

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yucaipa City Council will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to the proposal(s) described below. Please note that the City Council may amend, in whole or in part, the proposal(s). Accordingly, the land uses, development standards, designs, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than what is currently being proposed.

DATE / TIME: Monday, August 25, 2025, at 6:00 P.M.

PLACE: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: City of Yucaipa

CASE NO: 24-044/GPA/SPA: Freeway Corridor Specific Plan Update

PROPOSAL: The existing Freeway Corridor Specific Plan (FCSP), adopted in November 2008, 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. The proposed update to the FCSP (Case No. 24-044/GPA/SPA) 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 of 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 existing FCSP, among other updates. In addition, an Agro-Commercial Tourism district would be established to protect to Pumpkin Factory site and setting.

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.

ON FILE: Project information and documentation are on file in the City of Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, CA, and they will be available at www.yucaipa.gov prior to the public hearing. Materials regarding the project are also available on the City's website at <https://yucaipa.gov/planning/> under the Specific Plan and Environmental Review headings.

ENVIRONMENTAL DETERMINATION: The City of Yucaipa has prepared a Subsequent Environmental Impact Report (SEIR) to the City of Yucaipa Freeway Corridor Specific Plan. The Revised Final SEIR will include the Draft SEIR and responses to comments from the Draft SEIR. The Draft SEIR and related environmental documents are available at: <https://yucaipa.gov/environmental-review/> and under the heading for the Freeway Corridor Specific Plan Update. The Revised Final EIR will also be made available at the aforementioned link. 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. As part of their review of the Specific Plan and related Final SEIR, the

Planning Commission did not provide a recommendation of approval to the City Council regarding the Freeway Corridor Specific Plan Update and SEIR.

PLEASE NOTE that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the City Council at, or prior to, the public hearing.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the proposal(s) as outlined above. If there are any further questions, please contact Benjamin Matlock, Deputy Director of Community Development at (909) 797-2489, ext. 261 (email: bmattlock@yucaipa.gov).



Benjamin J. Matlock, Deputy Director
Development Services Department

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