



NOTICE OF PREPARATION

DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

Project Name: Mesa Verde Specific Plan Area 2 Amendment 2
City Project No.: GPA 23-01; SPA 23-01; EA 23-02; DA Amendment-Revision 1; TTM No. 33931 – Revision 2
State Clearinghouse Number: 2004071045
Project Applicant: Mesa Verde Owners, LLC
Project Address: West of Interstate 10, generally between Sandalwood Drive and County Line Road, Calimesa, California
Public Comment Period: Friday, May 10, 2024 through Monday, June 10, 2024

This Notice of Preparation (NOP) informs the public, responsible and trustee agencies, and interested parties that the City of Calimesa (City), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Subsequent Environmental Impact Report (SEIR) for the Mesa Verde Specific Plan Area 2 Amendment 2 (Project). The Project is the second Amendment to the Mesa Verde Specific Plan that was previously adopted in 2007 and subsequently amended in 2017. In accordance with CEQA (Public Resources Code Section 21000, et seq.) and State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.) Section 15082, the City has issued this NOP to solicit input on the scope and content of the environmental information to be contained in the Draft SEIR for the Mesa Verde Specific Plan Area 2 Amendment 2.¹

I. OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

30-Day Public Scoping Period. The issuance of this NOP begins the 30-day public scoping period for the Mesa Verde Specific Plan Area 2 Amendment 2 SEIR, from Friday, May 10, 2024 through Monday, June 10, 2024. Comments may be sent to the City at any time during the 30-day public scoping period. Trustee and responsible agencies should provide comments and input related to their agencies' respective areas of statutory responsibilities in connection with the proposed Project. Please include the name and contact information of a contact person for your agency. As a responsible or trustee agency, your agency may need to use the SEIR prepared by the City when considering any permits or other approvals that your agency must issue for the Project. Due to time limits mandated by state law, your response to this NOP must be postmarked no later than **Monday, June 10, 2024**.

Please send your written comments to the City of Calimesa. Comments may be emailed to: klucia@cityofcalimesa.net or may be mailed to:

¹ Pursuant to Section 15162 of the State CEQA Guidelines, an SEIR is the appropriate CEQA documentation because an EIR was previously certified for the Mesa Verde Estates Specific Plan, and one or more of the following has occurred: (1) substantial changes are proposed that will require major revisions to the previous EIR due to the involvement of new and/or substantially increased significant environmental effects; and/or (2) substantial changes with respect to the circumstances under which the Project is undertaken will require major revisions to the previous EIR due to the involvement of new and/or substantially increased significant environmental effects.

City of Calimesa – Planning Division
Attn: Kelly Lucia, M. URP, Planning Director
908 Park Avenue
Calimesa, California 92320

Scoping Meeting. In accordance with CEQA Guidelines Section 15082(c), the City will hold an on-line public Scoping Meeting via webinar for the proposed Project. The public may participate in the Scoping Meeting as follows:

Thursday, May 30, 2024
Online Scoping Meeting
6:00 – 7:00 pm (Pacific Standard Time)

Attend the virtual meeting live webcast:
Webinar Link: <https://bit.ly/3VY4Cdy>
Zoom Meeting ID: 924 1600 1500
Phone: +1 669 900 6833 or +1 929 205 6099

No pre-registration is required. Entering the web address above will take you directly to the Webinar homepage and allow you to sign into the Scoping Meeting. A name and email address are required to enter the Webinar to keep track of attendance. The Scoping Meeting will include a brief presentation describing the proposed Project and an overview of the CEQA process and requirements. The Scoping Meeting will include time for the public to provide input on the scope and content of the SEIR, as schedule allows; however, the Scoping Meeting is not a public hearing and any input provided will not be formally transcribed. The City requests that all comments regarding the scope and content of the SEIR, including potential mitigation measures or possible alternatives to the Project that would also achieve the Project’s objectives, be provided in writing via email or mail to the address above.

II. PROJECT SETTING

Project Location. The Project site is comprised of 1,463.1 acres of largely undeveloped land located in the northwestern portion of the City of Calimesa, in the County of Riverside, California. Access to the Project site is provided via the Interstate (I) 10 at the Sandalwood Drive and the County Line Road exits. The Project site includes 14 parcels² and is found within the El Casco and Yucaipa 7.5-Minute Quadrangles, as mapped by the U.S. Geological Survey (**See Figure 1, Regional Location and Local Vicinity**).

