



**City of Yucaipa**  
Development Services Department

**California Environmental Quality Act –  
Notice of Preparation and Scoping Meeting for the  
Freeway Corridor Specific Plan  
Subsequent Environmental Impact Report**

DATE: November 14, 2022  
TO: State Clearinghouse, State Agencies, Responsible Agencies,  
Local and Public Agencies, Trustee Agencies, Interested Parties  
PROJECT: Freeway Corridor Specific Plan Subsequent Environmental  
Impact Report (SEIR)  
LEAD AGENCY: City of Yucaipa  
PROJECT SPONSOR: City of Yucaipa

NOTICE IS HEREBY GIVEN: The City of Yucaipa (City) is the lead agency pursuant to the California Environmental Quality Act (CEQA) and intends to prepare a Subsequent Environmental Impact Report (SEIR) to the Freeway Corridor Specific Plan EIR for the proposed project identified below. The purpose of this notice is to (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) advise and solicit comments and suggestions regarding the scope and content of the SEIR to be prepared for the proposed project, and (3) notice the public scoping meeting.

Consistent with Section 15168 and Section 15162 of the CEQA Guidelines, the City will prepare a Subsequent EIR to address program-level and project-level environmental impacts associated with amendments to the current Freeway Corridor Specific Plan (Approved Project), which was adopted pursuant to the EIR (SCH 2006041096) certified in November 2008 (Certified EIR).

**Project:** Freeway Corridor Specific Plan

**Project Sponsor:** City of Yucaipa, 34272 Yucaipa Blvd, Yucaipa, CA 92399

**Project Location:** The 1,242-acre Freeway Corridor Specific Plan (FCSP) area is in the southwest corner of the City of Yucaipa. The plan area is bisected by Interstate 10 (I-10) and abuts the Riverside County boundary to the south and the City of Calimesa, as shown in Figure-1, *Regional Vicinity*. Regional access to the project is provided by I-10 from the east and west. Local access is provided by Live Oak Canyon Road, County Line Road, Oak Glen Road, Wildwood Canyon Road, and Calimesa Boulevard (see Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*).

**APNs:** 31807-112, 107; 31811-102, 108, 109, 110, 114, 115; 31821-303, 305, 306, 307, 308, 309, 310, 311, 314; 30122-101, 109, 110; 30121-102, 103, 108, 110, 111, 112; 30120-108, 112, 113, 120, 123, 126, 127, 128, 135, 133, 136, 138, 139, 140, 141, 142; 30119-115, 114, 121; 30118104; 30116-305, 307 (see Figure 4, *APN Parcel Map*).

**Project Description:** The Freeway Corridor Specific Plan was adopted in November 2008 and allows for development of up to 2,447 residential units on 424.7 acres and up to 4,585,779 square feet of nonresidential uses on 242.7 acres within the 1,242-acre plan area (Approved Project) (see Figure 5, *Approved Land Use Plan*). The Approved Project includes amendments to the Specific Plan since certification of the 2008 EIR. On July 21, 2022, the City of Yucaipa approved an Addendum to the 2008 Certified EIR for development of the Countyline Road

Warehouse project—an approximately 363,650-square-foot speculative industrial warehouse building on five parcels totaling 19.32 gross acres at the northwest corner of 7th Place and County Line Lane in the southwestern corner of Yucaipa.

The Proposed Project is an update to the FCSP (see Figure 6, *Proposed Land Use Plan*). As shown in table below, the Proposed Project would result in a total of 2,472 residential units and 5,090,492 square feet of nonresidential uses. As a result, the Proposed Project would result in an increase in 25 residential units, 2,786,461 square feet of Business Park (BP), and a reduction of 2,281,749 square feet of Regional Commercial (RC) compared to the Approved Project.

**Buildout Comparison of the Proposed Project to the Approved Project**

	Dwelling Units	Population	Regional Commercial (RC) SF	Business Park (BP) SF	Total Non-residential SF	Employees
Approved Project	2,447	6,754	3,382,510	1,203,269	4,585,779	5,215
Proposed Project	2,472	6,823	1,100,761	3,989,730	5,090,492	2,681
<b>Net Change</b>	<b>25</b>	<b>69</b>	<b>-2,281,749</b>	<b>2,786,461</b>	<b>504,713</b>	<b>-2,535</b>

Notes: SF = square feet; RC = Regional Commercial; BP = Business Park.

