

CITY OF YUCAIPA
34272 YUCAIPA BOULEVARD
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that 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 mitigation measures have been provided, and therefore the project will not have a significant effect on the environment. The Initial Study may be examined at Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or on the Environmental Review section of the City's website at Yucaipa.org. Any comments that you may have must be submitted in writing no later than **June 30, 2022, at 5:30 p.m.** Please note that some projects may be administratively approved 30 days after this notice without further advertisement, while other projects, per State law, will be scheduled for a public hearing before the Planning Commission and/or the City Council, and those hearings will be advertised separately from this notice.

MITIGATED NEGATIVE DECLARATION PROPOSED FOR THE FOLLOWING:

APPLICANT: Randy Citlau

CASE NO.: 21-045/GPA/DBA/LUCR/ARC/MJV

PROPOSAL: A Minor General Plan Amendment to change the land use designation of a property from RM-72C (Multiple Residential) to RM-24 (High Density Multiple Residential), a Density Bonus Agreement (DBA) to qualify for a 25% increase in land density, a Land Use Compliance Review with Architectural Review to construct a 150-unit, three story, age-restricted senior housing complex for individuals who are 55 years and older, with two (2) monument signs at the entrance of the 5-acre site, and two (2) Major Variances to allow for a total of eighty (80) percent of the 150-units to be 1-bedroom in lieu of thirty-five (35) percent, and for one (1) bedroom units to provide seventy-six (76) square feet of private open space in lieu of the one hundred fifty (150) square feet required for ground floor units and the one hundred (100) square feet required for above ground units.

LOCATION: 12836 3rd Street, APN: 0319-112-03



Benjamin Matlock, Planning Manager/City Planner
Development Services Department

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