

CITY OF



Stacey Phillips, Chair
Dennis Miller, Vice Chair
Tony Hicks, Commissioner
Mike McCuiston, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

AGENDA

Planning Commission

December 17, 2025

6:30 PM

Yucaipa City Hall - City Council Chambers
34272 Yucaipa Blvd., Yucaipa, California

Public Comment Via Mail or Email

Items must be submitted no later than three (3) business hours prior to the meeting at which the commenter seeks to provide comment. Public comment may be submitted via U.S. Mail to the City Clerk at 34272 Yucaipa Blvd., Yucaipa, CA 92399 or via email to publiccomment@yucaipa.gov. All mail and email correspondence will be archived, distributed to the Planning Commission, and retained as part of the public record; however, submissions will not be read out loud during the meeting. The subject line should specify "Public Comment-Planning Commission" and include the date of the meeting.

Written public comment submitted on non-agenda items and on specific agenda items will be made available to the public pursuant to the City of Yucaipa policy regarding the distribution of written public comments at City Council and Commission meetings, which may be accessed on the City's website at <https://yucaipa.gov/agendas-minutes/>. Individuals should be aware that comments provided, including personal information, may be disclosable pursuant to the California Public Records Act.

Live stream/recording of Planning Commission meetings:

Members of the public may watch city council meetings live at: <https://yucaipa.gov/live>.

Possible Live Stream Disruptions:

While the City of Yucaipa strives for uninterrupted streaming, technical issues may occasionally occur. We ask for your understanding and patience should there be any disruptions during the live broadcast. We will work diligently to resolve any issues promptly, however, please be advised that the City Council meeting may continue in person while such issues are resolved. Every attempt will be made for the meeting to be recorded and made available for viewing after its conclusion.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

LIMIT 3 MINUTES

CONSENT AGENDA

The following Consent Agenda items are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Commissioner or staff member may request removal of an item from the Consent Agenda for discussion.

1. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF NOVEMBER 5, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of November 5, 2025.

NEW BUSINESS

2. **SUBJECT:** YUCAIPA INVESTMENTS GROUP LLC (CASE NO. PLN-ADM-25-0027): THE ARCHITECTURE REVIEW OF A NEW 258-UNIT MULTIFAMILY RESIDENTIAL COMMUNITY PROPOSED ON APPROXIMATELY 8.39 ACRES WITHIN THE RM-24 (HIGH DENSITY MULTIPLE RESIDENTIAL) LAND USE DISTRICT; LOCATED BETWEEN 3RD STREET TO THE WEST AND 2ND STREET TO THE EAST, APPROXIMATELY 375 FEET NORTH OF COUNTY LINE ROAD. A LOT MERGER WILL ALSO BE PROCESSED TO CONSOLIDATE ALL FOUR PARCELS INTO A SINGLE LOT. APNS: 0319-253-28, -29, -30, -84.

RECOMMENDATION:

That the Planning Commission review and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

- A. Open Public Hearing
- B. Disclosure of Ex Parte Communications
- C. Staff Presentation
- D. Applicant/Representative Presentation (if necessary)
- E. Public Comments
- F. Applicant Rebuttal (if necessary)
- G. Public Hearing Closed
- H. Commission Discussion

3. **SUBJECT:** BRIAN MYERS (CASE NOS. PLN-PHE-25-0013, PLN-ADU-25-0004): A LAND USE COMPLIANCE REVIEW AND SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 1,200 SQ. FT. ACCESSORY DWELLING UNIT (ADU) AND COMBINED 250 SQ. FT. PATIO ADDITIONS TO AN ATTACHED 664 SQ. FT. GARAGE AT 13174 6TH PLACE; APN: 0318-192-82.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the architectural design of the proposed accessory structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and
- D) Direct staff to file a Notice of Exemption

ANNOUNCEMENTS

ADJOURNMENT

Notice Regarding Americans with Disability Act

The City of Yucaipa complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please call the City Clerk's Department at (909) 797-2489, during normal business hours, at least 48-hours prior to the meeting. Notification 48 hours prior to the meeting will enable the city to make reasonable accommodations to ensure accessibility to this meeting.

CEQA STATEMENT:

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA guidelines sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resource Code Section 21065.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Yucaipa to all or a majority of the City Council, less than 72 hours prior to that meeting, are available for public inspection at Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, during normal business hours.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the below decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

NOTICE REGARDING APPEALS

Appeals of a final action by the Planning Commission must be filed with the city clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

		AFFIDAVIT OF POSTING
State of California	}	
County of San Bernardino	} ss.	
City of Yucaipa	}	
I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 12/11/2025, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations: Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California City of Yucaipa website www.yucaipa.gov Ana V. Sauseda, MMC City Clerk		

POSTED
12/11/2025

Remove by: 12/18/2025



City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of November 5, 2025

A Regular meeting of the Planning Commission of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, on November 5, 2025, at 6:30 PM.

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Miller.

PLANNING COMMISSION ROLL CALL

PRESENT: Dennis Miller, Vice Chair
Mike McCuistion, Commissioner
Tony Hicks, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O’Brine, Commissioner

ABSENT: Stacey Phillips, Chair

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Maria Koolhoven, Planning Commission Assistant

PUBLIC COMMENT: No public comments on items not on the agenda.

CONSENT AGENDA

1. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF SEPTEMBER 17, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of September 17, 2025.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER MIHLD, CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 1 (CHAIR PHILLIPS ABSENT, COMMISSIONER HICKS ABSTAINED).

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

- A. Open Public Hearing
- B. Disclosure of Ex Parte Communications
- C. Staff Presentation
- D. Applicant/Representative Presentation (if necessary)
- E. Public Comments
- F. Applicant Rebuttal (if necessary)
- G. Public Hearing Closed
- H. Commission Discussion

PLANNING COMMISSION EX PARTE DISCLOSURE

Vice Chair Miller asked if there were any ex parte communications to disclose. There were no items disclosed.

2. **SUBJECT:** SHAN MCNAUGHTON ON BEHALF OF GOLDEN STATE GLAZING (CASE NO. PLN-PHE-25-0006): A PLANNING USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A PRE-ENGINEERED ONE (1) STORY METAL BUILDING CONSISTING OF 10,758 SQUARE FEET OF WAREHOUSE AND 1,851 SQUARE FEET OF OFFICE SPACE. SITE WILL INCLUDE ASSOCIATED PARKING LOT, TRASH ENCLOSURE, AND LANDSCAPING.; LOCATED AT 31691 AVENUE E; APN: 0300-193-21 & 22.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve the Planning Use Permit, architectural design and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32); and
- D) Direct staff to file a Notice of Exemption.

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0006 at 6:32 p.m.

- Staff Presentation

Deputy Director of Community Development/City Planner Matlock presented the Agenda Report.

- Applicant Presentation

The applicant Kathleen Hoosier addressed the Planning Commissioners.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Vice Chair Miller closed the Public Hearing at 6:45 p.m. The Planning Commission noted their appreciation that a local business was growing.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MIHLD, CARRIED, 6-1, TO APPROVE AGENDA ITEM NO. 2 (CHAIR PHILLIPS ABSENT).

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock informed the Commission that the Ordinance 450 that Planning Commission reviewed carried out and the provisions related to signage were not approved. The next Planning Commission meeting will hopefully be held in December and if not, that will close out the year.

ADJOURNMENT:

The meeting adjourned at 6:47 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey Phillips
Chair of the Planning Commission



AGENDA REPORT

DATE: Planning Commission Meeting of December 17, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Kenny Taylor, Planning Consultant 

SUBJECT: **Yucaipa Investments Group LLC** (PLN-ADM-25-0027): The Architecture Review of a new 258-unit multifamily residential community proposed on approximately 8.39 acres within the RM-24 (High Density Multiple Residential) Land Use District; located between 3rd Street to the west and 2nd Street to the east, approximately 375 feet north of County Line Road. A lot merger will also be processed to consolidate all four parcels into a single lot. APNs: 0319-253-28, -29, -30, -84

RECOMMENDATION:

That the Planning Commission review and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.

DISCUSSION:

Surrounding Land Uses:

Area Land Use Designations; Improvement Levels; and existing Land Uses:

Site:	RM-24 (High Density Multiple Residential, 24 dwelling units per acre)	IL-1	Existing SFRs to be demolished
North:	RM-10M	IL-1	Single Family and Multi-Family Residences
South:	RM-10M	IL-1	Single Family Residences
East:	RM-10M	IL-1	Single Family Residences
West:	RS-10M	IL-1	Single Family Residences

Location and Setting:

The proposed residential project is located on approximately 8.39 gross acres on a vacant property between 2nd and 3rd Street, and between County Line Road and Avenue H, and is within an area designated as high density multiple-family residential, which allows a base residential density of 24 dwelling units per acre (RM-24). The site is comprised of several different lots that have been previously disturbed through former residential uses and onsite disking for weed abatement. The lot is relatively flat and generally slopes downward from northeast to southwest towards 3rd Street. A mixture of vacant land, and single- and multiple-family development surround the Project site.

The Project has frontage, as well as access along both 2nd Street and 3rd Street. Calimesa Elementary School is also within the vicinity of the Project site.



Aerial of site

Location History:

The Project site has been subject to a variety of residential land use entitlements over the past two decades, with the most recent entitlement (Case No. 22-121/APP/GPA/LUCR) approved by the City Council on May 8, 2023. This entitlement included a General Plan Amendment to change the land use designation to RM-24 and included a concurrent filing of a Land Use Compliance Review which authorized development of a 172-unit multifamily residential project.

The current applicant—Yucaipa Investment Group, LLC—acquired the property and elected to pursue an entirely new development proposal, which follows a similar overall site layout, but that would better align with current market demands, State housing legislation, the City’s Housing Element objectives, and that would be feasible under the updated financial costs for new construction. Because the present proposal substantially differs in unit count, site design, architecture, building configuration, amenity layout, and affordability commitments, it is being processed as a new, stand-alone entitlement subject to review under the Yucaipa Development Code.

Architectural Review

Housing projects within the RM-24 Land Use District are permitted by right and are subject to the Land Use Compliance Review (LUCR) administrative review process. Pursuant to the adopted Conditions of Approval and the City’s review process for the RM-24 Land Use District, architectural plans must be approved by Planning Commission. As such, the purview of the Planning Commission’s review of the Project is limited to the overall architectural design. A

summary of the building design and landscaping are provided in the subsequent sections. However, the agenda report also includes a description of the Project, and is discussed in further detail below.

Building Elevations and Design:

The architectural theme of the Yucaipa Meadows development is Contemporary Mediterranean, characterized by sand-finish stucco walls, split-limestone stone veneer accents, decorative foam trim details, wrought-iron balcony railings, clay-tile roof accents, and articulated tower elements. These features collectively reflect a modern interpretation of Mediterranean Revival architecture consistent with the City's design expectations for multiple family development.

The architectural design of the Yucaipa Meadows multifamily community features a cohesive three-story building form with articulated façades, high-quality exterior materials, and varied massing intended to create visual interest and reinforce a well-designed residential character. As shown on the architectural elevations for Building "A" (Sheet A-1.12), the project incorporates a blend of stucco wall finishes, decorative foam trim, stone veneer accents, and clay-tile roof elements to achieve a contemporary Mediterranean design consistent with the City's multiple family design requirements.



Front Elevations

Each building elevation incorporates changes in plane, tower elements, recessed entries, balcony forms, and parapet variations to break up massing and avoid long, uninterrupted wall surfaces. Per the elevation notes, exterior wall finishes utilize La Habra Santa Fe (light sand finish) as the primary stucco body color, complemented by Garret Gray (SW 6075) as an accent color. Stone veneer in a split limestone – cream tone is applied strategically along lower elevations and vertical projections to provide texture and a sense of permanence.

Architectural detailing includes decorative foam brackets, 6x8 wood outriggers, wrought-iron balcony railings in a black finish, and decorative exterior lighting fixtures in dark bronze. These design elements contribute to a well-integrated exterior palette with sufficient variety of materials to the architectural style. Fenestration patterns are balanced across all elevations, and windows include consistent head heights, trim profiles, and alignments that create a uniform architectural rhythm.

Roof elements include parapet edges with foam trim and selective clay-tile accent roofs incorporated above tower projections and entry features. These treatments enhance the vertical

hierarchy of the buildings and add architectural interest to the overall roofline. The parapet height has been designed to ensure that all roof top units and equipment are screened from view.

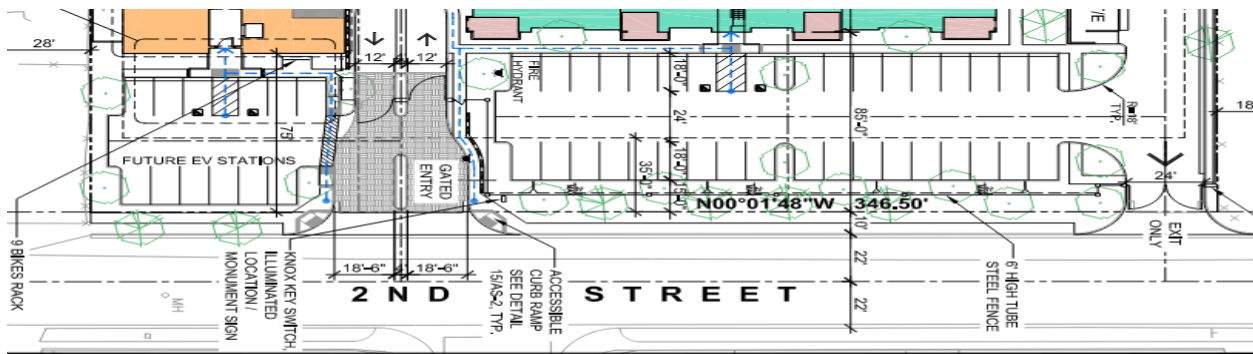
The maximum building height is approximately 41'-2", measured to the top of the tower element, consistent with the plans and below the RM-24 maximum structural 45' height standard. All elevations depict clear story heights, parapet details, and floor-to-floor dimensions, including the first-floor plate height, second-floor plate height, and third-floor structural height.

Landscaping:



Project rendering of the landscaping and building design along 2nd Street

The project proposes to landscape approximately 40% of the total site area, as shown on the site plan, thereby complying with the RM-24 minimum landscaping requirements. The landscape concept incorporates a comprehensive system of perimeter landscape buffers that soften site edges and provide appropriate transitions between adjacent buildings; internal landscape islands placed throughout the parking courts to provide shade, break up large paved areas, and enhance pedestrian comfort; and foundation planting along all major building elevations to reduce perceived building mass, strengthen architectural articulation, and reinforce pedestrian circulation routes.



Landscaping adjacent to 2nd Street

A detailed Final Landscape and Irrigation Plan will be required prior to the issuance of building permits. The final submittal will verify plant species selection, tree counts, box-size distribution, hydro-zoning, irrigation layout, water-efficiency measures, and full compliance with Yucaipa Development Code §88.01325, the Citywide Design Guidelines, the Model Water Efficient Landscape Ordinance (MWELO), and the Project's Conditions of Approval.

Land Use Compliance Review

A residential entitlement (Land Use Compliance Review) has been submitted for the “Yucaipa Meadows Project,” a new 258-unit multifamily residential gated community. The Land Use Compliance Review application implements the multi-family residential development component of the Project as required by the City's Development Code for the RM-24 Land Use District, and is an administratively reviewed project that is not subject to Planning Commission approval.¹ However, the project is subject to the City's review process for the RM-24 Land Use District, and because the Planning Commission serves as the design review board, the architectural plans must be approved by Planning Commission. Details on the Project, include its unit count and site design, are therefore provided for context.

Density Bonus Agreement:

Division 3, Chapter 1, Article 7 of the Yucaipa Development Code establishes procedures and standards for processing Density Bonus projects in accordance with California Government Code §65915, which provides incentives to facilitate the production of housing for very low-, low-, moderate-income, and senior households. For the Yucaipa Meadows project, the applicant has submitted a Density Bonus request proposing to covenant fifteen percent (15%) of the total units—equivalent to thirty-one (31) of the base density allowance of 202 units—as deed-restricted affordable housing for low-income households. This level of affordability qualifies the project for a 27.5% density bonus, permitting an increase in the allowable number of units under the RM-24 zoning district and enabling the project to reach the proposed 258-unit density. For reference, low-income households are defined as earning 51 to 80 percent of County's Median Family Income.

¹ https://codelibrary.amlegal.com/codes/yucaipaca/latest/yucaipadevelopmentcode_ca/0-0-0-2647

CATEGORY	REQUIREMENT/STANDARD	PROJECT DETAILS
Base Density (RM-24)	Maximum 24 du/ac.	8.39 acres x 24 = 202 units.
Affordable Housing	Deed-restricted units per Gov. Code §65915 for Density Bonus.	15% low-income units (31 of 202 units).
Net Density	27.5% increase permitted	202 units x 27.5 = 258 units (30.75 du/ac)
Requested Concessions	1 concession permitted at 15% low-income level.	Increase 1-bedroom % cap from 35% to 51%.
Requested Waivers	Waivers granted if development standards physically preclude project density.	Waiver 1: Reduce parking stall depth from 19' to 18' Waiver 2: Relief from unit-mix/building spacing standards.
Parking	Density Bonus Law (§83.010730(d)) allows reduced & uncovered parking.	365 total spaces.
Amenities Requirement	Must meet Development Code for private/common open space.	Recreation center, pool, gazebos, playground, walking paths, dog park.
RHNA	City allocation (2021–2029): 493 low-income units; 511 moderate-income units.	Provides 31 “deed restricted” low-income units.
Density Bonus Agreement	Required to be approved by City Council before construction.	Agreement will outline covenant term, reporting, and compliance.

In conjunction with the Density Bonus, the applicant is requesting one concession and two waivers under State law and the Yucaipa Development Code. The concession pertains to flexibility in the maximum percentage of one-bedroom units permitted under the Development Code, allowing a 51% one-bedroom unit mix. The requested waivers include (1) a reduction in the minimum stall depth from 19 feet to 18 feet, and (2) relief from certain unit-mix and building-spacing standards that would otherwise physically preclude development of the allowable density.

Pursuant to Section 83.010730(d), Density Bonus projects may also utilize modified parking standards, including reduced on-site parking ratios and the ability to provide uncovered parking spaces in lieu of enclosed garages, both of which are incorporated into the Project’s 365-space parking plan.

The project’s affordability commitment directly supports the City of Yucaipa’s share of the 2021–2029 Regional Housing Needs Assessment (RHNA), which requires the City to accommodate 493 low-income units and 511 moderate-income units during the current Housing Element cycle. The provision of 31 deed-restricted low-income units as part of this Project. Once rents are known, additional units may be counted under a “non-deed-restricted” category.

Prior to construction, the applicant will be required to enter into a Density Bonus Agreement with the City of Yucaipa, subject to City Council approval. This agreement will formalize the affordability requirements, establish the duration of the affordability covenants, outline annual

reporting obligations, and ensure long-term compliance with State Density Bonus law. These requirements have been incorporated into the Conditions of Approval of the Project.

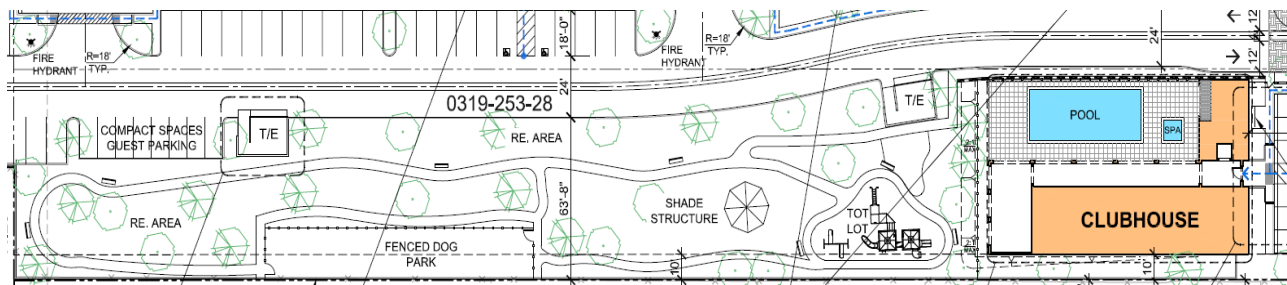
Site Layout:

The development consists of eight different three-story apartment buildings designed in a contemporary Mediterranean architectural style, a separate clubhouse and leasing office structure and integrated private and common open-space areas. The Project's unit mix includes 132 one-bedroom units, 96 two-bedroom units, and 30 three-bedroom units, all of which exceed the City's minimum dwelling unit size standards for the bedroom count.

The site design provides a coordinated internal circulation system supported by ADA-compliant pedestrian pathways, a looped private drive aisle, and a total of 365 parking spaces, which is consistent with the modified standards permitted under the state's Density Bonus Law

Amenities:

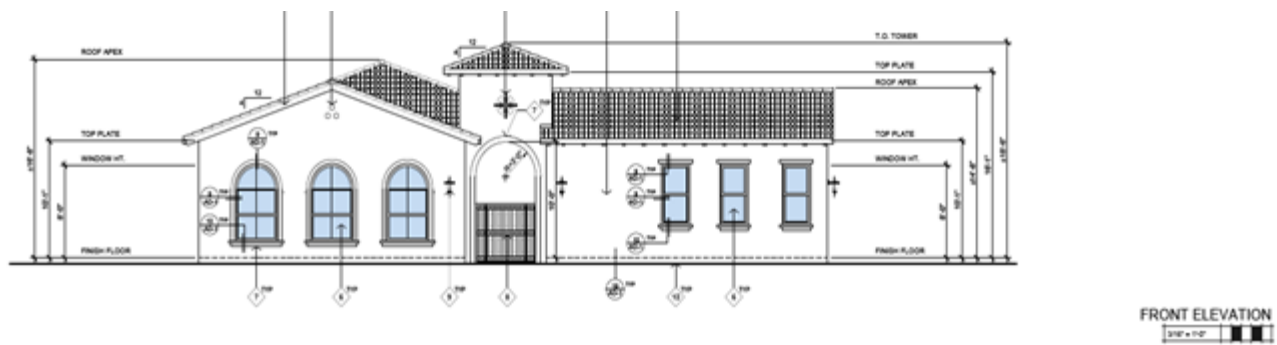
The Yucaipa Meadows project provides a comprehensive package of private and common amenities designed to enhance resident livability, as required by the Development Code. The site incorporates a mix of active and passive recreational features that comply with the minimum requirement for the RM-24 Land Use District.



Amenity Locations

Common Outdoor Amenities:

- Central recreation area with shade structures and seating
- Swimming pool and spa with deck area and adjacent outdoor seating
- Recreation building / clubhouse with indoor gathering space
- Children's playground with safety surfacing and play structures
- Dog park / pet relief area
- Multiple gazebos and shaded seating areas
- Barbecue and picnic areas with tables and benches
- Landscaped open-space areas for informal recreation
- Walking paths and pedestrian circulation routes that connect all buildings and open space areas



Clubhouse Front Elevation

Private Outdoor Amenities:

- Private balconies or patios for all residential units
- Outdoor seating areas adjacent to building entries



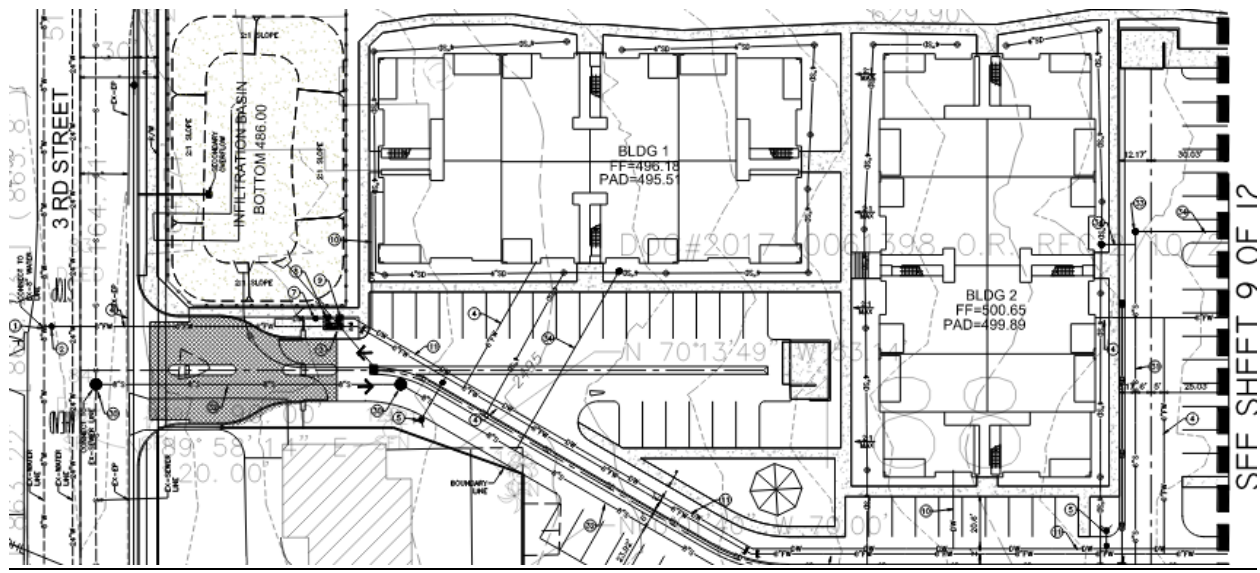
Private balconies/patios

Preliminary Grading:

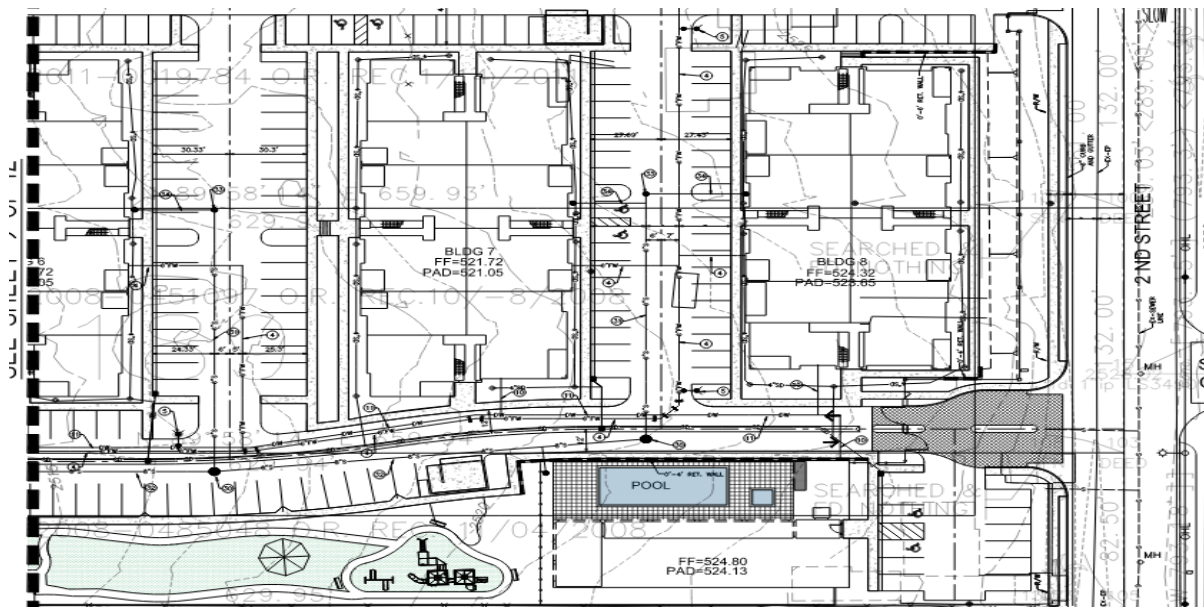
The proposed grading for the Project is limited to establishing finished building pads, internal drive aisles, and associated site contours necessary to support the approved multi-family residential development. Grading activities include precise excavation and placement of engineered fill to achieve the finished pad elevations shown on the approved Precise Grading Plan.

