
CITY OF CALIMESA



NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that on **August 8, 2022 at 6:00 p.m.** in the Norton Younglove Senior Center, 908 Park Avenue, Calimesa, California, the Planning Commission of the City of Calimesa will hold a **public hearing (in person)** to consider recommended actions to the City Council as follows:

A REQUEST BY SCOTT MULKAY ON BEHALF OF BIRTCHER DEVELOPMENT MANAGEMENT, LLC FOR THE BIRTCHER COMMERCE CENTER OAK VALLEY TOWN CENTER PROJECT: ENVIRONMENTAL ASSESSMENT 21-01 (EA 21-01), GENERAL PLAN AMENDMENT 21-01 (GPA 21-01), SPECIFIC PLAN AMENDMENT 21-01 (SPA 21-01), DEVELOPMENT PLAN REVIEW (“DPR”) 21-02 (“WEDGE” TRAILER STORAGE FACILITY ON TPM 37862 PARCELS 5 AND 6), DPR 21-03 AND CONDITIONAL USE PERMIT (“CUP”) 21-01 (BUILDING A – TPM 37862 PARCEL 4), DPR 21-04 AND CUP 21-02 (BUILDING B – TPM 37862 PARCEL 3), DPR 21-05 AND CUP 21-03 (BUILDING C – TPM 37862 PARCEL 2), DPR 21-06 AND CUP 21-04 (BUILDING D – TPM 37862 PARCEL 1), CONSIDERATION OF A FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CALIMESA AND BIRTCHER DEVELOPMENT, AND REVISIONS TO ADOPTED CONDITIONS OF APPROVAL FOR PREVIOUSLY APPROVED TENTATIVE PARCEL MAP 37862, ON A 115-ACRE PORTION OF THE SUMMERWIND RANCH SPECIFIC PLAN PROJECT LOCATED APPROXIMATELY ONE-QUARTER MILE NORTH OF CHERRY VALLEY BOULEVARD TO ONE-QUARTER MILE NORTH OF SINGLETON ROAD, AS FOLLOWS:

- **EA 21-01, AN ENVIRONMENTAL ASSESSMENT EVALUATING MINOR TECHNICAL CHANGES OR ADDITIONS TO THE PROJECT. THE ANALYSIS IDENTIFIES THAT NONE OF THE CONDITIONS CITED IN CEQA GUIDELINES SECTIONS 15162 THROUGH 15164 CALLING FOR THE PREPARATION OF A SUBSEQUENT OR SUPPLEMENTAL EIR HAVE OCCURRED, RESULTING IN THE PREPARATION OF THE SECOND ADDENDUM TO THE PREVIOUSLY CERTIFIED SUMMERWIND RANCH EIR (SCH# 2004061035).**
- **GPA 21-01, AN AMENDMENT TO GENERAL PLAN FIGURE LU-1: LAND USE MAP TO ACCOMMODATE MINOR CHANGES TO THE LAND USE DESIGNATIONS OF THREE NON-CONTIGUOUS PORTIONS OF THE SITE TO BUSINESS PARK AS FOLLOWS: 1) MODIFY THE LAND USE DESIGNATION OF 2.0 ACRE PLANNING AREA TC-1A FROM COMMERCIAL TO 1.8 ACRES OF BUSINESS PARK AND 0.2 ACRES OF RIGHT-OF-WAY; 2) MODIFY THE**

LAND USE DESIGNATION FOR 3.1 ACRE PLANNING AREA TC-5 FROM COMMERCIAL TO BUSINESS PARK, AND 3) MODIFY THE LAND USE DESIGNATION OF A 0.6 ACRE AREA WITHIN PLANNING AREA TC-10 FROM OPEN SPACE TO BUSINESS PARK, THE AMENDMENT WOULD ALSO MODIFY GENERAL PLAN FIGURE OSPR-2: TRAILS MASTER PLAN TO 1) REALIGN THE RESIDENTIAL PHASE 1 PASEO FROM MEANDERING INTO RLC-1 TO REMAINING WITHIN PLANNING AREA A-9 AND 2) MODIFY THE ASPHALT PASEO LOCATED WITHIN PLANNING AREAS TC-10 AND A-9 TO A COMPACTED SOIL OR DECOMPOSED GRANITE HIKING TRAIL.

