

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030754

Project Title: Residential Infill Priority Area Overlay Zone (RIPAOZ) Project

Lead Agency: City of Calimesa

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Project Location: City of Calimesa Riverside  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

See attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Environmental Impact Report (DEIR) evaluated potential environmental impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Service, Transportation and Traffic, Tribal Cultural Resources and Utilities and Service Systems. The proposed Project will not result in any potentially significant impacts to Aesthetics, Biological Resources, Cultural Resources, Energy, Hydrology and Water Quality, Land Use, Public Service, Transportation and Traffic, Tribal Cultural Resources and Utilities and Services with implementation of the following mitigation measures: MM BIO 1 through MM BIO 5, MM CR 1, and MM NOI 2. The proposed Project will implement mitigation measures MM AQ 1 through MM AQ 8, MM GHG 1 through MM GHG 4, and MM NOI 1 to help reduce impacts to Air Quality, Greenhouse Gas, and Noise. However even with these mitigation measures the Project would still result in a significant and unavoidable impact to Air Quality, Greenhouse Gas, and Noise. Additionally, the DEIR determined that impacts to Population and Housing impacts were significant and unavoidable, and there weren't any feasible mitigation measures that could reduce impacts to less than significant for Population and Housing.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

See attachment.

Provide a list of the responsible or trustee agencies for the project.

None identified.

**Attachment A**  
**To the Notice of Completion**  
**Residential Infill Priority Area Overlay Zone (RIPAOZ) Project**

**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 and the change in conditions of the proposed RIPAOZ.

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 so no specific development projects are being proposed at this time. The Project is a proposal to amend the municipal code and general plan only in order to define the proposed RIPAOZ, identify allowable uses, and define development standards. 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:

**To the Notice of Completion****Residential Infill Priority Area Overlay Zone (RIPAOZ) 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 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.

**Known Controversy:**

- During the NOP comment period and the Scoping Meeting comment letters and verbal comments received from agencies and the public raised concern for various topics as follows: The effect on the quality of life in Calimesa with the implementation of Project and its corresponding population growth in terms of increased crime, increased air pollution, and increased traffic, increased noise, increased use of public facilities.
  - The need for additional resources and services such as public services, road infrastructure, and utility infrastructure and capability.
  - Project’s potential contribution attributing to the loss of City’s; rural atmosphere, local existing aesthetics, biological resources, cultural resources, and watershed.
  - Zone change and how and potential impact to resident’s ability to keep animals on their property.
- These topics will be addressed in the following DEIR sections: Section 5.1 – Aesthetics, Section 5.2 – Air Quality, Section 5.3 – Biological Resources, Section 5.4 – Cultural Resources, Section 5.5 – Energy, Section 5.6 – Greenhouse Gas Emissions, Section 5.7 – Hydrology and Water Quality, Section 5.8 – Land Use and Planning, Section 5.9 – Noise, Section 5.10 – Population and Housing, Section 5.11 – Public Services, Section 5.12 – Transportation, and Section 5.14 – Utilities and Service Systems.