

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: Residential Infill Priority Area Overlay Zone (RIPAOZ) Project

Lead Agency: City of Calimesa Contact Person: Kelly Lucia, Planning Manager
Mailing Address: 908 Park Avenue Phone: 909-795-9801 ext 229
City: Calimesa Zip: 92320 County: Riverside County

Project Location: County: Riverside County City/Nearest Community: City of Yucaipa
Cross Streets: Various Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 34 00 27.64 N / 117 03 53.16 W Total Acres: 87.26
Assessor's Parcel No.: See Attachment Section: See Att Twp.: Range: Base:
Within 2 Miles: State Hwy #: Interstate 10 Waterways: N/A
Airports: N/A Railways: N/A Schools: See Attachment

Document Type:

CEQA: [X] 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:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [X] Rezone [ ] Annexation
[X] 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:

[X] Residential: Units 2,156 Acres 87.26
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

See Attachment

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

See Attachment

**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 checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input 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 March 29, 2022 Ending Date April 27, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A WEBB Associates</u>	Applicant: <u>City of Calimesa</u>
Address: <u>3788 McCray Street</u>	Address: <u>908 Park Avenue</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Calimesa, CA 92320</u>
Contact: <u>Melissa Perez</u>	Phone: <u>909-795-9801</u>
Phone: <u>(951) 686-1070</u>	

Signature of Lead Agency Representative: Kelly Lucia Date: 3-28-2022

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

**To the Notice of Completion & Environmental Document Transmittal  
Residential Infill Priority Area Overlay Zone (RIPAOZ) Project**

**Cross Streets:** Avenue L, 5th Street, 2nd Street, Bryant Street, Douglas Street, Buena Mesa Drive

**Section/Range/Base:** The Project is located within Sections 13, 14, and 24, Township 2 South, Range 2 West, and Sections 18 and 30, Township 2 South, Range 1 West, San Bernardino Baseline and Meridian,

**Assessor’s Parcel No.:**

409100009	410080019	410170010	411171041
409100011	410080045	410170011	411200001
410080003	410080050	410170012	411200002
410080005	410092012	410170013	411200003
410080006	410162012	410170025	411200004
410080007	410162013	410181011	411200007
410080009	410162014	410181012	411200008
410080013	410170007	410181013	411200022
410080014	410170009	411171018	413320003

**Schools within 2 Miles of the Project Location:** Mesa View Middle School, Calimesa Elementary School, Oak View High School

**Present Land Use/Zoning/General Plan Designation:**

**Use:** Vacant/Residential/ Commercial

**Calimesa Zoning:** Residential Rural (RR), Residential Low (RL), Residential Low Medium (RLM), and Community Commercial (CC)

**Calimesa General Plan Designation:** Residential Rural (RR), Residential Low (RL), Residential Low Medium (RLM), and Community Commercial (CC)

**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.

**To the Notice of Completion & Environmental Document Transmittal  
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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 to provide ways to meet their fair share of affordable housing units. 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. The 36 properties included in the proposed Project are provided in Table A, Existing and Proposed Project Characteristics.

To the Notice of Completion & Environmental Document Transmittal  
Residential Infill Priority Area Overlay Zone (RIPAOZ) Project

Table A – Existing and Proposed Project Characteristics

No.	Assessor Parcel Number	EXISTING					PROPOSED			
		Acres	Land Usage <sup>1</sup>	General Plan Land Use / Zoning Designation <sup>2</sup>	Maximum Allowable Units <sup>3</sup>	Surrounding Land Uses	General Plan Land Use / Zoning Designation	RIPAOZ <sup>4</sup> Area	Maximum Density (DU/AC) <sup>5</sup>	Maximum Allowable Units <sup>3</sup>
<b>West of Interstate 10 (south of Avenue L)</b>										
1.	411-200-001	3.55	Mobile Home Park	RLM	25	Mesa View Middle School Residential (RL; RLM) Commercial (Storage Facility)	RIPAOZ	Area 2	35	124
2.	411-200-002	0.5	SFR (Possible ADU)	RLM	4		RIPAOZ	Area 2	35	18
3.	411-200-003	0.75	Vacant	RLM	5		RIPAOZ	Area 2	35	26
4.	411-200-004	1.31	SFR	RLM	9		RIPAOZ	Area 2	35	46
5.	411-200-007	10.68	SFR	RLM	75		RIPAOZ	Area 2	35	374
6.	411-200-008	9.08	Vacant	RLM CC	18 <sup>6</sup>		RIPAOZ	Area 2	35	318
7.	411-200-022	4.15	Vacant	RLM	29		RIPAOZ	Area 2	35	145
<b>East of Interstate 10 (south of Avenue L between 5<sup>th</sup> Street and 2<sup>nd</sup> Street)</b>										
8.	410-080-003	0.9	SFR (various out structures)	RL	4	Residential (RL; RLM) Approved Residential Entitlements	RIPAOZ	Area 1	15	14
9.	410-080-005	0.43	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	6
10.	410-080-006	4.35	Vacant	RL	17		RIPAOZ	Area 1	15	65
11.	410-080-007	0.32	SFR	RL	1		RIPAOZ	Area 1	15	5

