

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yucaipa Planning Commission 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 Planning Commission 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: Wednesday, June 7, 2023

HEARING TIME: 6:30 P.M. (or as soon as possible thereafter)

HEARING AT: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: City of Yucaipa

PROPOSAL: Case No. 23-022/GPA: A minor General Plan Amendment to change the land use designation of an approximately 1.5-acre portion of a property from the City's Institutional (IN) Land Use District to the City's General Commercial (CG) Land Use District. The site is currently improved with the City's Business Incubator Office building, and no development project is proposed at this time.

LOCATION: 34282 Yucaipa Boulevard; Assessor Parcel Number (APN): 0303-131-05.

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: Staff recommends that the Planning Commission find and recommend to the City Council that it can be seen with certainty that there is no possibility the adoption and implementation of this General Plan Amendment may have a significant effect on the environment, as the proposed General Plan Designation would permit land uses that have a similar development intensity to the existing development onsite, which consists of an office building, and that development on 1.5 acres would be otherwise exempt from environmental review as an in-fill project. The Project is therefore exempt from the environmental review requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3), 15301 and 15332 of Title 14 of the California Code of Regulations (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: bmattlock@yucaipa.org).



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

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