

**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
FOR THE RESIDENTIAL INFILL PRIORITY AREA OVERLAY ZONE (RIPAOZ)**

PROJECT TITLE: Residential Infill Priority Area Overlay Zone (RIPAOZ) Project

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR: The City of Calimesa has determined that a DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) will be prepared for the Project based on its scale and potential to cause significant environmental effects related to:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Mandatory Findings of Significance

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project related impacts. A mitigation monitoring program also will be developed as required by Section 15150 of the CEQA Guidelines.

This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Calimesa in the EIR. The public review comment period for this NOP begins on: **March 29, 2022 and is set to close at 5:00 pm on April 27, 2022.**

PROJECT LOCATION:

The City of Calimesa covers approximately 14.86 square miles and is bordered by unincorporated portions of Riverside County to the east and west, the City of Beaumont to the south, and the Cities of Yucaipa and Redlands the north. Refer to **Figure 1 – Vicinity Map**. The RIPAOZ Project represents 36 parcels within the City. Generally speaking, these 36 parcels are located south of Avenue L between 5th Street and Bryant Street, and near Buena Mesa Drive in the City of Calimesa within the County of Riverside as reflect in **Figure 2 – Project Site**. As depicted in **Figure 3 – USGS Topographical Map**, the site is located within the U.S. Geological Survey (USGS) 7.5-EI Casco quadrangle; Township 2 South Range 2 West Sections 13, 14 and 24; and Township 2 South Range 1 West Section 30 of the San Bernardino Base and Meridian (SBBM).

PROJECT DESCRIPTION:

The City of Calimesa is proposing a “Residential Infill Priority Area Overlay Zone” (RIPAOZ) on 36 properties (proposed Project). The City was awarded a grant by the State of California Department of Housing and Community Development (“HCD”) SB 2 program to prepare the RIPAOZ Project in order to up-zone certain residential properties identified by the City to allow for higher density development including duplexes, townhomes, condos, and a limited amount of apartments by-right. The City was further awarded a supplementary grant by HCD Local Early Action Grants program, also referred to as the “LEAP” program, to assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment.

The intent of the proposed RIPAOZ Project is to comply with newly the adopted State residential laws requiring jurisdictions to increase the amount of housing opportunities available and increase the variety of housing types permitted within the City. To meet these requirements, the City of Calimesa has reviewed underutilized properties within City limits for their potential to increase density opportunities and is preparing a series of planning documents to allow up-zoning on these properties. The properties included within the proposed Project are vacant and undeveloped; or developed and zoned for residential usage, with exception of one property that has a split designation of residential and commercial. Under the existing land use/zoning designations, a total of 397 units

could be developed. With implementation of the RIPAOZ, a total of 2,156 units could be developed; an increase of 1,759 dwelling units.

The Project will revise the existing municipal code and amend the general plan to include an overlay zone allowing for higher residential densities to meet City and State goals to provide increased housing. The intent of the environmental document is to address the change between the existing residential development allowed by right per the city's Zoning Ordinance and General Plan as reflected in **Figure 4, Existing General Plan Land Use and Zoning Designations** and the change in conditions of the proposed RIPAOZ as reflected in **Figure 5, Proposed General Plan Land Use and Zoning Designations**. The environmental analysis where appropriate will consider the maximum amount of density or units that could be developed by the RIPAOZ.

The City will consider the following discretionary actions for approval:

- Zone Change 21-01 to amend City Municipal Code (CMC), Title 18 – Zoning, Land Use and Development Regulations; specifically Chapters 18.05 – General Provisions, 18.20 – Residential Zone Districts, 18.45 – Off-Street Parking, and 18.90 – Development Plan Review in order to:
 - Amend Section 18.05.08 – Zone Districts Established to add “Residential Infill Priority Area Overlay Zone” (RIPAOZ)
 - Amend Section 18.20.020 – Residential Zone Districts to add new Subsection H to establish the RIPAOZ;
 - Amend Table 18.20.030 – Uses Permitted within Residential Districts to identify allowable uses within the RIPAOZ;
 - Amend Table 18.20.040 – Residential Development Standards to establish development standards for the RIPAOZ and allow for increased density of up to 15 dwelling units per acre in RIPAOZ Area 1 and 35 dwelling units per acre in RIPAOZ Area 2;
 - Amend Section 18.20.050 – Specific Standards for Residential Districts to add new Subsection P to define Design, Screening, and Privacy Standards;
 - Amend Table 18.45.060 – Number of Parking Spaces Required to establish parking standards for the RIPAOZ; and
 - Amend Section 18.90.030 – Minor Development Plan Review to add new Subsection 11 of Subdivision B to identify that all single family attached, single family detached, multi-family dwellings, and accessory dwelling units (if permitted by State law) proposed within the Residential Infill Priority Area Overlay Zone (“RIPAOZ”) may be processed through approval of a Minor Development Plan Review.
- General Plan Amendment (GPA) to amend the General Plan Land Use Element (Chapter 2) to:
 - Amend Table LU-B – General Plan Land Use Categories to define RIPAOZ Area 1 and Area 2;
 - Amend Table LU-C – List of Zoning Districts Compatible with General Plan Land Use Categories to add the RIPAOZ; and
 - Amend Figure LU-1 – Land Use Map to reflect the boundary of the RIPAOZ Area 1 and Area 2 with the City's dual General Plan Land Use Designation / Zoning Map.
- Certify an Environmental Impact Report (EIR) for the zoning changes and GPA.

