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.

DATE / TIME: Wednesday, June 5, 2024, at 6:30 P.M.

PLACE: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: Rockwell Land Company

CASE NO: 22-129/GPA/SPA/TTM 20372: Starling Heights Specific Plan

PROPOSAL: Case No. 22-129/GPA/SP/TTM 20372: The Starling Heights Specific Plan provides the development standards for a 14.78-acre site for single family residential development and includes Tentative Tract Map (TTM) 20372 to formally create a 127-unit residential subdivision and associated community features including a recreation center, active park, dog park, entry monuments, and detention basins based on the Specific Plan. A Minor General Plan Amendment is also proposed to change the land use designation of the site shown on General Plan Figure CDL-2, Land Use Map, from RS-20M (Single-Residential, 20,000 square foot minimum) to PD (Planned Development), and a modification to General Plan Figure, CDL-3, Land Use Modifications, to add the Starling Heights Specific Plan.

LOCATION: Located at the NE corner of 12th Street and Avenue E; APNs: 0318-021-18, 19, & -58

ON FILE: Project information and documentation are on file in the City of Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, CA, and they will be available at www.yucaipa.gov prior to the public hearing. Materials regarding the project are also available on the City's website at https://yucaipa.gov/planning/ under the Specific Plan and Environmental Review headings.

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. As part of their review, the Planning Commission will be forwarding a recommendation to the City Council regarding the Project and the Initial Study/Mitigated Negative Declaration.

PLEASE NOTE that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues 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 Christian Farmer at (909) 797-2489, ext. 270 (email: cfarmer@yucaipa.gov).

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Benjamin J. Matlock, Deputy Director
Development Services Department

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