Project Site Existing Conditions. The Project site is currently vacant and is made up of mostly undeveloped terrain with natural watercourses, valleys and hilly areas, as well as a portion of Sandalwood Drive and Mustang Way. Drainage flows generated from the Project site tends to flow either southwesterly towards San Timoteo Creek or northwesterly towards Yucaipa Creek. Primary vegetation communities on the Project site include non-native grasslands and chamise chaparral, with smaller areas of sand-aster and perennial buckwheat fields; bush mallow scrub; California buckwheat scrub; and coast live oak woodland. The Project site is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is implemented by the Regional Conservation Authority (RCA).

The City of Calimesa General Plan Land Use Chapter designates the Project site as “Mesa Verde Estates Specific Plan,” which includes a range of uses, including Medium High, Medium, Medium Low, Low, and Very Low Density Residential; Mixed Use (Commercial & Multifamily [MF] with a maximum of 20 dwelling units per acre); Open Space – Natural, – Park, – Private Recreation, – Basin; and Public Institutional. The City’s Zoning Map designates the Project site as Mesa Verde Estates.

² Assessor’s Parcel Numbers (APNs) 411-210-010, 411-210-028, 413-030-025, 413-040-013, 413-040-017, 413-040-018, 413-040-020, 413-040-023, 413-160-011, 413-200-003, 413-200-040, 413-200-042, 413-200-044, and 413-200-048.

Surrounding Land Uses. Land uses to the north of the Project site include undeveloped hillside open space, the Yucaipa Valley Water District (YVWD) water treatment facility, Yucaipa Creek, and rural development along Live Oak Canyon Rd. The Project's northern boundary is adjacent to the counties of Riverside and San Bernardino. The City of Calimesa General Plan Land Use Chapter designates the area to the northeast of the Project site's boundary as Residential Low Medium, Residential Rural, Quasi-Public, and Community Commercial. The area adjacent to the Project site's northern boundary is located in the cities of Yucaipa and Redlands. The area within Yucaipa is designated as Open Space and Residential by the Yucaipa General Plan and Yucaipa Freeway Corridor Specific Plan. The area within Redlands is designated as Resource Preservation by the Redlands 2035 General Plan. Land uses to the east of the Project site include single family residential land uses, the Mesa View Middle School, I-10, and urban land uses within the City of Calimesa. The City of Calimesa General Plan Land Use Chapter designates the area on the west side of I-10 and east of 7th Street as Community Commercial and Light Industrial, and the area opposite of I-10 as Downtown Village Commercial and Downtown Neighborhood Commercial.

Land uses to the south of the Project site include undeveloped hillside open space within the City of Calimesa, Garden Air Wash, San Timoteo Canyon Creek, and rural land uses along San Timoteo Canyon Road. The City of Calimesa General Plan Land Use Chapter designates the area adjacent to the Project site's southern boundary as Summerwind Ranch Specific Plan. Land uses to the west of the Project site include undeveloped hillside open space within the City of Calimesa and unincorporated Riverside County. The City of Calimesa General Plan Land Use Chapter designates the area to the west of the Project site's western boundary as Residential Estate.

Specific Plan History. Approved in 2007, the Mesa Verde Estates Specific Plan envisioned the development of 3,450 residential units, approximately 350,000 square feet (SF) of commercial space, 62.5 acres of mixed-use space, 481.8 acres of open space, 57.5 acres of public parks, 12.5 acres of private recreation, 21.5 miles of trails, 91.4 acres of roads, 2 elementary school sites, and 1 middle school site. Other proposed improvements included traffic circulation, flood control, and utilities, water, and sewer services. The Mesa Verde Estates Specific Plan was the subject of CEQA environmental review in the 2007 Final EIR. In 2017, the Mesa Verde Specific Plan Area 2 Amendment 1 proposed to modify the approved plan to allow for the development of 3,650 residential units, 250,000 SF of commercial space, 46.5 acres of mixed-use space, 489.7 acres of open space, 47.9 acres of public parks, 8.2 acres of private recreation, 23.1 miles of trails, 87.5 acres of roads, 2 elementary school sites, and no middle school site. The amended Project no longer included a middle school site because the Yucaipa-Calimesa Joint Unified School District (YCJUSD) built the Mesa View Middle School just north of the Project site in August 2009. The 2017 Mesa Verde Specific Plan Area 2 Amendment 1 was evaluated in an Addendum to the 2007 Final EIR prepared pursuant to CEQA. None of the Mesa Verde Estates Specific Plan has been implemented to date.