**Pacific Oaks Commerce Center:** The Proposed Project also includes development of the Pacific Oaks Commerce Center in Planning Areas BP 2 and BP 3 (see Figure 7, *Pacific Oaks Commerce Center Tract Map*, and Figure 8, *Pacific Oaks Commerce Center Site Plan*). Pacific Oaks Commerce Center would result in the development of two buildings with warehouse and office spaces, totaling 2,054,000 square feet of building space, 256 docking bays, 1,058 truck parking stalls, and 990 auto parking spaces on-site.

The proposed project would be developed pursuant to market demand. The development of the project site would occur over approximately seven phases in a 15 to 20-year time frame.

**Potential Environmental Effects of the Project:** Based on a preliminary review of the proposed project’s consistency with CEQA Guidelines, Section 15060, the City has determined to prepare a Subsequent EIR for the Proposed Project. Consistent with CEQA Guidelines Section 15082, the City has identified the following probable environmental effects of the project:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

These environmental effects will be addressed in the SEIR and include all of the environmental topics identified in Appendix G of the CEQA Guidelines.

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

**Wednesday, November 30, 2022**

**5:00 pm**

Yucaipa City Hall  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

**Notice of Availability:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the NOP will be available for a 30-day public review beginning on **Tuesday, November 15, 2022, through Thursday, December 15, 2022.** 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 30 days after receipt. Comments in response to this notice must be submitted in writing to Benjamin Matlock, Planning Manager/City Planner, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or by emailed to [bmatlock@yucaipa.org](mailto:bmatlock@yucaipa.org), by the close of the 30-day review period at **5:00 PM on Thursday, December 15, 2022.**

A copy of the NOP can also be accessed online at:  
<https://yucaipa.org/environmental-review/>

**Agencies:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with Title 14, Section 15082(b) of the California Code of Regulations. Your agency will need to use the SEIR prepared by the City when considering any permits that your agency must issue or other approval for the project.

**Organizations and Interested Parties:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment. All written comments will be included in the appendix of the Draft SEIR, and their contents considered in accordance with environmental guidelines.

