

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Yucaipa Pointe Case No. 18-129Lead Agency: City of YucaipaContact Person: Benjamin MatlockMailing Address: 34272 Yucaipa BoulevardPhone: 909-797-2489City: YucaipaZip: 92399County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: YucaipaCross Streets: Yucaipa Boulevard, 18th Street, Avenue EZip Code: 92399Longitude/Latitude (degrees, minutes and seconds): 34 ° 01 ' 42.7 " N / 117 ° 06 ' 55.3 " W Total Acres: 24Assessor's Parcel No.: 0300-191-01, -02, -17, -18, -28, -29, -30, -31, and 0300-192-07 and 08Section: 11Twp.: 2SRange: 2W

Base: _____

Within 2 Miles: State Hwy #: Interstate 10

Waterways: _____

Airports: _____

Railways: _____

Schools: Yucaipa High School**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 152,000 Acres 24 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Service Commercial (CS) and Multiple Residential (RM-10M)

Project Description: (please use a separate page if necessary)

A Conditional Use Permit for a phased unified center development plan on approximately 24 gross acres, consisting of a variety of commercial uses, including retail, restaurants, an express carwash, a health club, and a future 39,000 square foot movie theater anchor, located along the south side of Yucaipa Boulevard, west of 18th Street. Tentative Parcel Map (TPM No. 20125) would subdivide the commercial Project to create individual parcels for each commercial pad area. As part of the Project, a General Plan Amendment is also proposed to redesignate approximately 1.1 acres of Multiple Family Residential (RM-10M) into Service Commercial (CS) to correspond with the Project boundary. Variances may also be proposed for the sign master plan, where larger signs are requested for better roadway visibility. A Development Agreement that would be executed between the City and the Project developer may also be proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 2, 2019 Ending Date October 2, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>VantageOne Real Estate Investments</u>
Address: _____	Address: <u>4 Corporate Plaza, Suite 210</u>
City/State/Zip: _____	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: _____	Phone: <u>949-631-6620</u>
Phone: _____	

Signature of Lead Agency Representative:  _____ Date: 8-28-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.