- **SPA 21-01** WOULD INCORPORATE THE AFOREMENTIONED GENERAL PLAN LAND USE CHANGES INTO THE SUMMERWIND RANCH SPECIFIC PLAN LAND USE FIGURE III-1 AND TRAILS CHANGES INTO FIGURES III-10, IV-68, AND IV-70. THE SPA WOULD ALSO REVISE LANDSCAPE SETBACKS SUCH THAT NO ADDITIONAL SETBACKS WOULD BE REQUIRED ALONG THE COMMON PROPERTY LINE FOR TWO ADJOINING PROPERTIES IF THEY ARE COMBINED WITH THE SAME LAND USE AND INCLUDES ADMINISTRATIVE PROCEDURES FOR APPROVAL OF MINOR SIGNAGE AND OPEN SPACE AMENITIES.
- **DPR 21-02 FOR THE “WEDGE” TRAILER PARKING FACILITY – DESIGN REVIEW FOR PROPOSED INDUSTRIAL DEVELOPMENT CONSISTING OF APPROXIMATELY 9.2 ACRES TO BE DEVELOPED AS A TRUCK AND TRAILER STORAGE LOT WITH 253 TRAILER PARKING SPACES AND A GUARD HOUSE FOR ONE OF THE ADJACENT BUILDING OCCUPANTS OR AS A STAND-ALONE FACILITY. (PORTIONS OF APNS 413-290-047 AND 413-290-075).**
- **DPR 21-03 AND CUP 21-01 FOR BUILDING A – DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR PROPOSED INDUSTRIAL DEVELOPMENT CONSISTING OF AN APPROXIMATE 705,783 SQUARE FOOT WAREHOUSE BUILDING TOGETHER WITH UP TO 118 DOCK DOORS, RELATED SITE WORK, TENANT IMPROVEMENTS AND FACILITY PARKING (PORTIONS OF APNS 413-190-025 AND 413-290-047).**
- **DPR 21-04 AND CUP 21-02 FOR BUILDING B – DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR PROPOSED INDUSTRIAL DEVELOPMENT CONSISTING OF AN APPROXIMATE 467,252 SQUARE FOOT WAREHOUSE BUILDING TOGETHER WITH UP TO 69 DOCK DOORS, RELATED SITE WORK, TENANT IMPROVEMENTS, AND FACILITY PARKING (PORTIONS OF APN 413-190-025 AND 413-290-047).**
- **DPR 21-05 AND CUP 21-03 FOR BUILDING C – DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR PROPOSED INDUSTRIAL DEVELOPMENT CONSISTENT OF AN APPROXIMATE 457,267 SQUARE FOOT WAREHOUSE BUILDING TOGETHER WITH UP TO 78 DOCK DOORS, RELATED SITE WORK, TENANT IMPROVEMENTS, AND FACILITY PARKING (PORTIONS OF 413-190-025).**
- **DPR 21-06 AND CUP 21-04 FOR BUILDING D – DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR PROPOSED INDUSTRIAL DEVELOPMENT CONSISTING OF AN APPROXIMATE 619,338 SQUARE FOOT WAREHOUSE BUILDING TOGETHER WITH UP TO 109 DOCK DOORS, RELATED SITE WORK, TENANT IMPROVEMENTS, AND FACILITY**

