

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 2724 Gateway Drive Riverside, CA 92507

From:

Public Agency: City of Calimesa
Address: 908 Park Avenue, Calimesa, CA 92316

Contact: Kelly Lucia
Phone: 909.809.8778 ext. 229

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): #2004061035

Project Title: Oak Valley Town Center

Project Applicant: John Ohanian on behalf of Oak Valley Partners

Project Location (include county): See Attachment A

Project Description:
See Attachment B

This is to advise that the City of Calimesa has approved the above
(Lead Agency or Responsible Agency)

described project on November 2, 2020 and has made the following determinations regarding the above
(date)
described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the
negative Declaration, is available to the General Public at:
Calimesa City Hall, Planning Department, 908 Park Avenue, Calimesa, CA 92320

Signature (Public Agency): Kelly Lucia Title: Planning Manager

Date: 11/3/2020 Date Received for filing at OPR:

Attachment A
Project Location

The site is located approximately one-quarter-mile northwest of the Cherry Valley Boulevard/I-10 overpass to one-quarter mile northwest of the Singleton Road/I-10 overpass, within the City of Calimesa, Riverside County.

Attachment B

Project Description

The Summerwind Ranch at Oak Valley Specific Plan Amendment (SP-1, Amendment No. 1) was approved by the City of Calimesa ("City") in 2005. Concurrent with approval of the Specific Plan, the City certified the Summerwind Ranch at Oak Valley Specific Plan EIR (SCH #2004061035), which analyzed all impacts of development of the Specific Plan land uses. This project, "The Oak Valley Town Center," consists of the following three land use entitlements on the 244-acre site plus 17.8-acre off-site grading area. General Plan Amendment 20-01 (GPA 20-01) reduces Business Park land uses by 1.5 acres, increases Commercial land uses by 2.7 acres, and increases Open Space land uses by .6 acres within the Project area. GPA 20-01 also modifies the General Plan Land Use Map to relocate Commercial and Business Park uses; modifies the General Plan Circulation Map to realign Roberts Road and Singleton Road, and eliminates planned Street F; and modifies the General Plan Master Trails Map to eliminate bike lanes on Street F and replace a planned equestrian trail with a pedestrian paseo on Singleton Road. Specific Plan Amendment 20-01 (SPA 20-01) is a request for approval of Summerwind Ranch, Amendment #2 and incorporates the land use, circulation and trails modifications identified in GPA 20-01, and would also modify the maximum allowable-sized warehouse/distribution facility building from 250,000 SF to 707,000 SF, modify the minimum required setback for warehouse/distribution facilities from sensitive receptors from 500 feet to 65 feet, eliminate the minimum 250-foot separation requirement between warehouse/distribution facilities; modify required employee parking for warehouse buildings exceeding 40,000 SF from 1 space per 1,000 SF to a graduated formula of 1 space per 1,000 SF for the first 40,000 SF, plus 1 space per 3,000 SF over 40,000 SF and 1 space per 250 SF of office area; and would reduce the size of employee/customer parking spaces from 10' wide to 9' wide. Tentative Parcel Map 37862 (TPM 37862) is a request for 15 buildable lots, 3 lettered lots for public streets, and 7 open space lots for the Oak Valley Town Center. Environmental Assessment (EA 20-03) was prepared to evaluate the project under the certified EIR. EA 20-03 determined that the environmental impacts associated with the Project resulted in no new significant impacts, and existing significant impacts were reduced or the same as the impacts determined in the Environmental Impact Report.

Based on the City Council's independent judgment and substantial evidence in the whole of the record, the Calimesa City Council finds that pursuant to Public Resources Code Section 21166 (Lead agency prohibition to require subsequent reports for a certified project unless specific events) and CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration), preparation of an Addendum to the certified EIR is appropriate as only minor technical changes would result from development of the Oak Valley Town Center Project, and none of the conditions described in Section 15162 (Subsequent EIRs and Negative Declarations) calling for the preparation of a subsequent EIR have occurred: a) Substantial changes are not proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects; b) Substantial changes will not occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects; c) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete does not show any of the following: (1) The project will have one or more significant effects not disclosed in the previous EIR; (2) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (3)

Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Alternatively, based on the City Council's independent judgment and substantial evidence in the whole of the record, the Calimesa City Council finds that the Project does not require the preparation of a subsequent or supplemental environmental impact report, and that an addendum to the certified EIR is appropriate, consistent with Section 15164 (Addendum to EIRs or Negative Declarations) of the CEQA Guidelines. The City Council finds as follows: a) There is no evidence in the record that major changes to the certified Summerwind Ranch EIR are required. No information has been presented to the City to demonstrate that any substantial changes have occurred with respect to the Project involving new significant environmental effects or a substantial increase in the severity of previously identified significant effects discussed in the EIR. Project land use amendments within the 244-acre site are limited to a decrease of Business Park land use from 121.1 to 119.6 acres, increase from 86.0 to 88.7 acres of Commercial land use, and increase of Open Space land uses from 12.1 acres to 12.7 acres. The allowed building size for warehouse related uses are consistent with building sizes allowed at the time of EIR certification. The supporting technical analyses conclude that the impacts are the same as or reduced from the Specific Plan analyzed under the Summerwind Ranch EIR. The facts demonstrate that there are no new significant or more severe environmental impacts, and that the approval of the Project would have the same or reduced impacts as those described in and already addressed in the certified Summerwind Ranch EIR; b) There is no information in the record, or otherwise available, that indicates that there are substantial changes in circumstances that would require major changes to the certified Summerwind Ranch EIR. The Project remains consistent with the project objectives in the EIR and serves to implement the vision for the area described in the General Plan and Specific Plan. Other development in the nearby area has occurred consistent with the General Plan and Specific Plan, there have been no significant changes in the scope of the proposed development that would alter the ability of the Project to remain consistent with the environmental impacts analyzed in the Summerwind Ranch EIR; c) There is no substantial new information, that was not available at the time the Summerwind Ranch EIR was certified, indicating there will be a new, significant impact requiring major revisions of the EIR. The air quality and traffic technical reports indicate the impacts are similar to and less than impacts analyzed in the Summerwind Ranch EIR, and the City Council finds that the Project would not cause an increase in the severity of any environmental impact and that the impacts of the Project are either similar to or reduced from the original Specific Plan project analyzed in the Summerwind Ranch EIR; d) There are no significant impacts requiring identification of new or additional alternatives to the Project, or consideration of new or additional, more significant effects identified in the Summerwind Ranch EIR. The EIR included mitigation measures for development of the Specific Plan site to reduce impacts to a level of less than significant, and the same mitigation measures apply to the Project. No information, let alone substantial evidence, has been presented to suggest that the current Project has environmental impacts beyond those previously analyzed, disclosed, and mitigated as set forth in the Summerwind Ranch EIR. No information regarding any purported greater environmental impacts, or the need for additional mitigation or alternatives, has been presented; and e) The City

Council also finds that the Project does not involve significant new effects, does not change the baseline environmental conditions, and does not represent new information of substantial importance which shows that the Project will have one or more significant effects not previously discussed in the Summerwind Ranch EIR. The EIR Addendum adequately addresses all potential environmental impacts associated with the Project, and the mitigation measures contained in the certified EIR and the approved Mitigation and Monitoring Program will reduce those impacts to a level that is less than significant. Therefore, the City Council finds that the EIR Addendum has been completed in compliance with CEQA, Public Resources Code Section 21166 and 21062, and State CEQA Guidelines Sections 15162, 15163, 15164 and 15168.