Attachment A includes a table that generally summarizes the land use changes that would occur with the implementation of the 2023 Mesa Verde Specific Plan Area 2 Amendment 2 when compared to the previously approved 2017 Mesa Verde Specific Plan Area 2 Amendment 1.

III. PROJECT DESCRIPTION SUMMARY

This Mesa Verde Specific Plan Area 2 Amendment 2, which is an Amendment to the 2017 Mesa Verde Specific Plan Area 2 Amendment 1, would serve as the policy and regulatory document, functioning as the zoning code, for the development of the Project site. Issues not covered in the Mesa Verde Specific Plan Area 2 Amendment 2 would need to be consistent with all applicable City regulations and/or an approved Development Agreement.

Land Use Summary. The Mesa Verde Specific Plan Area 2 Amendment 2 would permit a maximum of 3,650 residential units, including a mix of single-family detached, single-family attached, and multi-family units. The projected number of units within each of the residential zones include: 790 units of High Residential;

594 units of Medium High; 1,450 units of Medium; 677 units of Low Medium; and 139 units of Low. The Project includes Mixed-Use, Commercial, and Business Park/Industrial land uses, two elementary school sites, open space and public/private parks, public facilities, utility infrastructure, and roadways. A network of trails would connect the Project’s land uses and parks. The Project’s proposed land uses are summarized in **Table 1, Proposed Land Uses and Acreages (See Figure 2, Proposed Land Use Plan)**.

Project improvements and facilities (e.g., fuel modification zones, trails, landscape areas, water quality basins, lighting) would be owned and/or maintained by either the Master Homeowner’s Association, Sub-Homeowners Association, Commercial/Employment Owner’s Association, or Maintenance District. The City of Calimesa would own and maintain all public streets and sidewalks and pedestrian facilities. The YCJUSD would own and operate the proposed schools. The public facilities lot would allow for development of a fire station to be owned and operated by the City of Calimesa Fire Department, and other public facilities to be owned and operated by the City of Calimesa Public Works Department.

Project Phasing. The Specific Plan would be implemented in phases over time. The Project includes the development of up to 4.44 million square feet of business park use (allowing for a mix of industrial, logistics, office, and educational uses), 3,650 dwelling units, 300,000 SF of commercial/retail use, 2 elementary schools, and 50.4 acres of public park uses within five development phases. The proposed Opening Years are as follows: Phase 1 (2030), Phase 2 (2035), Phase 3 (2038), Phase 4 (2040), and Phase 5 (2045), subject to market conditions.

Table 1. Proposed Land Uses and Acreage

Land Use	Zoning Designations	Acres	Percent of Total Site
Mixed-Use	Mixed-Use (MU)	20.9	1.4%
Industrial/Logistics/Office	Business Park (BP)	243.1	16.6%
Commercial	Commercial (C)	4.5	0.3%
Residential	High (H); Medium High (MH); Medium (M); Low Medium (LM); Low (L);	474.4	32.3%
Elementary Schools	Elementary School (ES)	22.0	1.4%
Private Recreation	Open Space- Private Recreation (OS-PR)	16.1	1.1%
Public Parks	Open Space- Public Park (OS-PP)	50.4	3.4%
Public Works/Fire Station	Calimesa Public Works (CPW)	5.3	0.4%
Lift Station	Public Facility (PF)	1.5	0.1%
Water Tank	Public Facility (PF)	3.2	0.2%
Basins	Public Facility (PF)	26.2	1.8%
Open Space	Open Space- Natural (OS-N)	496.5	33.9%
Total Development Area		1,364.0	93.2%
Public Streets		99.1	6.8%
Total Project Area		1,463.1	100.0%

Circulation Improvements. The primary access road into the industrial portion of the Project site would be Sandalwood Drive, which is currently improved starting at the 7th Street intersection to Mustang Way. As Project-related development occurs, Sandalwood Drive would be fully improved to a four-lane road and extended north through the Project site, connecting to the proposed Street B near the southeast corner of Mesa View Middle School. County Line Road provides access to the Project site through 7th Place, West Avenue L, and 7th Street to Sandalwood Drive. As part of the Project, County Line Road would join with the proposed Street A and would serve as primary access to the residential portion of the Project site.

