NOTICE OF AVAILABILITY

DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE MESA VERDE AREA 2 AMENDMENT 2 PROJECT

Project Name:	Mesa Verde Specific Plan Area 2 Amendment 2
City Project No.:	GPA 23-01; ZC 23-01 for SPA 23-01; EA 23-02; DA Amendment 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, July 11, 2025, through Monday, August 25, 2025

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq. and the Guidelines for Implementation of the California Environmental Quality Act [State CEQA Guidelines], California Code of Regulation, Title 14, Chapter 15000 et seq., including Section 15087), the City of Calimesa (City), as Lead Agency, has prepared a Draft Subsequent Environmental Impact Report (SEIR) for the Mesa Verde Specific Plan Area 2 Amendment 2 Project (Project). This Notice of Availability (NOA) provides the public, nearby residents and property owners, responsible agencies, and other interested parties with notification of the availability of a Draft SEIR for public review, and the timeframe for submitting comments on the Draft SEIR. Comments must be submitted in writing according to the directions below in Section III, Opportunities for Public Review and Comment.

I. PROJECT SETTING

Project Location. The Project site comprises 1,463.1 acres of undeveloped land located in the northwestern portion of the Calimesa, in the County of Riverside, California adjacent to and south of the border of San Bernardino County. Regional access to the Project site is provided via Interstate (I) 10 at the Calimesa Boulevard (leading to Sandalwood Drive) and the County Line Road exits. The Project site includes 14 parcels[1] 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).**[2]

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 of commercial space, 62.5 acres of mixed-use space, 481.8 acres of open space, 57.5 acres of public parks, 10.4 acres of private recreation, 21.5 miles of trails, 91.4 acres of roads, 2 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

[1] Assessor's Parcel Numbers 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.

[2] U.S. Geological Survey 7.5-Minute Series El Casco and Yucaipa Quadrangles, Township 2S, Range 2W, Sections 08, 09, 14, 15, 16, 17, 22, 23.

Specific Plan was the subject of environmental review pursuant to CEQA in a 2007 Final EIR prepared for the Mesa Verde Estates Project.

The Mesa Verde Specific Plan Area 2 Amendment 1 (2017 Specific Plan) proposed to modify the approved plan to allow for the development of the following: 3,650 residential units, 250,000 square feet of commercial space, 46.5 acres of mixed-use space, 519 acres of open space, 56.2 acres of public parks and private recreation facilities, 23.1 miles of trails, 87.5 acres of roads, and two school sites, but no middle school site. The 2017 Specific Plan removed the middle school site because the YCJUSD built Mesa View Middle School adjacent to the northeast of the Project site in August 2009. The 2017 Specific Plan was evaluated in an Addendum to the 2007 Final EIR prepared pursuant to CEQA. None of the Mesa Verde Estates Specific Plan or 2017 Specific Plan components have been constructed or implemented to date. **Attachment A** includes a table that generally summarizes the land use changes that would occur with the implementation of the Project when compared to the previously approved 2017 Specific Plan.

II. PROJECT DESCRIPTION SUMMARY

This proposed Mesa Verde Specific Plan Area 2 Amendment 2, which is an amendment to the previously approved 2017 Specific Plan, would serve as the policy and regulatory document, functioning as the zoning code for the development of the Project site. All future development plans and entitlements must be consistent with regulations set forth in the Mes Verde Specific Plan Area 2 Amendment 2 and, for issues not covered, must be consistent with all applicable City regulations and/or an approved Development Agreement Amendment.

Land Use Summary. The Project proposes a maximum of 3,650 residential units (which is the same unit count as in the approved 2017 Specific Plan), including a mix of single-family detached, single-family attached, and multifamily 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 proposes up to 4.44 million square feet of building area within the Business Park zone (allowing for industrial, logistics, office, and/or educational uses), up to 300,000 square feet of commercial building area within the Commercial and Mixed-Use zones, two school sites, open space and public/private parks, utility infrastructure, and roadways. An internal 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, Zones, and Acreages (See Figure 2, Proposed Land Use Plan).**

Project Phasing. The Project would be implemented in phases over an approximately 15-year span. 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, Zones, and Acreage

Land Use	Zoning Designations	Acres	Percent of Total Site
Mixed-Use	Mixed-Use (MU)	19.4	1.3%
Business/Industrial	Business Park (BP)	241.9	16.5%
Commercial	Commercial (C)	4.4	0.3%
Residential	High (H); Medium High (MH); Medium (M); Low Medium (LM); Low (L)	474.6	32.4%
Schools	Elementary School (ES)	22.0	1.5%
Private Recreation	Open Space- Private (OS-PR)	16.1	1.1%
Public Parks	Open Space- Public (OS-PR)	50.3	3.4%
Calimesa Public Works	Calimesa Public Works (CPW)	5.3	0.4%