**Date:** November 14, 2022

**Signature:**

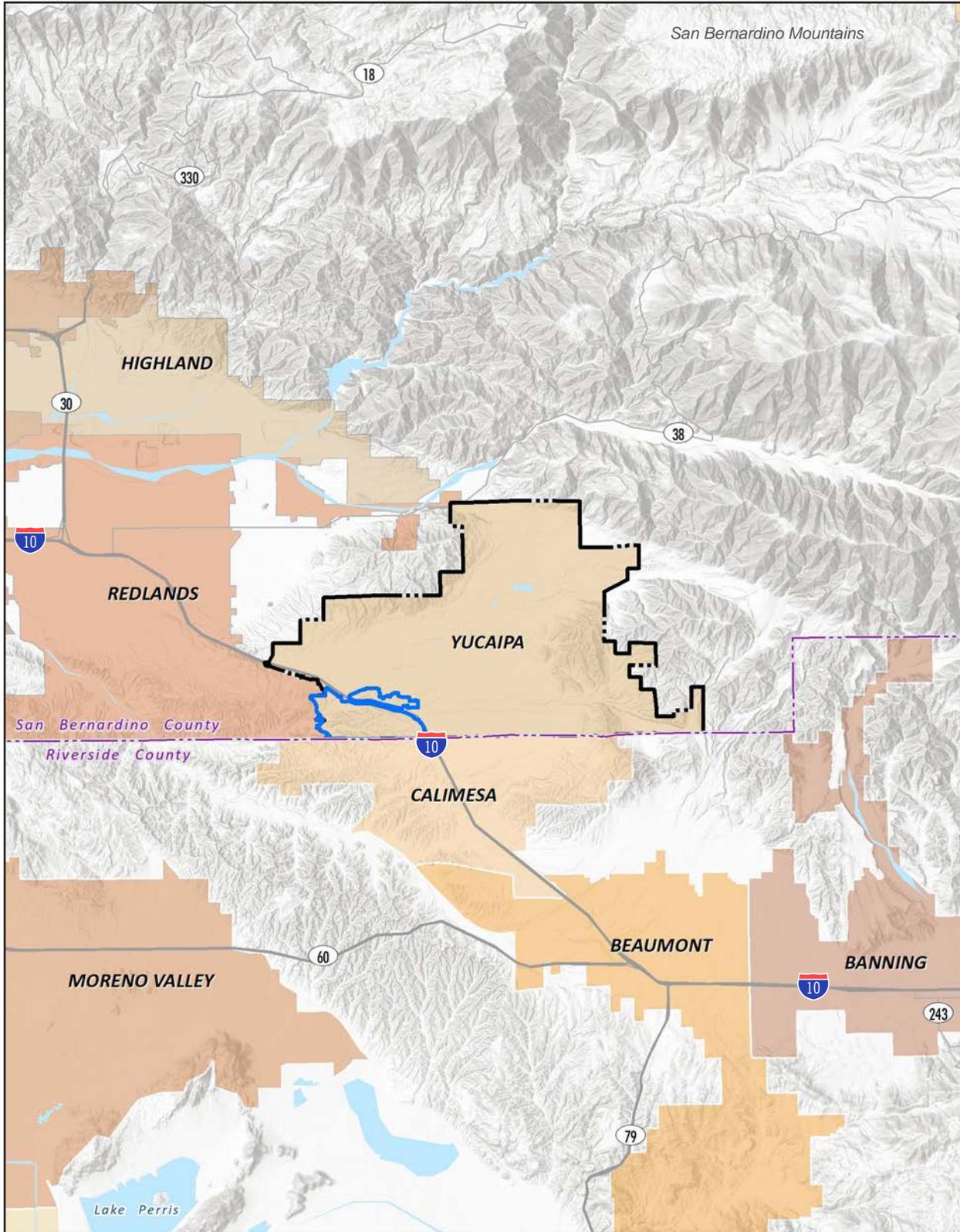


Benjamin Matlock  
Planning Manager/City Planner

**ATTACHMENTS:**

- » Figure 1: Regional Location
- » Figure 2: Local Vicinity
- » Figure 3: Aerial Photograph
- » Figure 4: APN Parcel Map
- » Figure 5: Approved Land Use Plan
- » Figure 6: Proposed Land Use Plan Map
- » Figure 7: Pacific Oaks Commerce Center Tract Map
- » Figure 8: Pacific Oaks Commerce Center Site Plan

Figure 1 - Regional Location



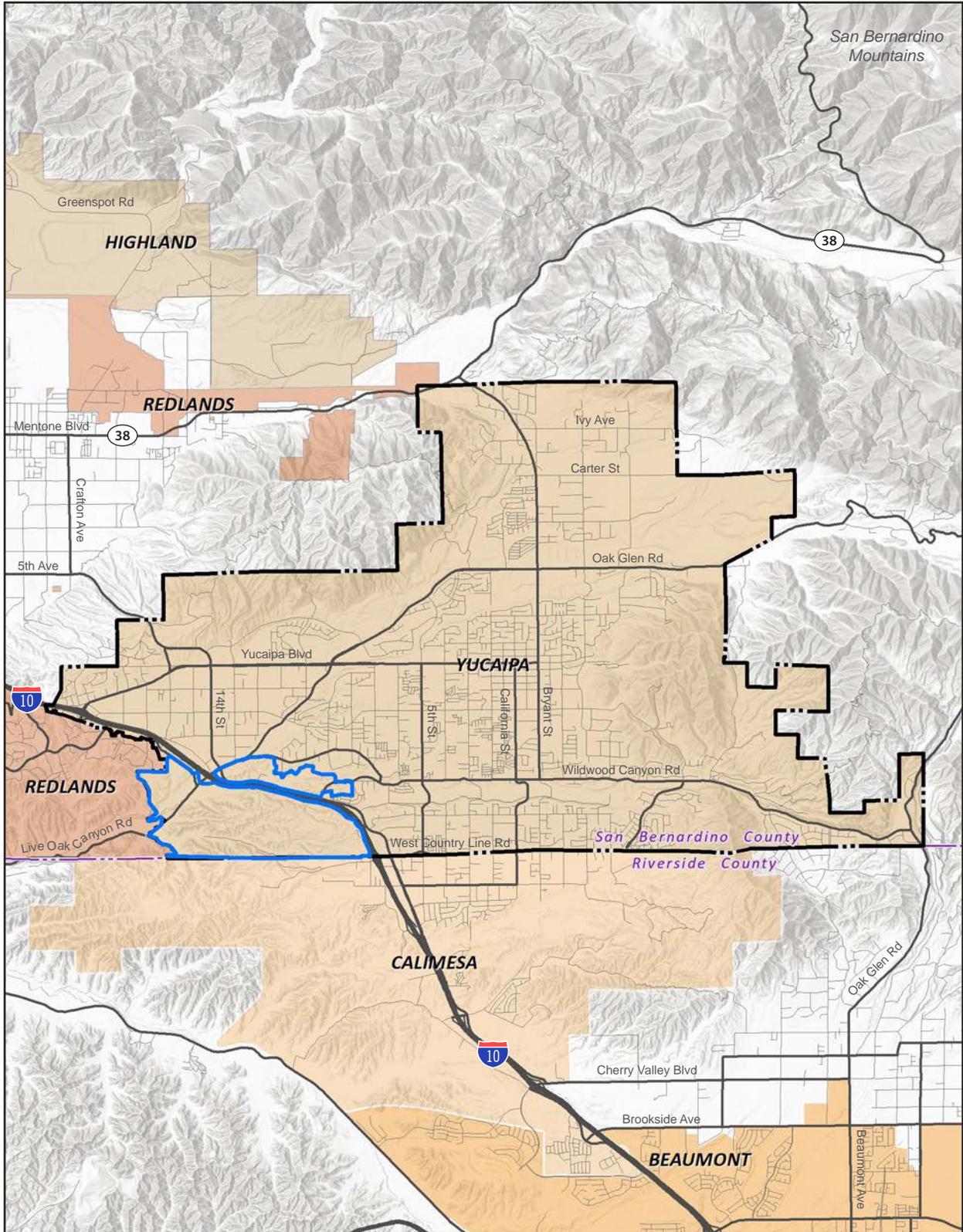
-  Specific Plan Boundary
-  County Boundary
-  City Boundary

