

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

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Calimesa, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022030754, for the project as described below.

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

**Project Location:** The City of Calimesa covers approximately 14.9 square miles and is bordered by the 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 east and west of Interstate-10 throughout the City of Calimesa within the County of Riverside as reflected in **Figure 2 – Project Site**. Specifically the RIPAOZ consists of: 1) Seven (7) parcels located west of I-10 (south of Avenue L); 2) Sixteen (16) parcels east of I-10 (south of Avenue L between 5<sup>th</sup> Street and 2<sup>nd</sup> Street); 3) Ten (10) parcels east of I-10 (south of Avenue L between 2<sup>nd</sup> Street and Bryant Street); 4) Two (2) parcels east I-10 (north of Avenue L between Bryant Street and Douglas Street); and 5) One (1) parcel along Buena Mesa Drive (south of former Calimesa Country Club). As depicted in **Figure 3 – USGS Topographical Map**, the site is located within the U.S. Geological Survey (USGS) 7.5-El 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 the 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**.

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:

- 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.

**Potentially Significant Environmental Impacts:** The Notice of Preparation determined that several issue areas may have significant effects on the environment, and therefore, are discussed in the Draft EIR. Impacts related to the following issues were found to be potentially significant: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal

Cultural Resources, and Utilities and Service Systems. The Draft EIR determined that there would be no significant impacts to Aesthetics, Hydrology and Water Quality, Land Use, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems and as a result no mitigation measures are required for these issue areas. The Draft EIR also determined that the following issue areas have potentially significant environmental impacts that will be mitigated to below a level of significance: Biological Resources, Cultural Resources, and Energy. Finally, the Draft EIR determined that the proposed project would result in significant impacts to Air Quality, Greenhouse Gas Emissions, Noise, and Population and Housing which cannot be mitigated to below a level of significance. As a result, adoption of a Statement of Overriding Considerations will be required in order for the project to be approved.

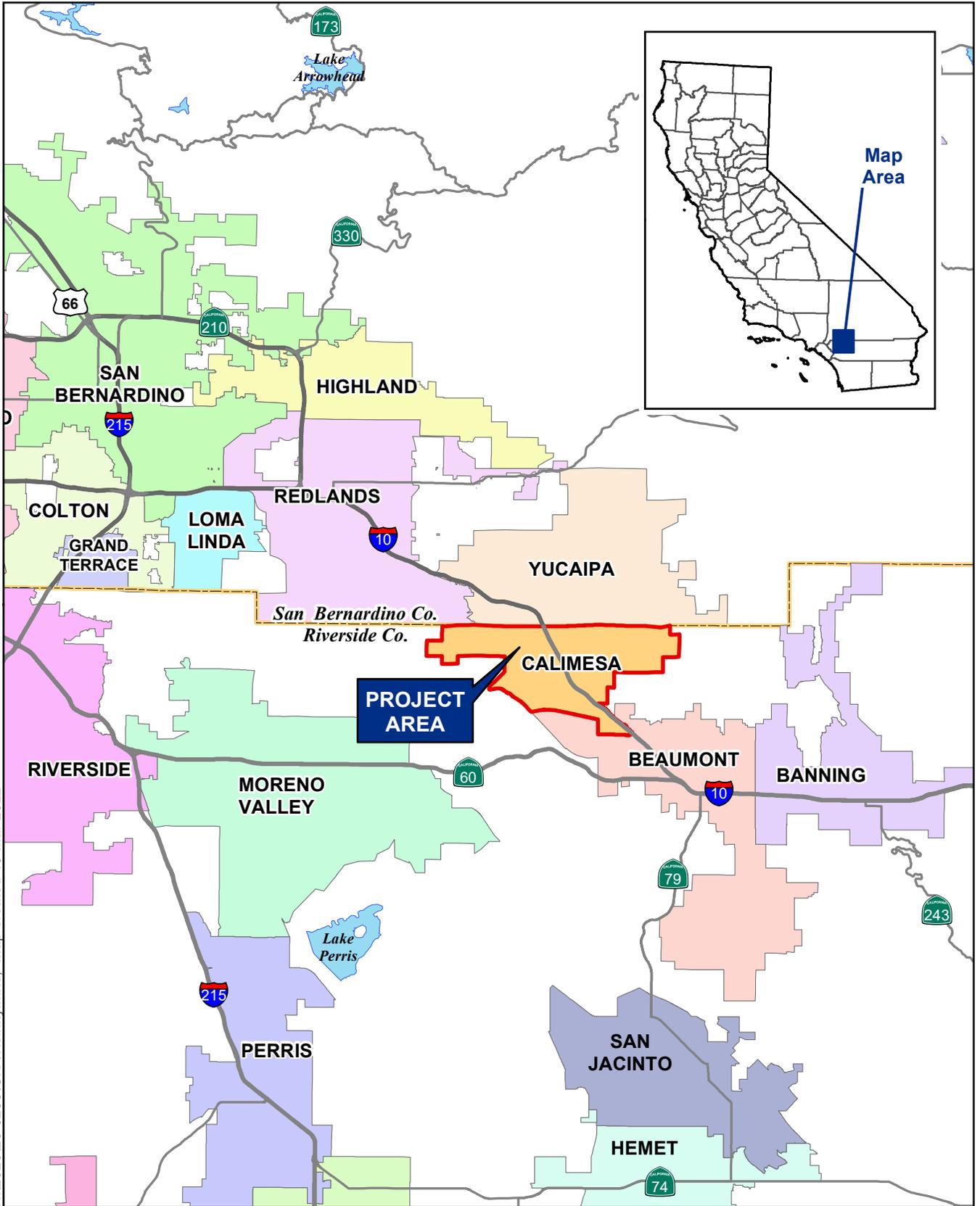
**Hazardous Materials Statement:** The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