Table 1. Proposed Land Uses, Zones, and Acreage

Land Use	Zoning Designations	Acres	Percent of Total Site
Public Utilities/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)	497.2	34.0%
	Total Development Area	*1,362.1*	*93.1%*
	Public Streets	*101.0*	*6.9%*
	Total Project Area	**1,463.1**	**100.0%**

Circulation, Utility, and Fuel Modification Improvements. Sandalwood Drive would be the primary access to the southern portion of the Project site and would be the designated ingress/egress for the Business Park uses. As development occurs, Sandalwood Drive would be fully improved, extending into the Project site and terminating at proposed Street B, adjacent to Mesa View Middle School. County Line Road would join with the proposed Street A and would serve as the primary residential access to the northern portion of the Project site. Off-site improvements constructed as Project components would include the redevelopment of County Line Road from the Project site boundary to the I-10 interchange to its full 60-foot right-of-way. 7th Street would also be developed at half-width along the eastern boundary of the Project site (from Sandalwood Drive to the north property line) to its full 60-foot right-of-way. The Project would include other on- and off-site circulation, fuel modification, and utility infrastructure improvements. Off-site improvements would be conducted by the Project Applicant/Developer as well as separate entities including but not limited to the City, Caltrans, and Yucaipa Valley Water District. The Project Applicant/Developer would contribute fair-share payments for off-site circulation and utility improvements constructed by others.

Lead Agency Approvals. The Project would require approval of the following discretionary actions by the City Council, which would be submitted and processed concurrently: Environmental Assessment No. 23-02, General Plan Amendment No. 23-01, Zone Change No. 23-01, Specific Plan Amendment No. 23-01, , Tentative Tract Map No. 33931 – Revision 2, and Development Agreement Amendment 1**.**

Responsible Agency Approvals. Responsible Agencies under CEQA include: California Department of Fish and Wildlife for a Section 1604 Permit; Caltrans, District 8, for encroachment permits in Caltrans right-of-way; Santa Ana Regional Water Quality Control Board for waste discharge requirements; YVWD for an Updated Water Supply Assessment and construction easement to connect Project pipelines, a Development Agreement for water, wastewater, and recycled water utility service, and a maintenance easement for ongoing fuel modification; YCJUSD for encroachment/construction easement and circulation improvements; and Riverside County Flood Control District for easements and management of stormwater basins.

III. SIGNIFICANT ENVIORNMENTAL EFFECTS

Based on the analyses provided in the Project Draft SEIR, the Mesa Verde Specific Plan Area 2 Amendment 2 Project would result in significant unavoidable and/or cumulatively considerable impacts to the environment that cannot be mitigated to below a level of significance after the consideration of compliance with applicable laws and regulations and the application of feasible mitigation measures. These impacts are as follows:

- Aesthetics. Under cumulative conditions, the Project would have a substantial adverse effect on a scenic vista and would substantially degrade the existing visual character or quality of public views of the site and its surroundings.
- Air Quality: The Project would result in emission exceedances of South Coast Air Quality Management District's (SCAQMD) operational and combined construction and operational thresholds and would conflict with SCAQMD's 2022 Air Quality Management Plan. Impacts would be significant and unavoidable and cumulatively considerable.
- GHG Emissions: The Project's GHG emissions would exceed the GHG threshold of significance and impacts would be significant and unavoidable and cumulatively considerable.
- Noise: The Project would result in significant off-site operational traffic noise increases and impacts would be significant and unavoidable and cumulatively considerable.

IV. OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

45-Day Public Review Period. The public review period for the Draft SEIR will be from Friday, July 11, 2025 to Monday, August 25, 2025 for a total of 45 days. The Mesa Verde Specific Plan Area 2 Amendment 2 Project Draft SEIR and associated technical appendices will be available for public review on the City of Calimesa Planning Division's web page: https://www.calimesa.gov/Archive.aspx?AMID=43.

Hardcopies of the Draft SEIR (with digital copies of the appendices) are available for public review at the following locations:

City of Calimesa – Planning Division
908 Park Avenue
Calimesa, California 92320

Calimesa Branch Library (*Available starting July 19th*)
974 Calimesa Boulevard
Calimesa, California 92320

If you wish to submit comments following review of the Draft SEIR, please submit them in writing

Please send your written comments to the City's Planning Division and be sure to include the Project name (Mesa Verde Specific Plan Area 2 Amendment 2) in the subject line as well as appropriate contact information in the body of the letter or email. Comments may be emailed to Senior Planner Selenne Sevilla (ssevilla@calimesa.gov) or mailed to:

City of Calimesa – Planning Division
Attn: Selenne Sevilla, Senior Planner
908 Park Avenue
Calimesa, California 92320

Due to time limits mandated by state law, your written comments must be emailed or postmarked no later than 5:00 p.m. on Monday, August 25, 2025. All comments received or postmarked by the close of the public review period will be considered in the Final SEIR.