Note: Unincorporated county areas are shown in white.



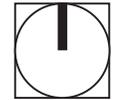
Source: Generated using ArcMap, 2022.

Figure 2 - Local Vicinity



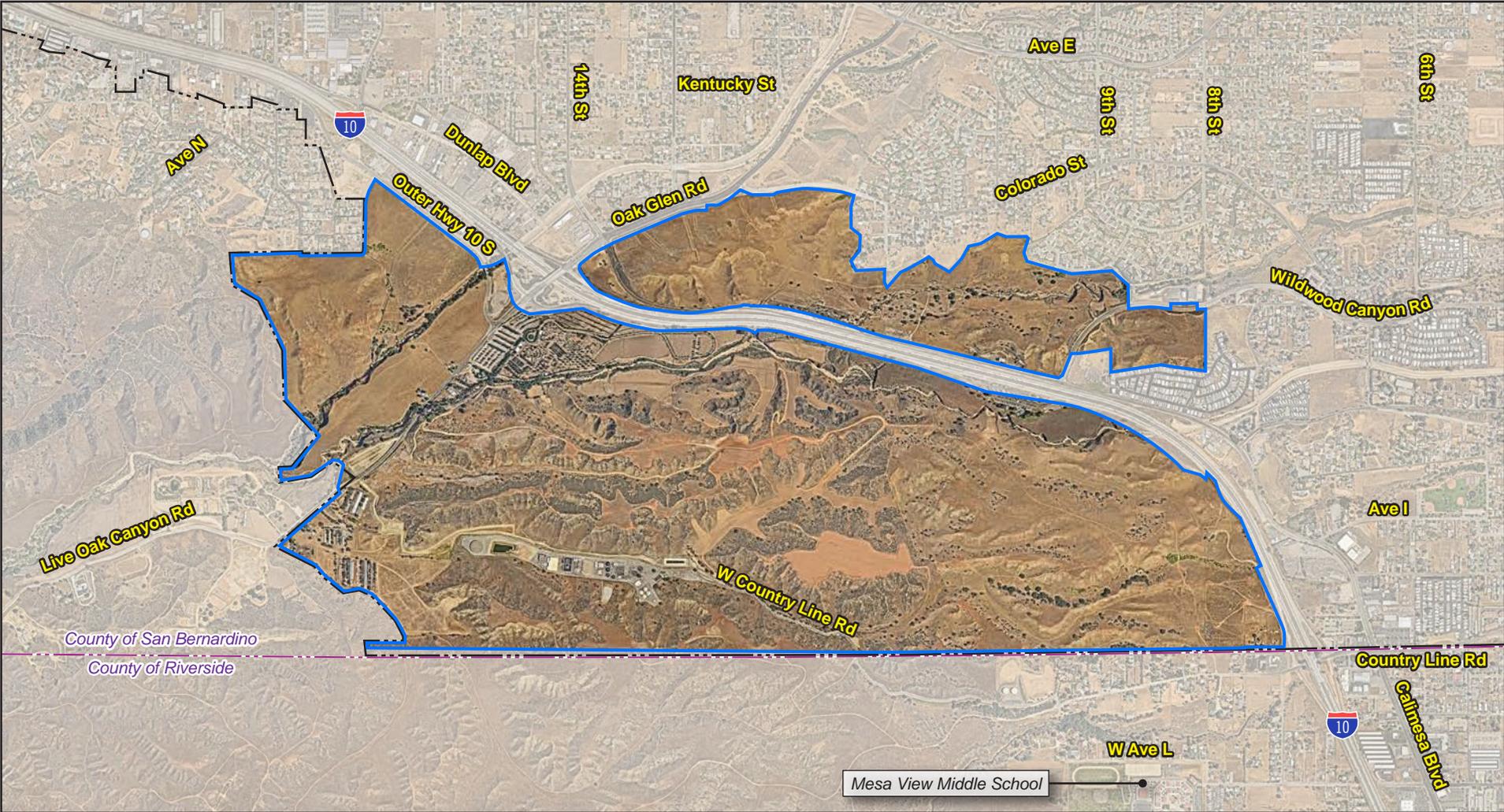
- Specific Plan Boundary
- County Boundary
- - - City Boundary