**Public Review Period:** As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment **beginning March 31, 2023 and ending May 15, 2023**. The City of Calimesa is currently open Monday through Thursday between 7:00 am and 5:30 pm. All comments on the Draft EIR must be submitted **in writing** to the address provided below and received **no later than 5:30 P.M. May 15, 2023**.

**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

**Public Hearings:** Notification of the date, time, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

**Document Availability:** An electronic copy of the Draft Environmental Impact Report, State Clearinghouse No. 2022030754 and all documents referenced in the Draft EIR (*CEQA Guidelines*, Section 15087(c)(5)) are available for review at the City of Calimesa's website [www.cityofcalimesa.net](http://www.cityofcalimesa.net).

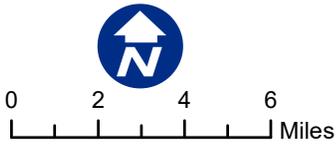


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Sources: Riverside County GIS, 2021;  
San Bernardino Co. GIMS, 2021.

**Figure 1 – Vicinity Map**

Residential Infill Priority Area Overlay Zone Project

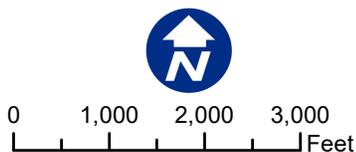




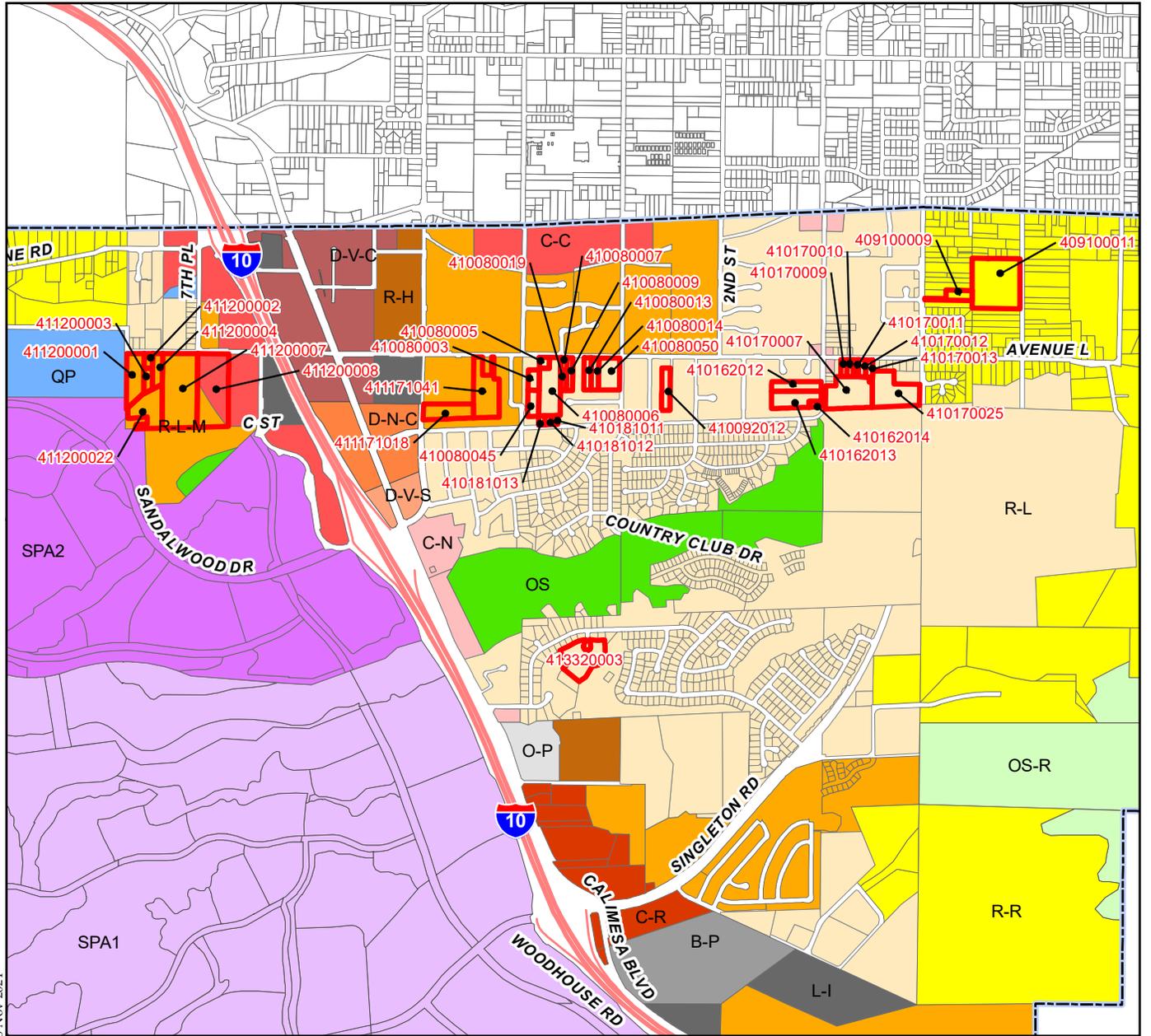
H:\2020\20-0238\GIS\Project\_Site.mxd; Map revised 08 Nov 2021

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

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







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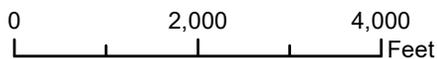
**LEGEND**