Off-site Project-related improvements would include the redevelopment of County Line Road from the Project site boundary to the I-10 interchange. The future width and design of this portion of County Line Road would be determined upon completion of the Project's Transportation Report. At a minimum, County Line Road improvements will require redeveloping the roadway within the full width of the existing 60-foot right-of-way and may require acquisition of additional rights-of-way and/or additional property in connection with such widening, depending on the results of the Project's final Transportation Report. Within the Project site boundaries, Roberts Road would terminate at the Project's southern property line until the off-site Roberts Road Bridge is constructed over Garden Air Wash, consistent with the City's adopted General Plan Circulation Element. As a part of proposed improvements associated with the off-site and separate Summerwind Ranch Specific Plan, Roberts Road would continue southward and connect to the Singleton Road interchange with the I-10, ultimately serving as an additional future off-site point of connection for the Project.

Off-site I-10 freeway interchange improvements would be required at the County Line Road intersection and the Sandalwood Drive intersection, as determined necessary by the Project's Transportation Report, subject to coordination, review, and approval of the City and California Department of Transportation, District 8 (Caltrans). These future interchange improvements are under the jurisdiction of Caltrans and the City and are not a part of the proposed Project. The proposed Project would eliminate the previously contemplated creation of a Roberts Road extension to the north of the Project site as well as the off-site alignment of Street F, which was previously proposed to connect to the northern Roberts Road extension. **Attachment A** provides a table that generally summarizes the of Project's circulation components compared to the 2017 Mesa Verde Specific Plan Area 2 Amendment 1.

Utility Improvements. The YVWD would provide potable water, recycled water, and wastewater services for the Project. Recycled water would be used for the non-potable water demands for the Project, including for irrigation of common areas. On-site and off-site improvements would be required, including pipeline extensions to the Project site from County Line Road, West Avenue L, Mustang Way, and from future connections through the Summerwind Ranch Specific Plan. For stormwater, the Project would use on-site detention and water quality basins, which would eventually discharge into the natural drainages. Electric/telecommunication utility extensions to the Project site would also be required.

Public Services. The Project site would be served by Southern California Edison for electricity, Verizon for telephone, and Spectrum for cable services. The Riverside County Sheriff's Department and City of Calimesa Fire Department would provide sheriff and fire services, respectively, and the YCJUSD would provide public school services.

Hillside Grading and Revegetation. The Project would require approximately 33,500,000 cubic yards of cut and fill over the course of all four phases of grading, and individual phases would be balanced on the site, which would minimize the import/export of materials during construction. Manufactured slopes that are interior to the Project would utilize a permanent irrigation system to support establishment of plantings for the purpose of slope stabilization. Manufactured slopes adjacent to natural open spaces would be landscaped with non-invasive, native, and drought-tolerant vegetation.

Lead Agency Discretionary Actions. The discretionary actions under consideration by the City include:

- Environmental Assessment No. 23-02: Certification of Subsequent Environmental Impact Report
- General Plan Amendment No. 23-01: Amend the Land Use Plan, Circulation Element, and Open Space Map
- Specific Plan Amendment No. 23-01: Amend SP Area 2 Amendment 1 to SP Area 2 Amendment 2
- TTM No. 33931 Revision: Amendment 2
- Development Agreement Amendment No. 1 between the City of Calimesa and Mesa Verde Owners, LLC

Responsible Agencies under CEQA include, but may not be limited to: California Department of Fish and Wildlife (CDFW) for a 1604 Permit; Santa Ana Regional Water Quality Control Board for a Section 401 Certification; RCA for an MSHCP Joint Project Review, including review by CDFW and U.S. Fish and Wildlife; YVWD for an Updated Water Supply Assessment; City of Yucaipa for fuel modification and grading; YCJUSD for encroachment and circulation improvements; Riverside County Flood Control District for ownership and management of storm water basins; and Caltrans for encroachment permits may be required.

The City of Calimesa has determined that a SEIR is required to satisfy environmental review for the proposed Project. Therefore, as allowed under CEQA Guidelines Section 15060(d), no Initial Study will be prepared. The SEIR will address the changes to the Specific Plan that have occurred since the City previously certified the 2007 EIR and 2017 Addendum. The SEIR will focus on the potentially significant effects of the Project, discuss any effects found not to be significant, and assess the direct, indirect, and cumulative impacts, as well as growth-inducing effects. The SEIR will identify mitigation measures to reduce or eliminate potentially significant environmental impacts and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any significant Project-related impacts.