Note: Unincorporated county areas are shown in white.



Source: Generated using ArcMap, 2022.

Figure 3 - Aerial Photograph



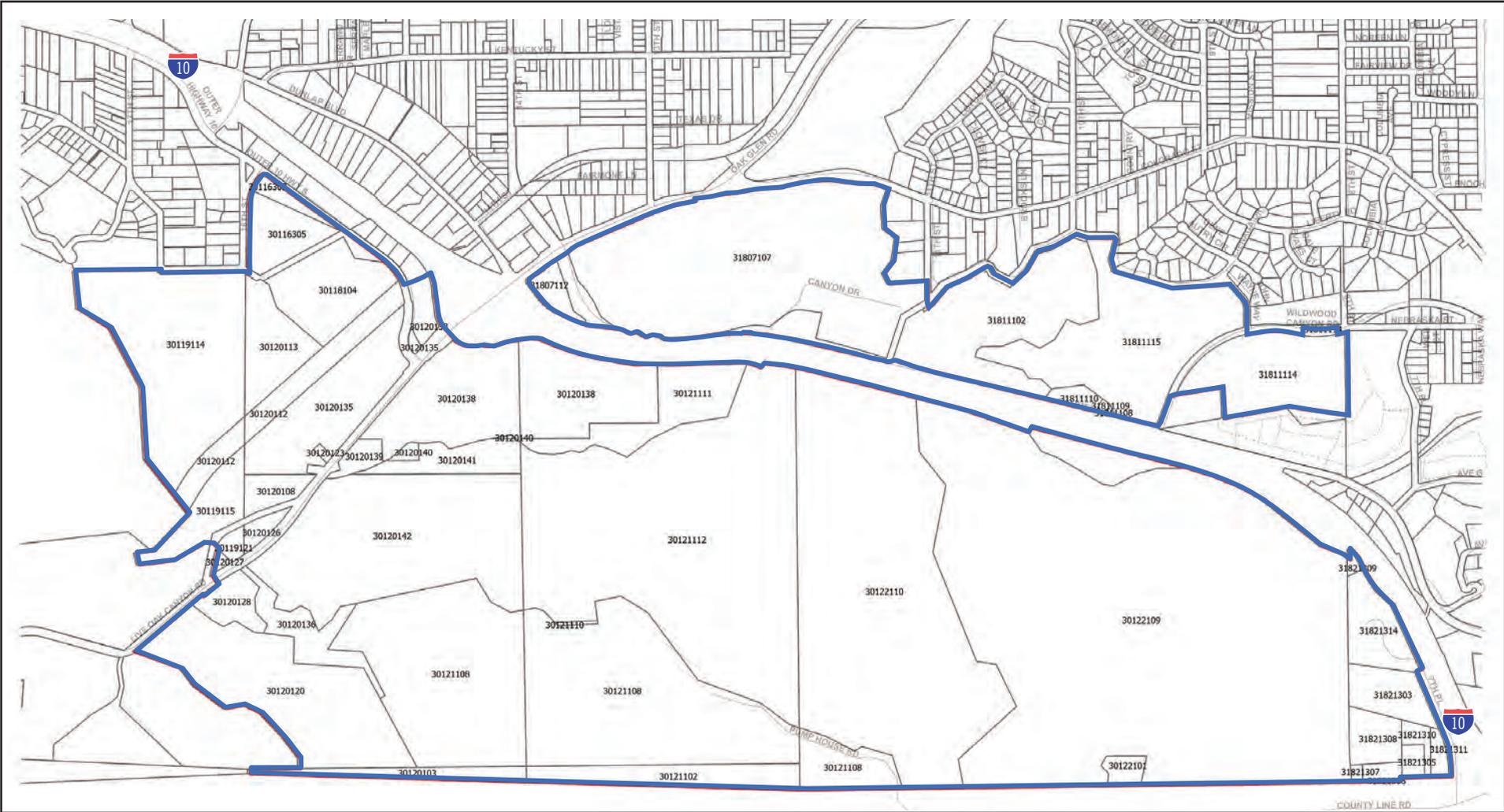
— Specific Plan Boundary      - - - County Boundary  
- - - City Boundary

