
CITY OF CALIMESA



NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that on **January 11, 2021 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 JOHN OHANIAN FOR APPROVAL OF PLANNING COMMISSION RESOLUTION NO. 2021-01, RECOMMENDING CITY COUNCIL APPROVAL OF DEVELOPMENT AGREEMENT 20-01 (DA 20-01) BETWEEN OAK VALLEY DEVELOPMENT COMPANY, LLC AND THE CITY OF CALIMESA AND FOR APPROVAL OF PLANNING COMMISSION RESOLUTION NO. 2021-02, RECOMMENDING THAT THE CITY COUNCIL MODIFY CONDITIONS 11.1 AND 11.4 OF TENTATIVE PARCEL MAP (TPM) 37862 ON AN APPROXIMATE 219-ACRE SITE LOCATED ¼ MILE NORTHWEST OF CHERRY VALLEY BOULEVARD/ROBERTS ROAD TO ¼ MILE NORTHWEST OF SINGLETON ROAD/ROBERTS ROAD IN THE SUMMERWIND RANCH AT OAK VALLEY SPECIFIC PLAN AREA NO. 1, AMENDMENT NO. 2 AS PREVIOUSLY APPROVED PURSUANT TO GENERAL PLAN AMENDMENT 20-01, SPECIFIC PLAN AMENDMENT 20-01, AND TENTATIVE PARCEL MAP 37862, AND MAKING ENVIRONMENTAL FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AS FOLLOWS:

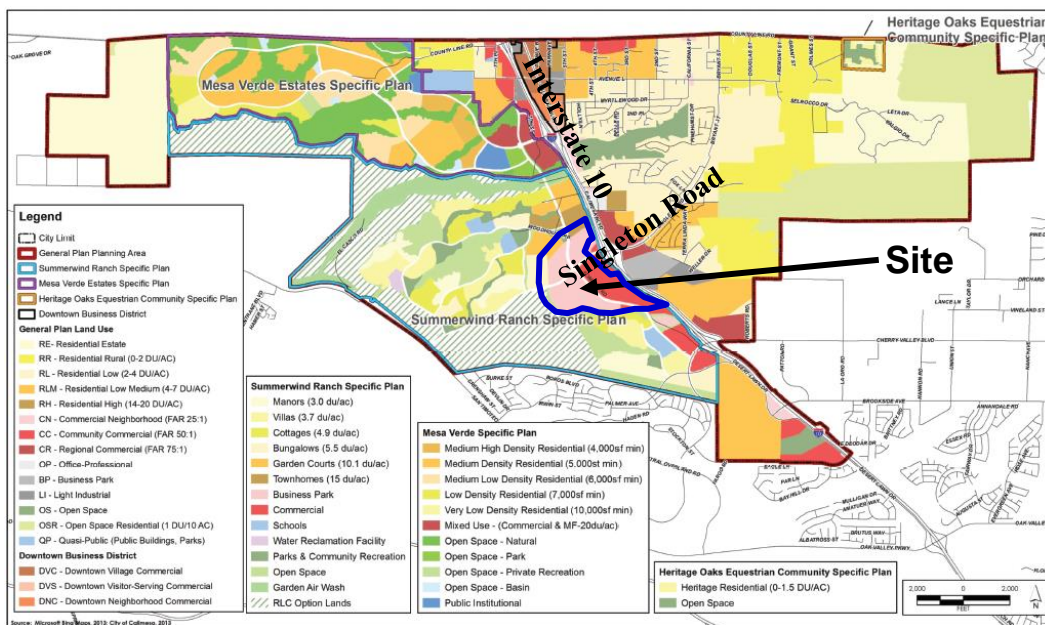
- **THE DEVELOPMENT AGREEMENT ESTABLISHES A 15 YEAR TERM AND EXTENDS THE EFFECTIVE DATE FOR TPM 37862 TO COINCIDE WITH THE 15 YEAR DEVELOPMENT AGREEMENT TERM. THE DEVELOPER WILL OBTAIN VESTED RIGHTS TO DEVELOP IN ACCORDANCE WITH THE DECEMBER 2, 2020 DEVELOPMENT APPROVALS. THE DEVELOPER WILL PROVIDE COMMUNITY BENEFITS INCLUDING: (1) DEDICATION OF 3 ACRES FOR A FIRE STATION; (2) DEDICATION OF A FUTURE CITY HALL SITE; (3) THE DEVELOPER WILL CONSTRUCT THE INTERIM RAMPS AT THE SINGLETON/I-10 INTERCHANGE AT AN ESTIMATED COST OF \$3.5 MILLION; AND (4) THE DEVELOPER WILL COLABERATE WITH THE CITY IN THE ULTIMATE EXPANSION OF THE SINGLETON/I-10 INTERCHANGE IN ACCORDANCE WITH CALTRANS' REQUIREMENTS. THE DEVELOPER WILL: (1) BE ELIGIBLE FOR FEE CREDITS WITH LAND DISCOUNTED TO \$3.00 PER SQUARE FOOT FOR THE FIRE STATION AND CITY HALL SITES.**
- **THE PROJECT ALSO INCLUDES AMENDMENTS TO CONDITIONS 11.1 AND 11.4 OF THE CONDITIONS OF APPROVAL FOR TPM 37862, TO: REQUIRE PAYMENT OF THE NON-TUMF FAIR-SHARE TRAFFIC IMPACT FEE AT THE TIME OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY RATHER THAN AT FINAL MAP RECORDATION AND TO ALLOW THE DEVELOPER TO REQUEST FEE CREDITS OR REIMBURSEMENTS FOR IMPROVEMENTS THAT ARE FINANCED OR BUILT BY THE DEVELOPER THROUGH OTHER PROGRAMS OR BUILT BY OTHER PROJECTS.**
- **ENVIRONMENTAL ASSESSMENT EA 20-03 PREVIOUSLY ANALYZED TECHNICAL CHANGES TO THE SUMMERWIND RANCH SPECIFIC PLAN FROM GENERAL PLAN AMENDMENT 20-01, SPECIFIC PLAN AMENDMENT 20-01, AND TENTATIVE PARCEL MAP 37862 FOR THE OAK VALLEY TOWN CENTER AND RESULTED IN THE CITY COUNCIL'S ADOPTION OF AN ADDENDUM TO THE CERTIFIED SUMMERWIND RANCH FEIR (SCH 2004061035) ON NOVEMBER 2, 2020 (RESOLUTION 2020-42). STAFF HAS DETERMINED THAT THE PROPOSED DEVELOPMENT AGREEMENT DOES NOT MODIFY THE RECENTLY APPROVED LAND USE PLAN, ALLOWED USES, OR DEVELOPMENT**