Public Hearing. A public hearing on the Mesa Verde Specific Plan Area 2 Amendment 2 Project and the Final SEIR will be scheduled before the City Council at a time and date to be determined subsequent to the close of the Draft SEIR public review period. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

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

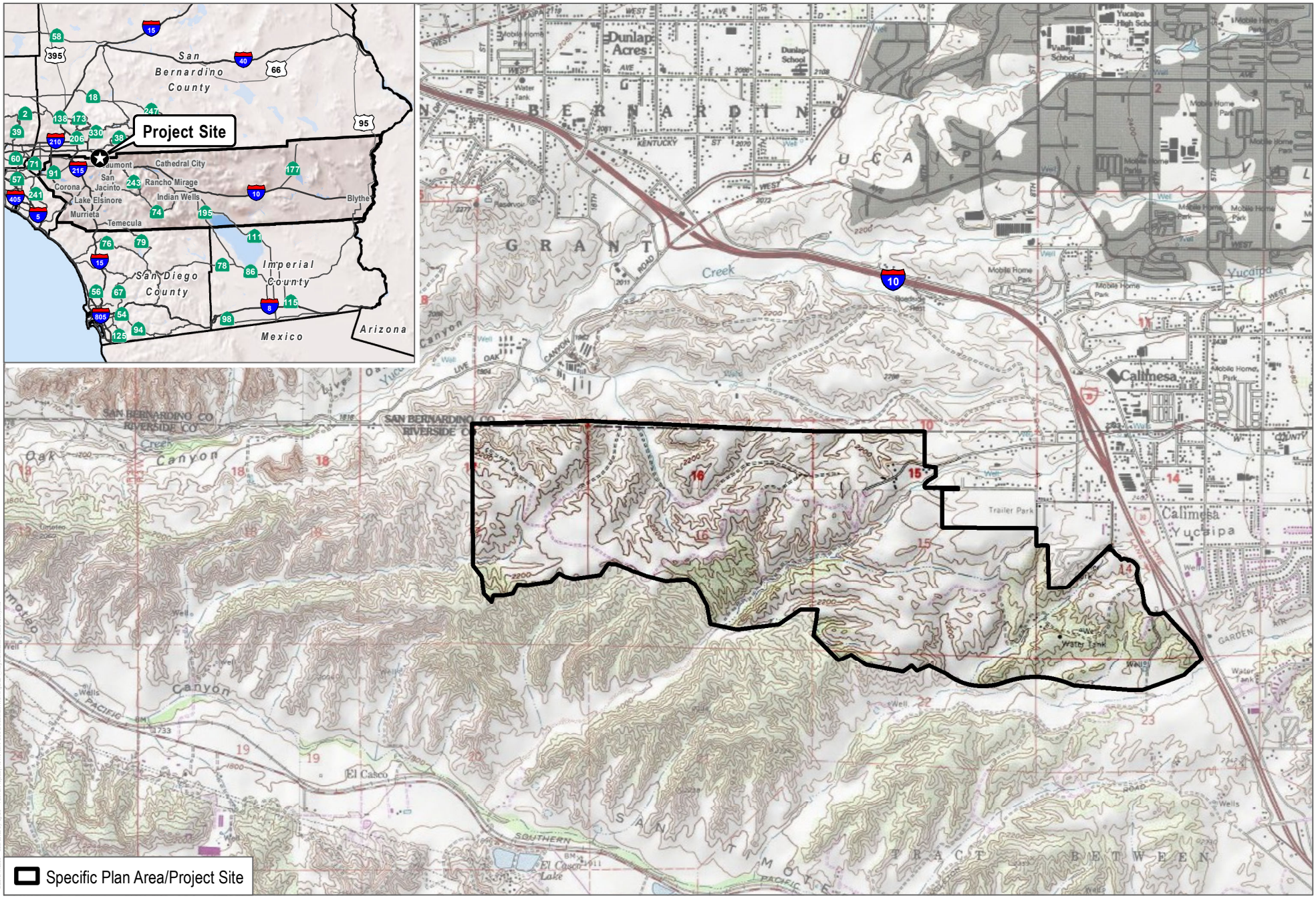
Attachment A. Proposed Project Comparison to the 2017 Specific Plan

Category	2017 Specific Plan	Proposed Project	Summary of Changes
Residential Land Uses[1]			
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
Multifamily (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**	**474.6 acres**	**Decrease of 260.7 acres**
Non-Residential Land Uses			
Mixed-Use	46.5 acres	19.4 acres	Decrease of 27.1 acres
Business Park	0 acres	241.9 acres	Increase of 241.9 acres
Commercial	0 acres	4.4 acres	Increase of 4.4 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 0.3 acres
Open Space	489.7 acres	497.2 acres	Increase of 7.5 acres
Public Parks	47.9 acres	50.3 acres	Increase of 2.4 acres
Private Recreation	8.2 acres	16.1 acres	Increase of 7.9 acres
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	101 acres	Increase of 13.5 acres
Roads and Circulation[2]			
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 7th 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 Specific Plan Amendment names.
3 May require additional turn lanes at 7th Street and Sandalwood Drive.