Source: Aerial: Nearmap, 2022.

0      1,900  
Scale (Feet)



Figure 4 - APN Parcel Map

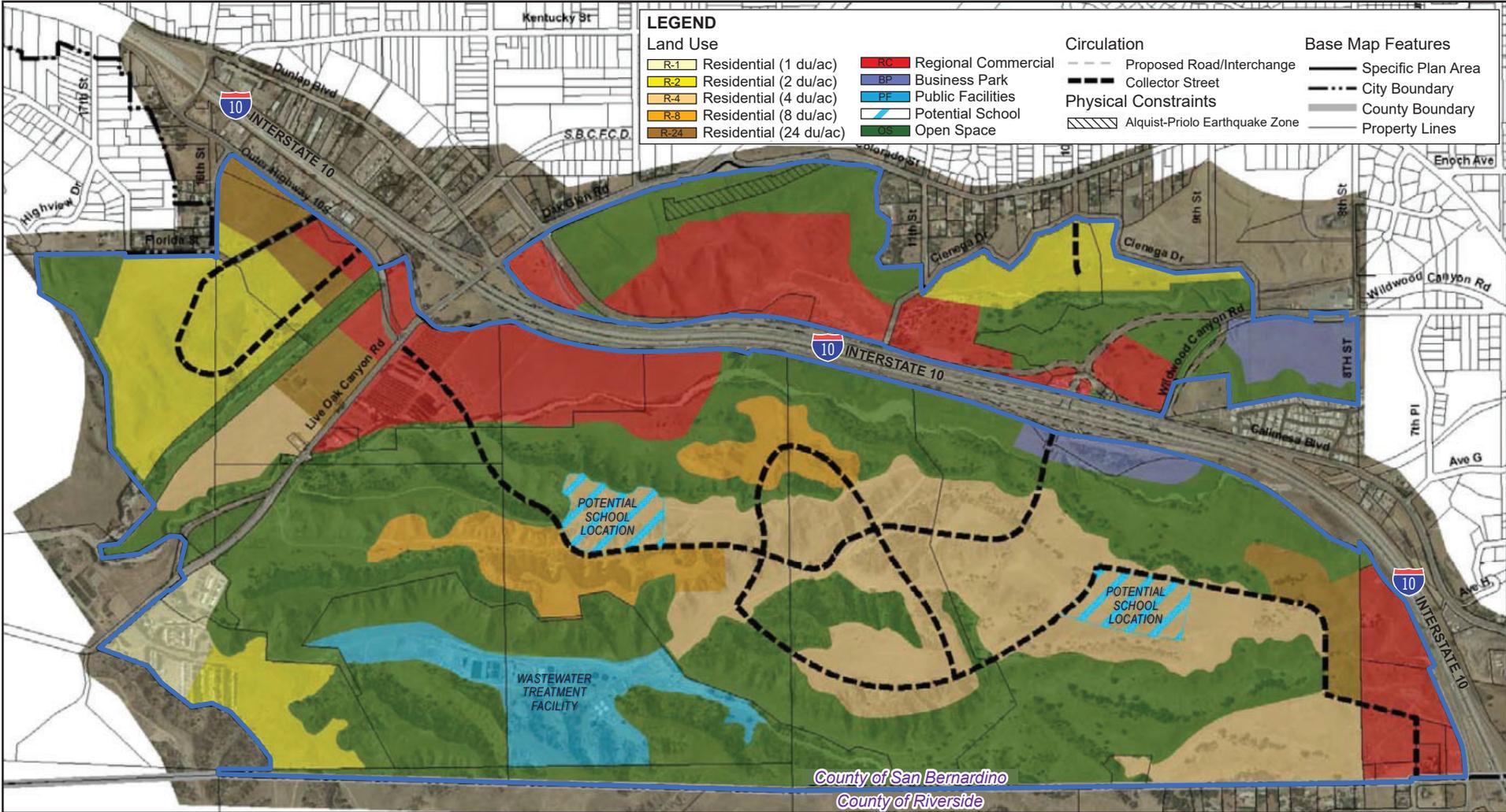


— Specific Plan Boundary

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Scale (Feet)