Pad elevations range from approximately PAD 495.51 (Buildings 1–2) to PAD 524.13 (Buildings 7–8), resulting in a terraced site layout consistent with existing topography. According to the earthwork quantities listed on the grading plans, the Project requires a total estimated cut of 46,800 cubic yards and fill of 29,300 cubic yards, with the remaining material exported off-site in compliance with City standards.

All grading has been designed to maintain positive drainage toward the on-site infiltration basin, located at a bottom elevation of 486.00 feet, and to ensure that finished floor elevations remain at least one foot above adjacent grade. No over-excavation beyond what is required for building pads and utility trenching is proposed. The grading plan also incorporates interim erosion-control measures—such as stabilized construction entrances, silt fencing, and temporary swales—to manage stormwater during construction and comply with all requirements.



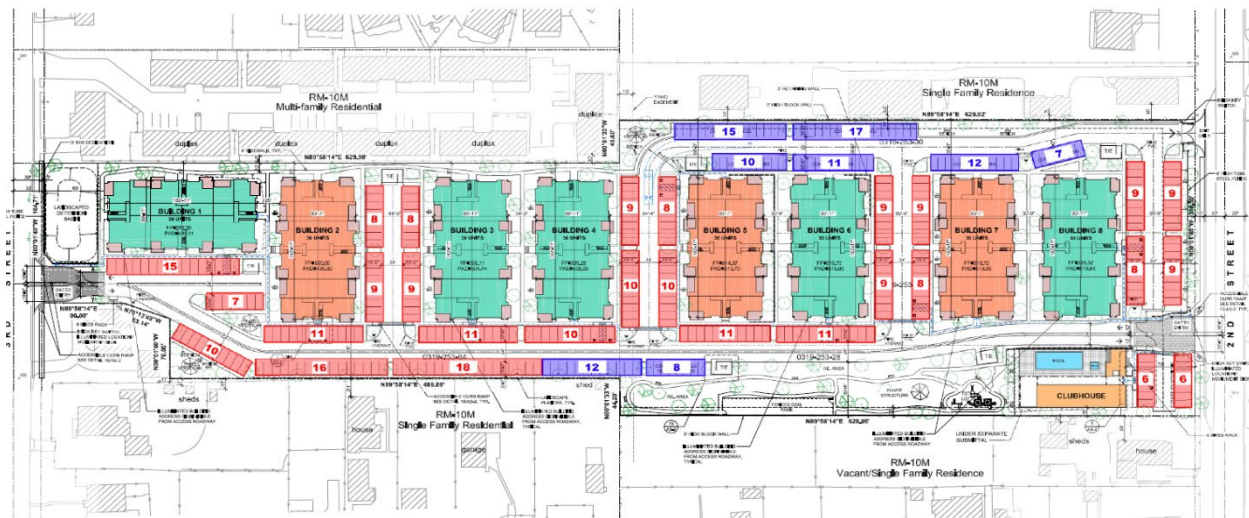
Grading plan pad levels for buildings 1 & 2



Grading plan pad levels for buildings 7 & 8

Circulation/Parking:

The Project provides a coordinated internal circulation system that ensures safe and efficient movement for vehicles, pedestrians, and emergency responders, and allows for multiple points of ingress and egress. As shown on the Parking & Circulation Plan (Sheets AS-1), the development is served by a looped private drive aisle that extends through the length of the site, connecting all residential buildings, parking fields, and amenity areas. Drive aisles are designed to maintain adequate widths, turning radii, and unobstructed emergency access routes consistent with Fire Department standards



Parking Plan

Pedestrian mobility throughout the Project is supported by an integrated network of sidewalks and ADA-compliant pathways that link all buildings with the clubhouse, pool area, playground, and open-space amenities. Walkways are positioned to reduce conflicts between pedestrians and vehicles and to provide direct, convenient internal access.

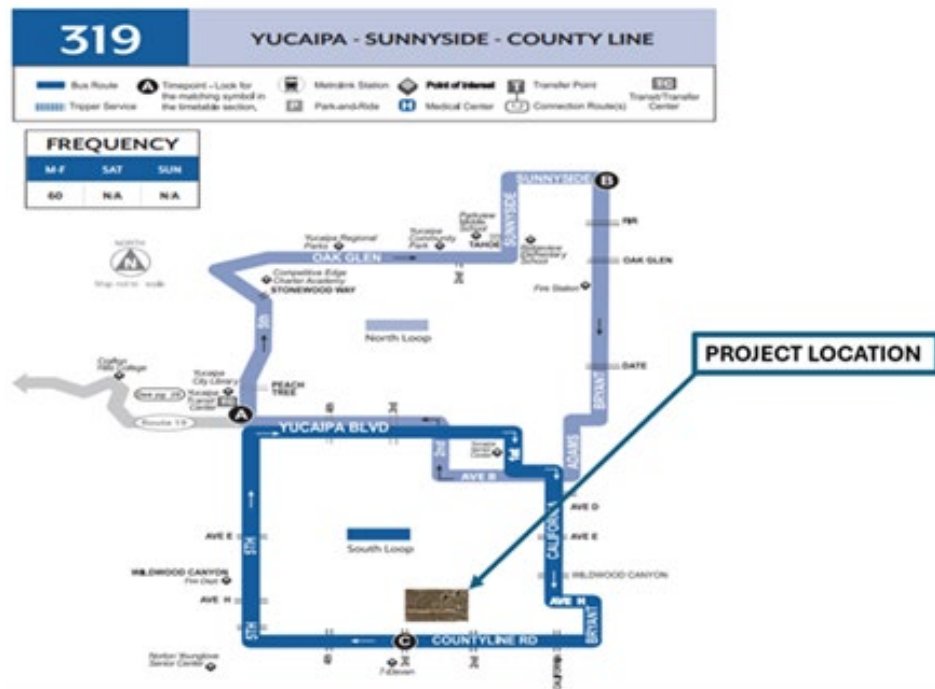
Parking is provided through a combination of 273 standard spaces and 92 compact spaces, for a total of 365¹ spaces, with compact stalls comprising 25%² of the overall supply. These totals are illustrated on the colored parking diagram on AS-1 (Page 2), which distinguishes standard (red) and compact (blue) parking areas.

The Project utilizes the modified parking standards permitted under California Density Bonus Law and Yucaipa Development Code §83.010730(d), which allow reduced parking ratios and uncovered parking in lieu of garages for qualifying affordable housing developments. Parking areas are distributed evenly throughout the site to provide convenient access to each building while maintaining sight visibility, lighting coverage, and emergency access.

As illustrated on the Omnitrans Route 319 – Yucaipa–Sunnyside–County Line map, the Project site is also situated immediately adjacent to the Route 319 service corridor, with nearby stops located along County Line Road, Bryant Street, and California Street. This fixed-route transit connection provides direct access to the Yucaipa Transit Center and multiple community destinations, supporting reduced vehicle dependence for future residents.

¹ The submitted plans show a numerical total of 355 parking spaces for the Project summary; however, the accurate total is 365 spaces. The plans will be revised and resubmitted to reflect the correct parking count.

² https://codelibrary.amlegal.com/codes/yucaipaca/latest/yucaipadevelopmentcode_ca/0-0-0-4637



Omnitrans Route 319

Storm Drainage/WOMP:

The Project's storm drainage system has been designed in conformance with the City of Yucaipa Development Code, the San Bernardino County MS4 Permit, and the requirements of the Water Quality Management Plan (WQMP). As mentioned in the WQMP, the site is divided into a single drainage area totaling approximately 358,500 square feet, with all on-site runoff directed to a centralized infiltration basin located near the 3rd Street frontage. The basin is designed with a bottom elevation of approximately 486 feet and provides the required Design Capture Volume (DCV) to retain and infiltrate stormwater consistent with Low Impact Development (LID) standards. Required Best Management Practices (BMPs) include source-control measures, bioretention features, and non-erosive conveyance systems, as identified in of the WQMP.

Long-term maintenance of all stormwater facilities including the infiltration basin, hydrologic source controls, and drainage appurtenances will be the responsibility of the property owner as specified in the WQMP. Operation and maintenance requirements include routine inspection, sediment removal, vegetation management, and verification that the stormwater system remains functional throughout the life of the development.

Consistency with the Development Code and General Plan:

The Yucaipa Meadows project has been evaluated for consistency with all applicable development standards of the RM-24 (High Density Residential) district.

CRITERIA	REQUIREMENTS	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Density	24 dwelling units per acre. Density Bonus Law (Gov. Code §65915) allows additional units proportional to affordable housing provided.	Yes, with Density Bonus Law. The Project proposes 258 units on 8.39 acres (30.75 du/ac) through a 27.5% Density Bonus earned by providing 15% low-income units.
Parking	Density Bonus Law allows reduced parking (YMC §83.010730(d)): • 1 space per 1 bedroom unit • 1.5 spaces per 2- or 3-bedroom unit	Yes. The Project requires 321 spaces and provides 365 parking spaces, including standard and compact spaces.
Open Space	40% of project area to be landscaped.	Yes. 40% of the site is landscaped and includes common open space including pool, recreation areas, play areas, walkways, dog park, and gazebos. The Project also provides private patios/balconies (100–150 sq ft).
Dwelling Unit Size	Minimum sizes: • 650 sq ft (1-BR) • 800 sq ft (2-BR) • 900 sq ft (3-BR)	Yes. • 650 sq ft (1-BR) • 1,039 sq ft (2-BR) • 1,472 sq ft (3-BR)
Amenities	Amenities required for multifamily include recreation space, open space, pedestrian circulation, and aesthetic design consistent with the General Plan.	Yes. The Project includes a recreation center, swimming pool, BBQ/picnic areas, children's playground, walking/exercise paths, dog park, gazebos, and landscaped courtyards.

The Project meets or exceeds the City's General Plan and Development Code standards for the above referenced items as well as for access and site design for the RM-24 (High-Density Residential) land use designation. The Project also advances General Plan goals related to housing production, diversity of housing types, and efficient use of urbanized land, while contributing meaningfully to the City's RHNA obligations for the 2021–2029 Housing Element.

In addition, the proposed Project supports a number of General Plan policies. These include the following:

GENERAL PLAN POLICY	POLICY DESCRIPTION	PROJECT CONSISTENCY
CDL-1.1: Places to Live	Provide sites for a range of housing types, locations, and densities with supporting amenities.	The Project provides 258 multifamily units with recreation areas, playground amenities, and landscaped open spaces, expanding high-density housing choices in a designated RM-24 zone.

HN-2.1: Balanced Housing Stock	Designate adequate land for a range of housing, including single-family attached and detached, multiple-family housing, and mixed uses, including allowances for flexibility in development standards and lot designs.	The Project delivers 258 new units, including deed-restricted affordable units, directly contributing to the City's RHNA housing obligations for 2021–2029.
CDL-3.2: Street Trees	Recognize the importance of planting and maintaining trees consistent with the image of Yucaipa. Provide for the consistent use of street trees to identify city streets, residential neighborhoods, commercial and employment districts, and gateways	As shown on the conceptual site and landscape plan, the development incorporates regularly spaced street trees between 2 nd and 3 rd street frontages that frame the project edges, soften building views, and contribute to a unified streetscape identity consistent with the City's expectations for high-quality multi-family development.
CDL-11.3 Site Project Compatibility	Strive to ensure appropriate transitions in scale, density, and intensity between residential and nonresidential uses; between adjacent residences or uses within a defined neighborhood; and within areas of different densities	As a high-density infill development, the Project uses existing roadways, utilities, and services efficiently, reducing development pressure on outlying areas. All structures provide setbacks that exceed those in the Land Use District to further separate the buildings from adjoining uses.
HN-3.3: Housing Incentives	Facilitate the development of market rate and affordable housing through regulatory incentives (e.g., density bonus), permit processing (e.g., planned development), and other incentives, where feasible and appropriate.	The project supports the City's RHNA objectives by contributing additional 31 low-income units towards the 2021–2029 allocation of 2,866 units (708 very-low, 493 low, 511 moderate, 1,154 above-moderate) identified in the 6th-cycle Housing Element.
HH-5.4: Family Housing	Facilitate and encourage the development of a range in types and affordability of family housing and the provision of supportive services to improve the long-term wellbeing of Yucaipa's families and children.	The project promotes fair and equitable housing opportunities by providing both market-rate and affordable units, increasing housing choices for residents of different income levels and household needs. Amenities are included to specifically cater to young families and smaller households.

Environmental Review:

The proposed project has been evaluated pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Staff has determined that the project qualifies for a statutory exempt pursuant to Section 15268 of the CEQA Guidelines, where “Ministerial projects are exempt from the requirements of CEQA.” Further, Section 21080 of the Public Resources Code

exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority (Section 153001.1 of the CEQA Guidelines).

CONCLUSION:

The proposed Yucaipa Meadows development meets and advances the goals of the City's General Plan Housing Element and the Development Code for the RM-24 (High-Density Multiple Residential) Land Use District. The project provides 258 new dwelling units, including deed-restricted affordable units reserved for low-income households, thereby directly contributing to the City's regional housing obligations under State law. The buildings incorporate varied massing, articulated elevations, and enhanced materials consistent with the architectural requirements for the RM-24 Land Use District.

Attachments:

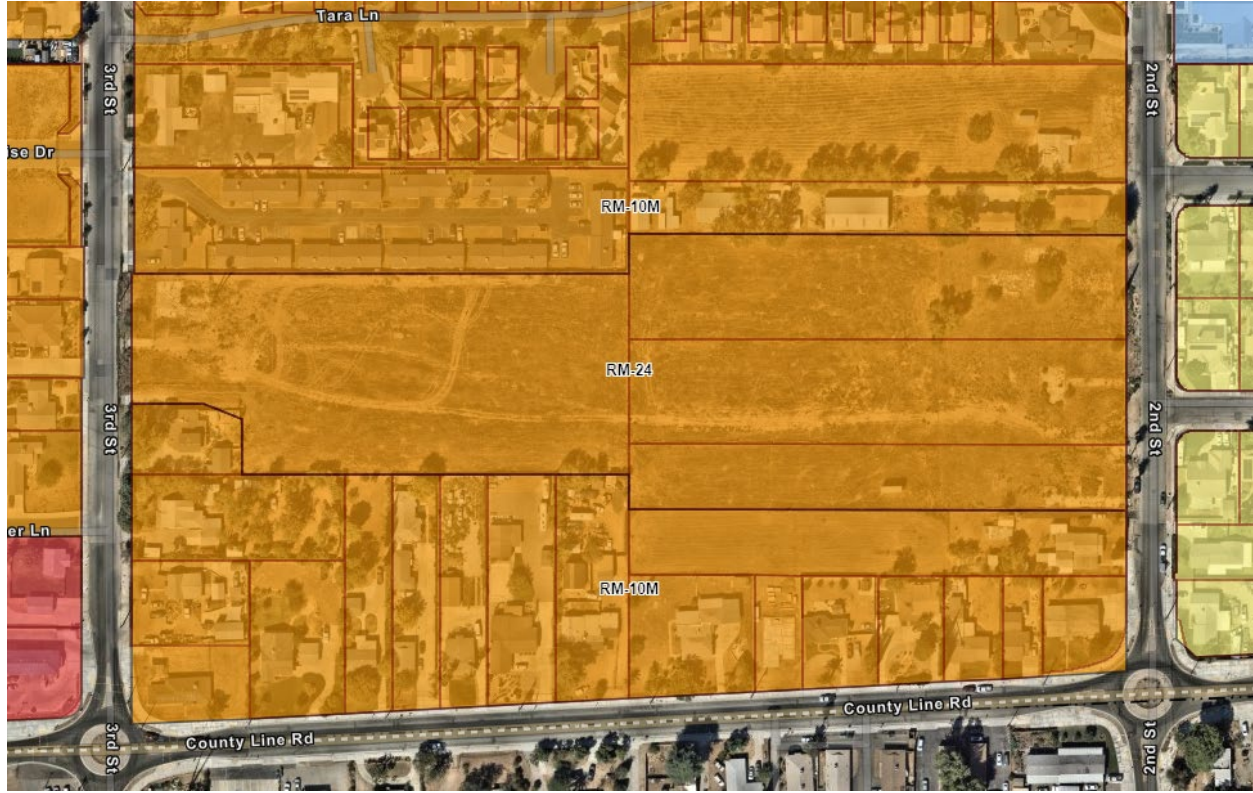
1. Land Use District and Location
2. Project Plans
3. Applicant Statement
4. Conditions of Approval

Approved by:



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

LAND USE DISTRICT: RM-24



LOCATION



YUCAIPA MEADOWS
13869 3RD STREET, YUCAIPA, CA 92399
APN: 0319-253-28, 29, 30 & 84

SHEET INDEX

project owner

YUCONIA INVESTMENT GROUP LLC
1232 WILLOW WAY, SUITE A
DUBLIN, CA 94568
708.363.1115

project address

13097 AND STREET
13644, 13662, 13662-2ND STREET
YUCONIA, CA 90393

assessors parcel number (APH)

9319-193-26, 29, 30 & 31

lot area

GROSS ACRES(±) 265.60 +/- (32.9 ACRES)
NET ACRES(±) 261.41 +/- (32.6 ACRES)

governing code

"THE CITY OF DUBLIN CONFORMS WITH THE 2022 BCLC, 2025 CAC,
2022 UPC, 2023 CLC, 2023 CC, 2022 CALIFORNIA CHARTER CODE,
AND CITY ADMINISTRATIVE CODE."

construction type

TYPF - UN-FINAL, NFA 131 PC, SPINDLER SYSTEM

occupancy type

R - DEVELOPED URBAN

use

PLANNED USE DEVELOPMENT
MULTI-FAMILY HOMES

zoning

(U)STORY, RM-A-4 (UNCLASSIFIED)

number of stories

THREE STORY

proposed project

A Land Use Compliance Review to establish a 258-unit apartment project across four (4) contiguous parcels with a combined gross acreage, and a proposed Lot Merger to combine the subject parcels. The Project also includes a Density Bonus Agreement to designate 15% of the total units as affordable families and households to receive a 27.5% density bonus to allow the Project to achieve 258 dwelling units with standard parking requirements, one (1) carport, and walkways are necessary.

cover sheet	
COVER SHEET PROJECT INFORMATION	
architectural	
A5-1	ARCHITECTURAL SITE PLAN (OVERALL)
A5-2	PARKING AREA AND SITE PLAN
BUILDING "A"	
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	ROOF PLAN
A-1.5	EXTENSION ELEVATIONS
BUILDING "B"	
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	THIRD FLOOR PLAN
A-2.4	ROOF PLAN
A-2.5	EXTENSION ELEVATIONS
CLUBHOUSE	
A-3.1	FLOOR PLAN
A-3.2	EXTENSION ELEVATIONS

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DATE
11.05.2006

PROJECT NUMBER
A5036

PAGE 20

HEET NUMBER

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CS-1

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YUCAIPA
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CONSULTANT

YUCAIPA MEADOWS
13869 3RD STREET, YUCAIPA, CA 92396
APN: 0319-253-28, 29, 30 & 31

ARCHITECTURAL SITE PLAN

SHEET TITLE

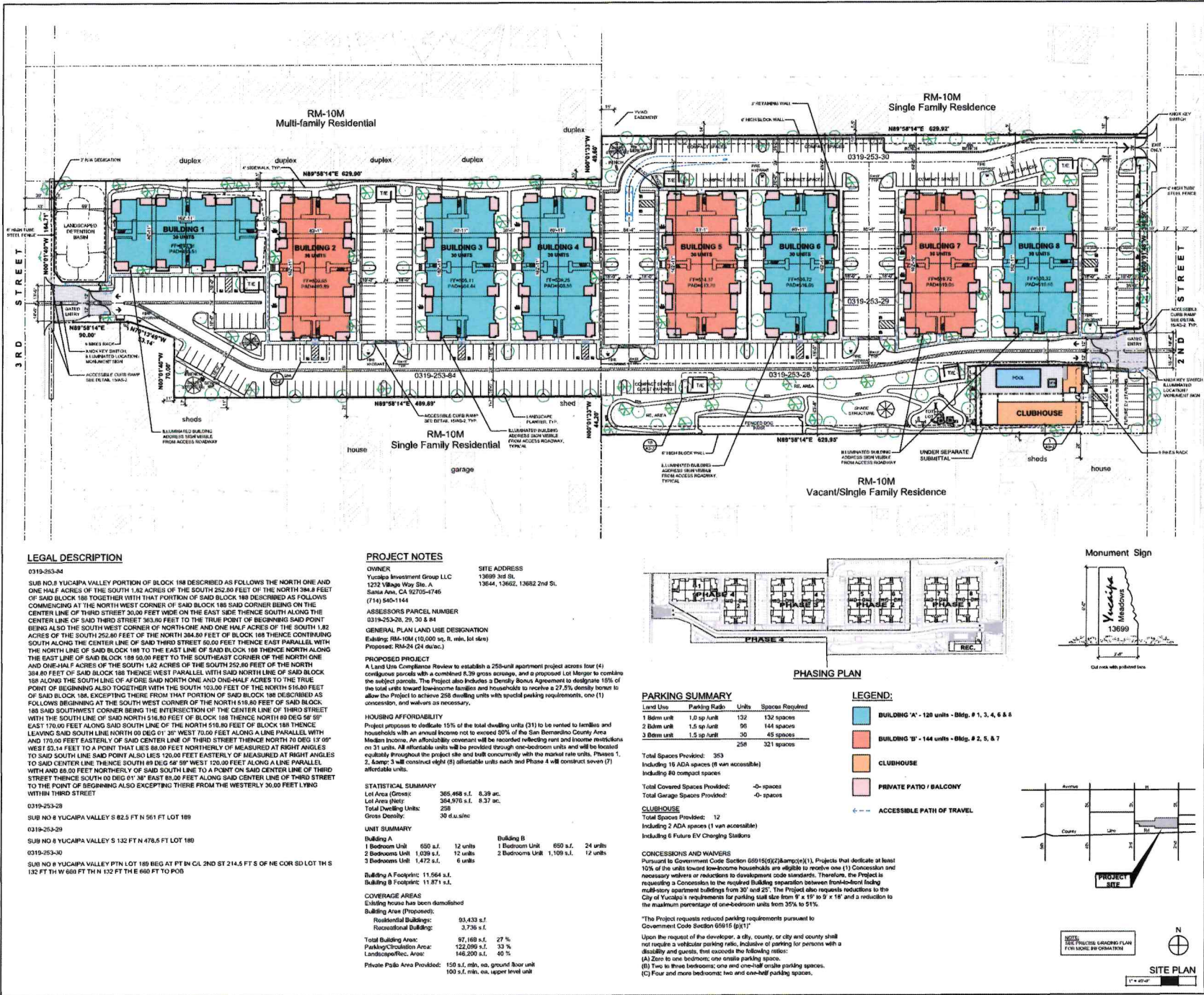
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REVISIONS

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ARCHITECTURAL SITE PLAN

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DATE
11.05.2025
PROJECT NUMBER
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AS-1



Land Use	Parking Ratio	Units	Spaces Required
1 Bdrm unit	1.0 sp./unit	132	132 spaces
2 Bdrm unit	1.5 sp./unit	96	144 spaces
3 Bdrm unit	1.5 sp./unit	30	45 spaces
		258	321 spaces

Total Spaces Provided: 355
Including 16 ADA spaces (8 van accessible)
Including 80 compact spaces

Total Covered Spaces Provided: -0- spaces
Total Garage Spaces Provided: -0- spaces

The Project requests reduced parking requirements pursuant to Government Code Section 65915 (p)(1)

On the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds the following ratios:

- (A) Zero to one bedroom: one on-site parking space.
- (B) Two to three bedrooms: one and one-half on-site parking spaces.
- (C) Four and more bedrooms: two and one-half parking spaces.



NOTE:
SEE PRECISE GRADING PL.
FOR MORE INFORMATION



SITE PLAN

CLIENT

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SANTA ANA, CA 92705
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CONSULTANT

YUCAIPA MEADOWS
13869 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 84

BUILDING 'A'
FIRST FLOOR PLAN

PROJECT LOCATION

SHEET TITLE

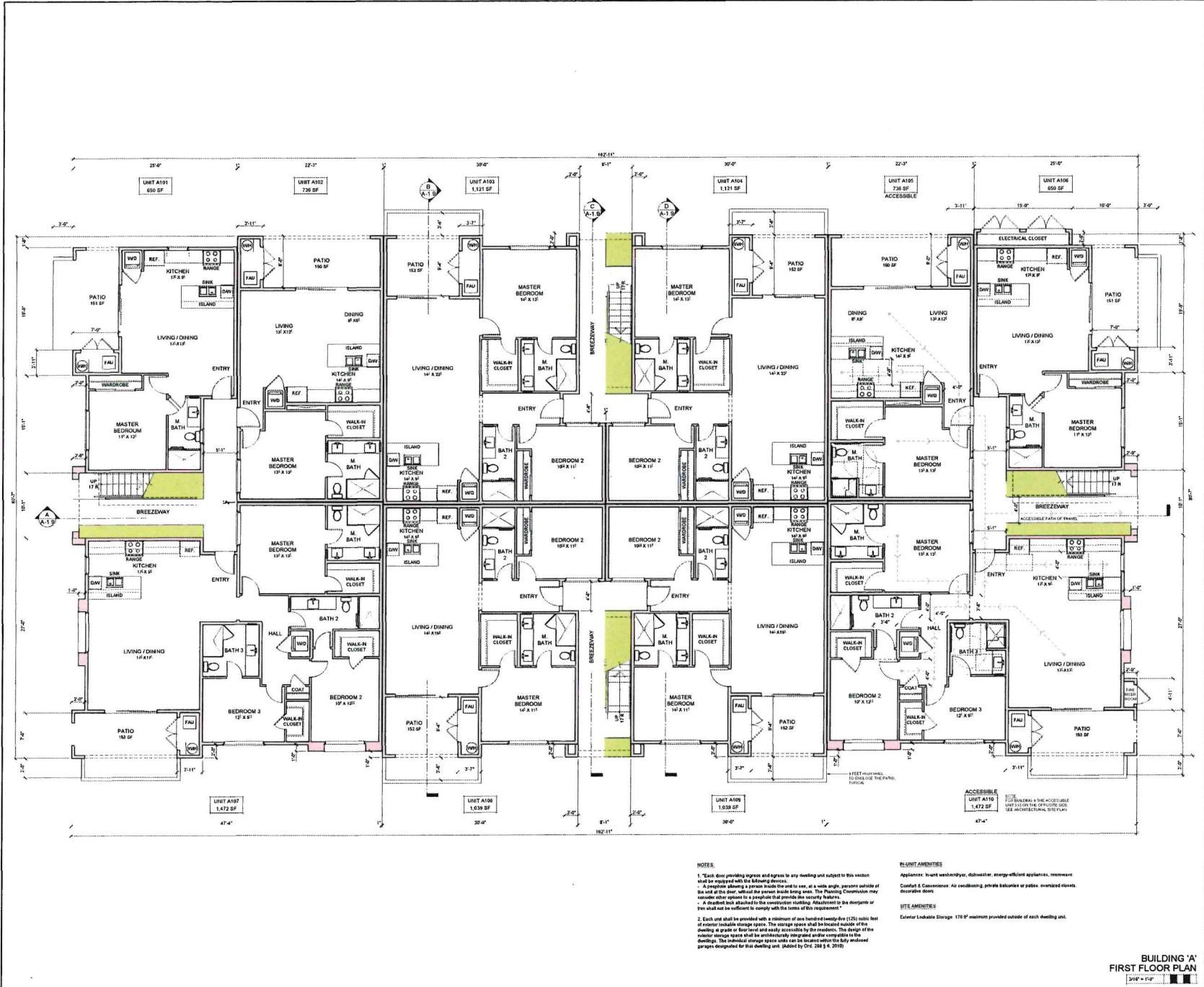
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DATE
11.05.2025

PROJECT NUMBER
A005

SHEET NUMBER
A-1.1



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NOTES:

1. "Each door providing ingress and egress to any dwelling unit subject to this section shall be equipped with the following device:
a. A provision allowing a person inside the unit to exit, at a wide angle, against outside of the unit and the door, without the person being seen. The Planning Commission may consider other options to a provision that provides the security feature.
b. A deadbolt lock attached to the exterior walling. Attachment to the doorjamb or trim shall not be sufficient to comply with the terms of this requirement."
2. Each unit shall be provided with a minimum of one hundred twenty-five (125) cubic feet of exterior, lockable storage space. The storage space shall be located outside of the dwelling at grade or floor level and easily accessible by the residents. The design of the exterior storage space shall be architecturally integrated and/or compatible to the dwelling. The individual storage space units can be located within the fully enclosed garage designated for that dwelling unit. (Ord. 2081 & 2090)

REQUIREMENTS

Appliances: In-unit washer/dryer, dishwasher, energy-efficient appliances, microwave.

