

CITY OF YUCAIPA  
34272 YUCAIPA BOULEVARD  
YUCAIPA, CA 92399  
(909) 797-2489 ext. 261  
city@yucaipa.org

## 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 **August 4, 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:** Premium Land Development

**CASE NO.:** Case No. 20-136/PDP/TTM 20375

**PROPOSAL:** 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:** Located along 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.



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Benjamin Matlock, Planning Manager/City Planner  
Development Services Department

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