

Notice of Section 401 Application Reception

File Number: 332021-11

Project Name: Oak Valley Town Center Commercial/Industrial Development Project

Date Application Date Posted: 6/16/2021

Received: 6/03/2021

Project City: Calimesa

Project County: Riverside

Applicant Organization: Oak Valley Development Company

Applicant Name: John Ohanian

Waterboard Staff: CNT

Brief Description of Project:

Project Description: The overall proposed project is construction of large-scale business park/warehouse and commercial space in western Riverside County. The project would contribute to implementation of a diverse, integrated, full-service, master-planned community in accordance with the City's adopted planning documents. The project would provide a safe and efficient vehicular, pedestrian, and bicycle movement within and through the project in accordance with the City's adopted Circulation Element.

Project Activities: The proposed project will be a commercial and industrial development comprised of retail uses, short-term and long-term warehouse space, and associated roadways. The business park uses would occur at the northeast, northwest, and southwest quadrants of the Roberts Road/Singleton Road intersection, and commercial uses would occur along the I-10 frontage southeast of Singleton Road, at the southeast quadrant of the Roberts Road/Singleton Road intersection. A new fire station is planned within the Town Center. A planned lift station and water quality pond would be located along the southwestern edge of the Town Center. A planned three-chambered lake in the Town Center would make highly treated wastewater available for reuse as potable water as part of a comprehensive water management plan for the area. This treatment/storage project is a key element of the Yucaipa Valley Water District's plan to address drought and effectively manage groundwater basins, and also support climate resiliency initiatives for the region. Additional improvements include funding for the Singleton Road freeway bridge crossing and freeway access ramps, as well as construction of Singleton Road and Roberts Road within the project.