

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sandalwood Travel Center and Tentative Parcel Map 38215

Lead Agency: City of Calimesa Contact Person: Kelly Lucia, Community Development Director
 Mailing Address: 908 Park Avenue Phone: (909) 795-9801 ext 229
 City: Calimesa Zip: 92320 County: Riverside

Project Location: County: Riverside City/Nearest Community: Calimesa
 Cross Streets: Sandalwood Drive and 7th Street Zip Code: 92320

Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 40.9 " N / 117 ° 03 ' 38.9 " W Total Acres: 11.2

Assessor's Parcel No.: 411-210-024 and 411-210-006 Section: 14 Twp.: 2S Range: 2W Base: San Bernardino Meridian

Within 2 Miles: State Hwy #: I-10 Waterways: Yucaipa Creek
 Airports: None Railways: None Schools: Mesa View Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 7,034 Acres 11.2 Employees 15
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

vacant / CC-Community Commercial

Project Description: (please use a separate page if necessary)

The project consists of a tentative parcel map and a commercial development (Sandalwood Travel Center or "development project") located within a proposed 11.2 acre site. The TPM would split the site into three parcels; two northern parcels (Parcels 1 and 2), and development on the southern Parcel 3. Parcels 1 and 2 are not proposed for development at this time. Within the southern parcel (Parcel 3), the Sandalwood Travel Center development would include a 4-pump gasoline canopy, 12 electric vehicle charging stations, 26 standard parking stalls, a 4,884 square foot convenience store with alcohol sales, an attached 2,150 square foot common area to include three showers and a laundry room, a 5 position diesel canopy, truck weighing scale, and 19 overnight truck/trailer parking stalls. The development of the travel center would also require off-site improvements totaling 1.9 acres.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 6, 2026 Ending Date March 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Hagop (Jack) Kofdarali, President, Sandalwood Travel Center, LP</u>
Address: <u>27271 Las Ramblas, Suite 340</u>	Address: <u>PO Box 1958</u>
City/State/Zip: <u>Mission Viejo, CA 92691</u>	City/State/Zip: <u>Corona, CA 92878</u>
Contact: <u>Rachel Struglia</u>	Phone: <u>951.280.3833 x 6 (email: jack@jntmgt.com)</u>
Phone: <u>949.373.8318</u>	

Signature of Lead Agency Representative: Kelly Lucia

Digitally signed by Kelly Lucia
Date: 2026.02.03 14:13:05 -08'00'

Date: 2/6/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.