Comfort & Convenience: Air conditioning, private balconies or patios, oversized closets, storage space.

ITEMS/NOTES

Exterior Lockable Storage: 170 SF minimum provided outside of each dwelling unit.

BUILDING 'A'
FIRST FLOOR PLAN
311'0" x 113'0"

CLIENT

YUCAIPA
INVESTMENT GROUP LLC
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
714 540 1144 TEL
714 540 1101 FAX

CONSULTANT

YUCAIPA MEADOWS
13889 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 84

BUILDING 'A'
SECOND FLOOR PLAN

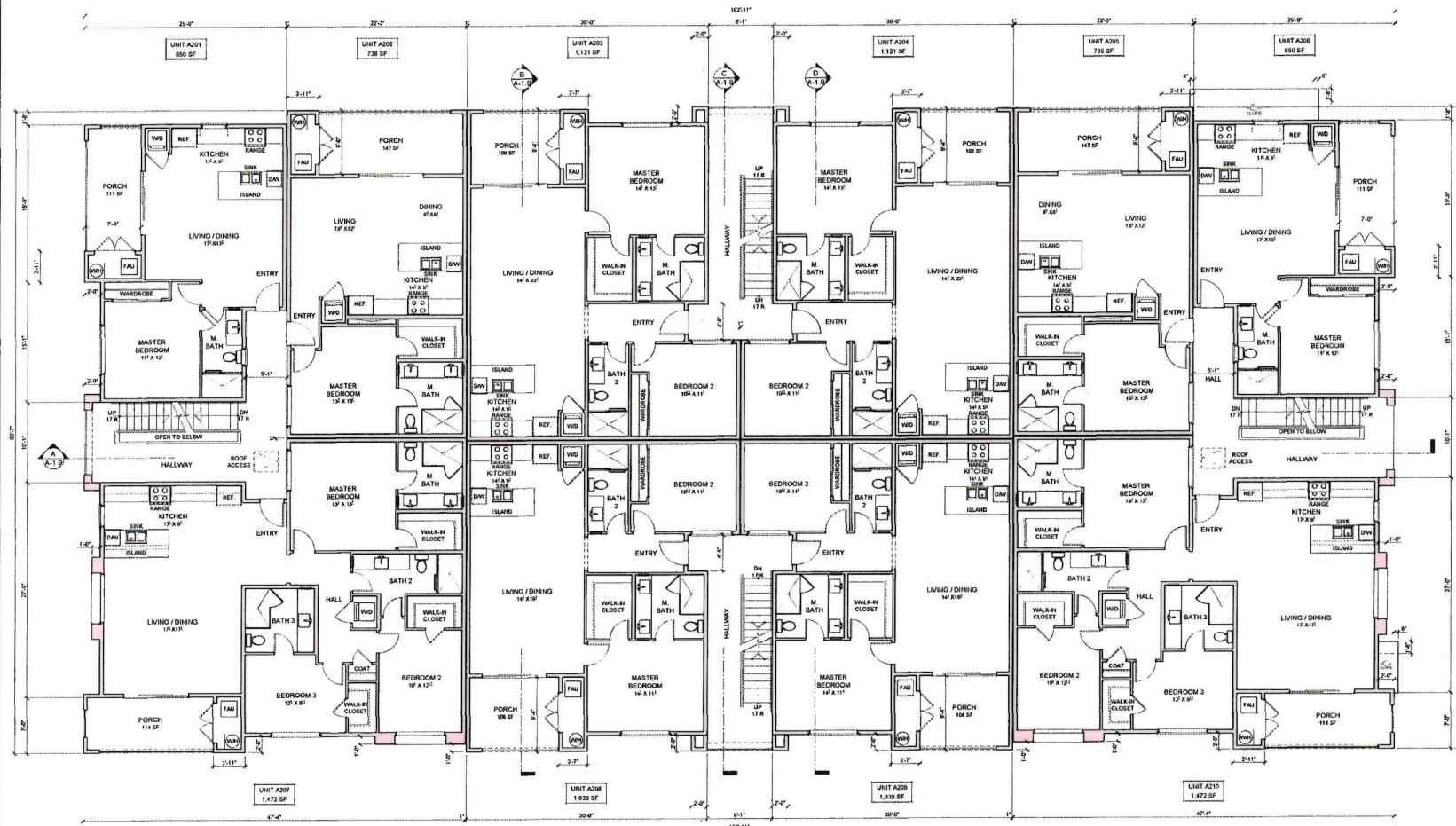
PROJECT LOCATION
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DATE
11/09/2020
PROJECT NUMBER
A025

SHEET NUMBER

A-1.2



NOTES

- Each door providing ingress and egress to any dwelling unit subject to this section shall be equipped with the following details:
 - A provision allowing a person inside the unit to exit, at a wide angle, portions outside of the unit of the door, without the person inside being seen. The Planning Commission may consider other options to a provision that provides the security features.
 - A deadbolt lock attached to the construction, including adjustment to the deadbolt or pins shall not be sufficient to comply with the terms of this requirement.
- Each unit shall be provided with a minimum of one hundred twenty-five (125) cubic feet of exterior lockable storage space. The storage space shall be located outside of the dwelling at grade or floor level and easily accessible by the residents. The design of the exterior storage space shall be architecturally integrated and/or compatible to the dwelling. The individual storage space units can be located within the fully enclosed garages designated for that dwelling unit. (Adopted by Ord. 2015 L. 2010)

INCLUSIVITIES

Appliances: In-unit washer/dryer, dishwasher, energy-efficient appliances, microwave.

Comfort & Convenience: Air conditioning, private balconies or patios, panoramic views, double doors.

EXCLUSIVITIES

Exterior Lockable Storage: 176 sq' minimum provided outside of each dwelling unit.

BUILDING 'A'
SECOND FLOOR PLAN
3/16" = 1'-0"

CLIENT

YUCAIPA
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CONSULTANT

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13866 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 84

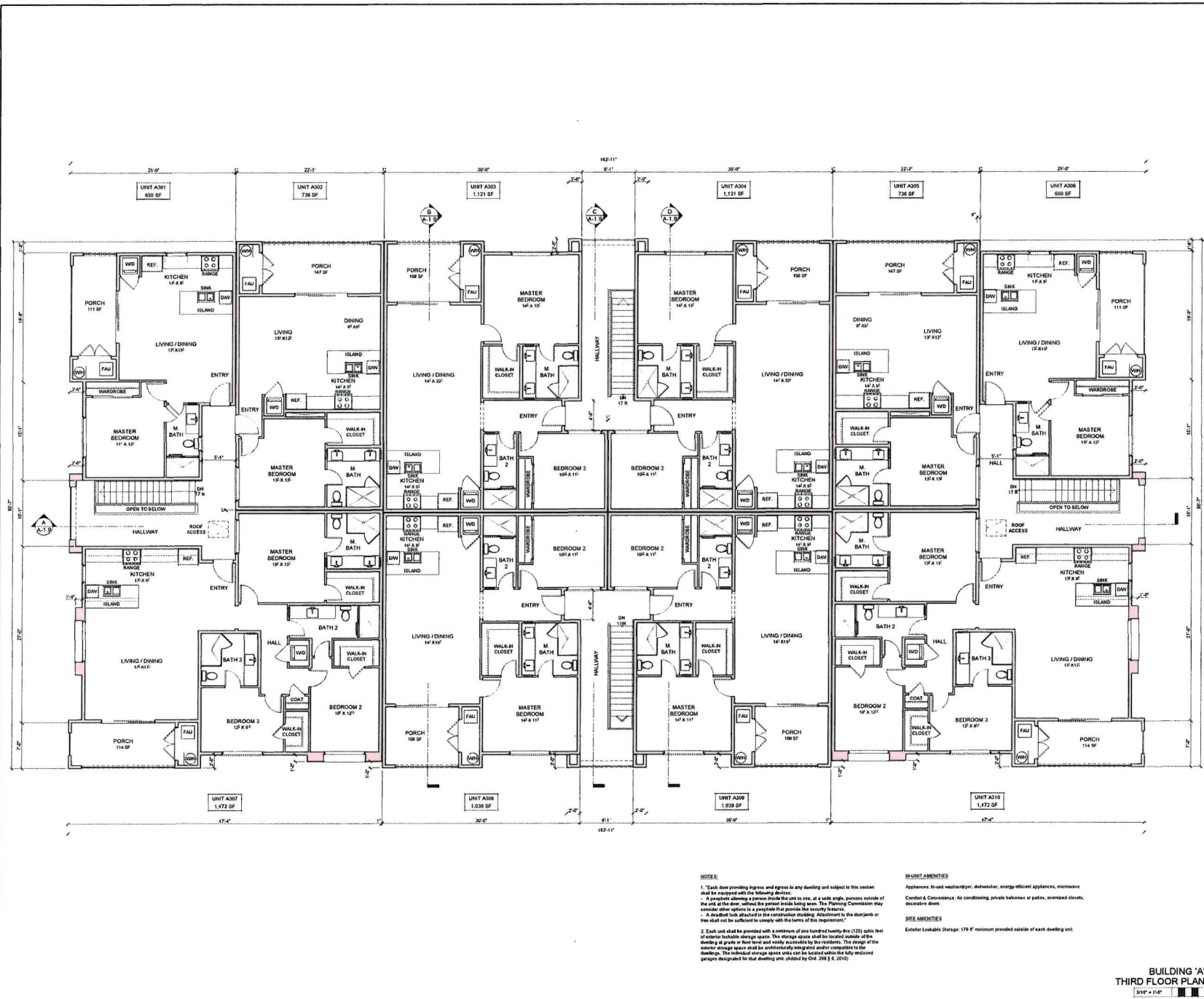
BUILDING 'A'
THIRD FLOOR PLAN

PROJECT LOCATION
STAMP

REVISIONS	
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DATE
11.05.2020
PROJECT NUMBER
A2020

SHEET NUMBER
A-1.3



NOTE:

1. "Each door providing ingress and egress to any dwelling unit subject to this section shall be equipped with the following devices:
a. A provision allowing a person inside the unit to see, at a side angle, persons outside of the unit and allow entry without the person inside being seen. The Planning Commission may consider other options to a peephole that provide the security feature.
b. A deadbolt lock attached to the construction drawing, attachment to the doorposts or trim shall not be sufficient to comply with the terms of this requirement."
2. Each unit shall be provided with a minimum of one hundred twenty-five (125) cubic feet of exterior lockable storage space. The storage space shall be located outside of the dwelling at grade or floor level and easily accessible by the residents. The design of the exterior storage space shall be architecturally integrated and/or complementary to the dwelling. The individual storage space units can be located within the fully enclosed garages designated for that dwelling unit, added by Ord. 2003 § 6.20(c).

MAINTENANCES

Appliances: In-unit washer/dryer, dishwasher, energy-efficient appliances, microwave
Comfort & Convenience: Air conditioning, private balconies or patios, oversized closets, decorative doors

ITEMIZEMENTS

Exterior Lockable Storage: 175 cubic feet minimum provided outside of each dwelling unit.

BUILDING 'A'
THIRD FLOOR PLAN
3/16" = 1'-0"

ATTIC VENT TABULATIONS

ATTIC AREA #1	185 SF, 4' x 7' 6" S.F.
-740/200 = 3.70 X 144 SQ. FT. = 356 SQ. FT.	
-256/128 = 2 VENTS REQUIRED	
-PROVIDED ATTIC VENTILATION:	
-GABLE VENTS: (1/128) (100%) 4 VENTS = 512.0 SQ. IN.	
ATTIC AREA #2	1,361 S.F. x 3' x 2' 7 1/2"
-2762/200 = 13.81 X 144 SQ. FT. = 1,328 SQ. FT.	
-1,328/128 = 10 VENTS REQUIRED	
-PROVIDED ATTIC VENTILATION:	
-GABLE VENTS: (1/128) (100%) 8 VENTS = 1,728.0 SQ. IN.	
ATTIC AREA #3	1,433 S.F. x 3' x 2' 8 1/2"
-2866/200 = 14.33 X 144 SQ. FT. = 1,375 SQ. FT.	
-1,375/128 = 10 VENTS REQUIRED	
-PROVIDED ATTIC VENTILATION:	
-GABLE VENTS: (1/128) (100%) 8 VENTS = 1,728.0 SQ. IN.	

ROOF PLAN KEYNOTES

1. ROOFING MATERIAL
MANUF. SHSLE -STYLE BY OWNER
JAPRO EX 180
-INSTALL PER MANUF. SPECIFICATIONS
-PROVIDE MIN. 30# ROOFING FELT UNDERLAYMENT
-ROOF PITCH = 4:12
-STILES/COLORS
-30# VALLEY RANGE -CRUC: 6918-0048
-PROFILE: CAPSTRAND
 2. BUILT-UP ROOF
-ROOF MEMBRANE OVER STRUCTURAL SUB DECK ON WOOD JOISTS
-SEE DETAIL 4
-AD-3
 3. PARAPET WALL
-SEE DETAIL 3
-AD-3
 4. LINE OF BUILDING BELOW
 5. INDICATES DIRECTION OF ROOF SLOPE
 6. 30" x 36" ROOF HATCH LOCATION
-SEE DETAIL 11
-AD-2
 7. 8" x 12" ROOF VENT (4 HRS.)
-30# GALV METAL VENT (PRIMED & PAINTED)
-COLOR: TO MATCH ADJACENT SURFACE
-SEE DETAIL 4
-AD-3
 8. 12" x 18" ROOF VENT (4 HRS.)
-30# GALV METAL VENT (PRIMED & PAINTED)
-COLOR: TO MATCH ADJACENT SURFACE
-SEE DETAIL 4
-AD-3
 9. ROOF DRAIN AND OVERFLOW
-SEE DETAIL 8
-AD-3
- NOTE:
ROOF ASSEMBLY SHALL HAVE A CLASS "X" FIRE RATING

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13869 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 34

BUILDING 'A'
ROOF PLAN

PROJECT
LOCATION

SHEET TITLE

STAMP

REVISIONS

DATE
11/09/2025
PROJECT NUMBER
2025

SHEET NUMBER

A-1.5

CLIENT

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CONSULTANT

BUILDING 'A'
EXTERIOR ELEVATIONS

YUCAIPA MEADOWS
13969 3RD STREET, YUCAIPA, CA 92399
APN: 0319-253-26, 25, 30 & 64

PROJECT
LOCATION

SHEET TITLE

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LETTER SPECIFY THIS SEAL AND NOT AFFIXED AND NOT REPRODUCED
UNLESS SPECIFICALLY AUTHORIZED BY THE DESIGN PROFESSIONAL

REVISIONS

DATE
11.05.2023
PROJECT NUMBER
A200

SHEET NUMBER

A-1.12

ELEVATION NOTES

- 1A. EXTERIOR CEMENT PLASTER (BODY)
-MANUF: LA HABRA PRODUCTS -COLOR: SANITATE
-FINISH: LIGHT SAND -EDGES: SQUARE
- 1B. EXTERIOR CEMENT PLASTER (ACCENT)
-MANUF: LA HABRA PRODUCTS -COLOR: GARRET GRAY SW 8519
-FINISH: LIGHT SAND -EDGES: SQUARE
2. PARAPET WITH FOAM TRIM
-SIZE: SEE DETAIL (2) -COLOR: CHATEAU BROWN SW 7519
3. ROOFING
-SEE ROOF PLAN FOR FURTHER INFORMATION
4. WOOD FASCIA
-SIZE: SEE DETAILS -COLOR: CHATEAU BROWN SW 7519
-TYPE: SMOOTH (2) SIDES
-PRIME & PAINT ALL SIDES PRIOR TO INSTALLATION
5. WOOD OUTLOOKER
-SIZE: 6x8 D.F.#1 -COLOR: CHATEAU BROWN SW 7519
-TYPE: SMOOTH IN SIDES
-PRIME & PAINT ALL SIDES PRIOR TO INSTALLATION
6. WROUGHT IRON ACCENTS
-SIZE: SEE DETAIL (1) -COLOR: BLACK
7. DOORS AND WINDOWS
-SEE DOOR/WINDOW SCHEDULES FOR FURTHER INFORMATION
8. FOAM TRIM
-SIZE: SEE DETAIL (28) -COLOR: CHATEAU BROWN SW 7519
9. GUARDRAIL
-SIZE: SEE DETAIL (27) AD-1
10. EXTERIOR LIGHT FIXTURE
-MANUF: BY OWNER -COLOR: DARK BRONZE
-SEE ELECTRICAL PLAN FOR SWITCHING
11. STONE / BRICK VENEER
-MANUF: CORONADO STONE -STYLE: SPLIT LIMESTONE, CREAM
-INSTALL OVER EXTERIOR CEMENT PLASTER "SACNOI COAT"
-ICC-ES ESR 3588
12. GLAZ TILE ACCENTS
-MANUF: BY OWNER -COLOR: BY OWNER
-SIZE: SEE DETAIL (9) AD-3
13. DECORATIVE FOAM BRACKETS
-MANUF: BY OWNER -COLOR: CHATEAU BROWN SW 7519
-SIZE: SEE DETAIL (9) AD-3
14. FINISH GRADE
-SEE CIVIL SURVEY FOR FURTHER INFORMATION

NOTES

- STUCCO WALL COVERINGS:
- A. 7/8" MINIMUM THICKNESS
 - B. 3 LAYERS OF GRADE "D" PAPER IF APPLIED OVER PLYWOOD/OSB
 - C. WEATHERING
 - D. A CORROSION-RESISTANT WEEP SCREEN (26-GAUGE) IS REQUIRED BELOW THE STUCCO A MINIMUM 4" / 12" ABOVE GRADE / SLAB

FRONT ELEVATION

1/8" = 1'-0"

RIGHT SIDE ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

LEFT SIDE ELEVATION

1/8" = 1'-0"

YUCAIPA
INVESTMENT GROUP LLC
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
714.540.1144 TEL
714.540.1101 FAX

CONSULTANT

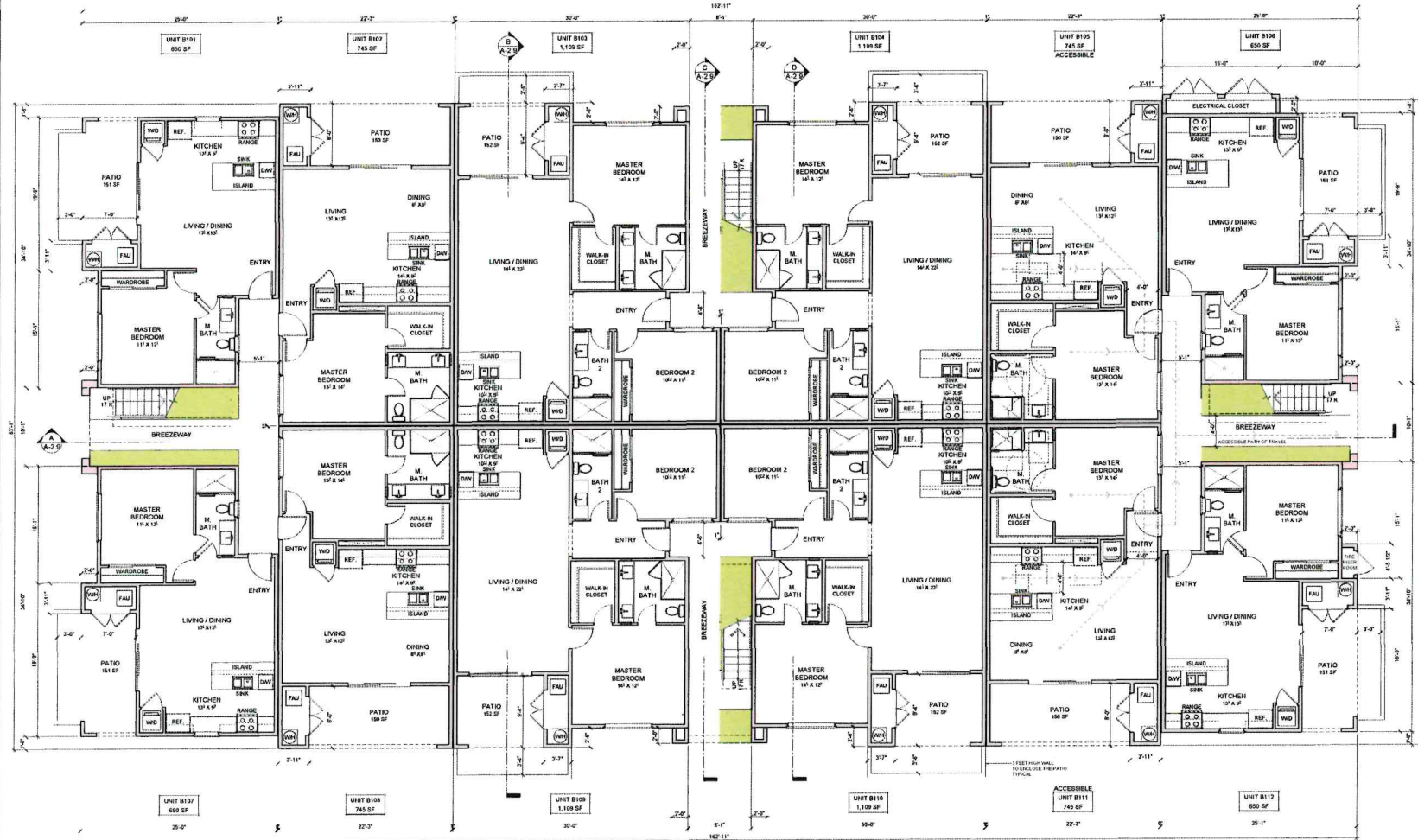
YUCAIPA MEADOWS
13899 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 34
BUILDING 'B'
FIRST FLOOR PLAN

PROJECT
LOCATION
STAMP

REVISIONS

DATE
11/09/2020
PROJECT NUMBER
A205

SHEET NUMBER
A-2.1



NOTES

1. Each door providing ingress and egress to any dwelling unit subject to this section shall be equipped with the following device:
- A provision allowing a person inside the unit to see, at a side angle, persons outside of the unit and at the door, without the person inside being seen. The Planning Commission may consider other options in a paragraph that provide the security features.
- A deadbolt lock attached to the exterior wall. Attachment to the doorjamb or trim shall not be sufficient to comply with the terms of this requirement.
2. Each unit shall be provided with a minimum of one hundred twenty-five (125) cubic feet of exterior storage space. The storage space shall be located outside of the dwelling at grade or floor level and easily accessible by the residents. The design of the exterior storage space shall be architecturally integrated and/or compatible with the dwelling. The individual storage space units can be located within the fully enclosed garages designated for that dwelling unit, (dated by Ord. 208 § 5, 2010).

REQUIREMENTS

Appliances: in-unit washer/dryer, dishwasher, energy-efficient appliances, microwave
Comfort & Convenience: Air conditioning, private balconies or patios, covered decks, decorative views.

STAIRWAYS

Exterior Lockable Storage: 176 sq' minimum provided outside of each dwelling unit.

BUILDING 'B'
FIRST FLOOR PLAN
3/16" = 1'-0"

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YUCAIPA MEADOWS
13950 3RD STREET, YUCAIPA, CA 92399
APN: 0319-253-28, 29, 30 & 64

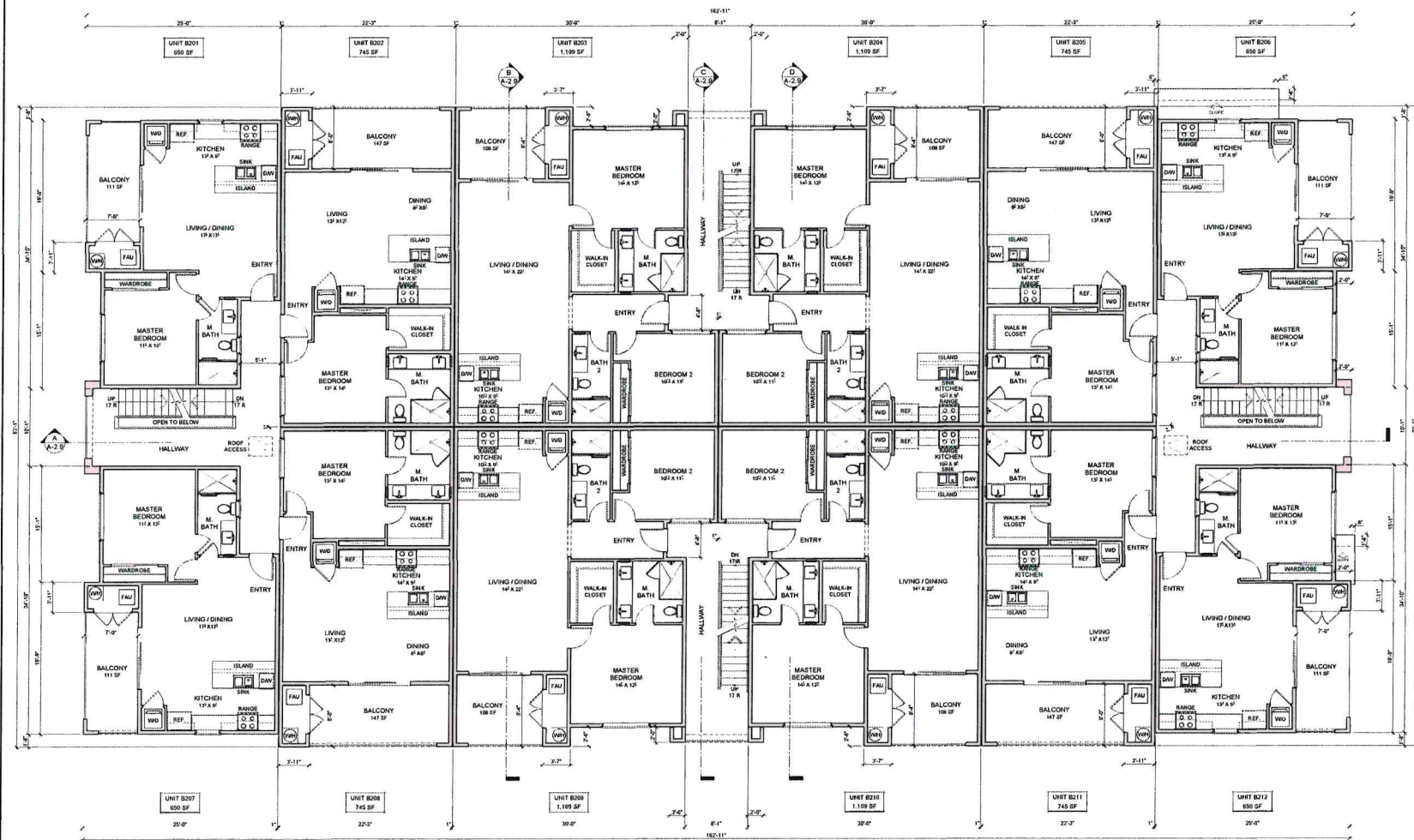
BUILDING 'B'
SECOND FLOOR PLAN

PROJECT LOCATION
STAMP
STREET TITLE

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20	REVISED

DATE
11.05.2020
PROJECT NUMBER
A200

SHEET NUMBER
A-2.2



NOTES:

1. Each door providing ingress and egress to any dwelling unit subject to this section shall be equipped with the following devices:
 - A panic alarm system or a panic alarm system with a panic alarm system.
 - A panic alarm system or a panic alarm system with a panic alarm system.
 - A panic alarm system or a panic alarm system with a panic alarm system.
2. Each unit shall be provided with a minimum of one hundred twenty-five (125) cubic feet of exterior lockable storage space. The storage space shall be located outside of the dwelling at grade or below grade and easily accessible by the residents. The design of the exterior storage space shall be architecturally integrated and/or compatible to the dwelling. The individual storage space units can be located within the fully enclosed garage designated for that dwelling unit. (Adopted by Ord. 198 3.1. 2015)

UNIT AMENITIES:

Appliances: In-unit washer/dryer; dishwasher; energy efficient appliances; microwave
Comfort & Convenience: Air conditioning; private balconies or patios; oversized closets; decorative doors.

