

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 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): 2022030754

Project Title: The Enclaves - Tentative Tract Map 38900 and Minor Development Plan Review 23-06

Project Applicant: Calimesa 37, LLC, c/o West Coast Entitlement, Craig Heaps

Project Location (include county): 1105 5th St, Calimesa, CA 92320, APNS:411-171-018; -041, RivCo

Project Description:

See Attachment A

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

described project on 7/22/2024 and has made the following determinations regarding the above
(date) described project.

- 1. The project will 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:

City of Calimesa Planning Department

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

Date: 7/24/2024 Date Received for filing at OPR:

Attachment A

The City of Calimesa previously approved Environmental Assessment 22-05 (“EA 22-05”), certified an Environmental Impact Report (SCH# 2022030754), adopted a Mitigation Monitoring and Reporting Program (“MMRP”), and approved the Residential Infill Priority Area Overlay Zone (“RIPAOZ”) on October 2, 2023. The RIPAOZ General Plan Amendment and Zone Change modified zoning for 34 parcels Citywide to allow for higher residential density to permit duplexes, townhomes, condominiums, and a limited number of apartments by-right within two Planning Areas (“RIPAOZ Area 1 – 15 du/ac” and “RIPAOZ Area 2 – 35 du/ac”). The certified RIPAOZ EIR contemplated that 1105 5th Street, Calimesa, CA 92320 (APNs: 411-171-018; -041) (“Site”) would be located within RIPAOZ Area 2. However, the City Council modified the RIPAOZ during the public hearing process and moved the Site into RIPAOZ Area 1.

The current project is The Enclaves – Tentative Tract Map 38900 (“TTM 38900”) and Minor Development Plan Review 23-06 (“MDPR 23-06”) (collectively the “Project”). The Project is located at the Site identified above and is an implementing project within RIPAOZ Area 1. The Project is a 120-unit attached townhome development with condominium ownership and related site improvements. The Project complies with the City’s General Plan policies, zoning requirements, and all applicable regulations. On July 22, 2024, the City found the Project consistent with and within the scope of EA 22-05, adopted findings, re-adopted the RIPAOZ MMRP, and approved TTM 38900 and MDPR 23-06, subject to Conditions of Approval.