The SEIR will evaluate the probable environmental effects of the Project, which are anticipated to include the following environmental topics:

- Aesthetics
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use & Planning
- Public Services
- Tribal Cultural Resources
- Air Quality
- Energy
- Hazards & Hazardous Materials
- Noise
- Recreation
- Utilities & Service Systems
- Biological Resources
- Geology & Soils
- Hydrology & Water Quality
- Population & Housing
- Transportation
- Wildfire

Please contact the Kelly Lucia at (909) 795-9801 if you have any questions.



Kelly Lucia, Planning Director

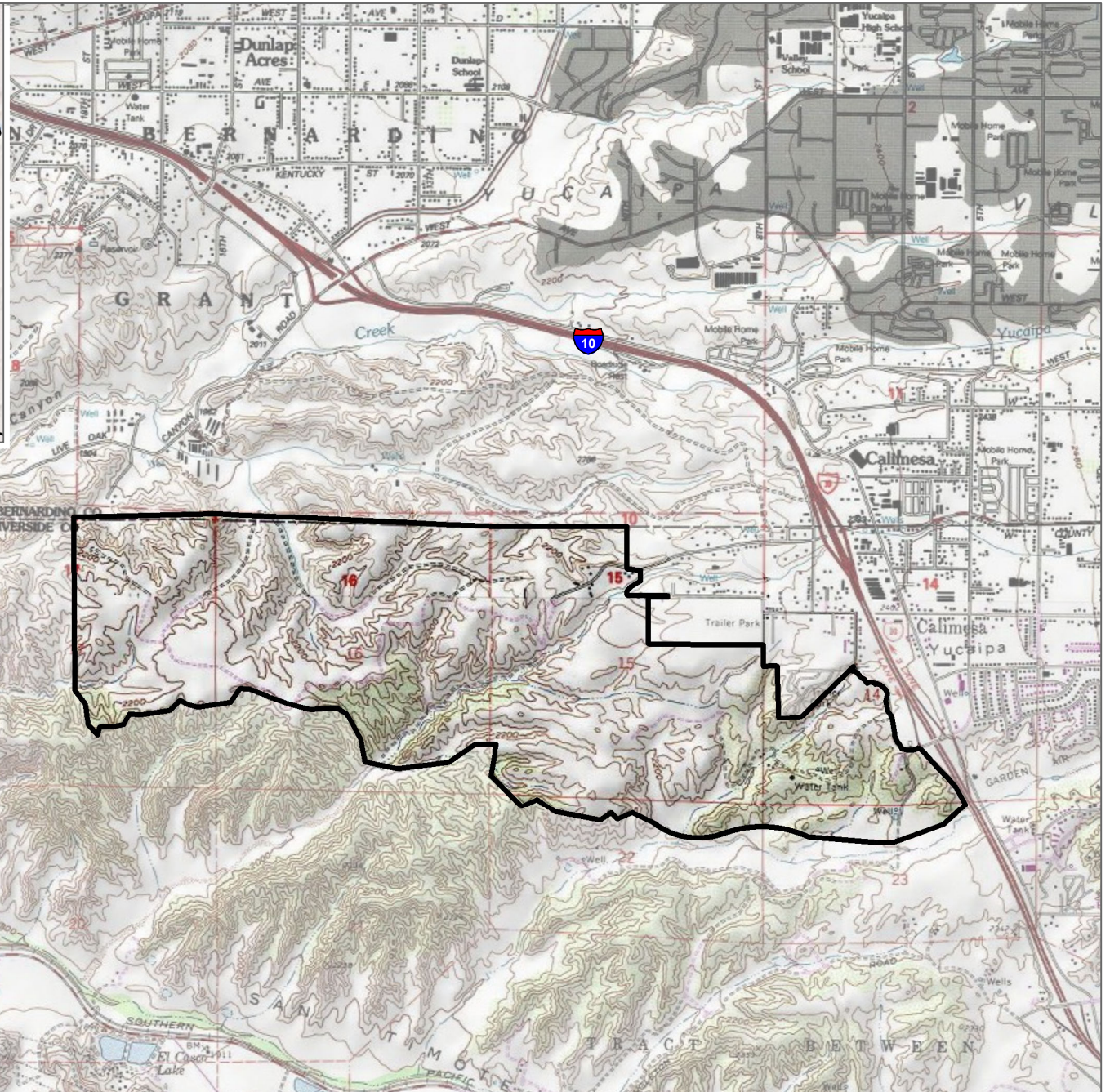
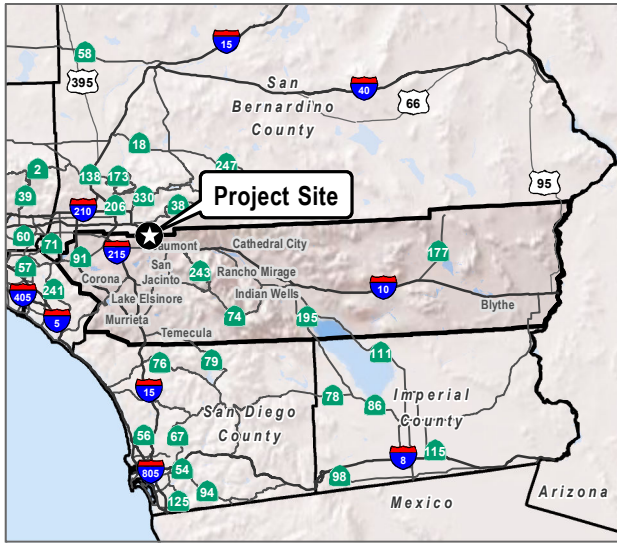
Attachments: Attachment A: Proposed Project Comparison to the 2017 Mesa Verde Specific Plan Area 2 Amendment 1
Figures: Figure 1 – Regional Location and Vicinity Map; Figure 2 – Proposed Land Use Plan

