



**City of Yucaipa
Development Services Department**

**Recirculated Notice of Preparation and
Notice of Public Scoping Meeting**

DATE: May 6, 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

LEAD AGENCY: City of Yucaipa

PROJECT SPONSOR: City of Yucaipa

REASON FOR RECIRCULATION

The City initially circulated a Notice of Preparation (NOP) for the Wilson Creek Business Park Specific Plan, for public comment on August 12, 2011 through September 12, 2011. The City also held a public scoping meeting on August 18, 2011. Since the initial circulation of the NOP, the proposed project has been substantially modified. The original Wilson Creek Business Park Specific Plan was a 90-acre site and would encompass two primary components: 1) flood control improvements to Wilson Creek and Oak Glen Creek and 2) up to 500,000 square feet of light manufacturing/office use in a campus business park setting.

The proposed project is now titled Oak Glen Creek Specific Plan and has an expanded project boundary and modified land uses. Based on these changes, and the time that has lapsed since initial release of the NOP in 2011, the City has determined that the NOP be recirculated with the modified project description detailed below.

NOTICE OF PREPARATION

The purpose of this notice is to (1) serve as the Notice of Preparation to potential "responsible agencies" as required by the California Environmental Quality Act (CEQA) Section 15062 and (2) advise and solicit comments and suggestions regarding the preparation of a Program Environmental Impact Report (EIR), environmental issues to be addressed in the EIR, and any related issues from interested parties, including interested or affected members of the public. The City of Yucaipa, as lead agency, requests that any responsible or trustee agency responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b).

Pursuant to CEQA Section 21080.4, agencies and interested parties must submit any comments in response to this notice no later than 30 days after receipt. **Comments in response to this notice must be received no later than 5:00 PM, Monday, June 6, 2016.**

All comments or other responses to this notice should be submitted in writing to:

Joseph M. Lambert, Director of Development Services
34272 Yucaipa Boulevard
Yucaipa, CA 92399

Tel: (909) 797-2489 ext. 231
Fax: (909) 790-9203
Email: jlambert@yucaipa.org

Project Location: The project site is approximately 115.7 acres and located within the central-northern portion of the City of Yucaipa. The site is irregularly shaped and generally bounded by Oak Glen Road to the north, Bryant Street to the east, existing single family residences to the west, and an existing natural slope to the south, abutting single family residences.

Project Description: The Oak Glen Creek Specific Plan is a land use, policy, and regulatory document that would establish the development and design standards for the project area. As shown in the table, the Specific Plan would encompass three districts – Residential District, Innovation District, and Open Space District.

Proposed Land Use Summary

Land Use	Acres	Buildout (SF/Units)
Residential District	47.7	200 units
Innovation District	6.7	231,740 SF
Open Space District	56.2	NA
Roadways (Eucalyptus and 2nd Street)	5.1	NA
Total	115.7 acres	200 units and 231,470 SF

The Residential District would be developed at a density of 4.2 dwelling units per acre with a minimum net lot size of 7,200 square feet. The Innovation District would allow a variety of institutional, office, medical, and professional related uses.

The Open Space District would consist of flood control improvements, including a detention basin and realignment of Wilson Creek to greatly reduce or eliminate downstream flooding and channel erosion and facilitate groundwater recharge. These improvements would remove the site from the floodplain to facilitate development of the remaining project site.

Environmental Analysis: A Draft EIR will be prepared to evaluate the project's potential environmental impacts and analyze project alternatives. The topic areas to be analyzed in detail in the EIR are *Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems*. Additionally, specific CEQA thresholds of significance determined to have a less than significant impact will be fully disclosed at the introduction of the Draft EIR.

NOTICE OF PUBLIC SCOPING MEETING

The City will hold a scoping meeting at **6:00 P.M. on May 19, 2016**, at Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, CA 92399. The purpose of this meeting is to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the EIR.