Figure 5 - Approved Land Use Plan



LEGEND		Circulation		Base Map Features	
Land Use		---	Proposed Road/Interchange	—	Specific Plan Area
R-1	Residential (1 du/ac)	---	Collector Street	- - -	City Boundary
R-2	Residential (2 du/ac)	---	Physical Constraints	---	County Boundary
R-4	Residential (4 du/ac)	RC	Regional Commercial	---	Property Lines
R-8	Residential (8 du/ac)	BP	Business Park		
R-24	Residential (24 du/ac)	PF	Public Facilities		
		PS	Potential School		
		OS	Open Space		

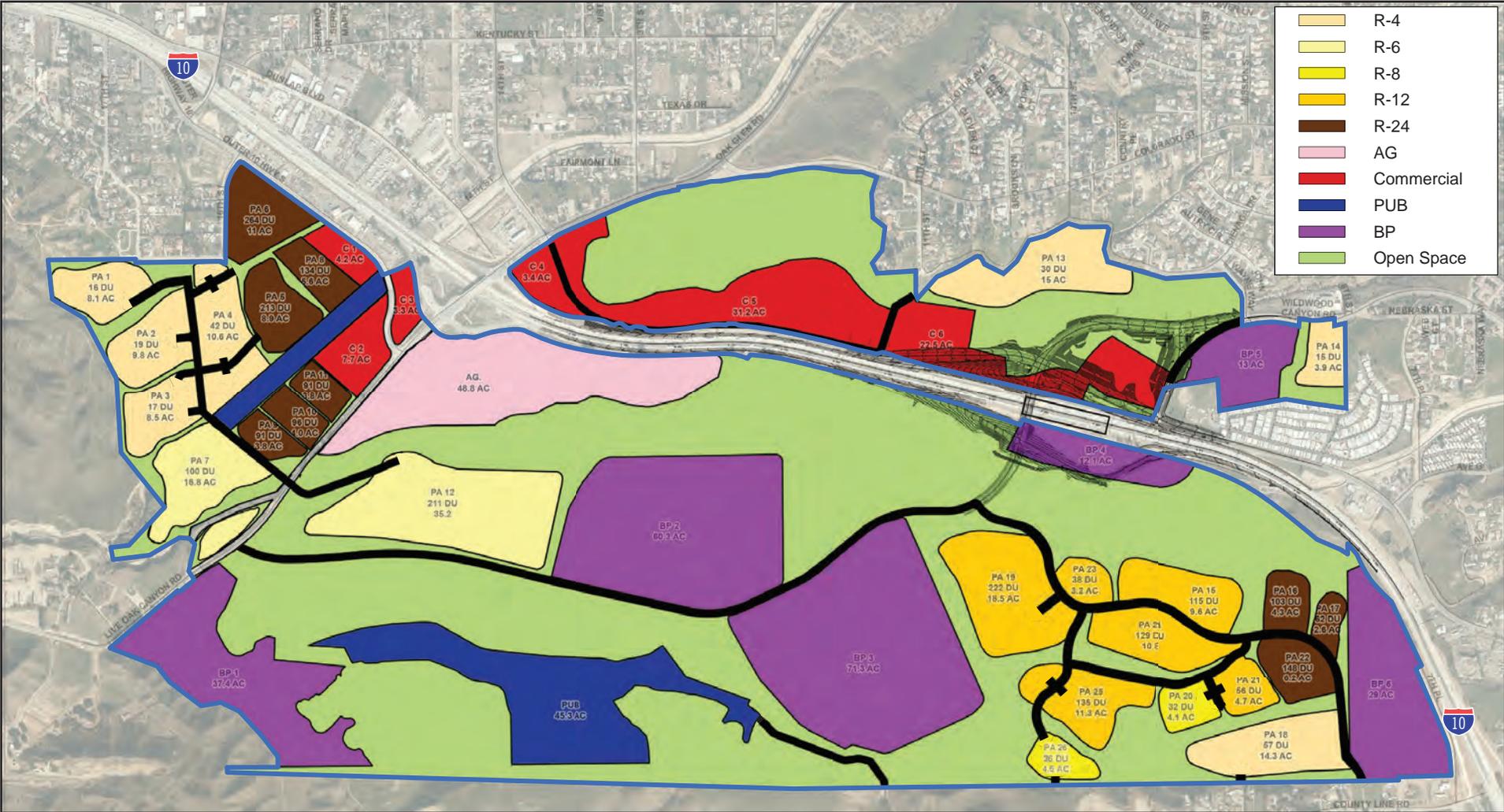
— Specific Plan Boundary

0 1,500  
Scale (Feet)



Source: City of Yucaipa; Hogle Ireland, Inc., 2008.