Attachment A. Proposed Project Comparison to the 2017 Mesa Verde Specific Plan Area 2 Amendment 1

Category	Adopted 2017 Specific Plan	Mesa Verde Specific Plan Area 2 Amendment 2	Summary of Changes
Residential Land Uses¹			
Very Low Residential	158 lots	0 Lots	Decrease of 158 lots – Eliminated
Low Residential	428 lots	139 lots	Decrease of 289 lots
Low Medium Residential	693 lots	677 lots	Decrease of 16 lots
Medium Residential	1,669 lots	1,450 lots	Decrease of 219 lots
Medium High Residential	344 lots	594 lots	Increase of 250 lots
Multi-Family (High Density Residential)	358 lots	790 lots	Increase of 432 lots
Total Residential Units	3,650 units	3,650 units	No Change
Total Residential Acres	735.3 acres	474.4 acres	Decrease of 260.9 acres
Non-Residential Land Uses			
Mixed Use	46.5 acres	20.9 acres	Decrease of 25.6 acres
Business Park	0 acres	243.1 acres	Increase of 243.1 acres
Commercial	0 acres	4.5 acres	Increase of 4.5 acres
Public Works/Fire Station	0 acres	5.3 acres	Increase of 5.3 acres
Lift Station	0 acres	1.5 acres	Increase of 1.5 acres
Water Tank	2.9 acres	3.2 acres	Increase of 0.2 acres
Open Space	489.7 acres	496.5 acres	Increase of 6.8 acres
Public Parks	47.9 acres	50.4 acres	Increase of 2.5 acres
Private Recreation	8.2 acres	16.1 acres	Increase of 7.9 acres
Elementary Schools	25.4 acres	22.0 acres	Decrease of 3.4 acres
Basins	19.6 acres	26.2 acres	Increase of 6.6 acres
Roads	87.5 acres	99.1 acres	Increase of 11.6 acres
Roads and Circulation²			
Street B from Street E to Street D	Collector Street	Divided Collector	Increased 14 feet to Divided Collector
Street D from Street A to Street B	Collector Street	Divided Collector	Increased 14 feet to Divided Collector
Street F	Divided Collector	Collector	Decreased to 66-foot Collector – New Alignment
7th Street	Modified Collector	Local	Decreased to 60-foot Local
Roberts Road from north of Sandalwood Drive to 7 th Street	Modified Secondary	Local ³	Decreased to 60-foot Local

Notes:

- 1 Residential land uses include changes to density and housing type.
- 2 All listed roadways reflect the proposed Mesa Verde Specific Plan 2 Amendment 2 names.
- 3 May require additional turn lanes at 7th Street and Sandalwood Drive



