

**NOTICE OF INTENT TO ADOPT  
RECIRCULATED MITIGATED NEGATIVE DECLARATION  
FOR THE COUNTY LINE ROAD RV FUELING AND RETAIL PROJECT  
LEAD AGENCY: CITY OF CALIMESA**

This serves as the City of Calimesa's (City) Notice of Intent (NOI) to adopt a Recirculated Initial Study/Mitigated Negative Declaration (IS/MND) for the County Line Road RV Fueling and Retail Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

**PLANNING DEPARTMENT CASE NUMBERS: EA 20-01/DPR 19-04/CUP 19-05/CUP 19-06/VAR 20-01**

**PROJECT DESCRIPTION:** Countyline Neighborhood Market, LP (Applicant) is proposing development of the County Line Road RV Fueling and Retail Project (project) on a 1.3-acre site on County Line Road, west of Interstate 10. The project would be developed in two phases. Phase 1 would include development of an RV fueling station on 0.53 acres in the eastern portion of the project site, with three fueling positions beneath a 1,680-sf canopy. The entire project site would be paved during Phase 1 and all on-site infrastructure would be installed for the project. The parking stalls in the center of the project site, between Phase 1 and Phase 2, would be installed during Phase 1. In addition, all off-site roadway and parkway (i.e. curb-and-gutter, sidewalk, and landscaping) would be constructed along the frontage of the project site. Phase 2 would include construction of the drive-through retail structure on 0.77 acres in the western portion of the project site, with a 3,000-sf structure and drive-through que along the western and southern side of the structure. The remaining parking stalls and landscaping adjacent to the Phase 2 structure would also be constructed.

Vehicular access to the project site would be available from three driveways constructed during Phase 1. One driveway would be located south of the fueling station on County Line Road and two driveways would be located on the north side of the project site on County Line Lane. In addition, as mitigation for traffic impacts, the Applicant is responsible for installation of traffic signals on County Line Road at the I-10 Southbound Ramps and I-10 Northbound Ramps located east of the project site, prior to operation of Phase 2 of the project. The required traffic signal improvements would be conducted within Caltrans right-of-way.

Construction of Phase 1 is anticipated to begin in fall 2020. Phase 1 would be constructed in approximately six months. Phase 2 would be constructed based on market conditions, but Phase 2 is not anticipated to be operational until 2024, at the earliest. Phase 2 would be constructed in approximately six months.

**PROJECT LOCATION:** The project is located within the County of Riverside, approximately 90 miles north of San Diego County and 70 miles east of Los Angeles County. The 1.3-acre project site is currently assigned the address 727 County Line Lane, Calimesa, CA 92320 and Assessor's Parcel Number (APN) 411-040-001. Regional access to the project site is provided via I-10. Primary local access to the project site is provided via County Line Road.

**PREVIOUS CEQA PUBLIC INVOLVEMENT EFFORTS:** In February 2020, the City circulated an IS/MND (SCH# 2020040114) ("Previous CEQA document") for a 30-day public review period (April 10, 2020 through May 10, 2020) in accordance with CEQA Guidelines Section 15105. To initiate the public review process, IS/MND was also sent to the State Office of Planning and Research, State Clearinghouse and Planning Unit and a NOI was filed with the Riverside County Clerk. The NOI was also posted on the main page of the City's website and a hard copy of the NOI was mailed to three State agencies, 11 local agencies, one Native American Tribe, six utility companies, fifteen property owners within a 300-foot radius of the project site, and

three other individuals that requested notice. In addition, the City completed Native American consultation pursuant to Assembly Bill 52 prior to public review.

**PROJECT CHANGES:** After the public comment period closed for the previous CEQA document, the project applicant proposed “substantial revisions” to the project as follows:

- **Phasing:** Project construction is now proposed in two phases as described in the above project description.
- **Transportation (revised timing of traffic mitigation improvements):** The proposed phasing required an updated Traffic Impact Analysis (“TIA”), which was prepared in July 2020. The TIA concluded that the project, as revised, would not result in new impacts and required that the following improvements be physically constructed prior to project Phase 2 opening:
  - I-10 Southbound Ramps (NS) at County Line Road (EW) – #6 - Install a traffic signal
  - I-10 Northbound Ramps (NS) at County Line Avenue (EW) – #7 - Install a traffic signal
- **Noise (new mitigation measure):** An updated noise technical study (“Dual Site Noise Analysis”) required a new mitigation measure to avoid exceedance of the City’s established noise limits. The new mitigation measure is a four-foot sound barrier to be located on the western boundary of the project site (727 County Line Lane), and which must be constructed upon buildout of the 76 Fueling Station Project AND the RV/Fueling/Retail project, prior to issuance of occupancy for Phase 2.

**PROJECT CONTACT:** Kelly Lucia, Planning Manager  
Phone: (909) 795-9801 Ext. 229  
Email: klucia@cityofcalimesa.net

**PUBLIC REVIEW AND WRITTEN COMMENTS:** The public review period for submitting written comments on the Recirculated Mitigated Negative Declaration, pursuant to State CEQA Guidelines Section 15105, commences on August 21, 2020 and will close on September 21, 2020 at 5:00 p.m. If you have any questions regarding the project or the Recirculated Mitigated Negative Declaration, please contact Kelly Lucia via e-mail or phone, as indicated above.

Written comments should be addressed to: Kelly Lucia, Planning Manager  
City of Calimesa  
908 Park Avenue, Calimesa, CA 92320

**DOCUMENT AVAILABILITY:** The link to the Recirculated Draft IS/MND is available for review on the main page of the City’s website at [www.cityofcalimesa.net](http://www.cityofcalimesa.net). A hard copy of the Recirculated Draft IS/MND can be provided by the City. To request a hard copy of the Recirculated Draft IS/MND for review, please contact Kelly Lucia via email or phone, as indicated above.

**PUBLIC HEARING:** The proposed project, including the Mitigated Negative Declaration, will be reviewed and considered for approval at the City’s Planning Commission Meeting on October 12, 2020.