# 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:** Residences at Oak Glen Creek Specific Plan Development (Case No. 23-105 GPA/SP/TTM)

Lead Agency: City of Yucaipa — Contact Person: Benjamin Matlock

Mailing Address: 34272 Yucaipa Blvd. — Phone: (909) 797-2489 Ext. 261

City: Yucaipa — Zip: 92399 — County: San Bernardino

**Project Location:** County: San Bernardino — City/Nearest Community: Yucaipa

Cross Streets: Oak Glen Road, Bryant Street — Zip Code: 92399

Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ′ 58 ″ N / 117 ° 02 ′ 09 ″ W Total Acres: Approx. 18

Assessor's Parcel No.: 0303-051-44, 0303-051-45 — Section: 25 — Twp.: 1 South — Range: 2 West — Base: SBBM

Within 2 Miles: State Hwy #: _____ — Waterways: Wilson Creek

Airports: _____ — Railways: _____ — Schools: Ridgeview Elementary

**Document Type:**

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) _____ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

**Local Action Type:**

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

**Development Type:**

☒ Residential: Units 145 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 8,000 Acres _____ 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 ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other: _____

**Present Land Use/Zoning/General Plan Designation:**

Neighborhood Commercial (CN)

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

The proposed Project includes a General Plan Amendment, (GPA), Specific Plan (SP), and a Tentative Tract Map (TTM 20649) for a gated single family townhome development, which would consist of 145 two-story residential units and 8,000 square feet of retail use development or, if there is not sufficient demand for the retail, the project would consist of a total of 153 two-story residential units. The proposed General Plan Amendment would change the General Plan land use designation from from Neighborhood Commercial (CN) to Specific Plan (SP).

*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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date September 26, 2025 Ending Date October 16, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: RVA
Address: 3602 Inland Empire Dr., Suite C310
City/State/Zip: Ontario, CA 91764
Contact: Sonya Hooker
Phone: (909) 245-1128

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

**Signature of Lead Agency Representative:** _____ Date: Sept 24 2025

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