

**CITY OF YUCAIPA PLANNING DIVISION
PROJECT NOTICE**

DATE: January 04, 2023

CASE NUMBER: PL20220000150

APPLICANT: Yucaipa 52, LLC

PROPOSAL: Case No. 22-150 PDP/FDP/TTM 20375: A Planned Development project that includes a Preliminary Development Plan and Tentative Tract Map (TTM 20375)/Final Development Plan for the proposed Serrano Estates Project, which will establish 51 Single Family Residential lot, with 35 residential lots on parcels 20,000 square feet or greater, and 16 age-restricted lots to qualifying seniors on lots greater than 12,000 square feet, an additional numbered lot (52) for vineyards along Yucaipa Ridge Road, a remainder lot for vineyards and natural open space, and three lettered lots for open space and detention basins - Please note that this is a modified proposal from Case No. 20-136

LOCATION: Three parcels totaling 52 acres on the east side of Yucaipa Ridge Road, south of the City limits

APN: 0320-161-08 and 09; 03201-81-28

ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES: The development proposal listed above has been filed with the City Planning Division. You are invited to comment because your property is near the proposed project. Your comments must be received by this office no later than January 18, 2023. Comments received after this date might not be considered in the decision. Please refer to this project by the applicant's name and case number indicated above. If you have no comment, no reply is necessary. If you have any questions regarding this proposal, please contact Benjamin Matlock at (909) 797-2489, ext. 261. You may send your comments to the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or via FAX to (909) 790-9203.

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

SIGNATURE _____ DATE _____ AGENCY _____

PRINT NAME _____ ADDRESS _____

YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

cc: _____
Surrounding Property Owners
Fire Department
Building & Safety Division

Yucaipa Valley Water District
Engineering Division