SITE AMENITIES:

Exterior Lockable Storage: 176 SF minimum provided outside of each dwelling unit.

BUILDING 'B'
SECOND FLOOR PLAN
3/16" = 1'-0"

CLIENT

YUCAIPA
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1293 VILLAGE WAY, SUITE A
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CONSULTANT

YUCAIPA MEADOWS
13869 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 84

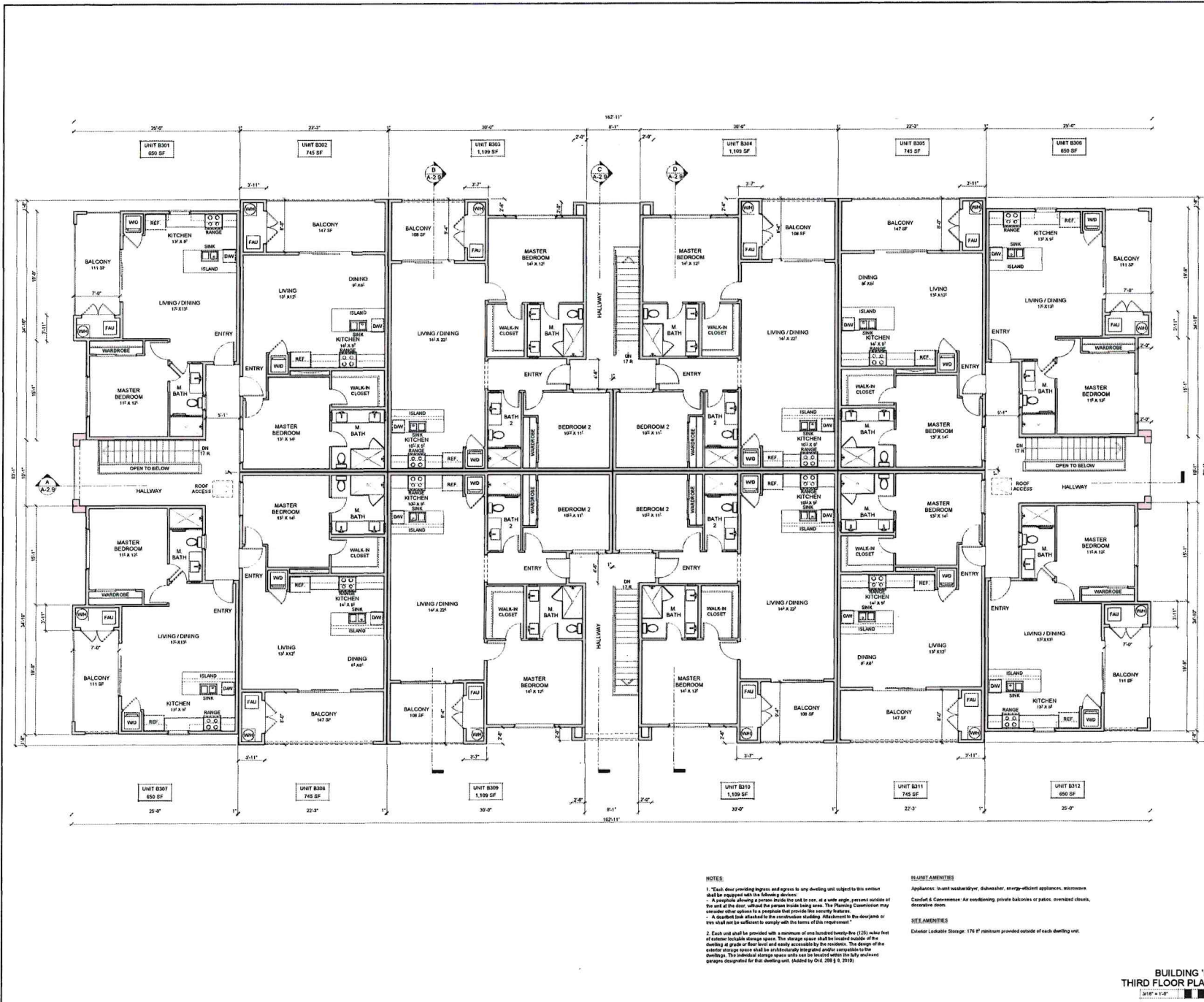
BUILDING 'B'
THIRD FLOOR PLAN

PROJECT
LOCATION
SHEET TITLE
STAMP

REVISIONS
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20. APPROVED FOR CONSTRUCTION

DATE
11.05.2020
PROJECT NUMBER
A205

SHEET NUMBER
A-2.3



ATTIC VENT TABULATIONS

ATTIC AREA #1	175 S.F. ± 2 = 350 S.F.
300 / 300 = 1.17 X 144 SQ. IN. = 169 SQ. IN.	
169 / 128 = 1.32 VENTS REQUIRED	
PROVIDED ATTIC VENTILATION:	
-GABLE VENTS (1/128) (100%) 2 VENTS = 256.0 SQ. IN.	
ATTIC AREA #2	185 S.F. ± 3 = 370 S.F.
370 / 300 = 1.23 X 144 SQ. IN. = 177 SQ. IN.	
177 / 128 = 1.38 VENTS REQUIRED	
PROVIDED ATTIC VENTILATION:	
-GABLE VENTS (1/128) (100%) 2 VENTS = 256.0 SQ. IN.	
ATTIC AREA #3	1,432 S.F. ± 4 = 5,688
5,688 / 300 = 18.96 X 144 SQ. IN. = 2,729 SQ. IN.	
2,729 / 128 = 21.32 VENTS REQUIRED	
PROVIDED ATTIC VENTILATION:	
-GABLE VENTS (1/128) (100%) 14 VENTS = 3,024.0 SQ. IN.	

10. A/C UNITS LOCATION
-SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
-SEE DETAIL (A-2.5) (AD-2)
 11. SOLAR PHOTOVOLTAIC MODULES PROPOSED LOCATION
-SEE DETAIL (A-2.5) (AD-2)
 12. ROOF CRACKS
-SEE DETAIL (A-2.5) (AD-2)
- NOTE:
ROOF ASSEMBLY SHALL HAVE A CLASS "X" FIRE RATING

ROOF PLAN KEYNOTES

1. ROOFING MATERIAL
-MANUF. EAGLE
-UPPER EX 1000
-INSTALL PER MANUF. SPECIFICATIONS
-PROVIDE MIN. 30M ROOFING FELT UNDERLAYMENT
-ROOF PITCH = 4:12
-STYLE / COLOR:
-3008 VALLEJO RANGE
-PROFILE: CAPSTRANO
-C.B.R.C. 8918-0018
2. BUILT-UP ROOF
-ROOF MEMBRANE OVER STRUCTURAL SUB DECK ON WOOD JOISTS
-SEE DETAIL (A-2.5) (AD-2)
3. PARAPET WALL
-SEE DETAIL (A-2.5) (AD-2)
4. LINE OF BUILDING BELOW
5. INDICATES DIRECTION OF ROOF SLOPE
6. 30" X 36" ROOF HATCH LOCATION
-SEE DETAIL (A-2.5) (AD-2)
7. 8" X 12" ROOF VENT (4 NOS.)
-3008 GALV. METAL VENT (PRIMED & PAINTED)
-COLOR TO MATCH ADJACENT SURFACE
-SEE DETAIL (A-2.5) (AD-2)
8. 12" X 18" ROOF VENT (14 NOS.)
-3008 GALV. METAL VENT (PRIMED & PAINTED)
-COLOR TO MATCH ADJACENT SURFACE
-SEE DETAIL (A-2.5) (AD-2)
9. ROOF DRAIN AND OVERFLOW
-SEE DETAIL (A-2.5) (AD-2)

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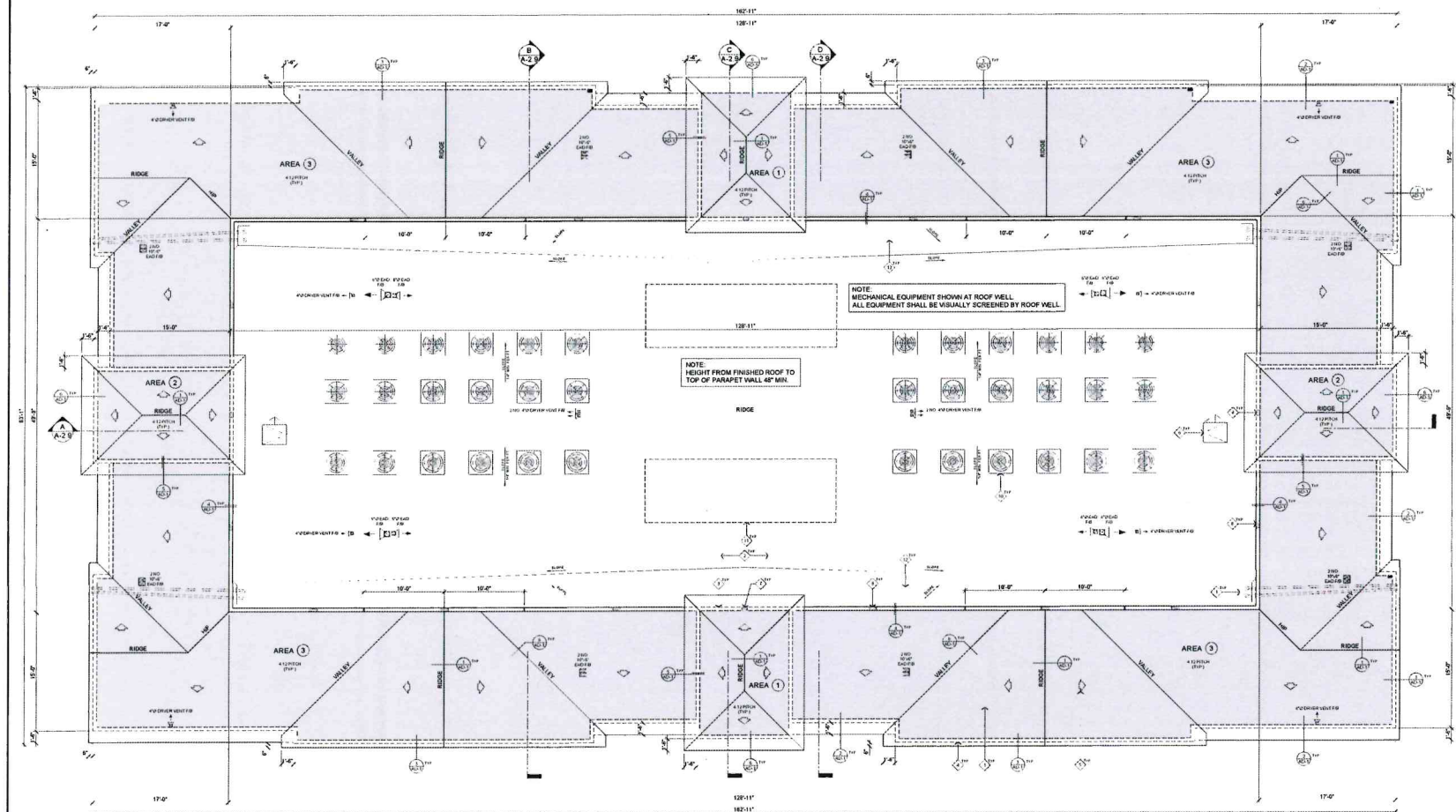
YUCAIPA MEADOWS
13669 3RD STREET, YUCAIPA, CA 92389
APN: 0319-253-28, 29, 30 & 84

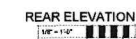
BUILDING "B"
ROOF PLAN

PROJECT LOCATION
STAMP
SHEET TITLE

REVISIONS	DATE	PROJECT NUMBER	SHEET NUMBER
1	11.01.2025	AD205	A-2.5

A-2.5





STUCCO WALL COVERINGS:

- a. 7/8" MINIMUM THICKNESS
- b. 2 LAYERS OF GRADE "D" PAPER IF APPLIED OVER PLYWOOD/OSB SHEATHING
- c. A CORROSION-RESISTANT WEEP SCRIED (26-GAUGE) IS REQUIRED BELOW THE STUCCO A MINIMUM 6" / 2" ABOVE GRADE / SLAB

35

PROJECT INFORMATION

construction type	
TYPE V.B	
occupancy type	
A-3	
occupant load	
MULTI PURPOSE ROOM (80 S.F. / 15)	34
GYM, LEASING OFFICE, AND RESTROOMS (1,221 S.F. / 10)	13
TOTAL OCCUPANTS	67
labellations	
HABITABLE AREAS	2,310 S.F.
COVERED PATIO / BREEZEWAY	556 S.F.
OUTDOOR SEATING / BBQ AREA	656 S.F.
STORAGE & ELECT. / POOL EQUIPMENT AREAS	190 S.F.
BUILDING FOOTPRINT	3,738 S.F.

NOTES

- ROOMS NEED CAPACITY POSTED SEE CBC SECTION 1007.1.6.
- PROVIDE REQUIRED SIGN STATING
"THIS ROOM MUST REMAINED UNLOCKED DURING BUSINESS HOURS"
THIS DOOR SHALL REMAINED UNLOCKED WHENEVER THE BUILDING IS OCCUPIED. SEE SECTION 1007.2.5 CBC.
- INSTALL EXITS SIGNS PER SECTION 1003.2.8.

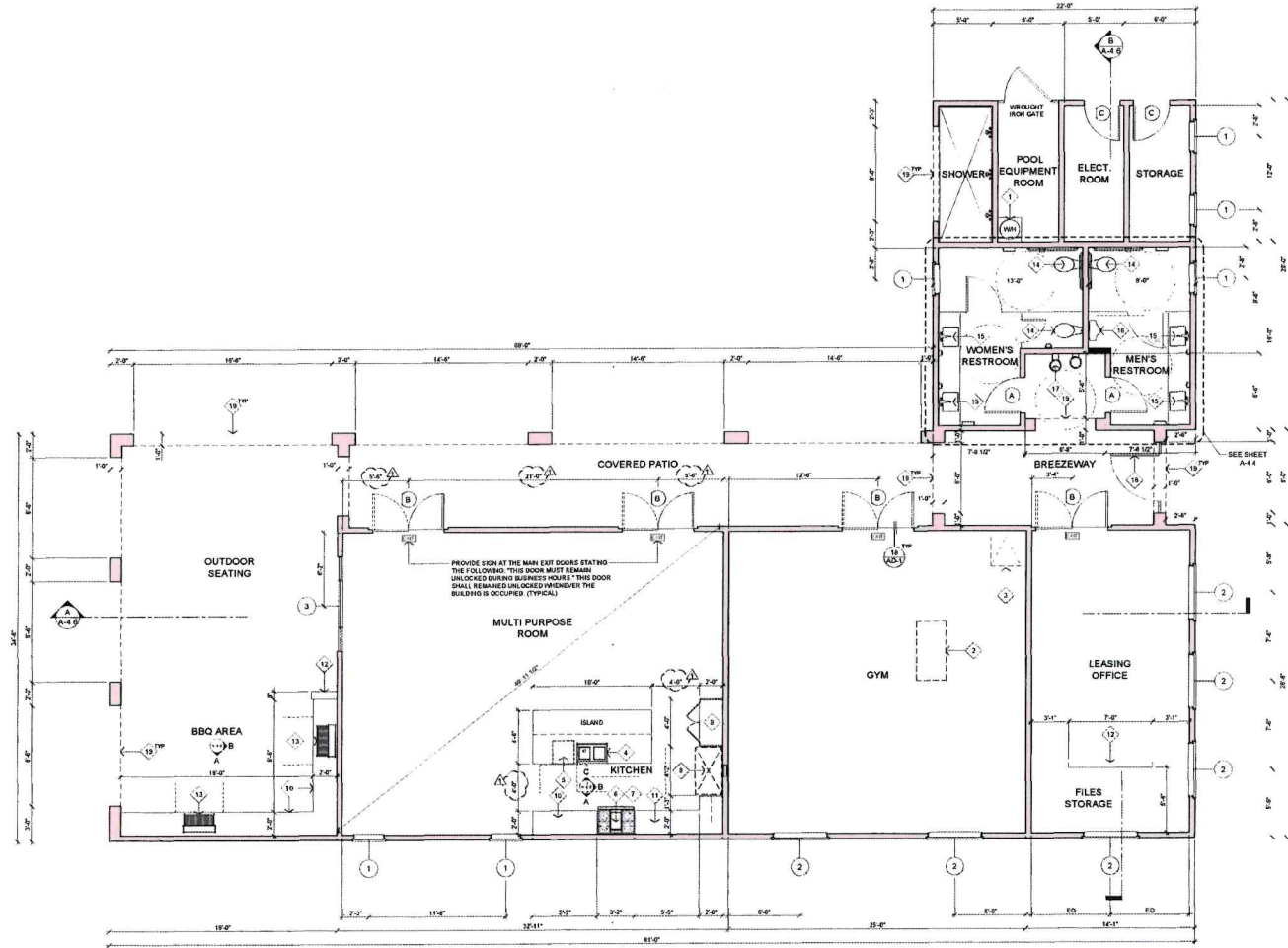
17. HILO PEDESTAL DRINKING FOUNTAIN
-MANUF. HANS CORP.
-MODEL 3300
-INSTALL: PER MANUF. SPECS.
18. WROUGHT IRON GATE
-MANUF. BY OWNER
-MODEL BY OWNER
19. LINE OF SOFFIT / ARCH ABOVE

9. PANTRY
-ADJUSTABLE SHELVING
10. CABINETRY (MODULAR)
-HIDE BEHIND INTERIOR (HARD) SHELVING
-HIDDEN HINGES - 3/4 DRAWER SLIDES
-FINISH & STYLE BY OWNER
11. LINE OF UPPER CABINET ABOVE
12. LOW WALL
-SEE DETAIL (30 A-5)
13. BARBECUE SPACE
-MANUF. BY OWNER
-MODEL BY OWNER
14. TOILET (WATER SAVING) LOW FLOW 1.28 GAL PER MINUTE MAX.
-MANUF. BY OWNER
-MODEL BY OWNER
15. WALL HUNG SINK (FAUCET) 1.2 GAL PER MINUTE MAX.
-MANUF. BY OWNER
-MODEL BY OWNER
16. URINAL (0.125 GAL/FLUSH)
-MANUF. BY OWNER
-MODEL BY OWNER

FLOOR PLAN KEYNOTES

- ATTIC ACCESS
-30"X30" W/ 20" MIN. VERTICAL CLEARANCE
- KITCHEN SINK (FAUCET) 1.8 GAL PER MINUTE MAX.
-MANUF. BY OWNER
-MODEL BY OWNER
-SIZE 7'-0" WIDE MAX.
-PROVIDE GARBAGE DISPOSAL UNIT
- DISHWASHER
-MANUF. BY OWNER
-MODEL BY OWNER
-PROVIDE HOT WATER STUB-OUT & DEDICATED 120V OUTLET
- RANGE (GAS/STOVE) INDE.
-MANUF. BY OWNER
-MODEL BY OWNER
-PROVIDE KITCHEN RANGE HOOD / EXHAUST FAN
PER ENERGY CODE 100 (0) AND ASHRAE 62.2.
SPECIFY MIN. AIR FLOW RATE OF 100 CFM
- MICROWAVE (1" VENT TO OUTSIDE)
-MANUF. BY OWNER
-MODEL BY OWNER
- REFRIGERATOR SPACE
-PROVIDE A 14" COLD WATER STUB-OUT FOR ICE MAKER
-PROVIDE 120V OUTLET - 50" CLEAR WIDTH

- HEAT PUMP WATER HEATER
-MANUF. SHERM (OR EQUAL)
-MODEL & PROVISION TO WITHIN 10'
-HEAT PUMP WATER HEATER W/ VENT TO O.S.A.
-SEE DETAIL (10 A-2)
- FAU. IN ATTIC (HORIZONTAL)
-GAS FIRED W/ "SET BACK" THERMOSTAT (ELECTRONIC INTERMITTENT IGNITION)
-8" VENT THROUGH ROOF, PAINT TO MATCH ADJ. ROOFING
-SIZE PER TITLE 24 CALCULATIONS
-PROVIDE A 24"X30" 3/4" PLYWOOD PLATFORM WORK AREA
-PROVIDE A 30" WIDE PLYWOOD PLATFORM FROM ACCESS TO HEAD UNIT
-PROVIDE A 30" WIDE ACCESS TO UNIT
-PROVIDE LIGHT W/ SWITCH ADJACENT TO ACCESS
-INSTALLATION CLEARANCES PER MANUF. SPECS. (CMC)



CLUBHOUSE
FLOOR PLAN
1/8" = 1'-0"

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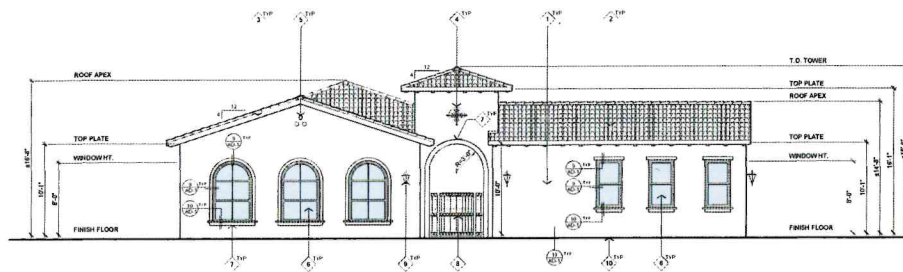
YUCAIPA MEADOWS
13880 3RD STREET, YUCAIPA, CA 92389
APN 0319-253-28, 29, 30 & 34

CLUBHOUSE
FLOOR PLAN

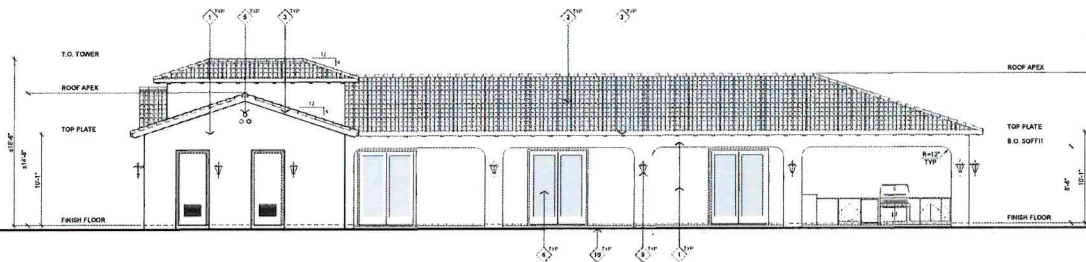
PROJECT
LOCATION
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REVISIONS	
1	07.10.2024 - PLAN CHECK CORRECTIONS
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PROJECT NUMBER	A205
SHEET NUMBER	

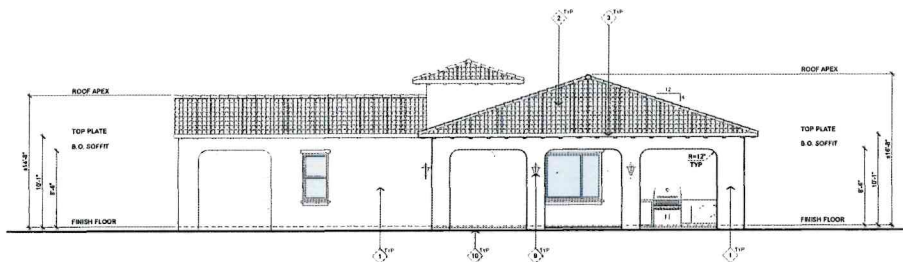
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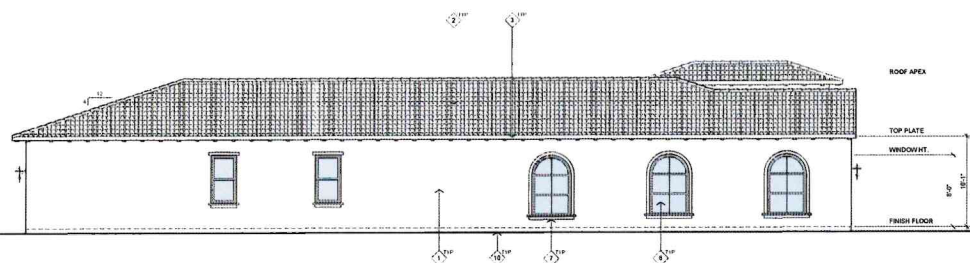
FRONT ELEVATION
3/16" = 1'-0"



RIGHT SIDE ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



LEFT SIDE ELEVATION
3/16" = 1'-0"

ELEVATION NOTES

- EXTERIOR CEMENT PLASTER
-MANUF. LA HABRA PRODUCTS -COLOR: SEE FN. SCHEDULE
-FINISH: LIGHT SAND -EDGES: SQUARE
- ROOFING
-SEE ROOF PLAN FOR FURTHER INFORMATION
- WOOD FASCIA
-SIZE: SEE DETAILS -COLOR: SEE FN. SCHEDULE
-TYPE: SMOOTH (2) SIDES
-PRIME & PAINT ALL SIDES PRIOR TO INSTALLATION
- WROUGHT IRON ACCENTS
-MANUF. BY OWNER -COLOR: BY OWNER
- CLAY TILE ACCENTS
-MANUF. BY OWNER -COLOR: BY OWNER
-SIZE: SEE DETAILS (8" x 16")
- DOORS AND WINDOWS
-SEE DOOR/WINDOW SCHEDULES FOR FURTHER INFORMATION
- FOAM TRIM
-SIZE: SEE DETAILS (2" x 12" x 1/2") -COLOR: SEE FN. SCHEDULE
-MANUF. BY OWNER
- WROUGHT IRON GATE
-MANUF. BY OWNER -STYLE: BY OWNER
- EXTERIOR LIGHT FIXTURE
-MANUF. BY OWNER -COLOR: DARK BRONZE
-SEE ELECTRICAL PLAN FOR SWITCHING
- FINISH GRADE
-SEE CIVIL SURVEY FOR FURTHER INFORMATION

NOTES

- STUCCO WALL COVERINGS:
- 1/2" MINIMUM THICKNESS
 - 3 LAYERS OF GRADE "D" PAPER (IF APPLIED OVER PLYWOOD/SBS SHEATHING)
 - A CORROSION-RESISTANT WEEP SCREEN (26-GAUGE) IS REQUIRED BELOW THE STUCCO A MINIMUM 1" / 2" ABOVE GRADE / SLAB

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YUCAIPA MEADOWS
13889 3RD STREET, YUCAIPA, CA 92386
APN 0319-253-28, 29, 30 & 84

CLUBHOUSE
EXTERIOR ELEVATIONS

PROJECT
LOCATION
STAMP

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REVISIONS
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DATE
11.09.2020
PROJECT NUMBER
A200

