



Special Meeting
of the
Planning Commission
April 25, 2022

**Tentative Tract Map 37802
Environmental Assessment 20-05**

Project Vicinity



Project Location

10701 Desert Lawn Drive



Street View



Wet Utilities

Purple outline = Property not currently within the service area of any sewer provider



The City of Calimesa is not a utility provider. As such, the City relies upon other public agencies to provide services such as water, electricity, sewer, and gas to its residents.

While the majority of Calimesa residents receive sewer service from the Yucaipa Valley Water District, there are approximately 135 acres located in the southwest portion of Calimesa that are not currently within the service area of any sewer provider.

The proposed subdivision is one of these properties (indicated with star)

Wet Utility Providers

Wet Utility Provider	Property Located within Jurisdiction?	Water Provider?	Sewer Provider?
Beaumont Cherry Valley Water District	✓	✓	
Yucaipa Valley Water District		✓	✓
City of Beaumont			✓

Who decides in this situation?



LAFCO Decides Public Agency Boundaries

Local Agency Formation Commissions (LAFCOs) are state-mandated regulatory agencies established by the Legislature in 1963. LAFCOs were created to help implement State policy of encouraging orderly growth and development through the regulation of local public agency boundaries. **(Riverside County LAFCO has jurisdiction over this matter).**

The most common type of boundary change is an annexation (addition of territory) to a local agency, such as a city or a water district. Most annexations are initiated by landowners in order to facilitate development. **(This is what is happening for Tentative Tract Map 37802).**

The Commission can exercise its discretion to approve, disapprove or even modify the boundaries of proposals. It can approve proposed boundary change proposals subject to certain terms and conditions, as allowed by law. **(The proposal to deannex from BCVWD and annex into YVWD for all wet utilities will be considered by Riverside County LAFCO at a later date)**

Future Approvals by the Planning Commission

If approved, Tentative Tract Map 37802 will be subject to a future Development Plan Review approval by the Planning Commission to consider proposed architecture, colors and materials, landscaping, lighting, and other site design characteristics. This approval is often pursued by the merchant builder.



Recommendation

The Planning Commission:

1. Adopt Resolution 2022-04 and Resolution 2022-05, adopt findings and
2. Approve Environmental Assessment 20-05 and Tentative Tract Map 37802, subject to Conditions of Approval and mitigation measures within the final initial study/mitigated negative declaration (SCH#2022030160) and Mitigation Monitoring and Reporting Program approved as a part thereof.





Questions?

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