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CITY OF YUCAIPA**Benjamin Matlock**

From: Stephen Rogers <swr.engineer@gmail.com>
Sent: Monday, February 26, 2018 4:01 PM
To: Tina Leuer; Benjamin Matlock; Ray Casey
Cc: Steve Loe; Al Kelley; Joyce Rapp; Sentinel Sbc
Subject: Public Comments on Oak Glen Creek Specific Plan (Case No. 16-048/SP) Item No 13 for 2-26-2018 Yucaipa City Council meeting

FEB 26 2018

GENERAL SERVICES/CITY CLERK'S
DEPARTMENT

City of Yucaipa
 34272 Yucaipa Blvd
 Yucaipa, CA 92399
 Attn: Yucaipa City Clerk and Council Members

The following comments are hereby submitted for consideration by the Yucaipa City Council and were discussed with City Manager Ray Casey earlier today, accompanied by my request to have the item pulled off tonight's meeting agenda:

- 1) The title/ project description for the item is incomplete and does not include the Final Environmental Impact Report (FEIR) in the noticing for the public hearing and therefore the project must be properly renoticed to the public before being placed on a future meeting agenda for consideration by the Yucaipa City Council.
- 2) At the meeting of 11-15-2017 the Yucaipa Planning Commission recommended approval of Tentative Tract Map No. 20130 along with the Oak Glen Creek Specific Plan, an application which encompasses 144 of the residential lots within the Specific Plan area. At page 146, the staff report indicates that: The Tentative Tract Map along with the Development Agreement will be submitted for Council consideration at a subsequent City Council meeting. By not including the Tentative Tract Map as has been recommended for approval by the Planning Commission along with the other documents being considered by the City Council, the project approval is being piecemealed and is in violation of the California Environmental Quality Act (CEQA) if approved without the companion tentative subdivision map(s).
- 3) Within the staff report for the item, there is no mention of the property transfer/ property acquisition that will be necessary from private owners other than the San Bernardino County Flood Control District, for property shown within the boundary of the Specific Plan.
- 4) The project description should be revised to include the relocation of the City of Yucaipa Corporate Maintenance Yard and office into the Specific Plan area. Per pg.144 of the staff report, "... the Wildwood Calvary site has been identified as the site for location of the City's corporate maintenance yard and office."
- 5) The Environmental Impact Report as has been prepared by Placeworks for the Oak Glen Creek Specific Plan is inadequate for the development and analysis of alternatives, design elements and hydrologic and hydraulic criterion for the San Bernardino County Flood Control District flood control basin (Wilson Creek Basin III) being designed under sole-source contract between the City and RBF Consulting Engineers/ Webb and Associates.

If there are any questions about the contents of this communication, please contact me by phone at cell(909)556-1988 or email: swr.engineer@gmail.com

Sincerely,
 Steve Rogers
 Stephen W Rogers PE
 Friendly Communities/ Community Ombudsman