

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR TENTATIVE MAP 37802**

PROJECT TITLE: Tentative Map 37802 (“Riedman” Subdivision)

LEAD AGENCY: City of Calimesa

PROJECT LOCATION: The project is proposed on a 44.37 net acre site located south of and adjacent to Desert Lawn Drive, west of Plantation Drive and southwest of the Interstate 10 corridor in the City of Calimesa, California. The site address is 10701 Desert Lawn Drive (APN 413-290-041); Section 30, Township 2 South, Range 1 West, USGS *El Casco* 7.5' Topographic Quadrangle Map (see Figure 1 – Vicinity Map).

PROJECT DESCRIPTION: Tentative Tract Map (TTM) 37802 is a 190-lot single family residential development proposed on a 44.37 gross acre site located south of and adjacent to Desert Lawn Drive, west of Plantation Drive and southwest of the Interstate 10 corridor in the City of Calimesa, California. Of the total lots, 179 (Lots 1-179) would be single-family residential lots. Two lots (180 and 190) would be drainage basin lots. Lot 186 contains an existing well which would be dedicated to the Yucaipa Valley Water District (YVWD). Lots 181, 182, 183, 184, 185, 187, 188 and 189 would be open space/greenway/landscape/drainage lots. The project would include all on-site infrastructure improvements including primary and secondary access, utilities, streets and stormwater detention facilities.

Primary project access would be from Desert Lawn Drive via a loop street system through the project site. Two access driveways would provide both primary and secondary access. Approximately 4.74 acres of the southernmost portion of the parcel is subject to two easements associated with electrical transmission lines and access. A 3:1 fill slope would be constructed along the northern portion of an existing Southern California Edison Co. (SCE) easement area to match the adjacent Summerwind Ranch at Oak Valley Specific Plan (aka Summerwind Ranch Specific Plan) development slope to the west.

The project is not currently located within the service territory of any sewer service provider. The project as proposed would require approval from the Riverside County Local Area Formation Commission for detachment from the Beaumont Cherry Valley Water District (potable and non-potable water service) and site annexation into the Yucaipa Valley Water District (potable water, non-potable water, and sewer service). Further, the project will require approval of an encroachment permit from Southern California Edison Company for constructing a portion of a proposed 3:1 fill slope and implement fuel modification requirements within an existing easement. The project will also require a Section 1602 Lake and Streambed Alteration Agreement for encroachment into a streambed.

HAZARDOUS WASTE SITES: The Project site is not located on known listed toxic sites pursuant to Government Code Section 65962.5.

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

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State *CEQA Guidelines* Section 15105 **commences on March 4, 2022 and will close on April 4, 2022** at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact Kelly Lucia by 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
klucia@cityofcalimesa.net

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available for review at the City of Calimesa, 908 Park Avenue, Calimesa, CA 92320 and may also be accessed on the City of Calimesa’s website at: <http://www.cityofcalimesa.net/>.

PUBLIC HEARING: The proposed Project, including Mitigated Negative Declaration, will be reviewed and considered for approval at a public hearing of the City of Calimesa Planning Commission at a later date.



Figure 1 — Vicinity Map

□ - Project Site

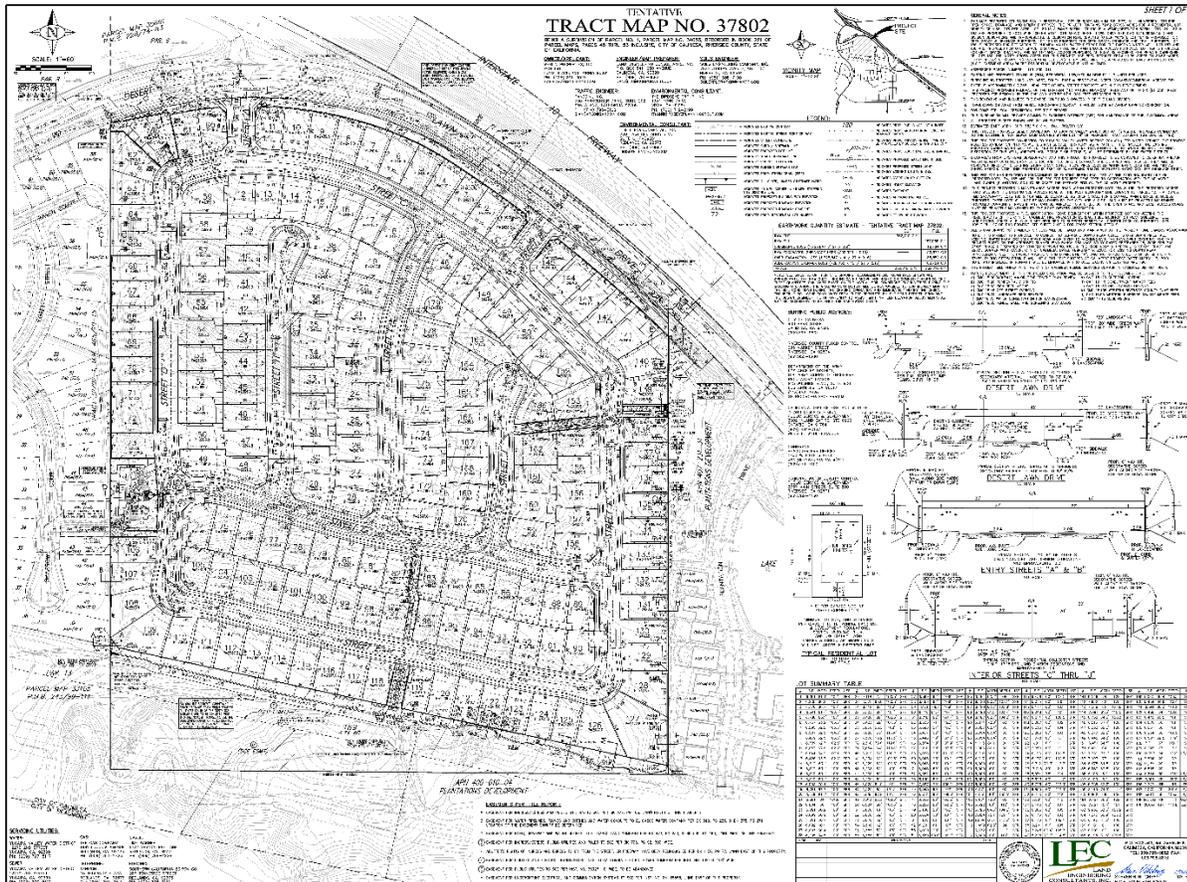


Figure 2 – Proposed Tentative Tract Map 37802