 Specific Plan Area/Project Site

SOURCE: USGS 7.5-Minute Series El Casco and Yucaipa Quadrangles;
Township 2S / Range 2W / Sections 08, 09, 14, 15, 16, 17, 22, 23

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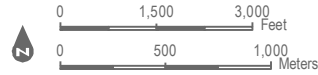
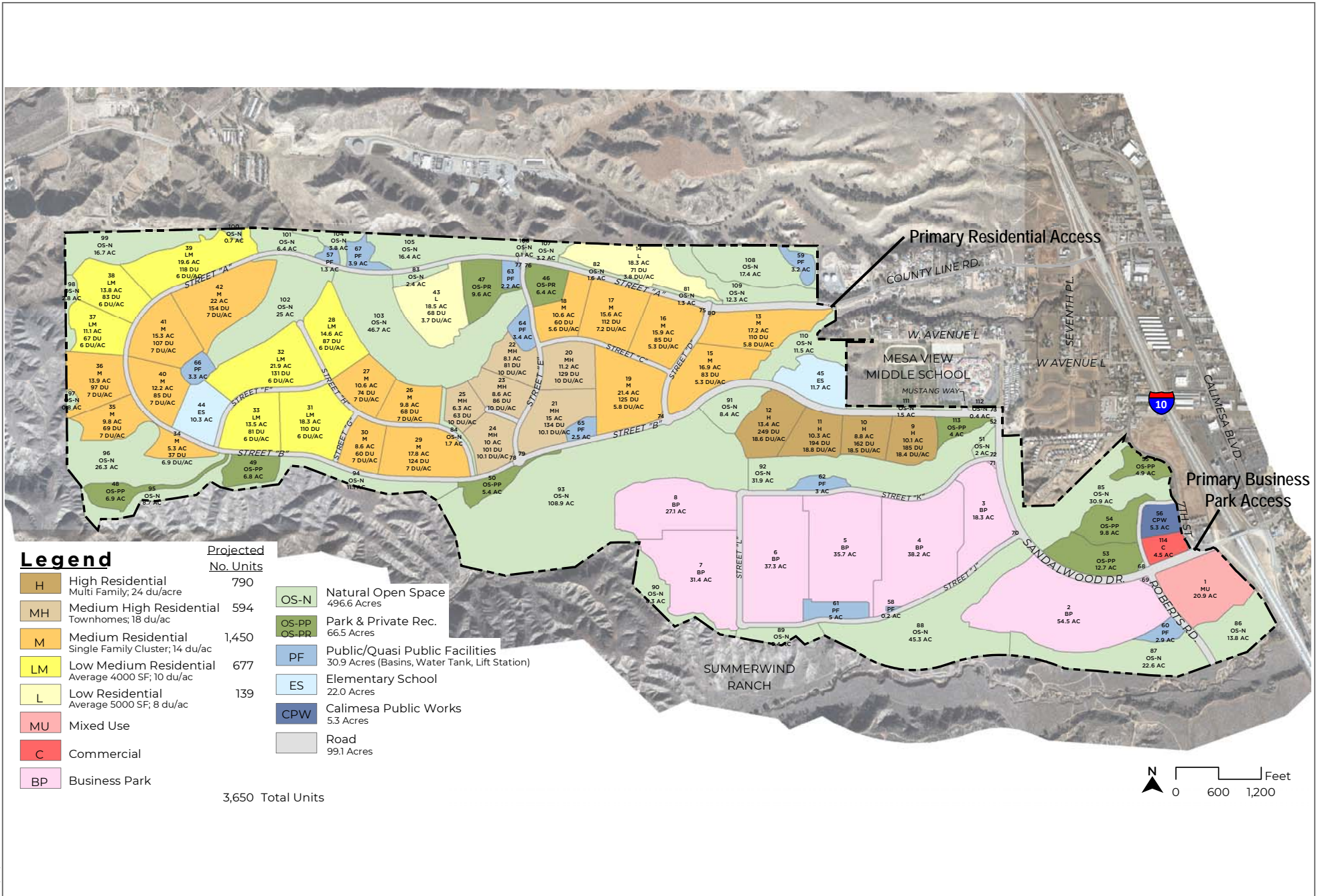


FIGURE 1

Regional Location and Local Vicinity

Notice of Preparation for the Mesa Verde Specific Plan Area 2 Amendment 2 Project



SOURCE: FORMA, April 2024

FIGURE 2

Proposed Land Use Plan