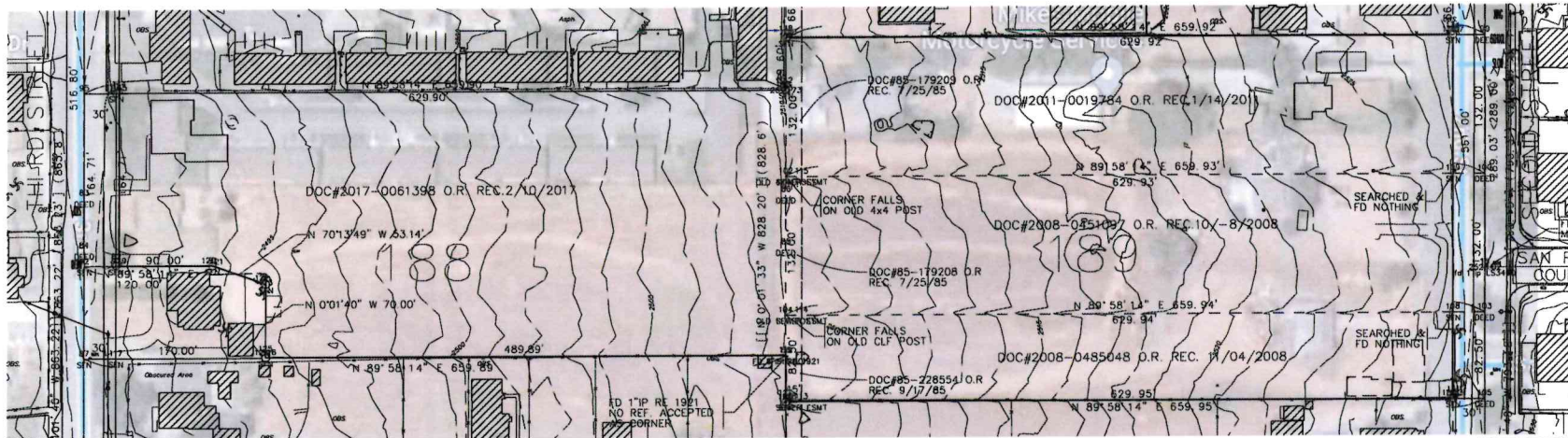
SHEET NUMBER
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ABBREVIATIONS:

AC	ASPHALT CONCRETE	FS	FINISH SURFACE
ANT PT	ANGLE POINT	GS	GROUND
BCR	BECON CURB RETURN	HC	HANDICAP
BW	BACK OF SIDEWALK	IFOW	INSIDE FACE OF WALL
CL	CENTERLINE	INT	INTERSECTION
COR	CORNER	IPV	INVERT ELEV. PIPE
CLF	CHAIN LINK FENCE	LP	LOW POINT
CP	CONTROL POINT	LT	LIGHT
CONC	CONCRETE	MOC	MIDDLE OF CURB
ECR	END CURB RETURN	OFOW	OUTSIDE FACE OF WALL
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
ER	EDGE OF ROAD	PI	POINT OF INTERSECTION
EW	EDGE OF WALK	PP	PROTECT IN PLACE
EW	EDGE OF WALK	PP	POWER POLE
FI	FIRE HYDRANT	SMH	SEWER MANHOLE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	TB	TOP OF BERM
FND	FOUND	TC	TOP OF CURB
		TC	TOP OF GRATE
		TF	TOP OF FOOTING
		TW	TOP OF WALL
		P-M	POST/WROUGHT IRON FENCE

LEGEND

---	CENTERLINE	●	BOLLARD
---	PROPERTY LINE	⊕	FIRE HYDRANT
---	EASEMENT	⊕	GAS VALVE
---	CHAIN LINK FENCE	⊕	LIGHT POLE
---	WOOD FENCE	⊕	MISCELLANEOUS BOX
---	WROUGHT IRON FENCE	⊕	POWER POLE
---	OFFSITE WATER SERVICE	⊕	SEWER MANHOLE
---	OFFSITE SEWER SERVICE	⊕	STREET LIGHT
---	EXISTING ELECTRIC	⊕	TRAFFIC SIGNAL LIGHT
---	EXISTING GAS LINE	⊕	STORM DRAIN MANHOLE
---	CONTOUR LINE	⊕	WATER METER
---	SPOT ELEVATION	⊕	WATER VALVE
		⊕	TREE



EXISTING CONDITIONS

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
EXISTING CONDITIONS

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
TERMIN G. PRECIADO, CITY ENGINEER

JOB NO. _____ DRAWING NO. _____
SHEET NO. G-2 OF G-12 SHEET
CITY OF YUCAIPA PUBLIC WORKS
DEPARTMENT ENGINEERING DIVISION



OWNER/CLIENT:
IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



PREPARED BY:
DRP ENTERPRISES LLC
DANIEL PATINEAU
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER PCE 26900
760-625-7426



NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				

EXP. DATE 3/31/2025

JOANNE C. SINGER PCE 26900

DATE 11/27/2024

CONSTRUCTION NOTES	QTY. EST.
1. INSTALL AND CONSTRUCT DRIVE APPROACH PER CITY OF YUCAIPA STD. 100.2	2 EA
2. CONSTRUCT AC PAVEMENT SECTION PER SECTION SHEET C3 - AND PER WOOD STD. 100.2 AC OVER 8" CURB 2 INCH	118,888 SF
3. CONSTRUCT 6 INCH PCC CURB PER DETAIL SHEET C3	4,352 LF
4. CONSTRUCT 6 INCH PCC CURB AND OUTLET PER YUCAIPA STD. 100.2	1,304 LF
5. INSTALL CONCRETE SIDEWALK PER YUCAIPA STD. 100.2	20,421 SF
6. INSTALL CONCRETE Y-DITCH AND RUBBER OUTLET PER DETAIL SHEET C3	1,334 LF
7. CONSTRUCT AND INSTALL CURB CHANNEL, DRAIN PER DETAIL SHEET C3	434 LF
8. CONSTRUCT CATCH BASIN INLET - PRIVATE	8 EA
9. CONSTRUCT CATCH BASIN GRATE INLET PRIVATE	8 EA
10. INSTALL 24 INCH PRIVATE RCP STORM DRAIN FOR DRAINAGE CONNECTION	1,510 LF
11. INSTALL - CONSTRUCT RETENTION INFILTRATION BASIN PER DETAIL ON C2	6,877 SF
12. CONSTRUCT 4 FT MAX HEIGHT RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS AND CALC.	482 LF
13. INSTALL PAVEMENT FOR DE LOVAL GARDEN DRAIN PER DETAIL ON SHEET C7.	60 EA
14. INSTALL PRIVATE 4 INCH PCC STORM DRAIN FOR AREA AND YARD DRAINAGE FOR PLANT	3,774 LF

LEGEND:

— W —	PROP. DOMESTIC WATER
— SS —	PROP. SANITARY SEWER
— GAS —	PROPOSED GAS/PROPANE
— T —	PROPOSED TELEPHONE
— E —	PROPOSED ELECTRIC
— NEW WATER METER	
— AREA DRAIN	
— PATIO DRAIN	
— CATCH BASIN	
— PROPOSED DRAINAGE SWALE	
— PROPOSED 4" SD	
— PROPOSED PERF 4" SD	
— DRAINAGE PATTERN	
— CONCRETE	
— ASPHALT	
— LANDSCAPE/NATURAL	
— NEW RETAINING WALL	

UTILITY NOTE 1:

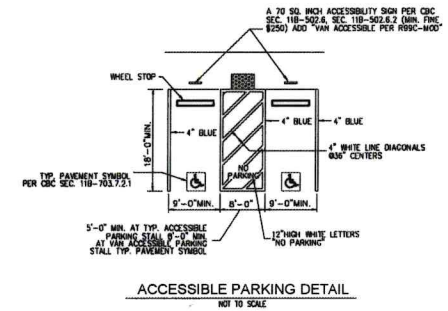
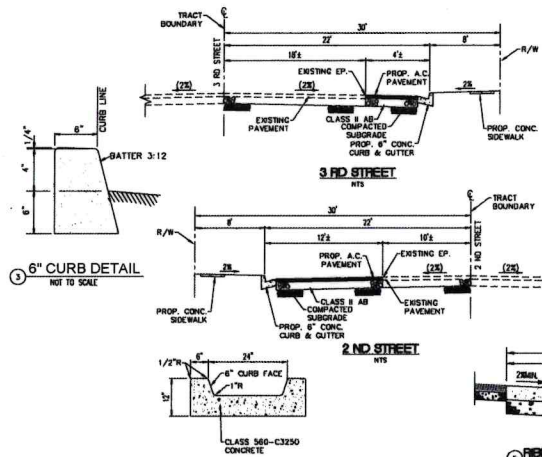
UTILITIES WILL BE APPROVED BY BUILDING AND SAFETY AND UNDER SEPARATE PERMIT. UTILITIES SHOWN HERE ARE FOR INFORMATIONAL PURPOSES ONLY. SEE UTILITY NOTE 2.

UTILITY NOTE 2:

ALL WATER, SEWER, ELECTRIC, AND GAS UTILITY LOCATIONS TO BE VERIFIED (DEPTH, SIZE, ETC.) BY CONTRACTOR PER STANDARDS OF LOCAL UTILITY COMPANIES. LOCATION OF WATER, SEWER SHOWN AS APPROXIMATE.

UTILITY CONSTRUCTION NOTES

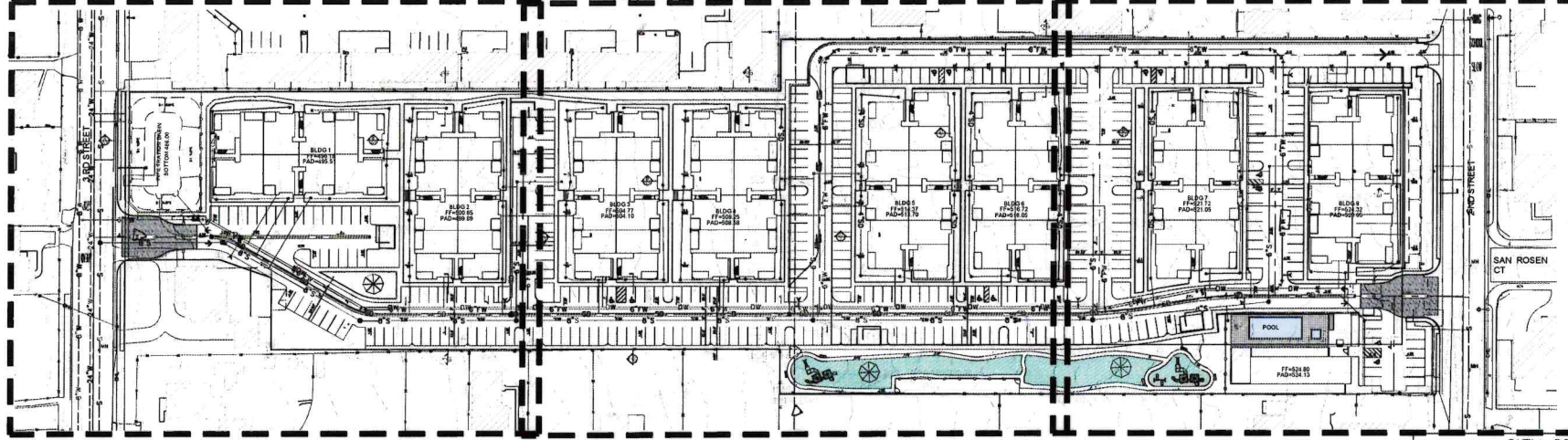
FOR ALL CONSTRUCTION UTILITY NOTES PLEASE REFER TO UTILITY SHEETS C8 - C10.



GRADING SHT 4/UTILITY SHT 8

GRADING SHT 5/UTILITY SHT 9

GRADING SHT 6/UTILITY SHT 10



GRADING PLAN

NOTE:

CONTRACTOR SHALL FOLLOW CA DEPT. OF HEALTH SERVICES CRITERIA FOR SEPARATION OF WATER AND SEWER FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO STREETS AND SIDEWALKS DURING CONSTRUCTION AND AGREES TO REPAIR AND REPLACE ALL EXIST. IMPROVEMENTS DURING THE COURSE OF CONSTRUCTION.

CONTRACTOR TO POT-HOLE AND VERIFY ALL UTILITY CONNECTION POINTS AND CROSSINGS PRIOR TO CONSTRUCTION.

FIRE DEPT NOTES/PRIVATE DRIVE:

1. IN STATE RESPONSIBILITY AREAS (SRA), HAZARDOUS VEGETATION AND FUEL MANAGEMENT SHALL BE MAINTAINED AROUND ALL STRUCTURES, IN ACCORDANCE WITH CHAPTER 46, 2022 CALIFORNIA FIRE CODE (SECTION 4608 AND 4607).
2. THE FIRE APPARATUS ACCESS ROAD (DRIVEWAY) SURFACES, AS NOTED, ARE DESIGNED TO SUPPORT A MINIMUM OF 75,000 POUND LINE LOAD VEHICULAR WEIGHT DISTRIBUTED OVER TWO AXLES, AND HAVE BEEN SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES (REAR-WHEEL DRIVE APPARATUS) FOR THE LENGTH AND GRADE(S) OF THE FIRE APPARATUS ACCESS ROAD (DRIVEWAY). REFER TO SHEET C3.
3. CONSTRUCTION NOTE: 1 FOR DESIGN AND CONSTRUCTION REQUIREMENTS.
4. DRIVE SLOPES DO NOT EXCEED 12-18% GRADE.
5. ANGLES OF APPROACH AND DEPARTURE DO NOT EXCEED 6% GRADE FOR 25 FEET OF APPROACH/DEPARTURE.
6. DRIVEWAY UNSTRUCTURED VERTICAL CLEARANCE SHALL BE A MINIMUM OF 13 FEET 6 INCHES.
7. DRIVEWAY WIDTHS SHALL BE A MINIMUM OF 24' FEET.
8. DRIVEWAY TOTAL LENGTH IS VARYING, MULTIPLE ACCESS POINTS, OWNER RESPONSIBLE IN MAINTAINING THE FIRE APPARATUS ACCESS ROAD/DRIVEWAY AS DESIGNED, APPROVED, AND CONSTRUCTED.

THE ENGINEER WHO PREPARED AND SIGNED THESE PLANS HAS VERIFIED THAT THE PROPOSED AND ENGINEERED ROADWAY/DRIVEWAY HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS IN ACCORDANCE WITH SAN BERNARDINO COUNTY FIRE DEPARTMENT TECHNICAL POLICY, ALL RELATED CITY AND COUNTY ORDINANCES.

GRADE NOTE:

ALL LOTS SHALL HAVE A MINIMUM GRADE OF 1% 2% FOR LANDSCAPED AREAS. THE LOT SHALL BE GRADED TO DRAIN TO THE PUBLIC RIGHT-OF-WAY PER 2022 CBC CHAP 18 GRADING.

EXCAVATION NOTE:

ALL UNCERTIFIED FILL TO BE REMOVED (UNTIL COMPETENT NATIVE SOILS HAVE REACHED) RECOMPACTED PROPERTY LINE PER CBC 2022 APPD J (404.57)

EXCAVATION NOTE:

ALL GRADING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH COUNTY OF SAN BERNARDINO ORDINANCE AND THE ATTACHED GENERAL CONDITIONS AND SPECIFICATIONS (APPENDIX F), EXCEPT AS NOTED IN THE TEXT OF THIS REPORT.

GRADING TOLERANCE NOTE:

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. ALL SLOPES SHALL BE CONSTRUCTED WITHIN 0.5' OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT FLOOD OR PRODUCE POONDING.

SOILS PREPARATION NOTE:

GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARPING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL (APPENDIX SECTION J107.2)

OWNER/CLIENT:

IVANO STAMENGA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



EXP. DATE 3/31/2025

PREPARED BY:

DRP ENTERPRISES LLC
DANIEL PATRICEAU
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
760-734-7785
JOANNE C. SINGER RCE 26900
760-625-7426



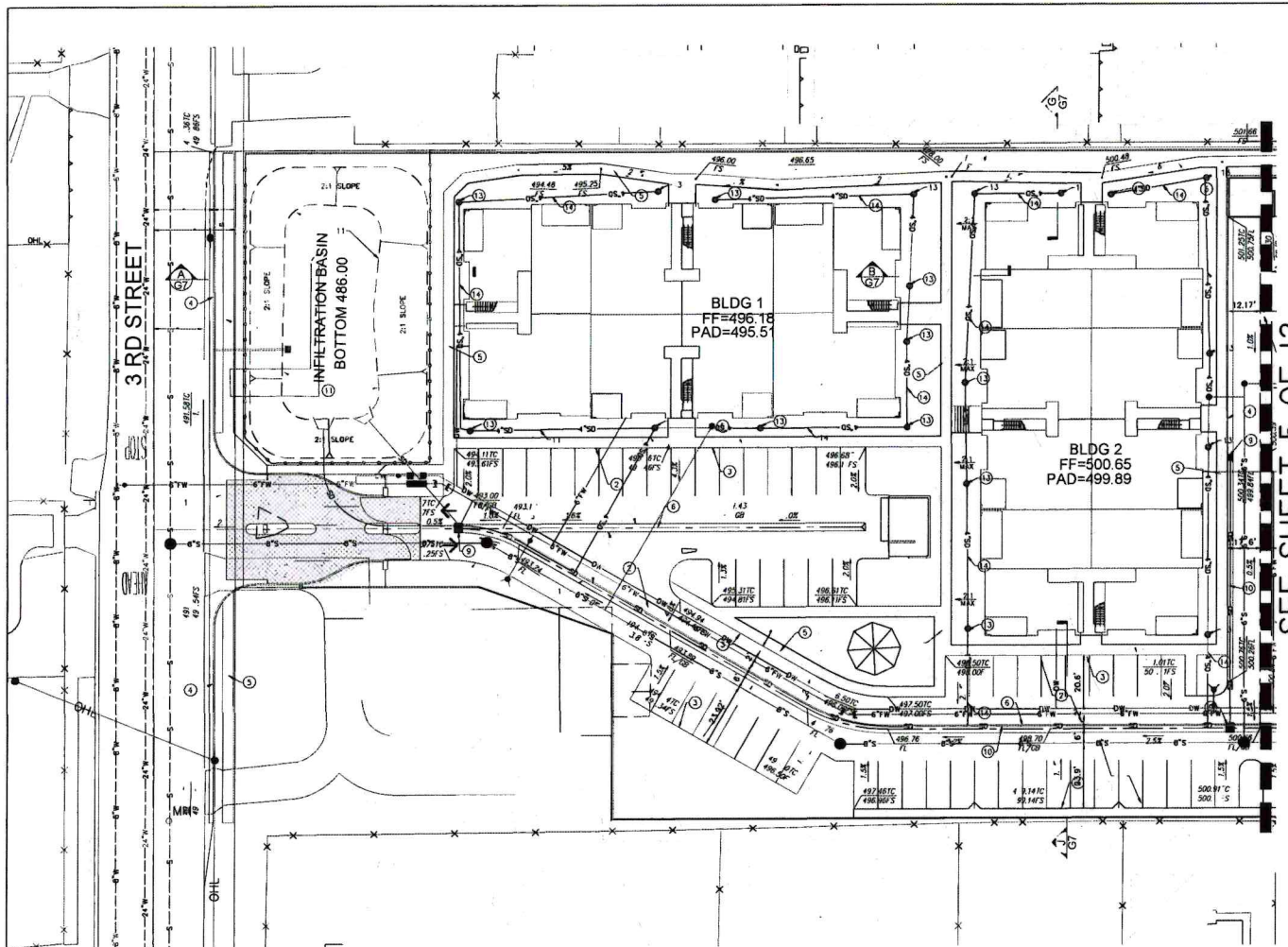
3-27-2025
DATE

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
50 SCALE GRADING AND DRAINAGE PLANS

SUBMITTED BY:	DATE:
RECOMMENDED FOR APPROVAL BY:	DATE:
APPROVED BY:	DATE:
TERMIN C. PRECIADO, CITY ENGINEER	
JOB NO.	DRAWING NO.
SHEET NO. G-3 OF G-12 SHEET	
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	





CONSTRUCTION NOTES	QTY. EST.
1. INSTALL AND CONSTRUCT DRIVE APPROACH PER CITY OF YUCAIPA STD. DING 100.2	2 EA
2. CONSTRUCT AC PAVEMENT SECTION PER SECTION SHEET G3 - AND PER YUCAIPA STD DING 3' AC OVER 6" CLASS 2 BASE	118,888 SF
3. CONSTRUCT 8 INCH PCC CURB PER DETAIL SHEET G3	4,382 LF
4. CONSTRUCT 6 INCH PCC CURB AND GUTTER PER YUCAIPA STD DING	1,384 LF
5. INSTALL CONCRETE SIDEWALK PER YUCAIPA STD DING 115-7	20,421 SF
6. INSTALL CONCRETE V DRAIN AND RUBBER GUTTER PER DETAIL SHEET G3	1,334 LF
7. CONSTRUCT AND INSTALL CURB CHANNEL DRAIN PER DETAIL SHEET G3	434 LF
8. CONSTRUCT CATCH BASIN INLET - PRIVATE	9 EA
9. CONSTRUCT CATCH BASIN GRATE INLET PRIVATE	9 EA
10. INSTALL 24 INCH PRIVATE RCP STORM DRAIN FOR DRAINAGE CONVEYANCE	1,540 LF
11. INSTALL - CONSTRUCT RETENTION INFILTRATION BASIN PER DETAILS ON G7	6,877 SF
12. CONSTRUCT 4 FT HIGH TYPICAL RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS AND CALC.	482 LF
13. INSTALL PRIVATE 180 OR EQUAL GARDEN DRAIN PER DETAIL ON SHEET G7	68 EA
14. INSTALL PRIVATE 4 INCH PCC STORM DRAIN FOR AREA AND YARD DRAINAGE. PER PLAN.	3,774 LF

- LEGEND:**
- W — PROP. DOMESTIC WATER
 - SS — PROP. SANITARY SEWER
 - GAS — PROPOSED GAS/PROPANE
 - T — PROPOSED TELEPHONE
 - E — PROPOSED ELECTRIC
 - NEW WATER METER
 - AREA DRAIN
 - PATIO DRAIN
 - CATCH BASIN
 - PROPOSED DRAINAGE SWALE
 - PROPOSED 4" SD
 - PROPOSED PERF 4" SD
 - DRAINAGE PATTERN
 - CONCRETE
 - ASPHALT
 - LANDSCAPE/NATURAL
 - NEW RETAINING WALL

SCALE 1"=20'

GRADING PLAN

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
20 SCALE GRADING AND DRAINAGE PLANS

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
FERMIN G. PRECIADO, CITY ENGINEER

JOB NO. _____ DRAWING NO. _____

SHEET NO. G-4 OF G-12 SHEET

CITY OF YUCAIPA PUBLIC WORKS
DEPARTMENT ENGINEERING DIVISION

OWNER/CLIENT:
IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156

PREPARED BY:
DRP ENTERPRISES LLC
DANIEL PATINEAU
MAILING ADDRESS:
PO BOX 4458
PALM SPRINGS, CA 92263
JOANNE C. SINGER ROE 26900
760-625-7426

EXP. DATE: 3/31/2025

JOANNE C. SINGER PCE 26900

DATE: 1-27-2025



SEE SHEET 4 OF 12

SEE SHEET 6 OF 12

CONSTRUCTION NOTES		QTY. EST.
1	INSTALL AND CONSTRUCT DRIVE APPROACH PER CITY OF YUCAIPA STD DWG 103.2	7 EA
2	CONSTRUCT 12' FINESTRET SECTION PER SECTION SHEET G3 - AND PER YUCAIPA STD DWG 3' AC OVER 6" CLASS 2 BASE	118,888 SF
3	CONSTRUCT 8 INCH PCC CURB PER DETAIL SHEET G3	4,302 LF
4	CONSTRUCT 8 INCH PCC CURB AND GUTTER PER YUCAIPA STD DWG	1,354 LF
5	INSTALL CONCRETE SIDEWALK PER YUCAIPA STD DWG 113-7	20,421 SF
6	INSTALL CONCRETE V DITCH AND ROBBERT GUTTER PER DETAIL SHEET G3	1,334 LF
7	CONSTRUCT AND INSTALL CURB CORNER DRAIN PER DETAIL SHEET G3	434 LF
8	CONSTRUCT CATCH BASIN INLET - PRIVATE	8 EA
9	CONSTRUCT CATCH BASIN GRATE INLET PRIVATE	8 EA
10	INSTALL 24 INCH FIBREX ROP STORM DRAIN FOR DRAINAGE COMEINCE	1,510 LF
11	INSTALL - CONSTRUCT RETENTION INFILTRATION BASIN PER DETAILS ON G1	8,977 SF
12	CONSTRUCT 4 FT MAX HEIGHT RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS AND CALC.	482 LF
13	INSTALL PRIVATE ROO OR EQUAL GARDEN DRAIN PER DETAIL ON SHEET G1	88 EA
14	INSTALL PRIVATE 4 INCH PCC STORM DRAIN FOR AREA AND TRAD DRAINAGE PER PLAN.	3,714 LF

LEGEND:

—	W	PROP. DOMESTIC WATER
—	SS	PROP. SANITARY SEWER
—	GAS	PROPOSED GAS/PROPANE
—	T	PROPOSED TELEPHONE
—	E	PROPOSED ELECTRIC
—	NEW WATER METER	
—	AREA DRAIN	
—	PATIO DRAIN	
—	CATCH BASIN	
—	PROPOSED DRAINAGE SWALE	
—	PROPOSED 4" SD	
—	PROPOSED PERF 4" SD	
—	DRAINAGE PATTERN	
—	CONCRETE	
—	ASPHALT	
—	LANDSCAPE/NATURAL	
—	NEW RETAINING WALL	



GRADING PLAN

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
20 SCALE GRADING AND DRAINAGE PLANS

SUBMITTED BY: _____	DATE: _____
RECOMMENDED FOR APPROVAL BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____
FERMIN G. PRECADO, CITY ENGINEER	
JOB NO. _____	DRAWING NO. _____
SHEET NO <u>G-5</u> OF <u>G-12</u> SHEET	
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	

OWNER/CLIENT:

IVANO STAMEGNA
PRESIDENT

NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



EXP. DATE: 3/31/2025

PREPARED BY:

DRP ENTERPRISES LLC
DANIEL PATNEAU
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-134-7783
JOANNE C. SINGER RCE 26900
760-625-7426

