



City of Yucaipa
Development Services Department

**California Environmental Quality Act –
Notice of Availability for Case No. 15-061/TTM 19974**

DATE: March 15, 2016
TO: State Agencies, Responsible Agencies, Local and Public Agencies,
Trustee Agencies, Interested Parties
PROJECT: Wilson Creek Estates, Case No. 15-061/TTM 19974;
State Clearinghouse No. 2015091088
LEAD AGENCY: City of Yucaipa
PROJECT SPONSOR: Jonathan Weldy, Meridian Land Development

NOTICE IS HEREBY GIVEN that the City of Yucaipa has prepared a Draft Environmental Impact Report (DEIR) for Case No. 15-061/TTM 19974. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) 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-estates/>

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 **Tuesday, March 15, 2016, through Friday, April 28, 2016**. 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 CEQA 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 Joseph M. Lambert, Director of Development Services, at the address above, by **5:00 PM, Thursday, April 28, 2016**.

Project Location: The property is located in the northeastern portion of the City of Yucaipa, San Bernardino County, California, four miles north of Interstate 10 (I-10). The property is bound by Fir Avenue to the north, Oak Glen Road to the south, and Jefferson Street and Cherry Croft Drive to the west, generally speaking.

Project Description: A Phased Tentative Tract Map (Case No. 15-061/TTM 19974) to subdivide approximately 236 gross acres into 184 single family lots each with a minimum lot size of one (1) gross acre, with two (2) additional “Not a Part” lots for an existing private residence (Casa Blanca Ranch), and water tank/pump station site owned and operated by the Yucaipa Valley Water District.

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
- Agriculture and Forestry Resources
- 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 and Traffic
- Utilities and Service Systems
- Mineral Resources

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

Project Sponsor: City of Yucaipa
Consulting Firm: AECOM

Date: March 15, 2016

Signature:

Joseph M. Lambert,
Director of Development Services