

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 92320
Contact: Kelly Lucia, Planning Director
Phone: 909-795-9801 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: Summerwind Commons II Project

Project Applicant: Rich Rowland on behalf of Calimesa 2 Holdings, LLC

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 April 15, 2024 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 Director

Date: April 16, 2024 Date Received for filing at OPR:

Attachment A

Project Location

The Project site is located northwest of the junction of I-10 and Highway 60 and south of the Riverside-San Bernardino County line in the western portion of the City of Calimesa, Riverside County. Specifically, the Project site is located on New Roberts Road between approximately 1,200 feet northwest of Cherry Valley Boulevard and Foxglove Drive (APNS: 413-280-040, -041, -042 & 413-290-044, -048).

Attachment B

Project Description

The Summerwind Ranch at Oak Valley Specific Plan Amendment (Specific Plan Area 1, Amendment No. 1) was approved by the City of Calimesa (City) City Council in 2005. Concurrent with approval of the Specific Plan, the City certified the Summerwind Ranch at Oak Valley Town Center Environmental Impact Report. (EIR; SCH No. 2004061035). Addendum No. 1 to the EIR addressed changes within a 244-acre portion of the Summerwind Ranch Project known as Oak Valley Town Center (Specific Plan Area 1 Amendment No. 2) and was approved by the City in November 2020. Addendum No. 2 to the EIR addressed changes within a 115-acre portion of the Summerwind Ranch Project, referred to as the QR Birtcher Logistics Center at Oak Valley Town Center (Specific Plan Area 1, Amendment No. 3) and was approved by the City in September 2022.

The Project (Summerwind Commons II) is Specific Plan Amendment 4 for the Summerwind Ranch at Oak Valley Specific Plan and addresses land use changes within an approximately 39-acre area. The Project approvals include General Plan Amendment 22-02 (GPA 22-02), Zone Change 21-02 (ZC 21-02) for Specific Plan Amendment (SPA) 21-02, Tentative Tract Map 38354, and Environmental Assessment (EA) 22-01 (Addendum No. 3). The Project modifies the specific plan land uses as described in Table 1 below.

Table 1
SP NO. 1, AMENDMENT NOS. 1 and 4
LAND USE SUMMARY

Specific Plan No. 1 Amendment No. 1 Adopted April 2005			Specific Plan No. 1 Amendment No. 4 Proposed Project		
Existing Planning Area	Land Use	Acres	Proposed Planning Area	Land Use	Acres
TC-7A	Business Park	9.0	TC-7C	Garden Courts (Residential)	7.8
			TC-9	Open Space	1.2
				<i>Subtotal</i>	<i>9.0</i>
TC-7	Commercial	26.4	TC-7A	Commercial	2.6
			TC-7B	Commercial	14.4
			TC-7C	Garden Courts (Residential)	8.3
			TC-7D	Caltrans right-of-way	1.1
				<i>Subtotal</i>	<i>26.4</i>
TC-9	Open Space	3.9	TC-9	Open Space	0.8
			TC-7C	Garden Courts (Residential)	3.1
				<i>Subtotal</i>	<i>3.9</i>
	Total	39.3		Total	39.3
TC-7A, TC-7, TC-9	Total Dwelling Units	0	TC-7C	Total Dwelling Units	168

EA 22- 01 was prepared to evaluate the Project under the certified EIR and 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 EIR, Addendum No. 1, and Addendum No. 2.

Based on the City Council's independent judgment and substantial evidence in the whole of the record, the Calimesa City Council found 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 Summerwind Commons II 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.

Additionally, based on the City Council's independent judgment and substantial evidence in the whole of the record, the Calimesa City Council found 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 found 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.

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, biological, hydrology, noise, and traffic technical reports indicate the impacts are similar to and less than impacts analyzed in the Summerwind Ranch EIR, and the City Council found 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 found 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 found 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.