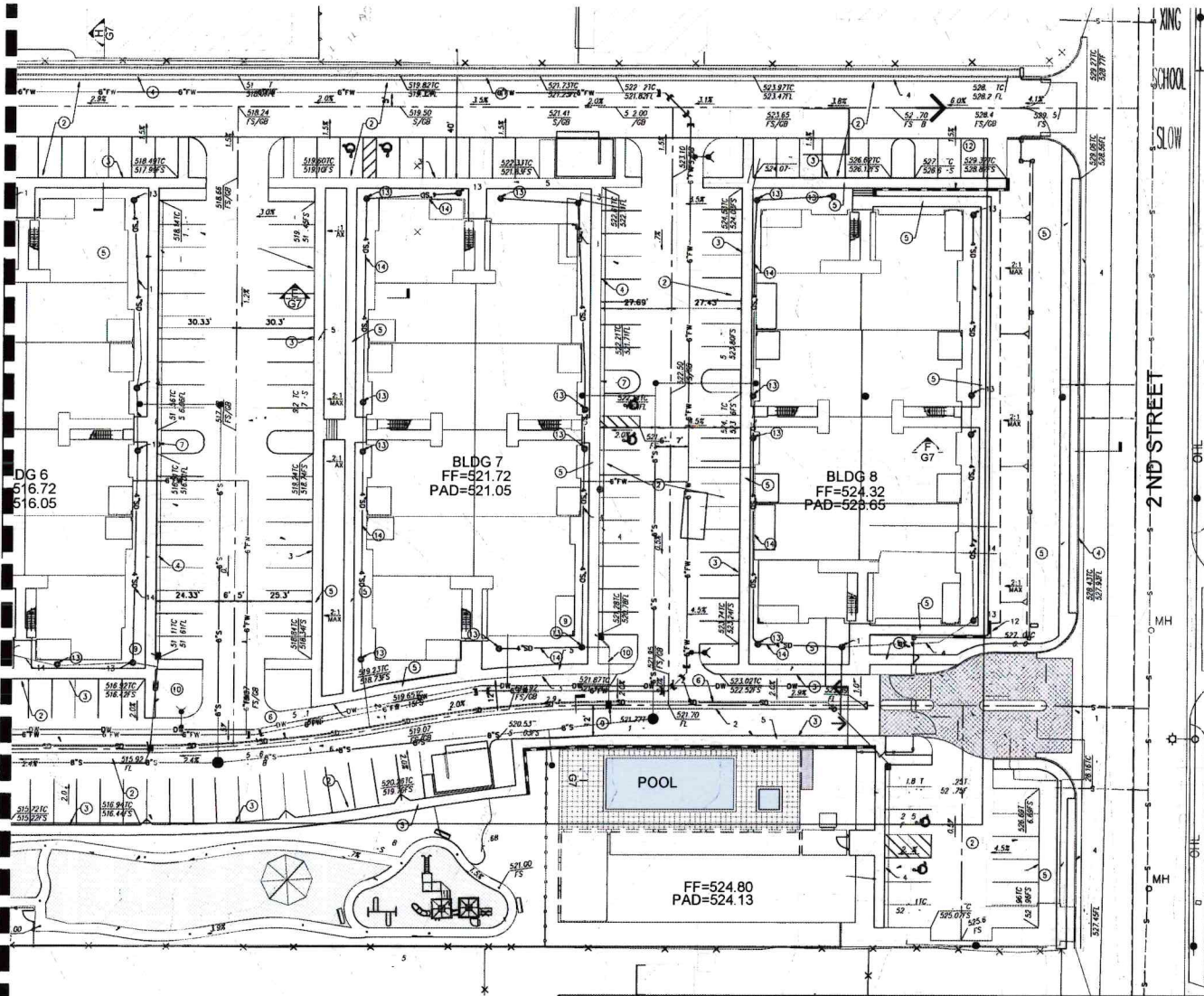
JOANNE C. SINGER RCE 26900



NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
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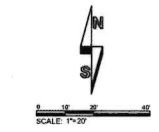
1-27-2025
DATE

SEE SHEET 5 OF 12



CONSTRUCTION NOTES		QTY. EST.
1	INSTALL AND CONSTRUCT DRIVE APPROXIMATE PER CITY OF YUCAIPA STD DNG 109.2	2 EA
2	CONSTRUCT AC FINISHMENT SECTION FOR SECTION SHEET G3 - AND PER YUCAIPA STD DNG 3" AC OVER 8" CLASS 2 BASE	118,000 SF
3	CONSTRUCT 6 INCH PCC CURB PER DETAIL SHEET G3	4,352 LF
4	CONSTRUCT 6 INCH PCC CURB AND OUTLET PER YUCAIPA STD DNG	1,304 LF
5	INSTALL CONCRETE SIDEWALK PER YUCAIPA STD DNG 113-2	20,421 SF
6	INSTALL CONCRETE V GUTCH AND HURON OUTLET PER DETAIL SHEET G3	1,304 LF
7	CONSTRUCT AND INSTALL CURE CHANNEL DRAIN PER DETAIL SHEET G3	624 LF
8	CONSTRUCT CATCH BASIN INLET - PRIVATE	9 EA
9	CONSTRUCT CATCH BASIN GRATE INLET PRIVATE	9 EA
10	INSTALL 24 INCH PRIVATE RCP STORM DRAIN FOR DRAINAGE CONVEYANCE	1,510 LF
11	INSTALL - CONSTRUCT RETENTION INFILTRATION BASIN PER DETAILS ON CITY	8,577 SF
12	CONSTRUCT 4 FT MAX HEIGHT RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS AND CALC.	482 LF
13	INSTALL PRIVATE ADS ON TOTAL GARDEN DRAIN PER DETAIL ON SHEET G3	68 EA
14	INSTALL PRIVATE 4 INCH PCC STORM DRAIN FOR AREA AND YARD DRAINAGE PER PLAN.	3,774 LF

- LEGEND:**
- CENTERLINE
 - PROPERTY LINE
 - EASEMENT
 - (N) IRON FENCING
 - EXIS. FENCE
 - EXIS. CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - SPOT ELEVATION
 - BOLLARD
 - FIRE HYDRANT
 - GAS VALVE
 - LIGHT POLE
 - MISCELLANEOUS BOX
 - POWER POLE
 - SEWER MANHOLE
 - STREET LIGHT
 - SIGN
 - TRAFFIC SIGNAL LIGHT
 - STORM DRAIN MANHOLE
 - WATER VALVE
 - TREE
 - W - PROP. DOMESTIC WATER
 - SS - PROP. SANITARY SEWER
 - GAS - PROPOSED GAS/PROPANE
 - T - PROPOSED TELEPHONE
 - E - PROPOSED ELECTRIC
 - NEW WATER METER
 - AREA DRAIN
 - PATIO DRAIN
 - CATCH BASIN
 - PROPOSED DRAINAGE SWALE
 - PROPOSED 4" SD
 - PROPOSED PERF 4" SD
 - DRAINAGE PATTERN
 - CONCRETE
 - ASPHALT
 - LANDSCAPE/NATURAL
 - NEW RETAINING WALL



GRADING PLAN

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
20 SCALE GRADING AND DRAINAGE PLANS

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
FERMIN G. PRECIADO, CITY ENGINEER

JOB NO. _____ DRAWING NO. _____

SHEET NO. G-6 OF G-12 SHEET

CITY OF YUCAIPA PUBLIC WORKS
DEPARTMENT ENGINEERING DIVISION



OWNER/CLIENT:
IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92703
MOBILE 714 423-5156

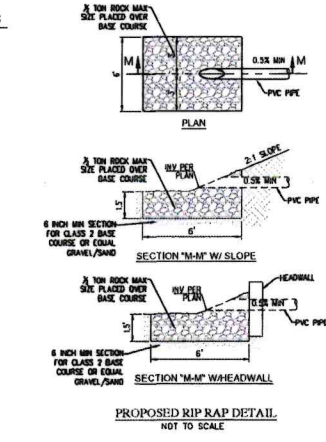
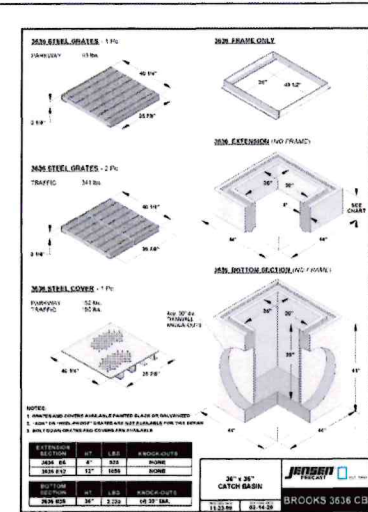
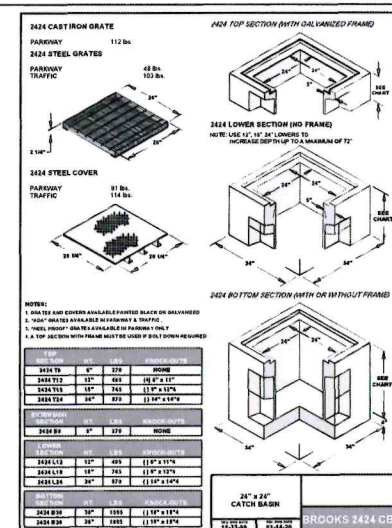
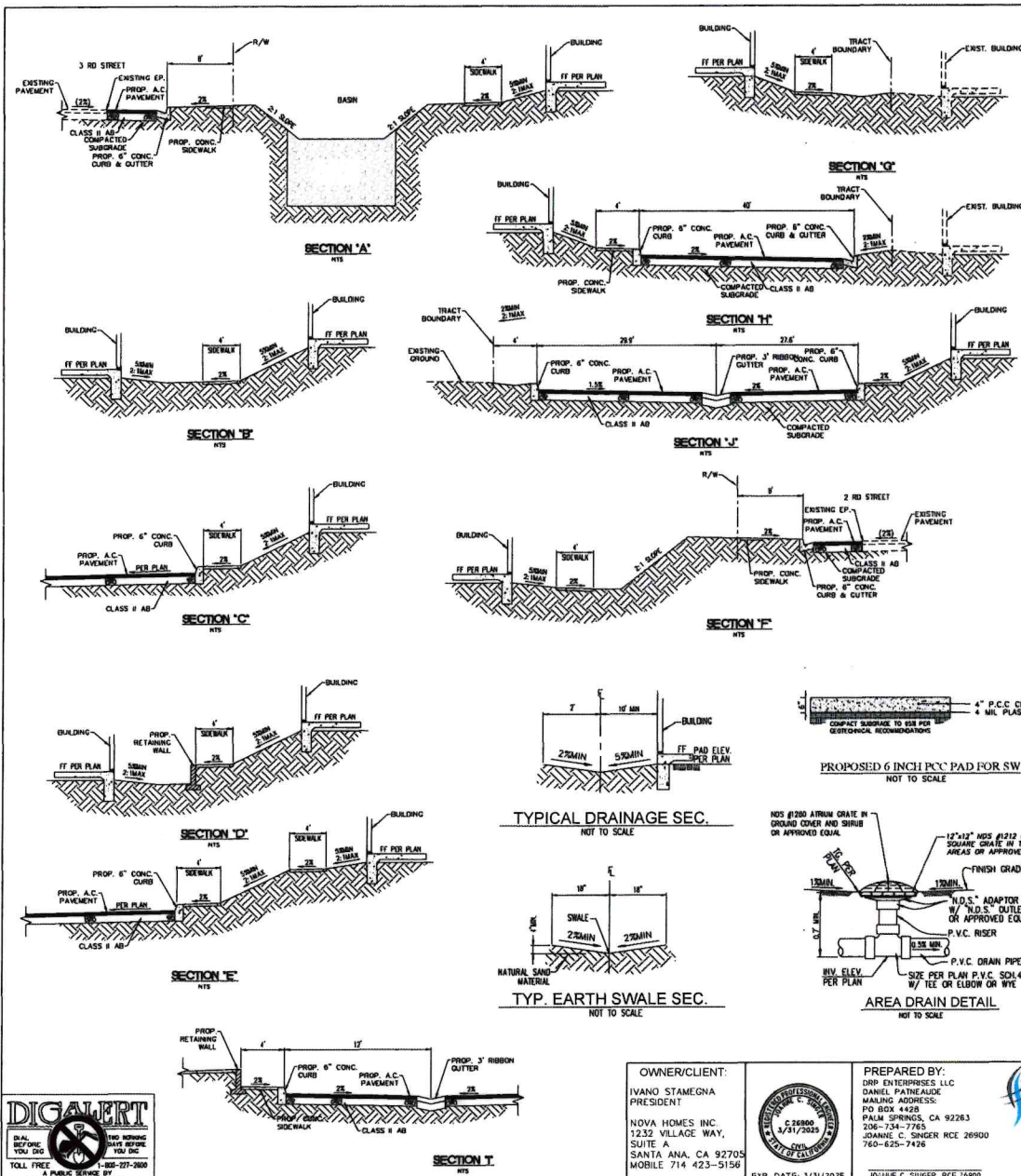
PREPARED BY:
DRP ENTERPRISES LLC
DANIEL PATNEAU
MAILING ADDRESS:
PO BOX 4458
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER PCE 26900
760-525-7426

EXP. DATE: 3/31/2025

JOANNE C. SINGER PCE 26900

DATE: 1-27-2025

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				



CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
GRADING & DRAINAGE DETAILS

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

TERMIN G. PRECIADO, CITY ENGINEER

JOB NO. _____ DRAWING NO. _____

SHEET NO. G-7 OF G-12 SHEET

CITY OF YUCAIPA PUBLIC WORKS
DEPARTMENT ENGINEERING DIVISION



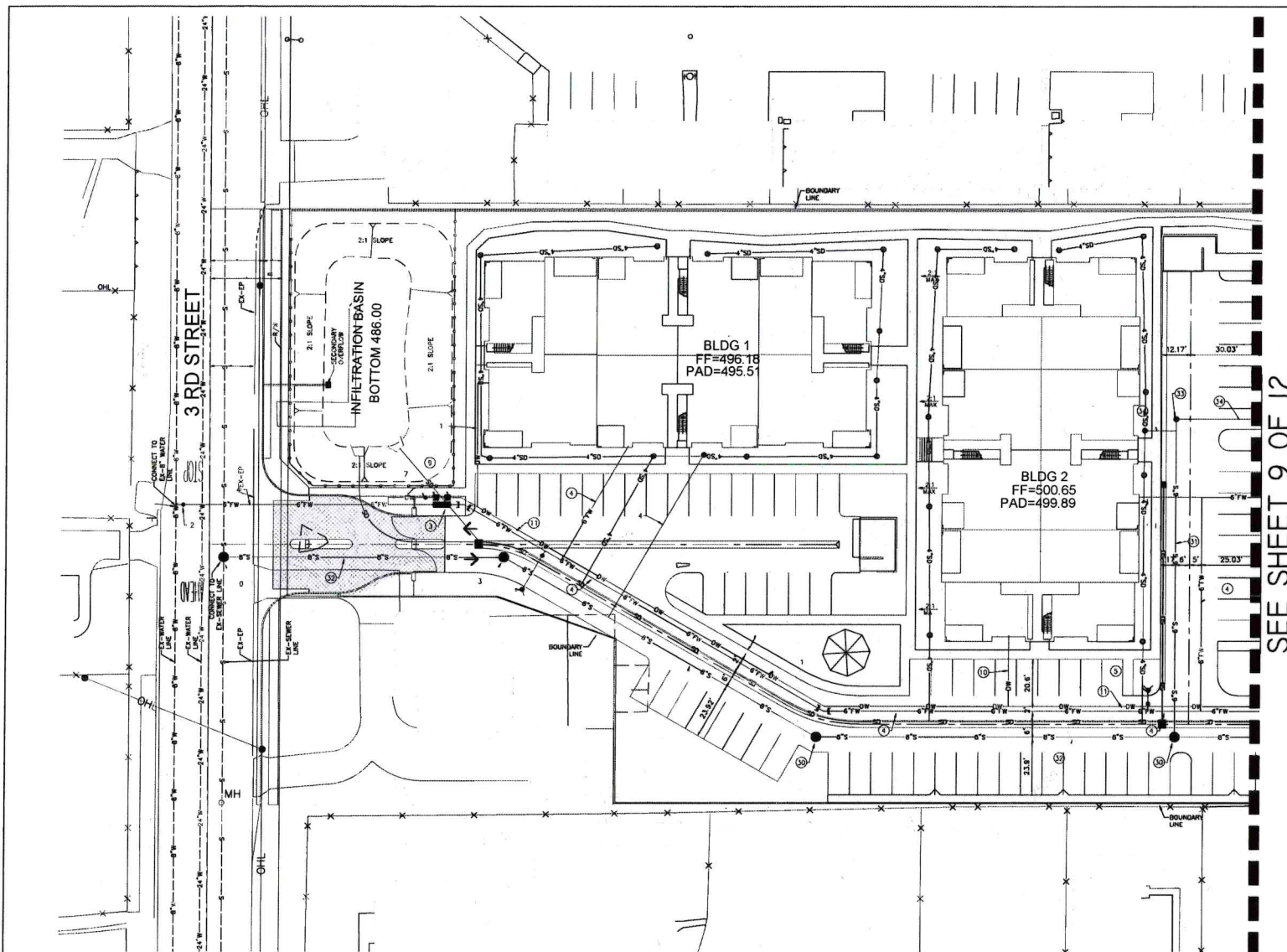
OWNER/CLIENT:
IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



PREPARED BY:
DRP ENTERPRISES LLC
DANIEL PATNEAUD
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
951-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426



NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				



UTILITY CONSTRUCTION NOTES		QTY. EST.
1	INSTALL 6 INCH GATE VALVE PER CITY OF YUCAIPA WATER DISTRICT	1 EA
2	INSTALL 6 INCH FIRE SYSTEM DCDA ASSEMBLY PER CITY OF YUCAIPA WATER DISTRICT	1 EA
3	INSTALL 6 INCH FIRE WATER LINE	3,099 LF
4	INSTALL FIRE HYDRANT PER CITY OF YUCAIPA WATER DISTRICT	2 EA
5	INSTALL 6 INCH FIRE WATER LINE	1 LS
6	INSTALL 4 INCH GATE VALVE PER CITY OF YUCAIPA WATER DISTRICT	1 EA
7	INSTALL 4 INCH WATER SERVICE METER PER CITY OF YUCAIPA WATER DISTRICT	1 EA
8	INSTALL 4 INCH BACKFLOW PREVENTION DEVICE CITY OF YUCAIPA WATER DISTRICT	1 EA
9	INSTALL 2 INCH WATER SERVICE LINE PER 2022 CPC	132 LF
10	INSTALL 4 INCH WATER SERVICE LINE PER 2022 CPC	1110 LF
SEWER CONSTRUCTION NOTES		QTY. EST.
11	INSTALL SEWER MANHOLE PER CITY OF YUCAIPA SD DIST.	6 EA
12	INSTALL 6 INCH PVC SEWER LINE	560 LF
13	INSTALL 8 INCH PVC SEWER LINE	1,140 LF
14	INSTALL SEWER CLEAN OUT	8 EA
15	INSTALL 4 INCH SEWER LATERAL	8 EA

- LEGEND:**
- CENTERLINE
 - PROPERTY LINE
 - EASEMENT
 - PROPOSED SEWER LINE W/MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED FIRE WATER LINE
 - STORM DRAIN LINE
 - EXIST. SEWER LINE W/MANHOLE
 - EXIST. WATER LINE
 - EXIST. WATER LINE
 - FIRE HYDRANT
 - FIRE SYSTEM DCDA
 - GATE VALVE
 - WATER METER
 - BACKFLOW PREVENTION DEVICE



UTILITY PLANS

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
SITE UTILITY PLANS

SUBMITTED BY: _____	DATE: _____
RECOMMENDED FOR APPROVAL BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____
FERMIN G. PRECADO, CITY ENGINEER	
JOB NO. _____	DRAWING NO. _____
SHEET NO. G-8 or G-12 SHEET _____	
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	



OWNER/CLIENT:
IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



PREPARED BY:
DRP ENTERPRISES LLC
DANIEL PATINAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-334-7785
JOANNE C. SINGER RCE 26900
760-625-7426



NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				

JOANNE C. SINGER RCE 26900

DATE

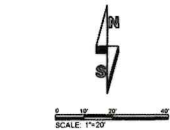
SEE SHEET 8 OF 12

SEE SHEET 10 OF 12

UTILITY CONSTRUCTION NOTES		QTY. EST.
①	INSTALL 6" IN. 8" INCH GATE VALVE	1 EA
②	INSTALL 6" INCH GATE VALVE PER CITY OF YUCAIPA WATER DISTRICT	1 EA
③	INSTALL 6" INCH FIRE SYSTEM OSHA ASSEMBLY PER CITY OF YUCAIPA WATER DISTRICT	1 LS
④	CONSTRUCT 8" INCH FIRE WATER LINE	3,089 LF
⑤	INSTALL FIRE HYDRANT PER CITY OF YUCAIPA WATER DISTRICT	3 EA
⑥	POST TOP INTO 8" INCH FIRE LINE	1 LS
⑦	INSTALL 4" INCH GATE VALVE PER CITY OF YUCAIPA WATER DISTRICT	1 EA
⑧	INSTALL 4" INCH WATER SERVICE METER PER CITY OF YUCAIPA WATER DISTRICT	1 EA
⑨	INSTALL 4" INCH BACKFLOW PREVENTION DEVICE CITY OF YUCAIPA WATER DISTRICT	1 EA
⑩	INSTALL 2" INCH WATER SERVICE LINE PER 2022 CPC	132 LF
⑪	INSTALL 4" INCH WATER SERVICE LINE PER 2022 CPC	1110 LF
SEWER CONSTRUCTION NOTES		QTY. EST.
⑫	INSTALL SEWER MANHOLE PER CITY OF YUCAIPA STD LINE	6 EA
⑬	INSTALL 8" INCH PVC SEWER LINE	540 LF
⑭	INSTALL 8" INCH PVC SEWER LINE	1,140 LF
⑮	INSTALL SEWER CLEAN OUT	8 EA
⑯	INSTALL 4" INCH SEWER LATERAL	8 EA

LEGEND:

- CENTERLINE
- PROPERTY LINE
- EASEMENT
- S— PROPOSED SEWER LINE W/MANHOLE
- DW— PROPOSED WATER LINE
- FW— PROPOSED FIRE WATER LINE
- SD— STORM DRAIN LINE
- S— EXIST. SEWER LINE W/MANHOLE
- W— EXIST. WATER LINE
- FIRE HYDRANT
- FIRE SYSTEM OSHA
- GATE VALVE
- WATER METER
- BACKFLOW PREVENTION DEVICE



UTILITY PLANS

CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
SITE UTILITY PLANS

SUBMITTED BY: _____	DATE: _____
RECOMMENDED FOR APPROVAL BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____
FERMIN G. PRECIADO, CITY ENGINEER	
JOB NO. _____	DRAWING NO. _____
SHEET NO. G-9 OF G-12 SHEET	
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	



OWNER/CLIENT:

IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



EXP. DATE: 3/31/2025

PREPARED BY:

DRP ENTERPRISES LLC
DANIEL PATNEAU
MAILING ADDRESS:
PO BOX 4438
PALM SPRINGS, CA 92263
760-734-7783
JOANNE C. SINGER PCE 26900
760-625-7426

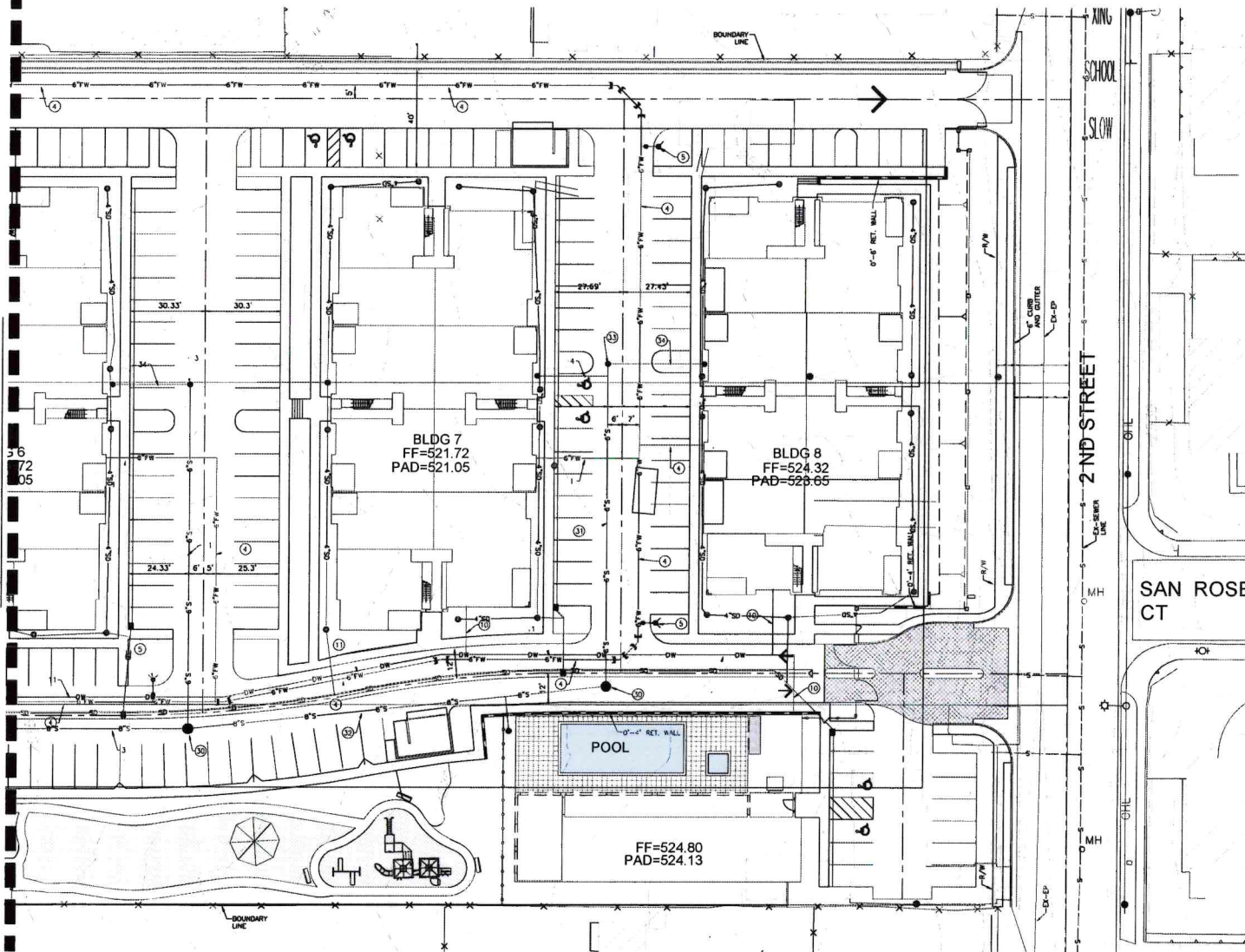
JOANNE C. SINGER PCE 26900



DATE: 1-27-2024

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				

SEE SHEET 9 OF 12



UTILITY CONSTRUCTION NOTES		QTY. EST.
1	INSTALL CUT IN TEE WITH 8 INCH GATE VALVE	1 EA
2	INSTALL 8 INCH GATE VALVE PER CITY OF YUCAIPA WATER DISTRICT	1 EA
3	INSTALL 6 INCH FIRE SYSTEM DODA ASSEMBLY PER CITY OF YUCAIPA WATER DISTRICT	1 LS
4	CONSTRUCT 6 INCH FIRE WATER LINE	3,000 LF
5	INSTALL FIRE HYDRANT PER CITY OF YUCAIPA WATER DISTRICT	3 EA
6	NOT TOP INTO 8 INCH FIRE LINE	1 LS
7	INSTALL 4 INCH GATE VALVE PER CITY OF YUCAIPA WATER DISTRICT	1 EA
8	INSTALL 4 INCH WATER SERVICE METER PER CITY OF YUCAIPA WATER DISTRICT	1 EA
9	INSTALL 4 INCH BACKFLOW PREVENTION DEVICE CITY OF YUCAIPA WATER DISTRICT	1 EA
10	INSTALL 2 INCH WATER SERVICE LINE PER 2022 CPC	130 LF
11	INSTALL 4 INCH WATER SERVICE LINE PER 2022 CPC	1110 LF
SEWER CONSTRUCTION NOTES		QTY. EST.
12	INSTALL SEWER MANHOLE PER CITY OF YUCAIPA STD DMC	6 EA
13	INSTALL 8 INCH PVC SEWER LINE	560 LF
14	INSTALL 8 INCH PVC SEWER LINE	1,140 LF
15	INSTALL SEWER CLEAN OUT	8 EA
16	INSTALL 4 INCH SEWER LATERAL	8 EA

- LEGEND:**
- CENTERLINE
 - - - PROPERTY LINE
 - - - EASEMENT
 - - - PROPOSED SEWER LINE W/MANHOLE
 - - - PROPOSED WATER LINE
 - - - PROPOSED FIRE WATER LINE
 - - - STORM DRAIN LINE
 - - - EXIST. SEWER LINE W/MANHOLE
 - - - EXIST. WATER LINE
 - FIRE HYDRANT
 - FIRE SYSTEM DODA
 - GATE VALVE
 - WATER METER
 - BACKFLOW PREVENTION DEVICE



CITY OF YUCAIPA
13699 3RD ST, YUCAIPA, CA 92399
PRECISE GRADING PLAN
SITE UTILITY PLANS

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
FERMIN G. PRECIGADO, CITY ENGINEER

JOB NO. _____ DRAWING NO. _____

SHEET NO. G-10 OF G-12 SHEET

CITY OF YUCAIPA PUBLIC WORKS
DEPARTMENT ENGINEERING DIVISION



OWNER/CLIENT:
IVANO STAMEGNA
PRESIDENT
NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
MOBILE 714 423-5156



PREPARED BY:
DRP ENTERPRISES LLC
DANIEL PATINEAU
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
209-734-7783
JOHNNIE C. SINGER PCE 26900
760-625-7428



NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				

EXP. DATE: 3/31/2025

JOHNNIE C. SINGER PCE 26900

DATE: 11-27-2024

DRAINAGE, EROSION / DUST CONTROL

1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
2. PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
3. PROVIDE (5) FOOT WIDE BY (1) FOOT HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
4. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
5. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
6. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT FLOODING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
7. DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
8. FUGITIVE DUST CONTROL CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
9. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.