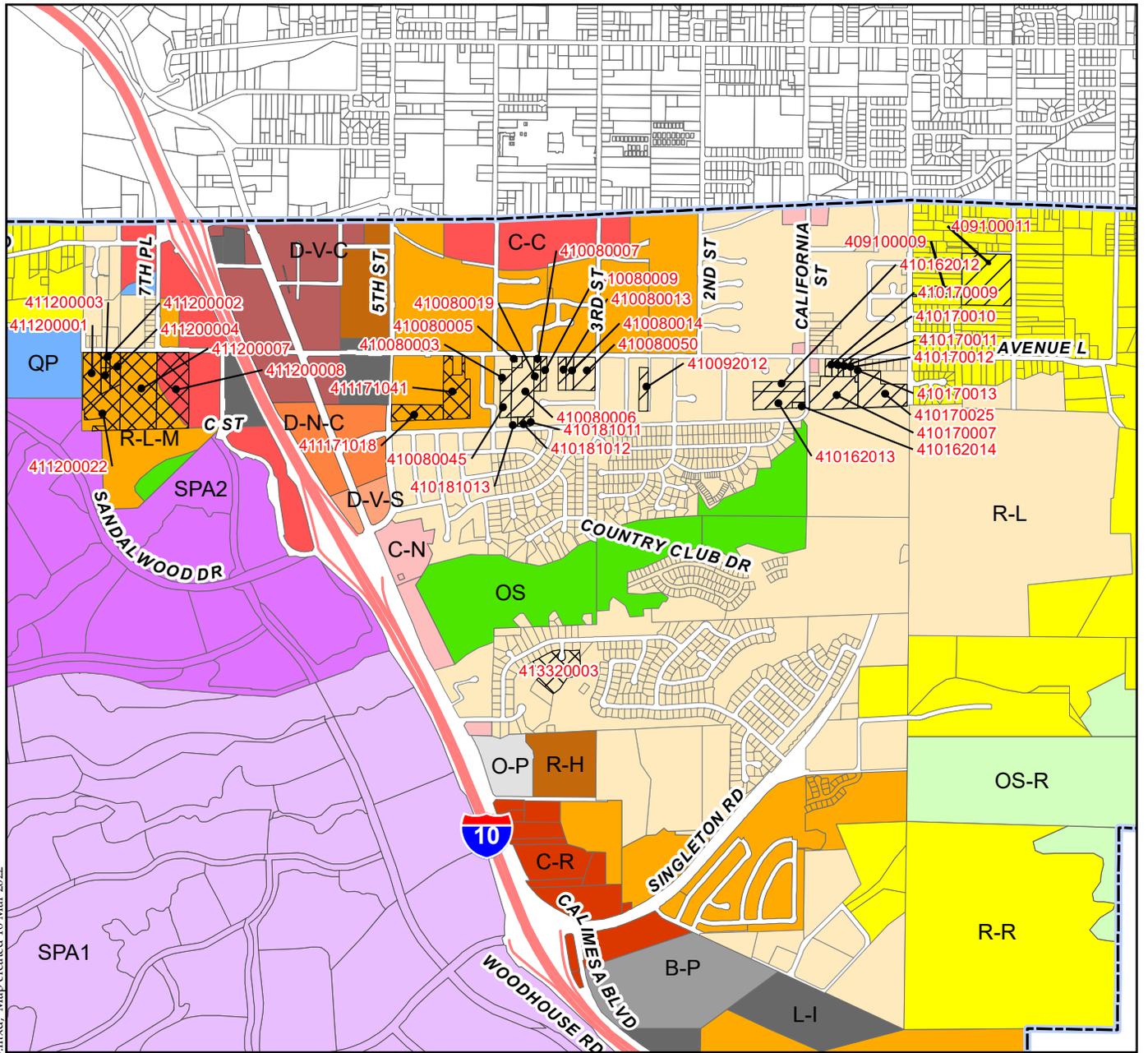
	Overlay Zone Properties		C-N - Neighborhood Commercial		OS - Open Space
	City Boundary		C-C - Community Commercial		QP - Public/Quasi-Public
<b>Calimesa Zoning Districts</b>					
	R-E - Residential Estate		C-R - Regional Commercial		SPA1 - Summerwind Ranch
	R-R - Rural Residential (0-2 DU/AC)		O-P - 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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**LEGEND**

	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
<b>Calimesa Zoning Districts</b>					
	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