By creating the RIPAOZ, the City will:

- Comply with newly adopted State residential laws requiring jurisdictions to increase the amount of housing opportunities available and to provide ways to meet their fair share of housing units within a variety of income categories by:
 - Permitting a flexible approach to providing housing;
 - Increasing the variety of housing options in existing residential neighborhoods;
 - Fostering well-planned, compact developments keeping with the character of the existing neighborhood;
 - Promoting efficiency in the utilization of existing infrastructure and services, facilitates integrated physical design;
 - Promoting a high level of design quality;
 - Facilitating development proposals responsive to current and future market conditions; and
 - Providing safe vehicular circulation patterns for residents and safety/service providers.

The Project does not include any implementing development. Thus, no specific development projects are being proposed at this time. No on-site or off-site infrastructure improvements are being identified at this time, and no specific timelines for development of the sites is known at this time. Therefore, the future development that may occur on the subject properties is speculative.

HAZARDOUS WASTE SITES: The properties within the Project boundary are not located on known listed toxic sites pursuant to Government Code Section 65962.5.

PROJECT CONTACT: Kelly Lucia, Planning Manager
City of Calimesa

PHONE: (909) 795-9801 ext. 229
E-MAIL: klucia@cityofcalimesa.net

SCOPING MEETING: In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.

Meeting Information:

April 7, 2022
6:00 – 7:00 pm (Pacific Standard Time)
Attend the virtual meeting live webcast:

Zoom Webinar Information

WebinarLink:

<https://zoom.us/j/93193177574?pwd=Q3BZT0xDZ3JEZlpNNDdRVmg2WXRZz09&from=>

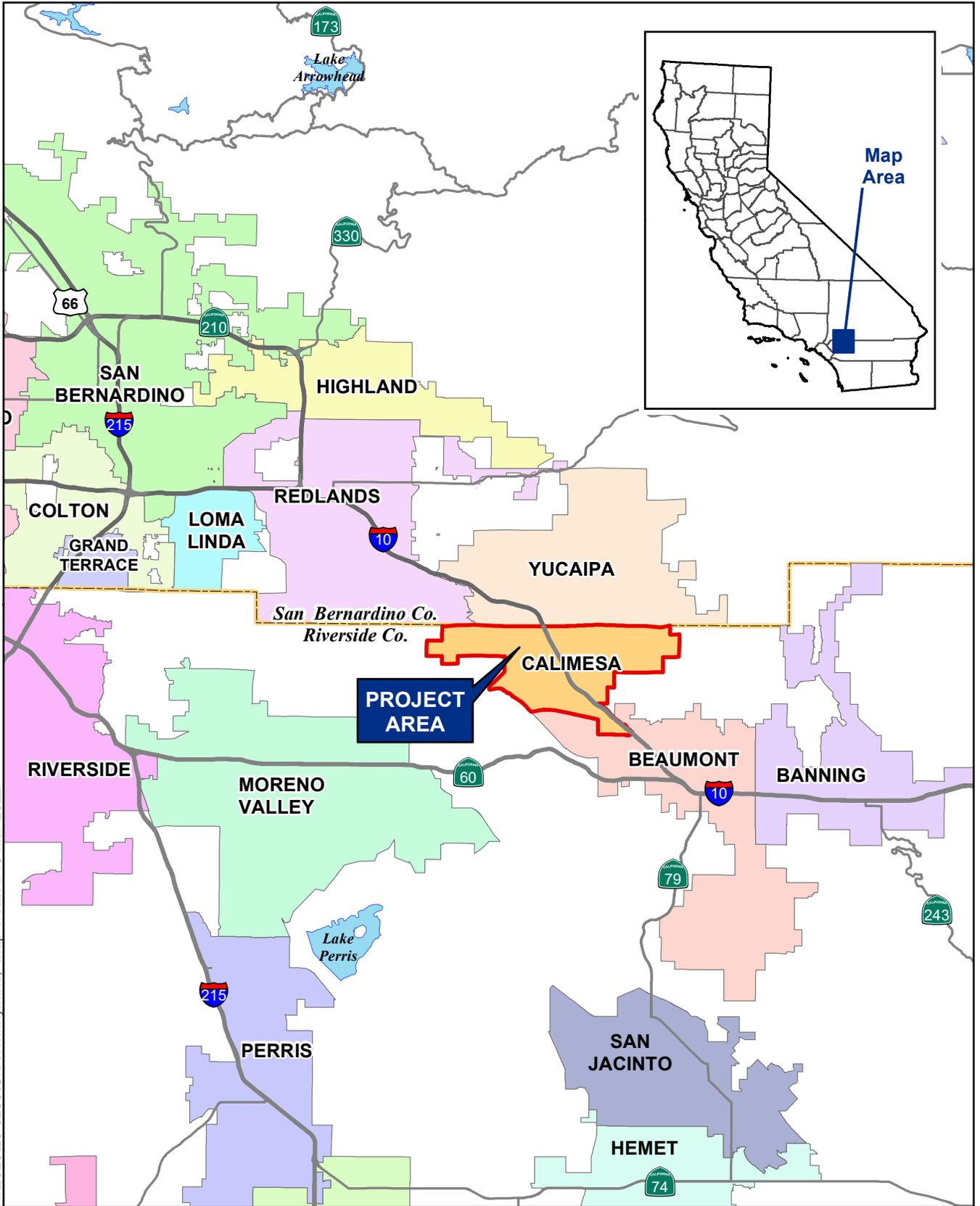
Webinar ID: 931 9317 7574
Passcode: 157687
Phone: (669) 900-9128

Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. First name and email address are required to enter the broadcast room to keep track of attendees.

At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed Residential Infill Priority Area Overlay Zone (RIPAOZ) Project.

Comments should be addressed to: Kelly Lucia, Planning Manager
City of Calimesa
908 Park Avenue
Calimesa, CA 92320
(909) 795-9801 ext. 235
klucia@cityofcalimesa.net

DOCUMENT AVAILABILITY: An electronic copy of the Notice of Preparation will be made available at the City of Calimesa and on the City's website: www.cityofcalimesa.net

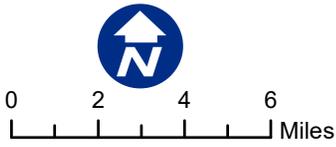


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Sources: Riverside County GIS, 2021;
San Bernardino Co. GIMS, 2021.