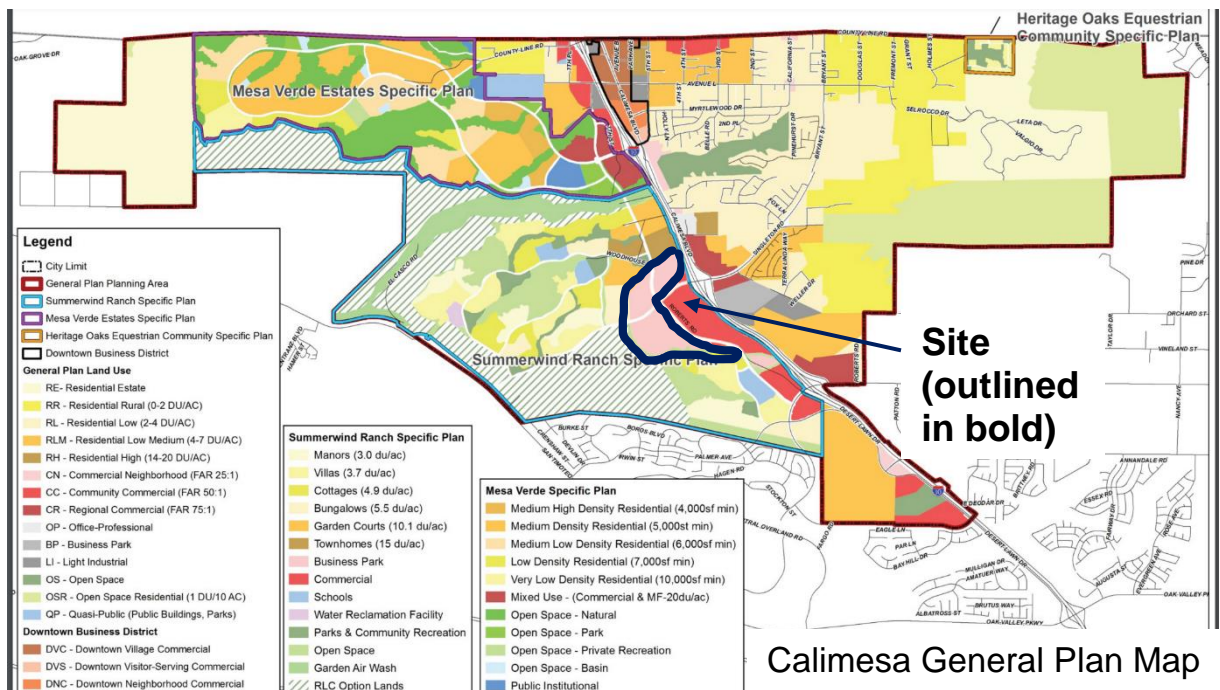
PARKING (PORTIONS OF 413-190-021 AND 413-190-025 TOGETHER WITH 413-190-006 AND 413-190-007).

- **FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CALIMESA AND BIRTCHER DEVELOPMENT TO SET FUNDING AND FAIR SHARE REIMBURSEMENT TERMS RELATED TO PROCUREMENT OF FIRE APPARATUS TO SERVICE THE PROJECT.**
- **TPM 37862 WAS PREVIOUSLY APPROVED BY CITY COUNCIL RESOLUTION NO. 2020-44 TO SUBDIVIDE 219.2 ACRES INTO FIFTEEN BUILDABLE LOTS; 3 LETTERED LOTS FOR PUBLIC STREETS, AND 7 OPEN SPACE LOTS WITHIN THE SUMMERWIND RANCH SPECIFIC PLAN AND INCLUDED 17.8-ACRES OF OFF-SITE GRADING TO TRANSITION TO EXISTING ADJACENT GRADES. ADOPTED CONDITIONS OF APPROVAL 11.1 AND 11.4 WERE PREVIOUSLY MODIFIED BY CITY COUNCIL RESOLUTION NO. 2021-01. THE CURRENT REQUEST IS TO MODIFY CONDITIONS OF APPROVAL 3.1 AND 3.3.**

Complete copies of the Environmental Assessment, General Plan Amendment, Specific Plan Amendment, Development Plan Reviews, Conditional Use Permits, Funding and Reimbursement Agreement, and revised Tentative Parcel Map conditions of approval are available for public review by appointment at the City Clerk’s Office, City of Calimesa, 908 Park Avenue, Calimesa, California 92320.

NOTICE IS FURTHER GIVEN that the public may provide comments as follows: 1) Submit written comments to City Hall at the above address, 2) Email comments to the Deputy City Clerk at ybenson@cityofcalimesa.net, or 3) Attend the meeting in person and speak thereon. Please note, mailed and/or emailed comments must be submitted by **5:30 p.m. on Monday, August 8, 2022.**

PLEASE NOTE that pursuant to Government Code Section 65090, if you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this Notice or in written correspondence delivered to the City Clerk of the City of Calimesa prior to or at the public hearing.



Publish Date: July 29, 2022
Darlene Gerdes, City Clerk