CLERK OF THE BOARD

Received on: 9/25/2025

Remove on: 10/31/2025

CITY OF YUCAIPA
34272 YUCAIPA BOULEVARD
YUCAIPA, CA 92399
(909) 797-2489 ext. 270
bmatlock@yucaipa.gov

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.gov. Any comments that you may have must be submitted in writing no later than **October 16, 2025, at 5:30 p.m.** Please note that some projects may be administratively approved 20 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: Blue Engineering and Consulting Inc

CASE NO.: Case No. 23-105 GPA/SP/TTM

PROPOSAL: The proposed Project includes a General Plan Amendment, (GPA), Specific Plan (SP), and a Tentative Tract Map (TTM 20649) for a gated single family townhome development, which would consist of 145 two-story residential units and 8,000 square feet of retail use development or, if there is not sufficient demand for the retail, the project would consist of a total of 153 two-story residential units. The proposed General Plan Amendment would facilitate the Residences of Oak Glen Creek Specific Plan in amending the current General Plan Land Use Designation from Neighborhood Commercial (CN) to Specific Plan (SP).

LOCATION: A triangular-shaped, 18.78-acre area located at the northwest corner of the intersection of Oak Glen Road and Bryant Street in the City of Yucaipa, Assessor Parcel Numbers (APNs): 0303-051-44, -45, and -64

Benjamin Matlock, Deputy Director of Community Development/City Planner
Development Services Department

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2025 SEP 25 PM 12:08
SAN BERNARDINO COUNTY
CALIFORNIA