Figure 1 – Vicinity Map

Residential Infill Priority Area Overlay Zone Project

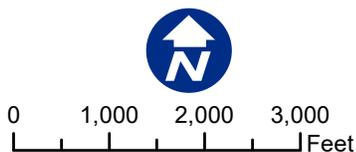




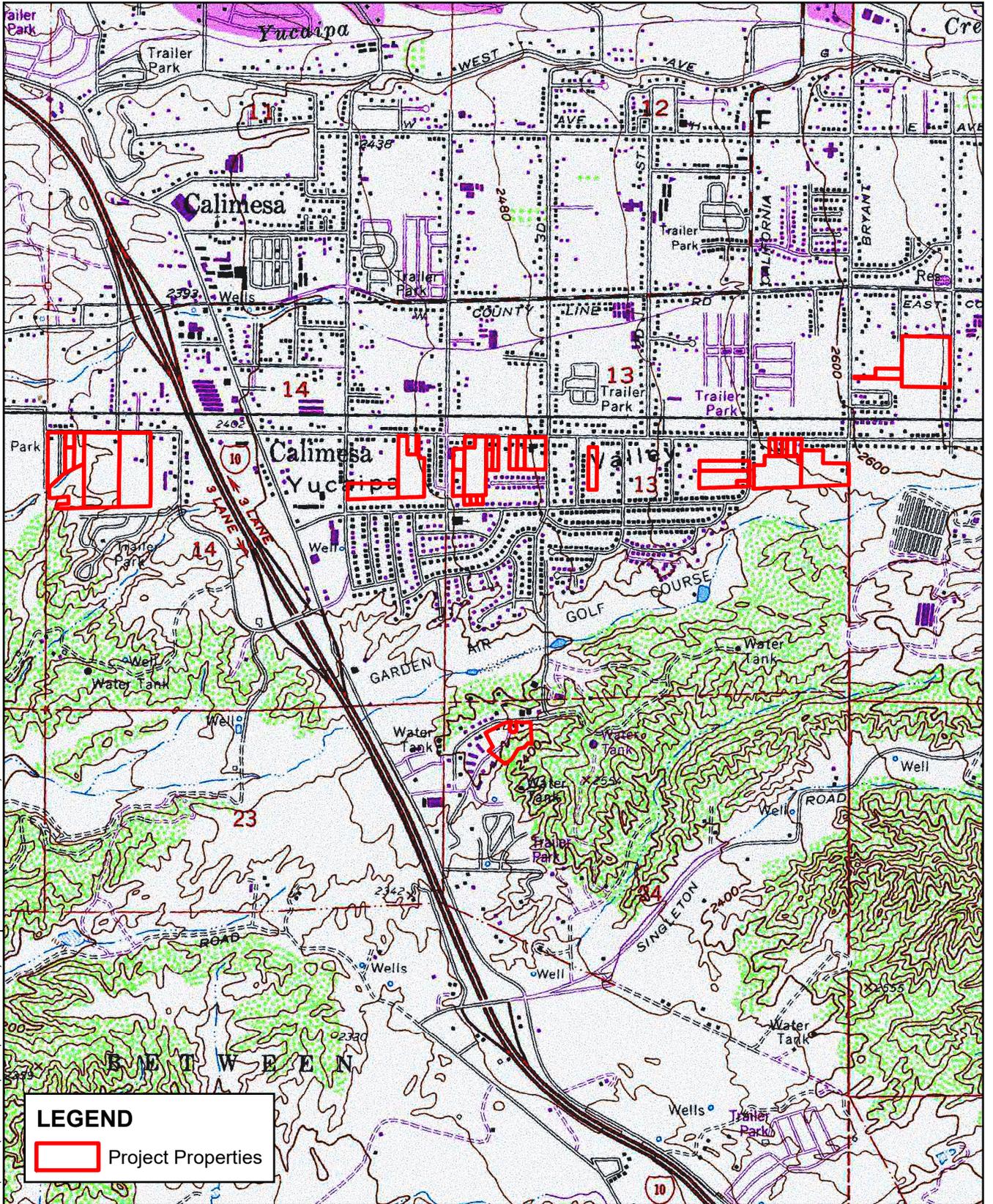
H:\2020\20-0238\GIS\Project_Site.mxd; Map revised 08 Nov 2021

Sources: Riverside Co. GIS, 2021; RCIT, 2020 (imagery).

