



City of Yucaipa
Development Services Department

**California Environmental Quality Act –
Notice of Availability of a Draft Subsequent
Environmental Impact Report for the Freeway Corridor
Specific Plan**

DATE: February 8, 2024
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
REVIEW PERIOD: February 8, 2024, through March 25, 2024 (45 days)

NOTICE IS HEREBY GIVEN that the City of Yucaipa (City) has prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) for the proposed Freeway Corridor Specific Plan (State Clearinghouse No. 2006041096) to address the potential environmental effects associated with implementation of the project. 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 Draft SEIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft SEIR.

NOTICE OF AVAILABILITY: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the Draft SEIR will be available for a 45-day public review period from **Thursday, February 8, 2024, through Monday, March 25, 2024**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

A copy of the NOA can also be accessed online at: <https://yucaipa.gov/environmental-review/>, or viewed in-person at the Yucaipa Development Services Department at 34272 Yucaipa, Boulevard, Yucaipa, CA 92399.

WRITTEN COMMENTS: We ask that any person wishing to comment on the Draft SEIR provide written comments by the end of the public review period at 5:00 p.m., **Monday, March 25, 2024**, addressed to Benjamin Matlock, Planning Manager/City Planner, City of Yucaipa – Development Services Department, at bmatlock@yucaipa.gov or by mail to the City of Yucaipa at the address above.

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. 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.

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). 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. As shown in the table below, the Proposed Project would result in a total of 2,472 residential units and 5,093,265 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 2,278,976 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	3,379,737	1,206,042	4,585,779	2,999
Proposed Project	2,472	6,823	1,100,761	3,992,503	5,093,265	2,682
Net Change	25	69	-2,278,976	2,786,461	507,486	-317

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

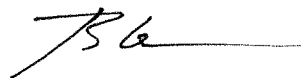
Pacific Oaks Commerce Center: The Proposed Project also includes development of the Pacific Oaks Commerce Center in Planning Areas BP 2 and BP 3. Pacific Oaks Commerce Center would result in the development of two buildings with warehouse and office spaces, totaling 2,054,000 square feet of building space, 356 docking bays, 1,058 truck parking stalls, and 986 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.

ENVIRONMENTAL ISSUES: Based on the analysis in the Draft SEIR and comment letters received in response to the NOP, the City determined that implementation of the proposed project would result in significant and unavoidable impacts to air quality, greenhouse gas emissions, and noise.

Date: February 8, 2024

Signature:



Benjamin Matlock
Deputy Director of Community Development / City Planner