

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.

HEARING DATE: Monday, September 12, 2022

HEARING TIME: 6:00 P.M. (or as soon as possible thereafter)

HEARING AT: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: Premium Land Development on behalf of Yucaipa 52, LLC

PROPOSAL: Case No. 22-122/APP, an appeal of the Planning Commission's denial of Case No. 20-136/PDP/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 lots on parcels greater than 12,000 square feet, several lettered lots for water quality basins, and a 27-acre remainder lot that would include space for vineyards as well as 13 acres of permanent open space, located on three existing parcels totaling 52 acres along the east side of Yucaipa Ridge Road.

LOCATION: The eastern edge of Yucaipa Ridge Road, directly south of the City limits to unincorporated San Bernardino County. APNs: 0320-161-08, 09, and 28

ON FILE: Project information and the environmental documentation is on file in the Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, and it will be available on the City's web page at www.yucaipa.org.

ENVIRONMENTAL DETERMINATION: An Initial Study/Mitigated Negative Declaration has been prepared and the Planning Agency of the City of Yucaipa has determined that revisions in the project have been made by (or agreed to by) the project proponent, or that appropriate standard measures and procedures exist, and therefore, the project will not have a significant effect on the environment. Staff recommends adoption of a Mitigated Negative Declaration in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, should the project be approved. If the denial is upheld, staff recommends that the City Council find that the project is exempt from CEQA pursuant to Sections 15061(4) and 15270 of the CEQA Guidelines.

PLEASE NOTE that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues that you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the Planning Commission 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 at (909) 797-2489, ext. 261 (email: bmatlock@yucaipa.org).


Benjamin J. Matlock, Planning Manager/City Planner
Department of Development Services