



City of Yucaipa
Development Services Department

California Environmental Quality Act –
Notice of Availability for the Oak Glen Creek Specific Plan
Draft Environmental Impact Report

DATE: December 5, 2016
TO: State Agencies, Responsible Agencies, Local and Public Agencies,
Trustee Agencies, Interested Parties
PROJECT: Oak Glen Creek Specific Plan (Case No. 16-048/SP); State
Clearinghouse No. 2016051024
LEAD AGENCY: City of Yucaipa
PROJECT SPONSOR: City of Yucaipa

NOTICE IS HEREBY GIVEN that the City of Yucaipa has prepared a Draft Environmental Impact Report (DEIR) for the Oak Glen Creek Specific Plan. Pursuant to Public Resources Code Section 21165 and the CEQA Guidelines (CA Code of Regulations) Section 15050, the City of Yucaipa is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR. Copies of the DEIR are available for review at the following locations:

City of Yucaipa
34272 Yucaipa Boulevard,
Yucaipa, CA 92399

Yucaipa Branch Library
12040 5th Street,
Yucaipa, CA 92399

The document can also be accessed online at:
<http://yucaipa.org/development/community-development/environmental-review/wilson-creek-business-park-specific-plan/>.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review beginning on **Monday, December 5, 2016, through Thursday, January 19, 2017**. The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies must submit any comments in response to this notice no later than 45 days after receipt. Comments in response to this notice must be submitted in writing to Benjamin Matlock, Associate Planner, at the City's address above, by **5:00 PM, Thursday, January 19, 2017**.

Project Location: The Oak Glen Creek Specific Plan site is approximately 115.6 acres in northern-central Yucaipa. The project site is irregularly shaped and bounded by Oak Glen Road to the north, Bryant Street to the east, generally 2nd Street and existing single-family residences to the west, and a natural slope to the south that abuts single-family residences.

Project Description: The Oak Glen Creek Specific Plan is a long-term guide for development of the project site to accommodate three major components— the Residential District (47.7 acres), the Open Space District (57.6 acres), and the Innovation District (6.7 acres). To accommodate the new development, the proposed project would provide flood attenuation and sediment reduction to alleviate existing downstream flooding along Wilson Creek, thus providing protection for private properties, roadways, and other public infrastructure. The proposed realignment of Wilson Creek and channelization of Oak Glen Creek into a retention basin would increase stormwater retention capability, increase groundwater recharge, and improve downstream water quality. Buildout of the Specific Plan area would allow

approximately 200 single-family residential units and 20,000 square feet of nonresidential development. Flood control improvements (i.e., detention basin) and open space would be in the southern portion of the site.

Environmental Issues: Based on the analysis in the EIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that the following environmental issues would be further analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

The Draft EIR addresses the short- and long-term effects of the Oak Glen Creek Specific Plan on the environment. Mitigation measures are proposed for impacts that are determined to be potentially significant.

Project Sponsor: City of Yucaipa
Consulting Firm: PlaceWorks

Date: December 5, 2016

Signature:



Benjamin Matlock
Associate Planner