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		Acres	Land Usage <sup>1</sup>	General Plan Land Use / Zoning Designation <sup>2</sup>	Maximum Allowable Units <sup>3</sup>	Surrounding Land Uses	General Plan Land Use / Zoning Designation	RIPAOZ <sup>4</sup> Area	Maximum Density (DU/AC) <sup>5</sup>	Maximum Allowable Units <sup>3</sup>
12.	410-080-009	0.78	SFR	RL	3		RIPAOZ	Area 1	15	12
13.	410-080-013	0.96	SFR	RL	4		RIPAOZ	Area 1	15	14
14.	410-080-014	0.95	SFR (various out structures)	RL	4		RIPAOZ	Area 1	15	14
15.	410-080-019	0.52	Vacant	RL	2		RIPAOZ	Area 1	15	8
16.	410-080-045	1.19	SFR (possible ADU)	RL	5		RIPAOZ	Area 1	15	18
17.	410-080-050	2.74	Church	RL	11		RIPAOZ	Area 1	15	41
18.	410-092-012	1.53	Vacant	RL	6		RIPAOZ	Area 1	15	23
19.	410-181-011	0.22	Vacant	RL	1		RIPAOZ	Area 1	15	3
20.	410-181-012	0.23	Vacant	RL	1		RIPAOZ	Area 1	15	3
21.	410-181-013	0.23	Vacant	RL	1		RIPAOZ	Area 1	15	3
22.	411-171-018	2.88	Vacant	RLM	20		RIPAOZ	Area 2	35	101
23.	411-171-041	5.25	Vacant	RLM	37		RIPAOZ	Area 2	35	184
<b>East of Interstate 10 (south of Avenue L between 2<sup>nd</sup> Street and Bryant Street)</b>										
24.	410-162-012	1.9	SFR	RL	8	Residential (RR; RL)	RIPAOZ	Area 1	15	29
25.	410-162-013	2.91	Vacant	RL	12		RIPAOZ	Area 1	15	44

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		Acres	Land Usage <sup>1</sup>	General Plan Land Use / Zoning Designation <sup>2</sup>	Maximum Allowable Units <sup>3</sup>	Surrounding Land Uses	General Plan Land Use / Zoning Designation	RIPAOZ <sup>4</sup> Area	Maximum Density (DU/AC) <sup>5</sup>	Maximum Allowable Units <sup>3</sup>	
26.	410-162-014	0.27	SFR	RL	1		RIPAOZ	Area 1	15	4	
27.	410-170-007	5.76	SFR	RL	23		RIPAOZ	Area 1	15	86	
28.	410-170-009	0.43	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	6	
29.	410-170-010	0.43	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	6	
30.	410-170-011	0.34	SFR (various out structures)	RL	1		RIPAOZ	Area 1	15	5	
31.	410-170-012	0.51	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	8	
32.	410-170-013	0.54	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	8	
33.	410-170-025	5.59	Vacant	RL	22		RIPAOZ	Area 1	15	84	
<b>East of Interstate 10 (north of Avenue L, between Bryant Street and Douglas Street)</b>											
34.	409-100-009	1.19	Vacant	RR	2		Residential (RR; RL)	RIPAOZ	Area 1	15	18
35.	409-100-011	9.63	Vacant	RR	19	RIPAOZ		Area 1	15	144	

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		Acres	Land Usage <sup>1</sup>	General Plan Land Use / Zoning Designation <sup>2</sup>	Maximum Allowable Units <sup>3</sup>	Surrounding Land Uses	General Plan Land Use / Zoning Designation	RIPAOZ <sup>4</sup> Area	Maximum Density (DU/AC) <sup>5</sup>	Maximum Allowable Units <sup>3</sup>
<b>Along Buena Mesa Drive (south of former Calimesa Country Club)</b>										
36.	413-320-003	4.26	Vacant	RL	17	Residential (RL) Calimesa County Club (former)	RIPAOZ	Area 2	35	149
<b>TOTALS</b>		<b>87.26</b>			<b>397</b>					<b>2,156</b>

Notes:

1. ADU = Accessory Dwelling Unit  
SFR = Single Family Residential
2. Source: City of Calimesa General Plan Land Use Map (City utilizes a “one-map” system with a single Land Use/Zoning Designation Map)  
CC = Community Commercial  
RL = Residential Low (2-4 Dwelling Units per Acre)  
RLM = Residential Low/Medium (4 - 7 Dwelling Units per Acre)  
RR = Rural Residential (0.2-2 Dwelling Units per Acre)
3. Acres x Maximum Dwelling Units Per Acre = Maximum Allowable Dwelling Units. Example: 3.55 x 7 (Maximum Density under RLM Designation) = 25 Maximum Allowable Units
4. RIPAOZ = Residential Infill Priority Area Overlay Zone
5. DU/AC = Dwelling Units per Acre
6. Property has a split designation. Under the existing condition, 2.57 acres are designated RLM and 6.51 acres are designated CC. To determine the Maximum Allowable Units under Existing Designation, 2.57 acres was utilized to determine units. Under the RIPAOZ condition, the entire parcel acreage of 9.08 was utilized since the new overlay designation would apply to the entire parcel.

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The RIPAOZ identifies areas where residential infill development is encouraged; permits a flexible approach to providing affordable housing; aims to increase the variety of housing options in existing residential neighborhoods; fosters well-planned, compact developments keeping with the character of the existing neighborhood, promotes efficiency in the utilization of existing infrastructure and services, facilitates integrated physical design, promotes a high level of design quality, facilitates development proposals responsive to current and future market conditions, and provides safe vehicular circulation patterns for residents and safety/service providers.

No development is planned as part of the Project. 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 considered for 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

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- Amend Figure LU-1 – Land Use Map to reflect the boundary of the RIPAOZ Area 1 and Area 2 with the City’s “one-map” system with a single General Plan Land Use Designation / Zoning Map.
- Certify an Environmental Impact Report (EIR) for the zoning changes and GPA.