*THE 24 HOUR CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER INDICATED HERE ON THESE PLANS. XXXXX AT (XXX)XXX-XXXX

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRADING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLUOT CONNECTION/DISCHARGE
- NS7 - POTABLE WATER/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT

TEMPORARY SEDIMENT CONTROL

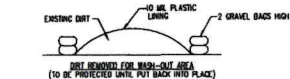
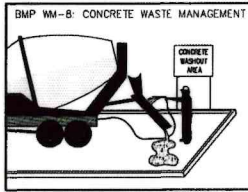
- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DUNE
- SE13 - COMPOST SODS & BERMS
- SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DICES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - RESERVED
- EC14 - COMPOST BLANKETS
- EC15 - SOIL PREPARATION/VIOUGHENING
- EC16 - NON-VEGETATED STABILIZATION



1. ALLOW CONCRETE TO SET, BREAKUP AND DISPOSE OF PROPERLY.
2. EXISTING DIRT TO BE PLACED ON SITE NEAR WASHOUT AREA (SEE DETAIL).
3. UPON COMPLETION OF CONSTRUCTION WASHOUT DITCH TO BE FILLED WITH ORIGINAL DIRT STORED ON SITE FOR DETAIL HEREON.
4. REFILLING MUST BE COMPLETED PER GEOTECHNICAL RECOMMENDATIONS.
5. SEE CONCRETE BASIC MANAGEMENT BMP WM-8 FOR ADDITIONAL INFORMATION.

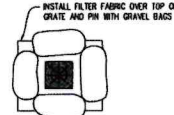
CONCRETE WASHOUT AREA (BMP WM-8)
NOT TO SCALE

DESCRIPTION AND PURPOSE

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE, BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASH-OUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEE AND SUBCONTRACTORS.

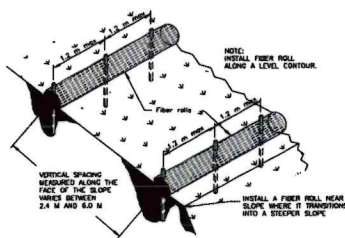
SUITABLE APPLICATIONS

- CONCRETE WASTE MANAGEMENT PROCEDURES AND PRACTICES ARE IMPLEMENTED ON CONSTRUCTION PROJECTS WHERE:
- CONCRETE IS USED AS A CONSTRUCTION MATERIAL OR WHERE CONCRETE DUST AND DEBRIS RESULT FROM DEMOLITION ACTIVITIES.
- SUBJECTS CONTAINING PORTLAND CEMENT CONCRETE (PCC) OR ASPHALT CONCRETE (AC) ARE CREATED, SUCH AS FROM SAW CUTTING, CORING, GRINDING, CHIPPING, AND HYDRO-CONCRETE DEMOLITION.
- CONCRETE TRUCKS AND OTHER CONCRETE-COATED EQUIPMENT ARE WASHED ONSITE.
- WORTH-BOSS STATIONS EXIST.

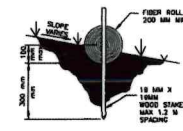


ALL INLET SHALL HAVE GRAVEL BAGS 1 BAG HIGH DURING BLDG CONSTRUCTION PER BMP SE-10

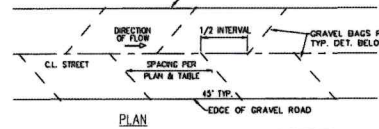
EROSION CONTROL INLET GRAVEL BAG DETAIL
NOT TO SCALE



TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

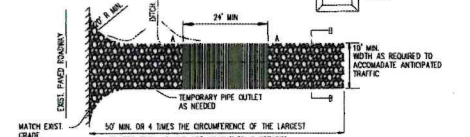
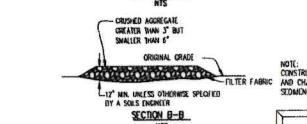
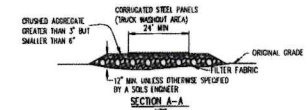


ENTRENCHMENT DETAIL
NOT TO SCALE

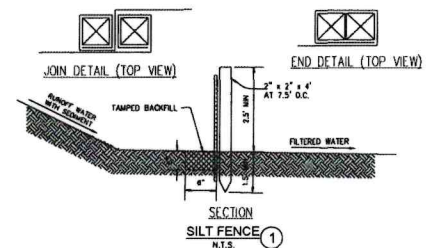


STREET GRADE	LENGTH
LESS THAN 3%	100' O.C.
3% TO 10%	50' O.C.
GREATER THAN 10%	25' O.C.

TYPICAL STREET GRAVELBAG VELOCITY DETAIL
N.T.S.



STABILIZED CONST. ENTRANCE/EXIT DETAIL (BMP TC1)
NOT TO SCALE



SECTION SILT FENCE
N.T.S.



OWNER/CLIENT:

IVANO STAMEGNA
PRESIDENT

NOVA HOMES INC.
1232 VILLAGE WAY,
SUITE A
SANTA ANA, CA 92705
PHONE 714 423-5156



EXP. DATE: 3/31/2025

PREPARED BY:

DNR ENTERPRISES LLC
DANIEL PATNEAUD
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
760-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426

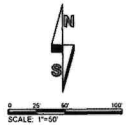
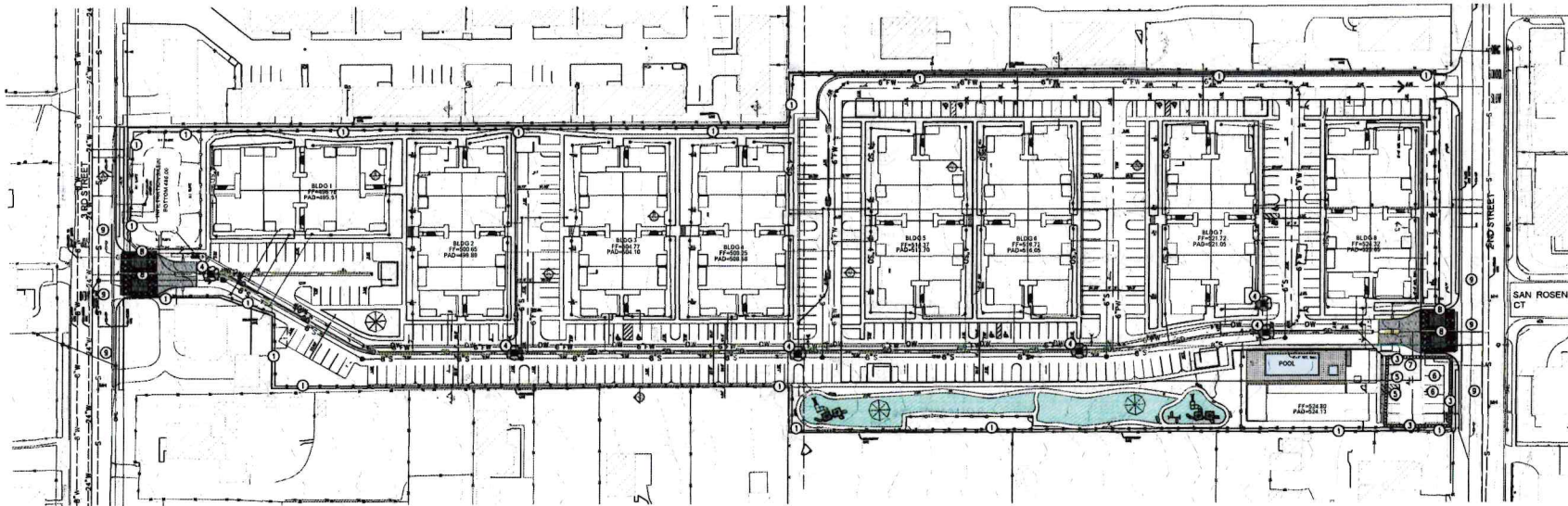
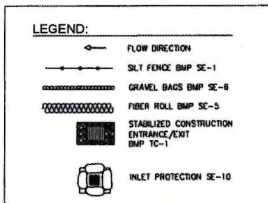


DATE: 3/31/2025

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				

CITY OF YUCAIPA 13699 3RD ST, YUCAIPA, CA 92399 PRECISE GRADING PLAN EROSION CONTROL DETAILS	
SUBMITTED BY: _____	DATE: _____
RECOMMENDED FOR APPROVAL BY: _____	DATE: _____
APPROVED BY: _____ FERMIN G. PRECIADO, CITY ENGINEER	DATE: _____
JOB NO. _____	DRAWING NO. _____
SHEET NO. G-11 OF G-12 SHEET	
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	

EROSION CONTROL CONSTRUCTION NOTES		QTY	UNIT
①	INSTALL SILT FENCE PER CASQA SE-1	5,240	LF
②	INSTALL FIBER ROLL PER CASQA SE-5	NA	LF
③	INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-8 AND DETAIL SHEET C-3	1000	BAGS
④	INSTALL INLET PROTECTION (1 BAG) PER CASQA SE-10 AND DETAIL 4 SHEET C-3	9	BAGS
⑤	INSTALL SOLID WASTE MANAGEMENT PER CASQA WM-3 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	2	EA
⑥	INSTALL WATERPROOFED CONCRETE WASHOUT AREA PER CASQA WM-8 AND DETAIL SHEET C-3, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	2	EA
⑦	INSTALL SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA WM-9 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	2	EA
⑧	INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA TC-1 AND DETAIL SHEET C-3, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	2	EA
⑨	STREET SWEEPING PER BMP SE-7	YES	LS



EROSION CONTROL PLANS

CITY OF YUCAIPA 13699 3RD ST, YUCAIPA, CA 92399 PRECISE GRADING PLAN EROSION AND CONTROL PLAN	
SUBMITTED BY: _____	DATE: _____
RECOMMENDED FOR APPROVAL BY: _____	DATE: _____
APPROVED BY: FERMIN G. PRECIADO, CITY ENGINEER	DATE: _____
JOB NO. _____	DRAWING NO. _____
SHEET NO. G-12 OF C-12 SHEET	
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	



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MOBILE 714 423-5156



EXP. DATE: 3/31/2025

PREPARED BY:
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DANIEL PATNEAU
MAILING ADDRESS:
P.O. BOX 4428
PALM SPRINGS, CA 92263
760-734-7785
JOANNE C. SINGER RCE 26900
760-625-7426



1-27-2024
DLS

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
1				



1232 Village Way, Suite A
Santa Ana, 92705
(714) 423-5156
yucaipainvestmentsgroup@gmail.com

November 06, 2025

Attn: Benjamin Matlock
City of Yucaipa
34272 Yucaipa Blvd
Yucaipa, CA 92399

RE: Yucaipa Meadows Letter of Intent for new 258-unit apartment project across four parcels between 2nd and 3rd Street (13644, 13662, 13682 2nd Street & 13649 3rd Street).

Mr. Matlock,

Yucaipa Investment Group, LLC, is pleased to submit this Letter of Intent for the proposed Land Use Compliance Review to establish Yucaipa Meadows, a 258-unit multifamily apartment complex. The proposed Project will be located on four (4) contiguous parcels north of County Line Road between 2nd and 3rd Street (13644, 13662, 13682 2nd Street & 13649 3rd Street). On May 08, 2023, the City of Yucaipa approved the previous owner's, Acosta Investments, Project (Case No. 22-121/APP/GPA/LUCR to): a General Plan Amendment to modify the property's land use designation from RM-10M to RM-24, an LUCR to allow a 172-unit apartment project with an affordability restriction on 10% of the units toward low income households, and various concessions and waivers to the Development Code requirements. Although the original intent of the owner was to build out the 172-unit Fallbrook Meadows Apartment Project, a shifting economic climate has rendered the Project infeasible to construct, and as such, the new property owner, Yucaipa Investment Group, is now proposing a *new* 258 unit apartment Project in lieu of the 172-unit design in the hopes of actualizing the development and providing more affordable units to the Yucaipa community.

The new, 258-unit design will remain materially unchanged from the previously approved Project with the exception being all eight buildings will feature three stories in lieu of one-and-two stories, and the unit density will increase from 172 units to 258 units. The Project will still have entrances on 2nd and 3rd Street and will provide vast amenities for the residents such as a recreation center for weightlifting and exercise as well as offer space for community meetings, birthdays, and anniversaries. Outdoor recreation will consist of a swimming pool, dog park, BBQ area, multiple gazebos with seating areas, exercise paths, and a children's play area complete with swings, monkey bars, and a tot lot.



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yucaipainvestmentsgroup@gmail.com

The Project site is designated as RM-24, which allows multi-family dwelling units to be developed at a density of 24 dwelling units per acre (DU/AC); however, to design a project that is feasible to construct, the housing density must be increased. To achieve this, the Project is proposing to covenant 15% of the total units to be available to low-income households, which allows the Project to receive a 27.5% density bonus pursuant to Government Code Section 65915, the Density Bonus Law. The subject property is 8.39 gross acres and when multiplied by 24 DU, allows 202 total units when rounded up. In applying the density bonus, 202 DU multiplied by 1.275%, the project may yield up to 258 overall dwelling units. To provide the Project with the requested density bonus, the Project must receive concessions and waivers to the development Code. Pursuant to Government Code Section 65915, Projects that dedicate at least 10% of the units toward low-income households may receive one (1) concession or incentive to Development Code Requirements as well as waivers necessary in order to approve the project with the density and concessions requested. Specifically, Yucaipa Investment Group is requesting a concession to reduce the RM-24 land use district requirement for building separation between front-to-front facing residential structures from 35 feet to 30 feet. Yucaipa Investment Group is also requesting a Reduction to the required unit mix to allow for 51% of the units to be provided as one-bedroom units in lieu of the maximum 35% requirement and a Reduction to the minimum parking stall length from 19 feet to 18 feet. The requested Reduction to unit mix is necessary to the Project as the inclusion of additional two-and-three bedroom units would require either additional floor area or a fourth story, which the subject property does not have the land area to dedicate for the expanded footprint a different unit mix would require and the Project cannot go another story taller because it is already near the maximum prescribed height for the RM-24 land use district. Further, the requested waiver to reduce the minimum parking stall length from 19 feet to 18 feet is necessary to maintain a safe and functional internal circulation throughout the Project. Requiring 19-foot stalls would either result in drive aisles narrower than the 24-foot minimum needed for emergency access or would force a shift in the overall site layout that eliminates the Projects ability to preserve the requested 30-foot building separation or create other areas throughout the plan that would not meet the Development Code requirements. Through strict application of the Development Code by requiring a 35% cap on the number of one-bedroom units and 19-foot-long parking stalls would preclude the Project from being developed at the density and with the requested concessions, and as such, the proposed waiver is necessary to provide feasible affordable housing to the Yucaipa Community.

As construction of the Project commences, the Project is anticipated to be completed in four (4) phases. Phase 1 will include the construction of Buildings 7 & 8, the recreation center, main recreational park, all perimeter walls and gates, and portions of the internal drive aisle and parking spaces. Phase 2 will include construction of Buildings 5 & 6, a pocket park, and portions of the internal drive aisle and parking spaces. Phase 3 will include the construction of Buildings 3 & 4 and portions of the internal drive aisle and parking spaces. Phase 4 will include construction of Buildings 1 & 2 and the remaining parks and parking areas. Construction of the income-restricted units will commence concurrently and proportionally with the market rate units as eight (8) affordable units will be constructed in each of Phases 1, 2, and 3, and seven (7) affordable units will be constructed within the final phase.



1232 Village Way, Suite A
Santa Ana, 92705
(714) 423-5156
yucaipainvestmentsgroup@gmail.com

If you have any questions regarding the proposed Project, please reach out.

Sincerely,

A handwritten signature in blue ink, which appears to read "Ivano Stamegna", is written over the typed name and title.

Ivano Stamegna
Managing Member
Yucaipa Investment Group
(714) 423-5156



YUCAIPA INVESTMENT GROUP



1232 Village Way, Suite A
Santa Ana, 92705

(714) 423-5156

yucaipainvestmentsgroup@gmail.com

Yucaipa Meadows Apartments - Waivers & Concessions Requested			
Requirement Title	Required	Proposed	Met, Concession, or Waiver
Site Standards			
Max. Structure Height	45'	41' 7"	Met
Max. Lot Coverage	60%	63.00%	Met
Max. Building Coverage	50%	23.20%	Met
Front Yard Setback	35' Min; 40' Avg.	30' & 69'	Met
Side Yard Setback	20'	20'	Met
Rear Yard Setback	20'	20'	Met
Max. Housing Density	24 DU/AC	30.75 DU/AC	Per Gov. Code § 65915, Project requests density bonus increase
Parking			
1, 2, or 3 bedroom, guest, and Handicapped parking spaces	1.0 spc/1-bedroom; 1.5 spc/2-3 bedroom	1.0 spc/1-bedroom; 1.5 spc/2-3 bedroom	Per Dev. Code § 83.010730 parking reductions requested.
100% to be covered with 50% within enclosed garage	321 parking spaces may be provided as uncovered, covered, enclosed garage, or tandem	365 uncovered spaces total	Per Dev. Code § 83.010730 housing development may provide on-site parking through tandem or uncovered parking.
Parking Stall Size	Standard 9' x 19'; Compact 7.5' x 15' (max 25%)	Standard 9' x 18'; Compact 9' x 16' (92 spc/25%)	Reduction requested
Dwelling Units			
Min. 1-Bedroom Size	650 SF	650 SF	Met
Min. 2-Bedroom Size	800 SF	1,039 sf	Met
Min. 3-Bedroom Size	900 SF	1,472 SF	Met
Max. % of 1-Bedroom Units	0.35	0.51	Reduction requested
Private Open Space	1st Floor: 150 SF ; 2nd/3rd Floor: 100 SF combined	1-Bedroom : 150 SF min. 2-Bedroom: ~130 SF	Met
Amenities			
Oversized Closet	Yes	Provided	Met
Waher/Dryer in Unit	Yes	Provided	Met
Decorative Doors	Yes	Provided	Met
Site Amenities			
Outdoor Open Space (excluding parking area, driveway, etc.)	0.4	0.4	Met
Exterior Lockable Storage located outside of dwellin gunit at grade or floor level	125 Ft ³	170 Ft ³ Min.	Met

LAND USE COMPLIANCE REVIEW

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. An Architectural Review and Land Use Compliance Review for a new multi-family residential project located within the RM-24 (High Density Multiple Residential) zoning district. The project proposes the development of 258 multi-family dwelling units on approximately 8.39 acres, including thirty-nine (39) low-income affordability units provided pursuant to the State Density Bonus Law. The project includes the construction of multiple residential buildings with a maximum height of approximately 41 feet, 2 inches, and incorporates a three-story building design. Site improvements include associated parking facilities, community and private open-space amenities, landscaping, and other related on-site improvements consistent with the City's Development Code and Multi-Family Design Guidelines. To support the project density, the applicant proposes an affordability component that qualifies the development for a density bonus under California Government Code § 65915 (Density Bonus Law). The affordability commitment allows additional units above the base RM-24 density. The specific affordability levels, income categories, and final unit mix shall be detailed in a Density Bonus Agreement, which shall be recorded prior to issuance of building permits. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.
3. This Architectural Review and Land Use Compliance Review shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon



AGENDA REPORT

DATE: Planning Commission Meeting of December 17, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Katie Syme, Development Services Technician *KA*

SUBJECT: **Brian Myers** (Case Nos. PLN-PHE-25-0013, PLN-ADU-25-0004): A Land Use Compliance Review and Special Use Permit for the Architectural Review of a 1,200 sq. ft. Accessory Dwelling Unit (ADU) and combined 250 sq. ft. patio additions to an attached 664 sq. ft. garage at 13174 6th Place; APN: 0318-192-82.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the architectural design of the proposed accessory structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and
- D) Direct staff to file a Notice of Exemption.

BACKGROUND:

Area Land Use Designations; Improvement Levels; and Existing Land Uses:

Site:	RS-72C (Single Residential; 7,200 square foot minimum)	IL-2	Single-family residence
North:	RS-72C	IL-2	Single-family residence
South:	RL-2.5 (Rural Residential; 2.5 acre minimum), FW (Floodway)	IL-3	Single-family residence
East:	RM-72C (Multiple Residential; 7,200 square foot minimum)	IL-2	Single-family residence, Mobile home community
West:	RS-72C	IL-2	Single-family residence

DISCUSSION:

Special Use Permit for Architectural Review:

The applicant has submitted a Special Use Permit for the Architectural Review of a 1,200 square foot Accessory Dwelling Unit (ADU) with combined 250 square feet of patios and a 16-foot tall, 664 square foot garage that is proposed to be constructed on a single residential property. The ADU and patio additions are ministerial and do not require a public hearing; however, the combined square footage of the structure with the attached garage requires a Special Use Permit under Development Code Sections 84.0570(c)(3) and 84.0645(a). Pursuant to Development Code Sections 84.0645(a), any detached structure larger than 1,200 square feet, more than 20 feet in height, or of an unconventional design, such as a metal garage, would first be required to obtain a Special Use Permit for approval of the architectural design from the Planning Commission. However, the City's local ADU requirements found under Section 84.0570(c)(3) allows a detached ADU structure to "exceed 1,200 square feet to provide enclosed parking consisting of no more than 400 square feet or to provide additional non-habitable architectural features, such as a patio cover, of no more than 250 square feet without the requirement of a Special Use Permit review."

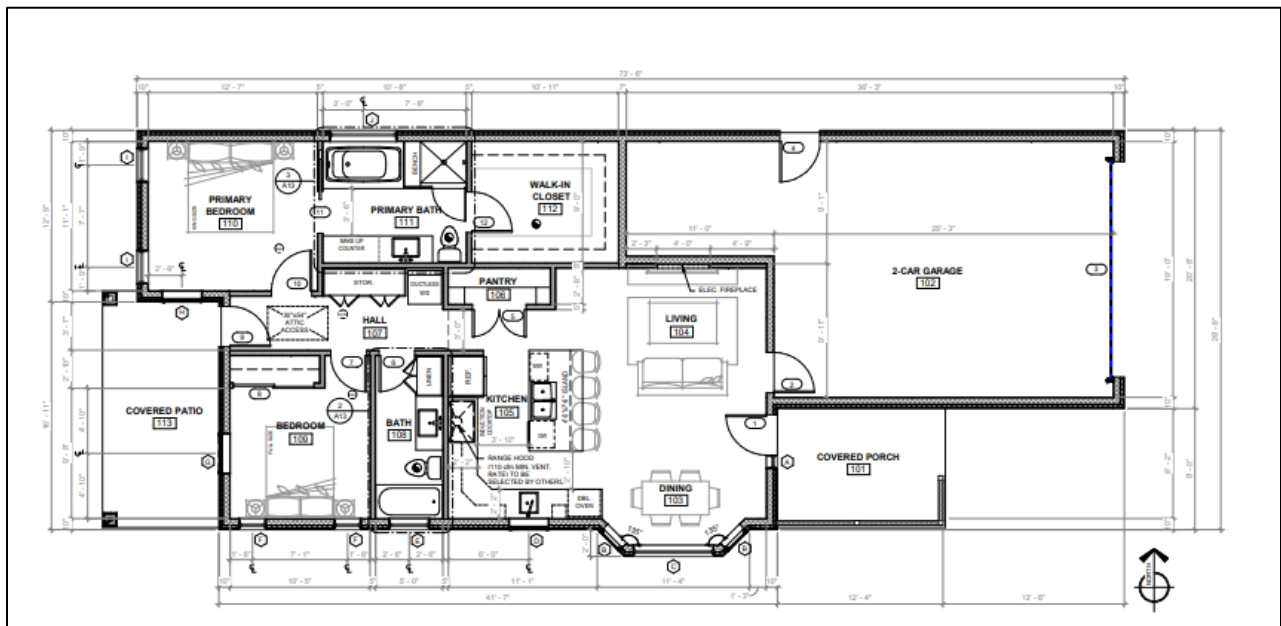
The 2,114 square foot accessory structure is proposed to be constructed on a 0.68-acre parcel located at 13174 6th Place in the RS-72C (Single-Residential, 7,200 square foot minimum lot size) Land Use District with a mix of residential land use types generally surrounding the site. The proposed structure is intended to provide personal storage for the future residents of the ADU. The property is currently improved with a one-story residence that provides 1,800 square feet of living space and 661 square feet of non-habitable space (i.e. architectural features, etc.) on-site. There is also a separate 952 square foot detached structure located at the rear of the site.

The accessory structure will feature a gable roof with the structure's peak height measuring at 16 feet. The exterior elevations include 'Cool Antique Slate' asphalt shingle roofing, 'Lunar Surface' painted stucco siding, and 'Fir Wood' painted trim and fascia. The proposed structure also includes a rear patio with a covered porch and garage entrance along the street-facing side. Similar to other SUP/ARC projects, the proposed architectural elements will best ensure compatibility with the home and other neighboring residential land uses, especially as the structure would be visible from 6th Place.

RENDERING OF PROPOSED STRUCTURE ELEVATIONS:



RENDERING OF PROPOSED STRUCTURE FLOOR PLAN:



The structure is proposed to be constructed along the northern portion of the property, approximately 10 feet from the primary residence, 4 feet from the side/north property line, 88 feet from the side/south property line, 25 feet from the front/east property line, and 132 feet from the rear/west property line. Ingress and egress will be provided by a new driveway at the front of the property along 6th Place. Pursuant to the Development Code, the structure shall meet all development standards associated with the Single-Residential Land Use District and state law regarding ADUs.

Processing and Procedural Actions:

Notices of the Project were sent to all surrounding contiguous property owners, and no comments were received.

Staff is recommending that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the CEQA Guidelines (Class 3 – Small Structures), as the Project consists of an accessory dwelling unit, patios, and garage that are subordinate in size to the primary residence. The approval of the ADU and patio additions are ministerial and do not require a public hearing; however, the combined floor area with the attached garage requires a Special Use Permit per Development Code Section 84.0570(c)(3).

CONCLUSION:

The Project meets the standards for access and site design. The required findings and Conditions for approval of the Special Use Permit for the accessory structure have been provided.

