

NOTICE OF INTENT

TO ADOPT MITIGATED NEGATIVE DECLARATION FOR SANDALWOOD TRAVEL CENTER AND TENTATIVE PARCEL MAP 38215

Project Name: Sandalwood Travel Center and Tentative Parcel Map 38215

City Project Nos: Environmental Assessment 20-04, Development Plan Review 20-05, Conditional Use Permit 20-04, Conditional Use Permit 20-05, Variance 23-02, Tentative Parcel Map 38215

Project Applicant: Sandalwood Travel Center, LP

Project Address: APN 411-210-024 and 411-210-006 along I-10 at Sandalwood Drive in Calimesa, California 92320

Public Comment Period: Friday, February 6, 2026, through Monday, March 9, 2026

PROJECT LOCATION

The 11.2-acre project site (APNs 411-210-024 and 411-210-006) is generally bounded by commercial development and Sandalwood Drive to the south, an undeveloped dirt lot and a single-family residence to the north, 7th Street to the west, and Interstate (I) 10 to the east. Regional access to the project site is provided by I-10. The project site is further defined as the northwest portion of Section 14, Township 2 south, Range 2 west of the San Bernardino Meridian.

PROJECT DESCRIPTION

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 five-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. The proposed project would require the following discretionary approvals: City approval of the IS/MND (EA 20-04), Tentative Parcel Map (TPM 38215), Development Plan Review (DPR 20-05), two conditional use permits (CUP 20-04 for fuel sales and CUP 20-05 for alcohol sales), and a Variance for signage (VAR 23-02).

Primary vehicular access to the project site would be available from three driveways located within the northern, center, and southern areas of the project site. All three driveways would provide ingress/egress and would be located along 7th Street.

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, M. URP - Community Development Director

Phone: (909) 795-9801 ext 229

Email: klucia@calimesa.gov

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 February 6, 2026, and will close on March 9, 2026, at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact Kelly Lucia by email or phone as indicated above.

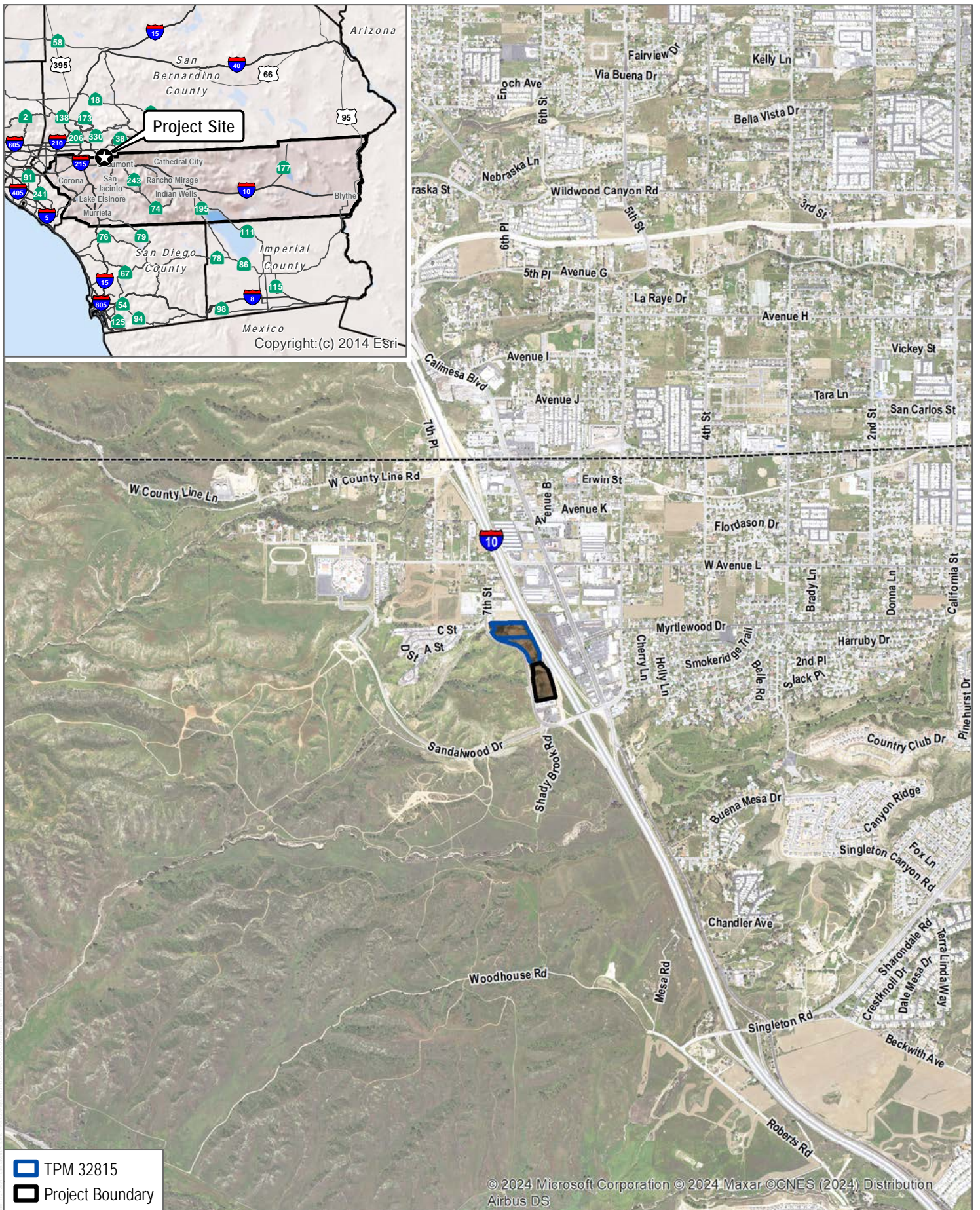
Written comments should be addressed to:

Kelly Lucia, Community Development Director
City of Calimesa
908 Park Avenue
Calimesa, California 92320
klucia@calimesa.gov

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: <https://www.calimesa.gov/Archive.aspx?AMID=57>

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.

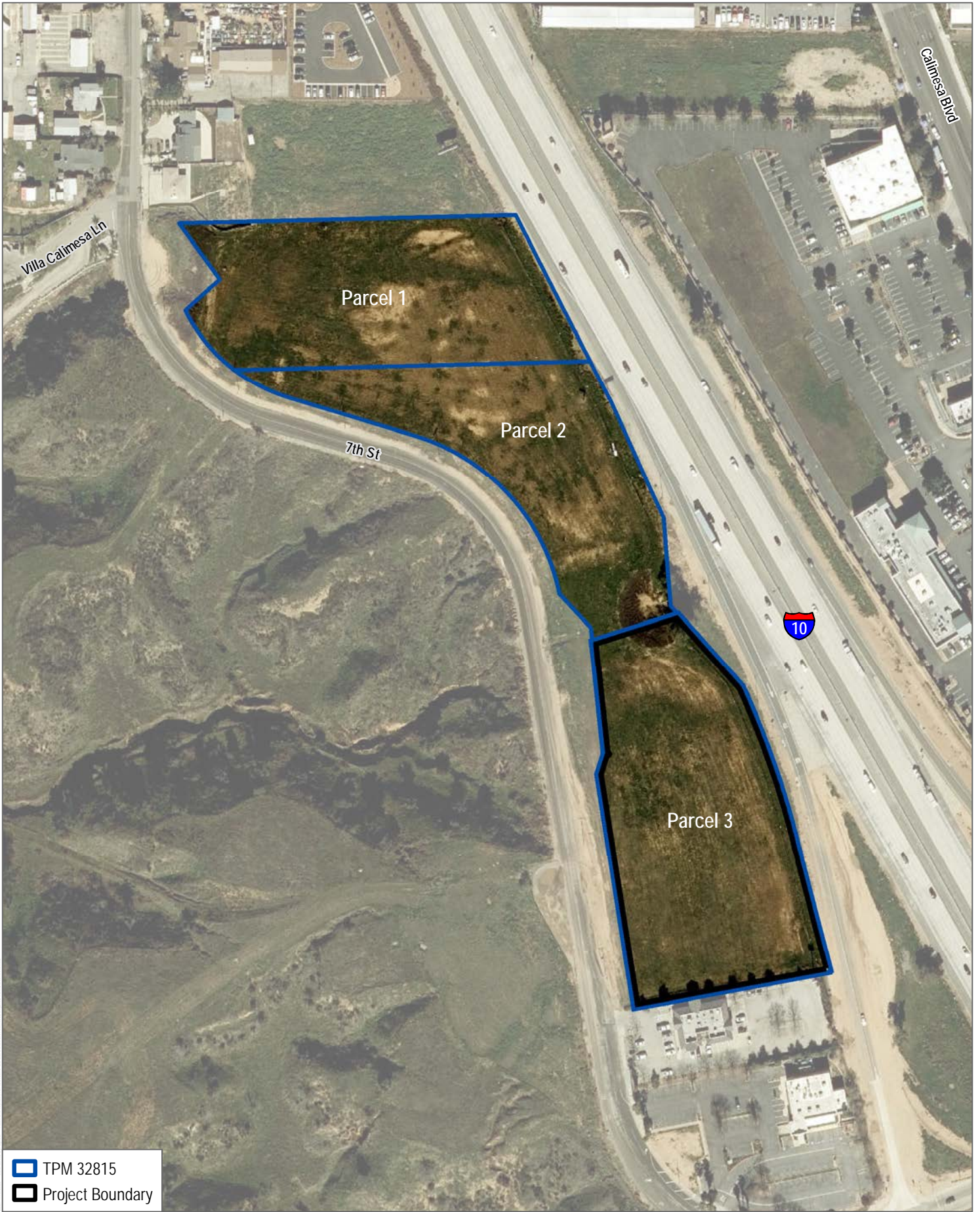
Figures: Figure 1 – Regional Location and Vicinity Map; Figure 2 – TPM 32815; Figure 3 Site Plan