PROVISIONS FOR THE SUMMERWIND RANCH SPECIFIC PLAN, AND THEREFORE RESULTS IN NO ADDITIONAL ENVIRONMENTAL IMPACTS. ADDITIONALLY, STAFF HAS DETERMINED THAT THE PROPOSED MODIFICATION OF TPM 37862 CONDITION 11.1 AND 11.4 TO (1) CHANGE COLLECTION OF A PRO RATA FAIR SHARE PAYMENT FROM MAP RECORDATION TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY; AND (2) TO ALLOW FEE CREDIT OR REIMBURSEMENT REQUESTS FOR IMPROVEMENTS WHICH ARE OTHERWISE FINANCED OR CONSTRUCTED BY THE DEVELOPER OR OTHER PROJECTS, ALSO DO NOT RESULT IN ANY MODIFICATIONS TO THE APPROVED LAND USE PLAN, ALLOWED USES, OR DEVELOPMENT PROVISIONS FOR THE SUMMERWIND RANCH SPECIFIC PLAN AND ARE WITHIN THE SCOPE OF THE PREVIOUSLY APPROVED EIR ADDENDUM ADOPTED ON NOVEMBER 2, 2020. BECAUSE ALL ENVIRONMENTAL IMPACTS FOR THE SUMMERWIND RANCH SPECIFIC PLAN WERE ALREADY ANALYZED THROUGH EA 20-03/ADDENDUM TO THE EIR ADOPTED ON NOVEMBER 2, 2020, CITY STAFF HAS DETERMINED THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED IN CONNECTION WITH THE APPROVAL OF THE DEVELOPMENT AGREEMENT AND MODIFICATION OF TPM 37862 CONDITIONS 11.1 AND 11.4.

Complete copies of the proposed Development Agreement, the Resolution recommending Council approval of the proposed Development Agreement and the Resolution recommending Council approval of modified Tentative Parcel Map 37862 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 Planning Commission Secretary at ybenson@cityofcalimesa.net, or 3) Attend the meeting in person (with social distancing and masks required) and speak thereon. Please note, mailed and/or emailed comments must be submitted by **5:30 p.m. on Monday, January 11, 2021**. Identify the agenda item you wish to comment on in your email’s subject line. You may submit comments on any agenda item. Emailed comments will be read into the record by the Planning Commission Secretary.

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 Planning Commission Secretary of the City of Calimesa prior to or at the public hearing.



Publish Date: 12/25/2020
Darlene Gerdes, City Clerk