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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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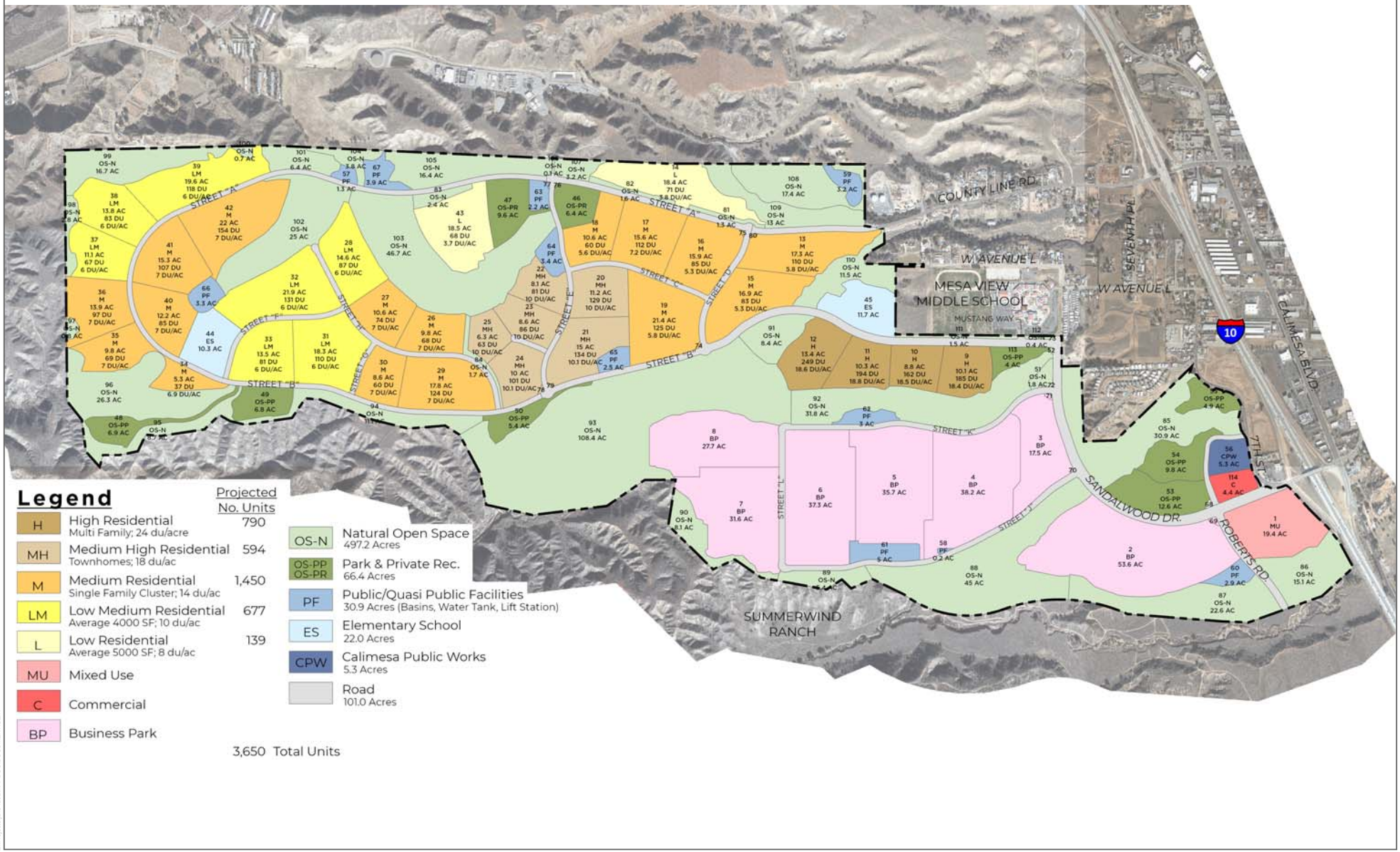
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FIGURE 1

Regional Location and Local Vicinity

NOA for the Mesa Verde Specific Plan Area 2 Amendment 2 Project

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SOURCE: FORMA, April 2025

FIGURE 2

Proposed Land Use Plan

NOA for the Mesa Verde Specific Plan Area 2 Amendment 2 Project

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