Figure 2 - Project Site
Residential Infill Priority Area Overlay Zone Project



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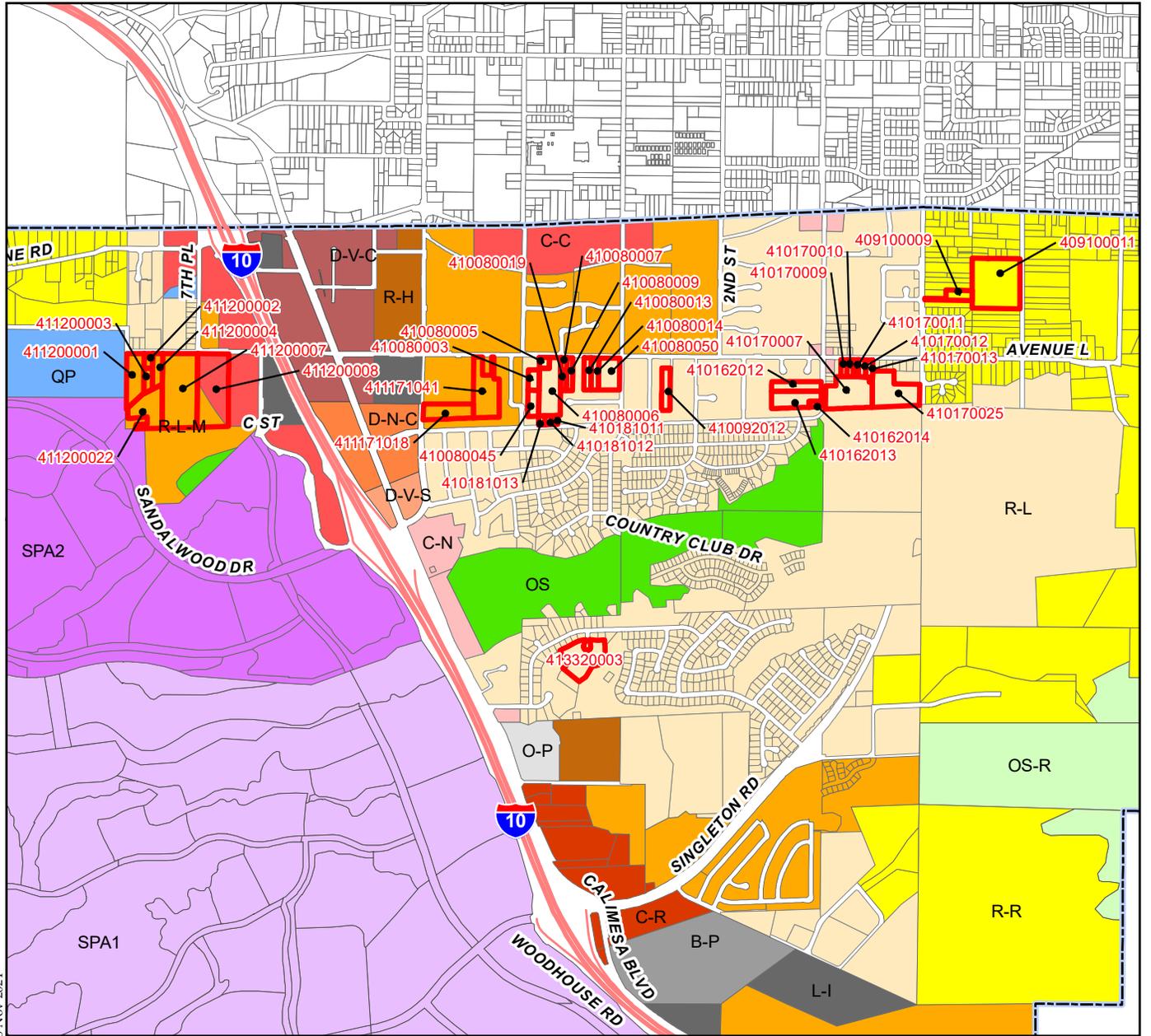
 Project Properties

Sources: ESRI / USGS 7.5min Quad:
EL CASCO



0 1,000 2,000 3,000 Feet

Figure 3 - USGS Topographic Map
Residential Infill Priority Area Overlay Zone Project