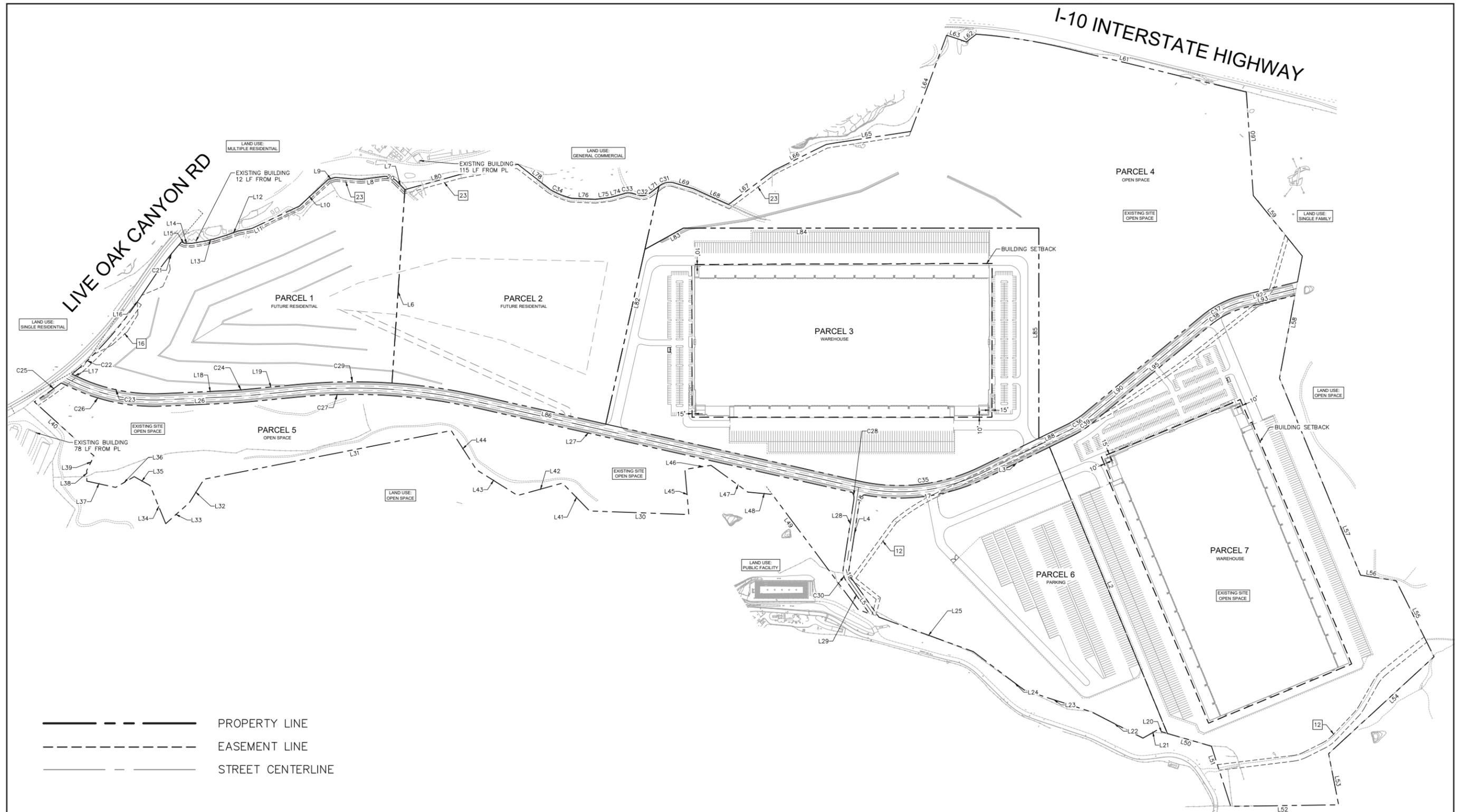
Figure 6 - Proposed Land Use Plan



— Specific Plan Boundary



Figure 7 - Pacific Oaks Commerce Center Tract Map



Source: Kimley-Horn and Associates, Inc., 2021.

