

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

**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 RV fueling station would be developed on a 0.53-acre parcel in the eastern portion of the project site, with three fueling positions beneath a 1,680-sf canopy. The drive-through retail would be developed on a 0.77-acre parcel 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. Thirty-two (32) parking spaces are proposed within the project site. Sidewalk improvements and landscaping would be installed along the northern, western, and southern property boundaries, within the project site and public ROW.

Vehicular access to the project site would be available from three driveways. 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 project operation. The required traffic signal improvements would be conducted within Caltrans right-of-way.

Construction of the proposed project is anticipated to begin early summer 2020. The proposed project would be constructed in approximately three months. Site grading would be completed in approximately one week. Foundations would be installed in approximately 2 weeks, and the fueling station canopy would be installed in approximately two weeks.

**PROJECT LOCATION:** The proposed 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 assigned 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.

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

**PUBLIC REVIEW AND WRITTEN COMMENTS:** The public review period for submitting written comments on the Mitigated Negative Declaration, pursuant to State CEQA Guidelines Section 15105, commences on April 10, 2020 and will close on May 11, 2020 at 5:00 p.m. If you have any questions regarding the project or the 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 Mitigated Negative Declaration 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 Draft IS/MND can be provided by the City. To request a hard copy of the 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 May 26, 2020.