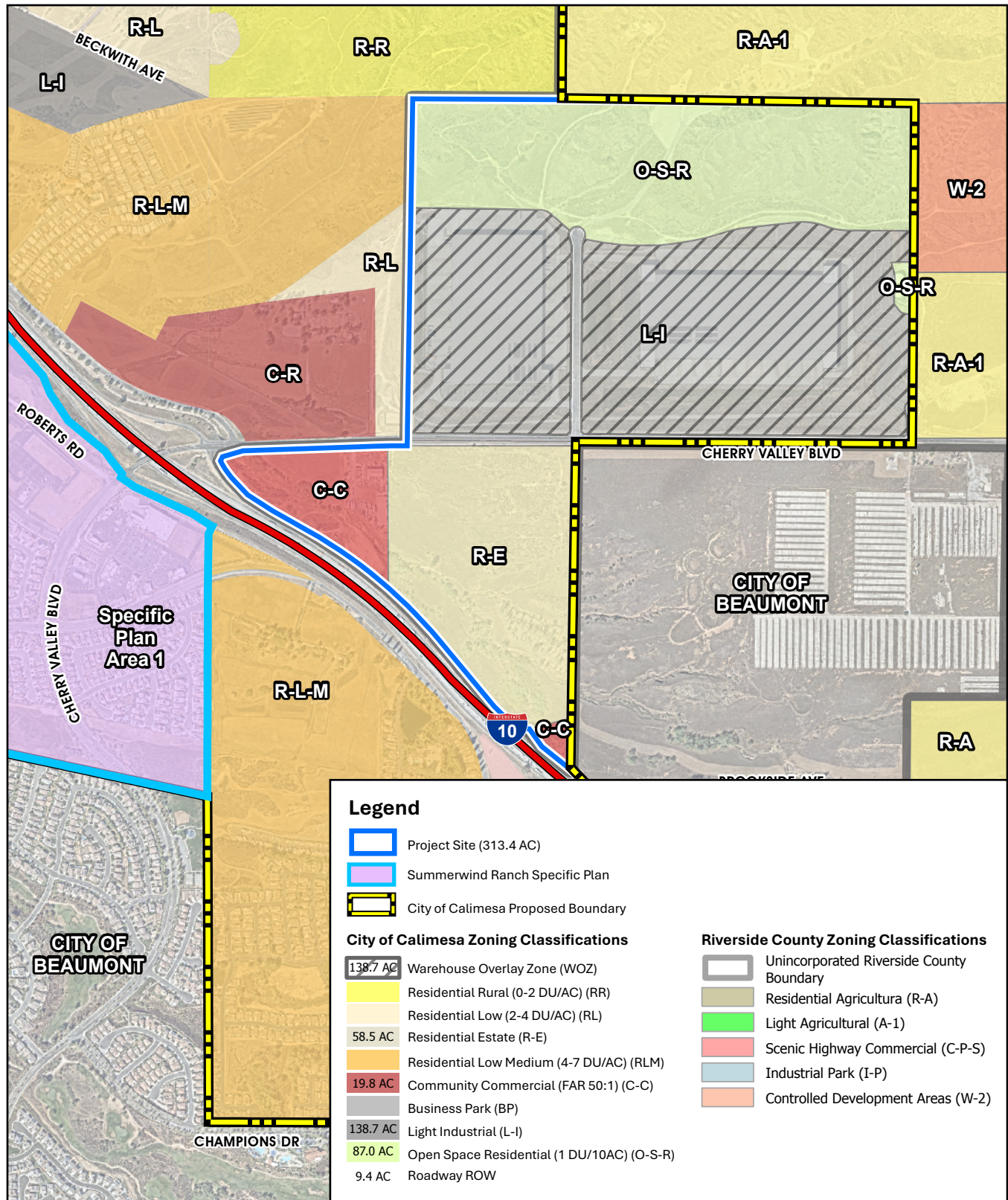


Source(s): Esri, Nearmap Imagery (November 2025), RCIT (2025)

Figure 3



Existing Zoning Classifications



Source(s): Esri, Nearmap Imagery (November 2025), RCIT (2025)

Figure 4



Proposed Pre-Zoning Classifications