

**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 # 2022030754****Project Title:** Residential Infill Priority Area Overlay Zone (RIPAOZ) ProjectLead Agency: City of CalimesaContact Person: Kelly Lucia, Planning DirectorMailing Address: 908 Park AvenuePhone: 909-795-9801 ext 229City: CalimesaZip: 92320County: Riverside County**Project Location:** County: Riverside County City/Nearest Community: City of CalimesaCross Streets: Various

Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): 34 ° 00 ' 27.64" N / 117 ° 03 ' 53.16" W Total Acres: 87.26Assessor's Parcel No.: See AttachmentSection: See Att Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_Within 2 Miles: State Hwy #: Interstate 10Waterways: N/AAirports: N/ARailways: N/ASchools: See Attachment**Document Type:**

CEQA:  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: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 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:**

Residential: Units 2,156 Acres 87.3  
 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:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  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 # <u>8</u>                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>                 |
| <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 # <u>6</u>               | <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 31, 2023 Ending Date May 15, 2023

**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: 3/14/2023

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

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

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:

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:

**To the Notice of Completion**

**Residential Infill Priority Area Overlay Zone (RIPAOZ) Project**

- 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.