SOURCE: GMZ Associates 2023; Open Street Map; Bing Maps

FIGURE 1

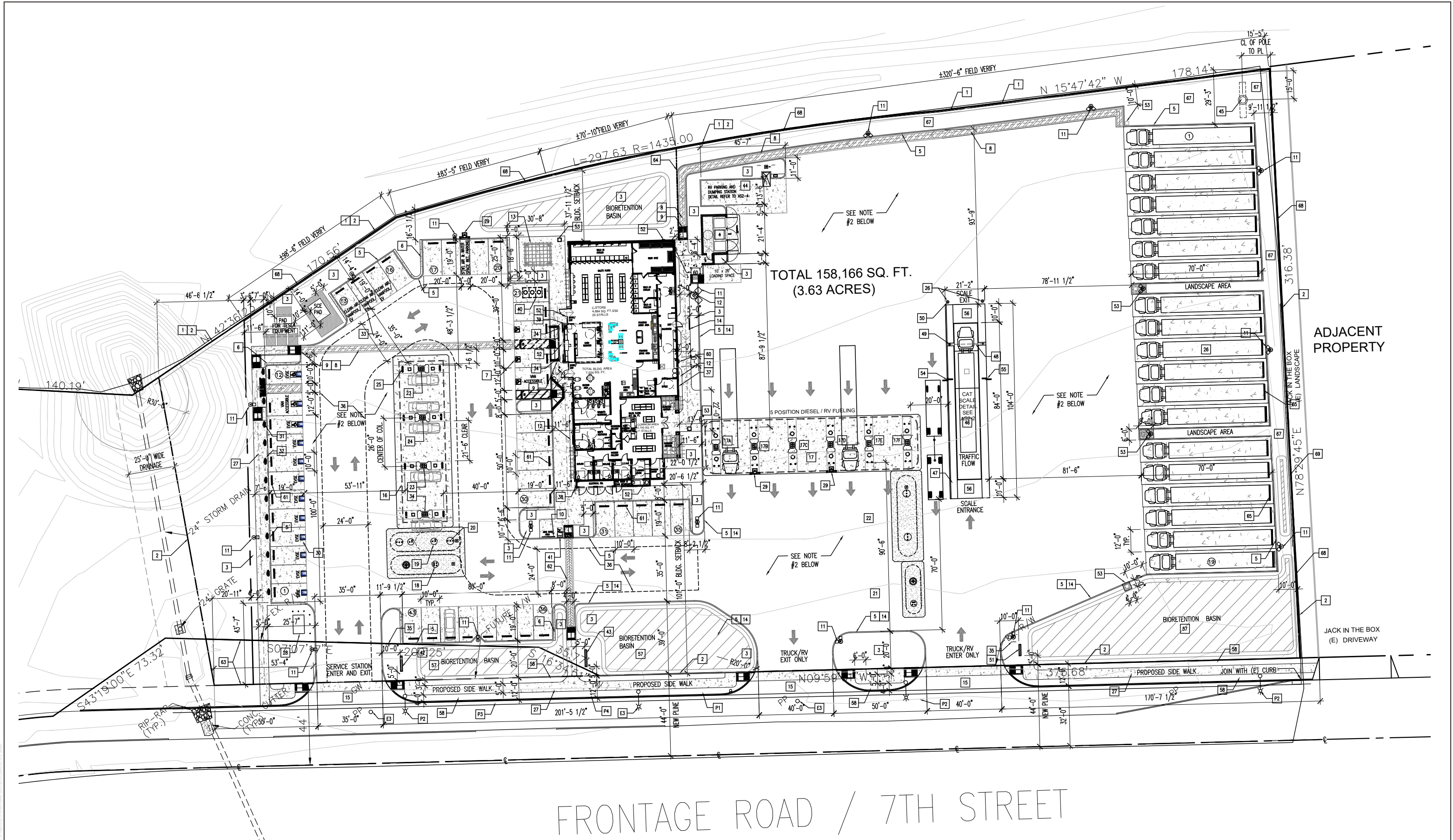
Project Location



TPM 32815
 Project Boundary

SOURCE: GMZ Associates 2023; Riverside County 2025; Open Street Map; ESRI World Imagery

FIGURE 2
 Proposed TPM 32815 Finance Map
 Sandalwood Travel Center Project and TPM 32815



SOURCE: Absolute Design Methods, 2023