



**City of Yucaipa**  
Development Services Department

**California Environmental Quality Act – Notice of  
Preparation and Public Scoping Meeting for the Yucaipa  
General Plan Update**

DATE: September 23, 2014  
TO: State Agencies, Responsible Agencies, Local and Public Agencies,  
Trustee Agencies, Interested Parties  
PROJECT: City of Yucaipa General Plan Update (Case No. 14-135/GPA)  
LEAD AGENCY: City of Yucaipa  
PROJECT SPONSOR: City of Yucaipa

NOTICE IS HEREBY GIVEN that the City of Yucaipa has prepared an Initial Study for the City of Yucaipa General Plan Update and has determined that an Environmental Impact Report (EIR) is necessary. 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 (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. Copies of the Initial Study 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://www.yucaipa.org/cityDepartments/DevelopmentServices/generalPlanupdate.php>

**Notice of Availability:** Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the Initial Study will be available for a 30-day public review from Wednesday, October 1, 2014, through Friday, October 31, 2014. The City of Yucaipa, 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 30 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, Friday, October 31, 2014.**

**Scoping Meeting:** The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR process and 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. The meeting will be held:

**Monday, October 6, 2014, at 6:00 p.m.**  
Yucaipa City Hall  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

**Project Location:** The City of Yucaipa is in the eastern portion of the San Bernardino Valley. Yucaipa is bordered by the City of Calimesa to the south, the City of Redlands and unincorporated San Bernardino County to the west, and the foothills of the San Bernardino Mountains to the north and east. The Crafton Hills run along the City's northwest boundary, separating the City from Redlands. Regional access to the City is provided by various freeways. Interstate 10 runs northwest-southeast through the southwest area of the City, and State Route 38 runs just along the northern City boundary.

**Project Description:** The proposed project is an update to the City of Yucaipa General Plan. The Yucaipa General Plan Update is intended to shape development in the City and its sphere of influence (SOI) over the next 20-plus years. The Yucaipa General Plan Update involves reorganization of the current General Plan into the following six required and one optional element: the Land Use Element; Circulation Element; Open Space and Recreation Element; Conservation Element; Safety Element; Noise Element; and Economic Development Element. Buildout of the General Plan Update would allow for up to 77,328 people, 30,077 residential units, 28,380 households, 9,581,104 square feet of nonresidential use, and 18,488 jobs.

**Environmental Issues:** Based on the Initial Study prepared for the proposed project, the City anticipates several potential impacts that will need to be addressed in the EIR.

- Aesthetics
- Agriculture and Forestry Resources
- 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
- Utilities and Service Systems

The Draft EIR will address the short- and long-term effects of the General Plan Update on the environment. Mitigation measures will be proposed for impacts that are determined to be significant.

**Project Sponsor:** City of Yucaipa  
**Consulting Firm:** PlaceWorks

**Date:** September 23, 2014

**Signature:**



Joseph M. Lambert,  
Director of Development Services