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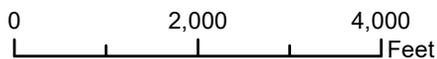
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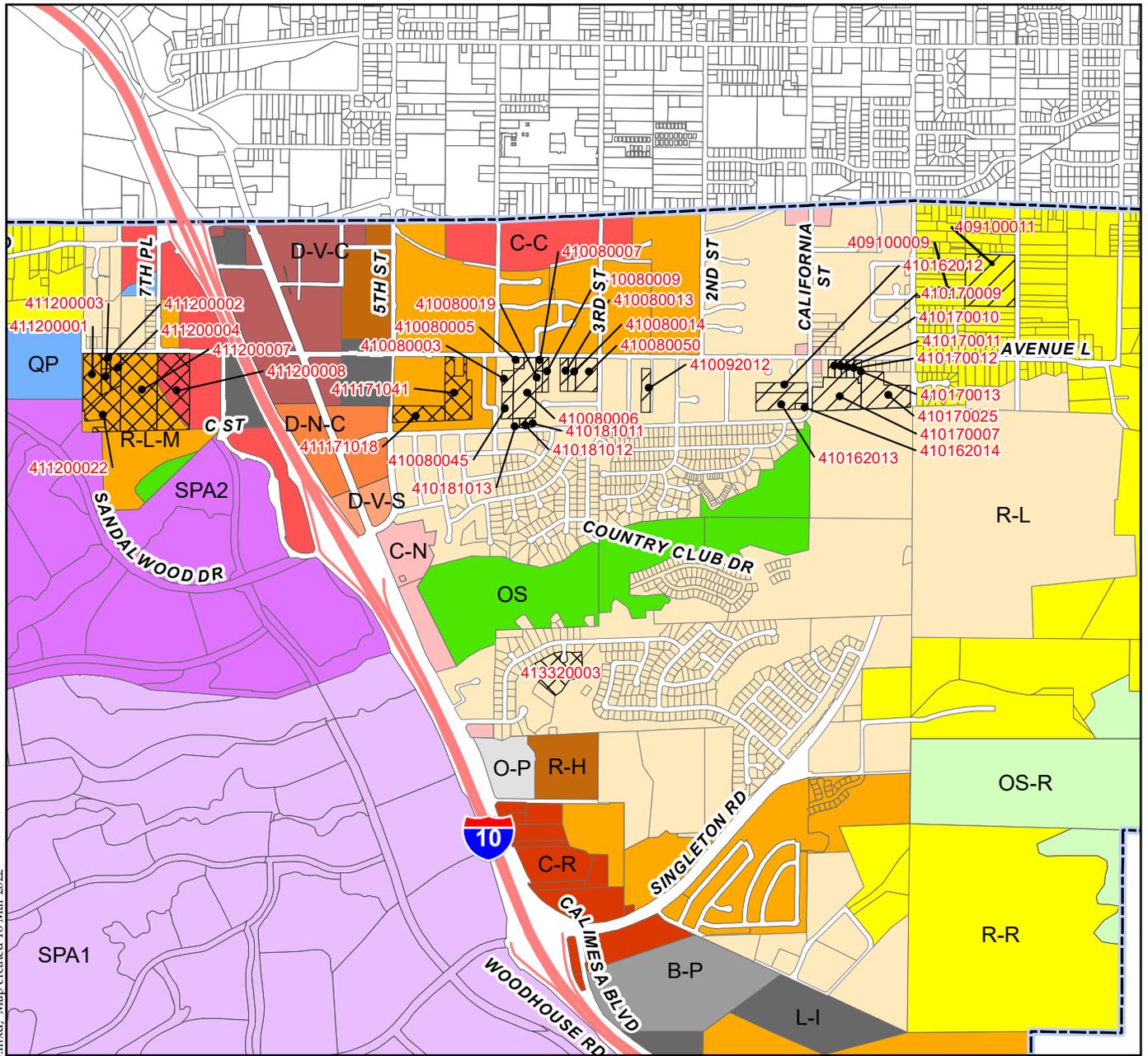
	Overlay Zone Properties		C-N - Neighborhood Commercial		OS - Open Space
	City Boundary		C-C - Community Commercial		QP - Public/Quasi-Public
Calimesa Zoning Districts					
	R-E - Residential Estate		C-R - Regional Commercial		SPA1 - Summerwind Ranch
	R-R - Rural Residential (0-2 DU/AC)		O-P - Office Professional		SPA2 - Mesa Verde Estates
	R-L - Residential Low (2-4 DU/AC)		B-P - Business Park		D-V-C - Downtown Village Commercial
	R-L-M - Residential low/Medium (4-7 DU/AC)		L-I - Light Industrial		D-V-S - Downtown Visitor-Serving Commercial
	R-H - Residential High (14-20 DU/AC)		OS-R - Planned Residential (1 DU/10 AC)		D-N-C - Downtown Neighborhood Commercial

Source: Riverside Co. GIS, 2021.
City of Calimesa 2014.

Figure 4 –Existing General Plan Land Use and Zoning Designations

Residential Infill Priority Area Overlay Zone Project





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	RIPAOZ Area 1 - 15 max du/acre - no apartments		R-H - Residential High (14-20 DU/AC)		OS - Open Space
	RIPAOZ Area 2 - 35 max du/acre - apartments allowed		C-N - Neighborhood Commercial		QP - Public/Quasi-Public
	City Boundary		C-C - Community Commercial		SPA1 - Summerwind Ranch
Calimesa Zoning Districts					
	R-E - Residential Estate		C-R - Regional Commercial		SPA2 - Mesa Verde Estates
	R-R - Rural Residential (0-2 DU/AC)		O-P - Office Professional		D-V-C - Downtown Village Commercial
	R-L - Residential Low (2-4 DU/AC)		B-P - Business Park		D-V-S - Downtown Visitor-Serving Commercial
	R-L-M - Residential low/Medium (4-7 DU/AC)		L-I - Light Industrial		D-N-C - Downtown Neighborhood Commercial
			OS-R - Planned Residential (1 DU/10 AC)		

Source: Riverside Co. GIS, 2021.
City of Calimesa 2014.

Figure 5 – Proposed General Plan and Zoning Amendments
Residential Infill Priority Area Overlay Zone Project