Attachment(s):

1. Findings for Special Use Permit
2. Land Use & Location Map
3. Site Photos
4. Conditions of Approval
5. Site Plan and Building Elevations

Approved by:

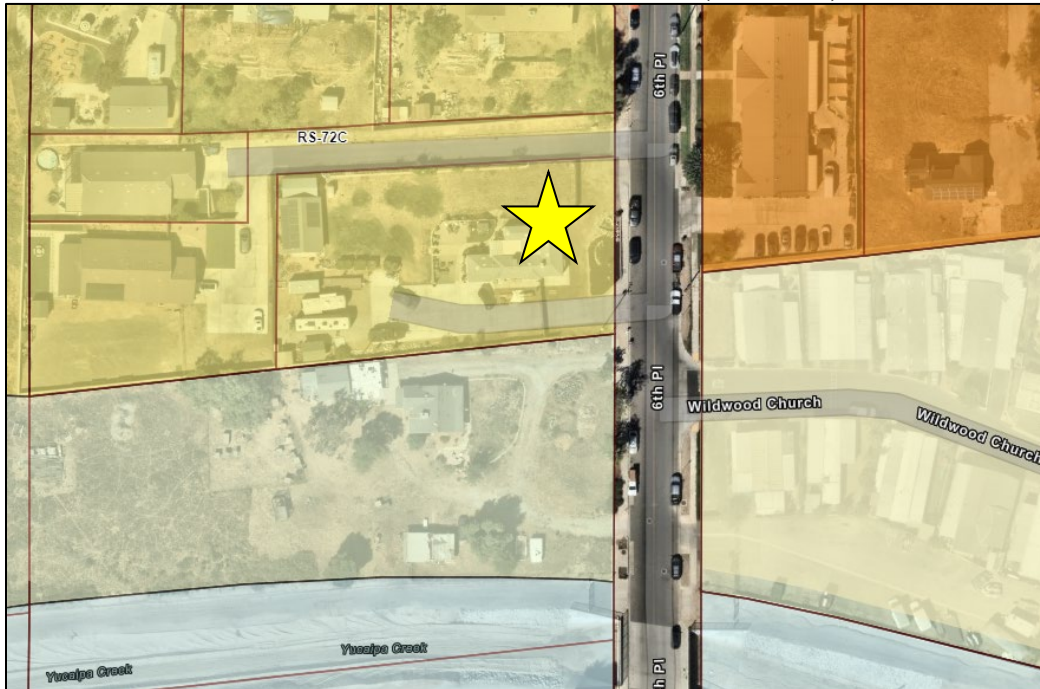


Benjamin Matlock, Deputy Director of Development Services/City Planner
Development Services Department

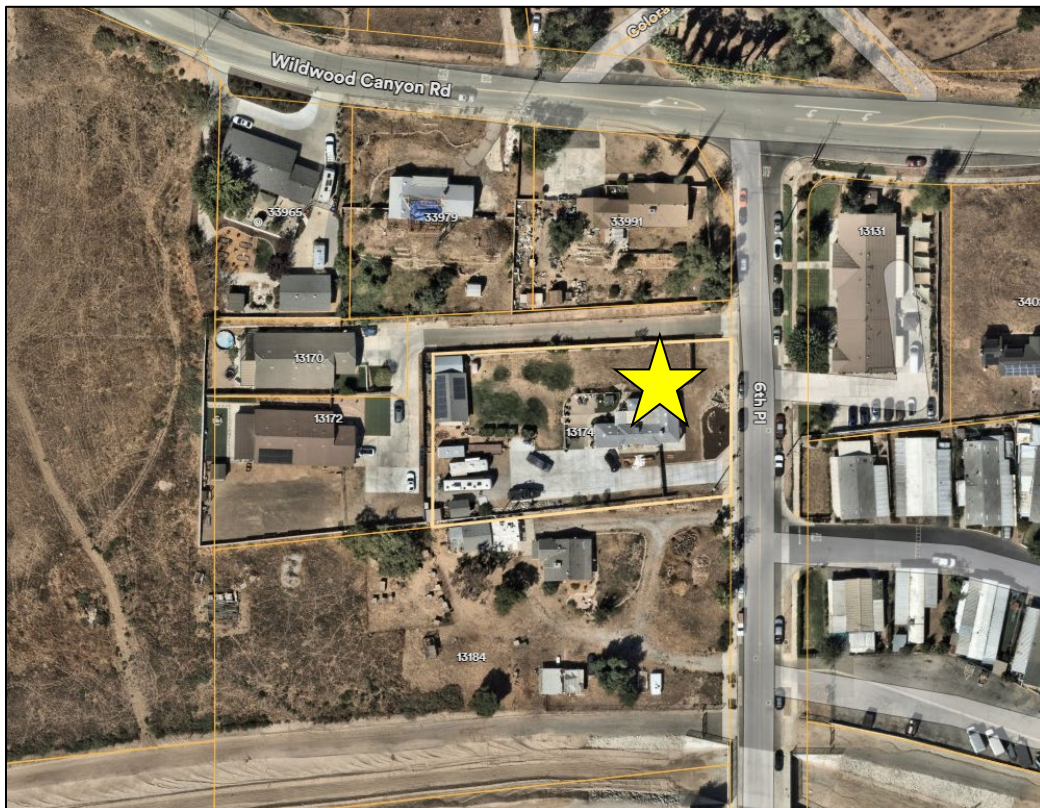
FINDINGS: SPECIAL USE PERMIT NO. PLN-PHE-25-0013

1. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, building coverage, parking area, and other requirements of the Code, because the subject property is 0.68 acres in size and is adequate in area to accommodate the accessory structure.
2. The accessory structure will be subordinate in size to the existing single-family residence. Its location and appearance are minimized as the structure will be 25 feet away from the street, with its primary appearance resembling the existing residence. Additionally, the color of the structure complements the property's existing residence to provide greater compatibility for the site and the other surrounding residential land uses.
3. Issuance of the permit shall not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and district in which the use is located, because the lawful conditions and building code requirements required for this structure to be built will ensure adequate circulation, drainage, and fire protection.
4. The appearance of the detached accessory structure and the method of construction are compatible with the surrounding built environment, because the building is compatible in size and height with surrounding houses and accessory structures, and will be required to obtain a building permit, ensuring that it has been built consistent with conceptual plans to be more compatible with the existing single-family residence on-site.

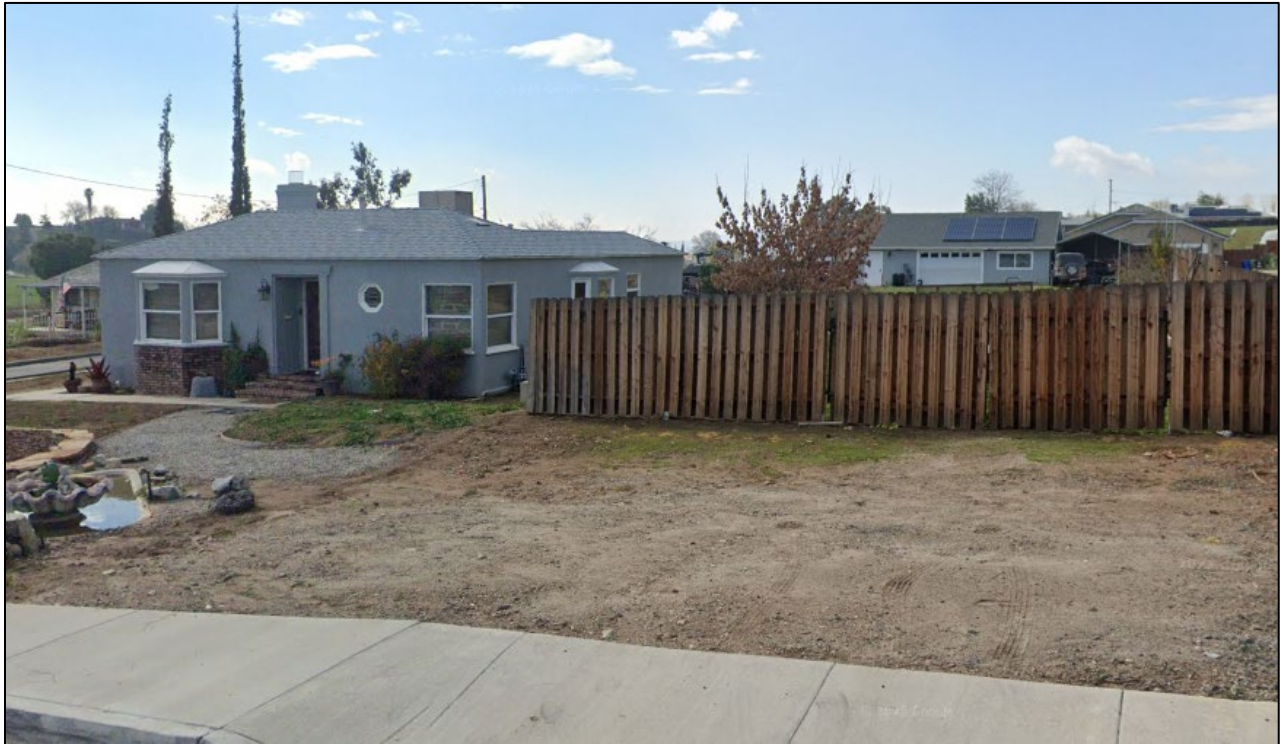
LAND USE: SINGLE-RESIDENTIAL (RS-72C)



SITE LOCATION:



SITE PHOTOS:





Applicant Name: Brian Myers
Case Nos. PLN-PHE-25-0013 & PLN-ADU-25-0004
Conditions of Approval; 12-17-2025

LAND USE COMPLIANCE REVIEW & SPECIAL USE PERMIT

CONDITION – Note: The **gold** header which each Condition falls under is the timing metric for establishing when that Condition shall be satisfied.

**DATE SATISFIED &
STAFF INITIALS**

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 252

1. This Land Use Compliance Review is for a 1,200 sq. ft. Accessory Dwelling Unit (ADU) and 250 sq. ft. patio additions and this Special Use Permit is for the Architectural Review of the attached 664 sq. ft. garage at 13174 6th Place; APN: 0318-192-82. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.
3. This Land Use Compliance Review and Special Use Permit shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon written request and submittal of the appropriate fee not less than 30 days prior to the date of expiration. **PLEASE NOTE:** this will be the only notice given for the above specified expiration date. **The applicant is responsible for the initiation of an extension request.**
4. All conditions of this Land Use Compliance Review and Special Use Permit are continuing conditions. Failure of the applicant and/or operator to comply



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	with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.	
5.	The applicant/owner shall maintain in good condition at all times all permanent plantings as identified on the approved landscape plan.	
6.	All new utility lines shall be placed underground.	
7.	New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use of renewable organic waste products such as compost and mulch where applicable.	
8.	Projects rehabilitating an existing landscape area of 2,500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use of renewable organic waste products such as compost and mulch where applicable.	
9.	Compost and mulch made by the City's franchised hauler, Yucaipa Disposal, Inc. (909) 797-9125, or other designee from recovered organic waste products pursuant to 14 CCR Section 18993.1 shall take precedence over inorganic or virgin forest products when available locally.	
10.	Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.	
11.	Parking requirements shall be maintained at all times.	
12.	Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b).	
13.	The ADU may be rented, subject to the limitations on short term rentals, but shall not be sold, transferred or assigned separately from the primary dwelling unit. The ADU shall not be used for short-term rentals for less than thirty days.	
<u>FIRE DEPARTMENT (909) 797-2489 EXT. 246</u>		
14.	This project is protected by the Yucaipa Fire Department / CalFire. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Marshall for verification of current fire protection development requirements. All new construction shall comply with the adopted California Fire Code and all applicable statutes, codes, ordinances, standards and policies of the Yucaipa Fire Department/CalFire.	



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15.	Fire Department access roads and/or public/private streets and residential driveways shall have a minimum vertical clearance of thirteen (13) feet and six (6) inches.	
16.	Fire Department access roadways and/or public/private streets and driveways shall not exceed 12% grade (please note: Engineering Division requirements may be more restrictive).	
17.	Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 1,000 at 20 psi residual; for 2 hour duration A reduction in the required fire flow rate may be allowed per the exceptions specified in the California Fire Code. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.	

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PLANNING DIVISION (909) 797-2489 EXT. 252

18.	Provide detailed building elevations including materials, finishes, colors, and signage for all buildings for Planning Division review and approval prior to issuance of building permits. Building elevations shall be consistent with those approved by the Planning Commission.	
19.	The enrollment of the Yucaipa Joint Unified School District is severely impacted by new development. To mitigate the impact of this project, developer shall pay such taxes as are required by the Yucaipa Joint Unified School District Community Facilities District No. 1, and any other fees assessed by Government Code Section 53080, and 65995-65997.	
20.	The City of Yucaipa has implemented development impact fees for various infrastructure and capital facilities needs generated by new development. These fees will provide for various capital facilities including, but not limited to, roads, parks, flood control and drainage, public facilities, and fire fighting facilities. This project shall be subject to all such development impact fees which are in effect at the time building permits are issued.	
21.	Water service and sewage disposal shall be by Yucaipa Valley Water District. Prior to issuance of building permit, submit water purveyor and sewer service letter to Building and Safety prior to Building Permit issuance.	
22.	A notarized ADU Deed Restriction shall be completed and recorded prior to Building Permit issuance.	



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FIRE DEPARTMENT (909) 797-2489 EXT. 246

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| 23. | Applicant-developer shall provide the Fire Department with a letter from the water company serving the project-development, verifying that financial arrangements have been made and bonds posted for the required Fire Department approved water improvements. | |
| 24. | A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. | |

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263

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| 25. | This project will require one or more building permits. Permits will require a complete permit application and complete building plans to be submitted for approval prior to commencement of work. | |
| 26. | The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes, California Energy Codes, California Accessibility Codes, and Yucaipa Municipal Codes as adopted by the City of Yucaipa. | |
| 27. | Per Yucaipa Valley Water District regulations, no waste line cleanouts or back water valves shall be installed inside a garage. | |
| 28. | Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, trellises, gazebos, block walls, signage, and storage buildings. | |
| 29. | Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer. | |
| 30. | <p>Landscape and irrigation plans prepared by a Registered Landscape Architect for the planting (drought tolerant landscaping shall be utilized to minimize water consumption) and permanent irrigation system for the development, including setback areas and parkways, shall be submitted to the Building & Safety Division for review and approval. Said plans must be consistent with the City of Yucaipa Landscape Design and Installation Guidelines and include the following details:</p> <p>A. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., to be shown on the plan and screened with landscaping and/or decorative fencing/trim.</p> <p>B. A permanent automatically-controlled irrigation system.</p> | |



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- C. Landscaping shall consist of drought tolerant vegetation appropriate to the local climate. Trees, shrubs and ground covers in the following quantities shall be required as follows:
1. Tree planting (15 gallon size):
 - a. 1 for each 600 sq. ft. of total landscaped area (one required, minimum);
 - b. 80% of total trees required to be 15 gallon;
 - c. 1 for every 12 parking stalls;
 2. 24 to 96 inch box trees:
 - a. 20% of total trees required (one required, minimum).
 3. Tree Spacing/location:
 - a. small trees: 20 feet O.C. max.;
 - b. large trees: 30 feet O.C. max.;
 - c. street trees: 15 gal. min./30 feet O.C. max.;
 - d. min. 6 feet from curbs, paving and sidewalks; trees in parkway between sidewalk and curb shall be provided with a linear root barrier.
 4. 5 gallon shrubs:
 - a. 60% of total shrubs required to be 5 gallon;
 - b. 10 for each 300 sq. ft. of landscaped area.
 5. 1 gallon shrubs:
 - a. 40% of total shrubs required.
 6. Ground Cover:
 - a. Drought tolerant adapted when mature, or native;
 - b. Maximum spacing: 12 inches O.C., or as suitable for planting material;
 - c. Hydroseeding (establish recommended mixture); specify weight or volume per unit area.
- D. Parking/vehicular circulation areas screened with landscaped berms adjacent to streets.
- E. Landscape detail of trash enclosures, to be located within 200 ft. of building pad.
- F. All walls and fences shall be shown, at the top of slope (if applicable), with the style, design, materials, and colors indicated.



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| <p>G. Design features to direct storm water run-off into landscaped pervious areas to achieve percolation into the ground before run-off flows reach the public right-of-way.</p> <p>H. Detector-check valve assembly screening and camouflage, which shall include landscaped berms and/or depressions, shrub screening, and the painting of the equipment to match the landscaping. The height of the equipment shall not exceed the minimum ground clearance established by the applicable code. It is not permitted to be located within the front yard building setback area, unless otherwise approved by City Inspector.</p> | |
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SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:

FIRE DEPARTMENT (909) 797-2489 EXT. 246

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| <p>31. Residential driveways shall be paved (asphalt/concrete) and shall have a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 12% in grade.</p> | |
| <p>32. Manual operated gates across Fire Department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated ("Knox" type) locks. For automatic gates, a "Knox" keyed emergency access switch shall be installed at location determined by Fire Department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "Knox box" request forms are available from the Fire Department.</p> | |
| <p>33. Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of 4" height, 3/8" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.</p> | |
| <p>34. Smoke detectors, hard wired with battery back-up, shall be installed in all sleeping areas and in all hallways leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways.</p> | |
| <p>35. Carbon Monoxide detectors shall be installed pursuant to manufacturer specifications. See installation requirements in CRC R315.</p> | |



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36.	The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.	
37.	Water heater (fuel fired) shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor.	
38.	A one-hour fire rated, solid core, self-closing and latching door shall be installed between an attached garage and living space.	
PLANNING DIVISION (909) 797-2489 EXT. 252		
39.	Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.	
40.	The structure shall be materially consistent with the approved Building Elevations and shall complement the primary residence.	

MYERS ADU

13174 6TH PL. YUCAIPA, CA 92399

REFERENCE COVERED PORCH PERMIT# BLD-RPCT-25-0026

GOVERNING CODES

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CENC)
2024 YUCAIPA MUNICIPAL CODE

GENERAL NOTES

- SEPARATE PERMITS ARE REQUIRED FOR RETAINING WALLS OR BLOCK FENCE WALLS, GRADING WORK, SWIMMING POOLS, DEMOLITION, AND FIRE SPRINKLER SYSTEMS.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THE SITE PLAN.
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- WHEN REQUIRED BY THE BUILDING OFFICIAL, PROPERTY LINES SHALL BE ESTABLISHED IN THE FIELD BY A LICENSED SURVEYOR.
- PROVIDE TWO (2) PERCENT MINIMUM POSITIVE DRAINAGE AWAY FROM PROPOSED STRUCTURES.
- THE CONTRACTOR SHALL VISIT THE PROJECT AREAS AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. HE SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. HE SHALL NOTIFY THE CITY OF ANY CONDITIONS REQUIRING CORRECTION OR MODIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL WORK ON THE SITE.
- ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DIMENSIONS SHALL BE VERIFIED IN THE FIELD PROCEEDING WITH THE WORK. THE CONSTRUCTION MANAGER SHALL BE NOTIFIED OF ANY CORRECTIONS REQUIRED.
- THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS; AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION. ALL CONTRACTORS SHALL COMPLETE THEIR SCOPE OR WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THE WORKDAY, CONTRACTOR SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE PROJECT AREA, AND ALL THEIR TOOLS, AND SURPLUS MATERIALS AND SHALL LEAVE THE JOB BROOM CLEAN.
- THE PROJECT SITE SHALL BE KEPT NEAT AND ORDERLY. TRASH AND DEBRIS GENERATED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED FROM THE PROJECT SITE ON A REGULAR BASIS.
- THE CONTRACTOR SHALL PROVIDE PROPER ANCHORAGE OF ALL EQUIPMENT AND ASSEMBLIES SHOWN HEREIN IN ACCORDANCE WITH TRADE AND INDUSTRY STANDARDS AND ALL GOVERNING CODES AND ORDINANCES.
- WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF PRACTICE FOR EACH TRADE.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE AS REQUIRED.
- ALL DISSIMILAR METALS SHALL BE SUFFICIENTLY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

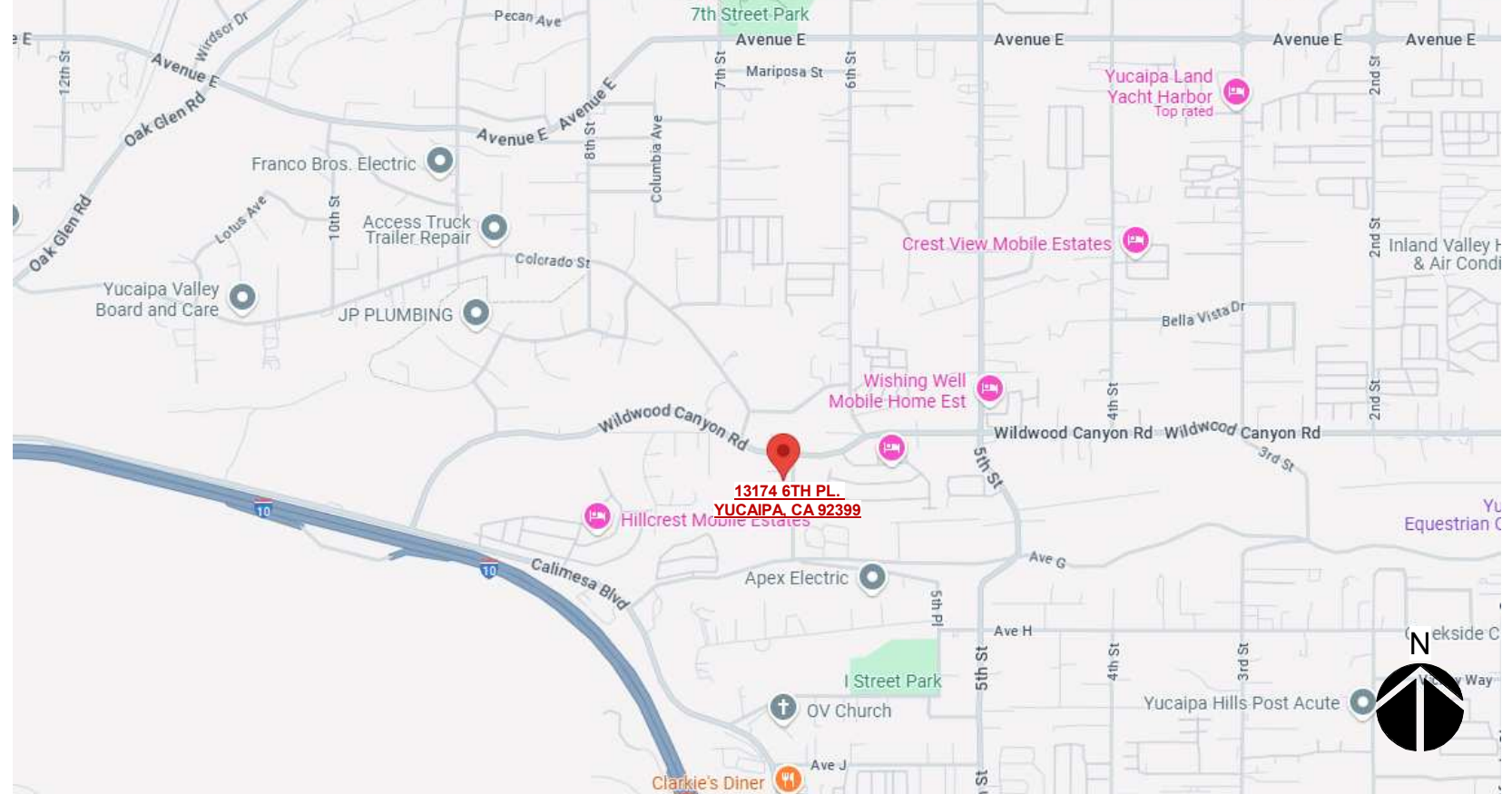
MATERIALS & SYMBOLS LEGEND

	LAWN		SECTION DRAWING NUMBER SHEET NUMBER
	PAVED STONE		DETAIL DRAWING NUMBER SHEET NUMBER
	COMPOSITION SHINGLE		ELEVATION(S) ELEVATION LETTER DRAWING NUMBER SHEET NUMBER
	CERAMIC TILE		ROOM NUMBER REFER TO FINISH SCHEDULE
	EARTH		WINDOW LETTER TYPE OF WINDOW - SEE SCHEDULE
	CRUSHED ROCK		DOOR NUMBER TYPE OF DOOR - SEE SCHEDULE
	SAND OR PLASTER		GRID LINES DIMENSION REFERENCE LINES GRID NO. OR LETTER
	CONCRETE		NORTH ARROW
	METAL / STEEL		KEYNOTE KEYNOTE NUMBER
	FINISHED WOOD		REVISION REVISION NUMBER
	WOOD FRAMING		
	WOOD FRAMING		
	PLYWOOD		
	BATT INSULATION		
	GLASS		
	FOAM		

PROJECT TEAM

OWNER BRIAN & DEBRA MYERS 13174 6TH PL. YUCAIPA, CA 92399 mrbrianmyers@verizon.net (909) 253-8561	PROJECT DESIGNER MJM DESIGN GROUP MANNY MONTES 4121 PURCELL DR. LOS ANGELES, CA manny@mjmdg.com (323) 253-0506
STRUCTURAL ENGIN. WPH ENGINEERING, LLC. PHILIP PHAN 411 E. HUNTINGTON DR. STE. 313 ARCADIA, CA 91006 wph@wphengineering.com (626) 658-7974	MECH. TITLE 24 ENGIN. PERFECT DESIGN & DEVELOPMENT, INC. RAYMOND M. ZHONG, P.E. 2416 W. VALLEY BLVD. ALHAMBRA, CA 91803 perfectaa2@gmail.com (626) 289-8808
UTILITY PROVIDERS GAS - Southern California Gas Company (877) 238-0092 ELECTRIC - Southern California Edison (800) 655-4555 WATER - South Mesa Water Company (909) 795-2401 SEWER - Yucaipa Valley Water District (909) 797-5117	

VICINITY MAP



ABBREVIATIONS

& @ C P # (E) (N) (P)	And At CenterLine Property Line Pound or Number Existing New Proposed	F.E.C. F.H.C. F.F. FIN. FL. FLASH. FLUOR. FRF. F.S. FT. FTG. FURR. FUT.	Fire Extinguisher Cab. Fire Hose Cabinet Finish Floor Finish Floor Flashing Fluorescent Fireproof Fire Sprinkler Foot or Feet Footing Furring Future	PRCST. PL. P.LAM. PLAS. PLWD. PR. PT. PN.	Pre-Cast Plate Plastic Laminate Plaster Plywood Pair Point Partition
ACOUS. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	Acoustical Adjacent Aggregate Aluminum Approximate Architectural Asbestos Asphalt	GA. GALV. G.B. GL. GND. GR. GYP.	Gauge Galvanized Grab Bar Glass Ground Grade Gypsum	Q.T.	Quarry Tile
BD. BLDG BLK. BLKG BM BOT.	Board Building Block Blocking Beam Bottom	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Hour Height	R. RAD. R.D. REF. REFR. REGTR. RENIF. REQ. RM. R.O. RWD.	Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Room Rough Opening Redwood
CAB. C.B. CEM. CER. C.I. CLG. CLK'G CLO. CLR. COL. CONC. CONN. CONSTR.	Cabinet Catch Basin Cement Ceramic Cast Iron Ceiling Calking Closet Clear Column Concrete Connection Construction Continuous Counter Center	KIT.	Kitchen	S. S.C. SCHEDULE. SECT. SH. SHR. SHT. SIM. SPEC. SQ. STA. STD. STL. STOR. STRAL. SUSP. SYM.	South Solid Core Schedule Section Shelf Shower Sheet Simlar Specification Square Stainless Steel Station Standard Steel Storage Structural Suspended Symmetrical
DBL. DEPT. D.F. DET. DIA. DIM. DN. DWR. DS. DWG.	Double Department Drinking Fountain Detail Diameter Dimension Down Drawer Downspout Drawing	LAB. LAM. LAV. LKR. LT.	Laboratory Laminate Lavatory Locker Light	TRD. T.B. T.C. TEL. TER. T.&G. THK. T.P. T.V. T.W. TYP.	Tread Towel Bar Top of Curb Telephone Terrazzo Tongue & Groove Thick Top Plate Television Top of Wall Typical
E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. EXST. EXPO. EXP. EXT.	East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure Electrical Panel Equal Equipment Existing Exposed Expansion Exterior	MISC. MTD. MUL. N. N.I.C. No.# NOM. N.T.S. O.A. OBS. O.C. OFF. OPNG. OPP.	Mirror Miscellaneous Mounted Mullion North Not In Contract Number Nominal Not To Scale Overall Obscure On Center Office Opening Opposite	UNF. U.O.N. UR. W. W/ W.C. W.H. W/O. WP. WSC.T. WT.	Unfinished Unless Otherwise Noted Urinal West With Water Closet Water Heater Wood Without Waterproof Wainscot Weight

PROJECT SUMMARY

EXISTING MAIN RESIDENCE	
DESCRIPTION	SQUARE FOOTAGE
(E) MAIN RESIDENCE AREA	1,800 SQ.FT.
(E) COVERED PORCH	454 SQ.FT.
(E) COVERED PATIO	207 SQ.FT.
TOTAL (E) RESIDENCE & (E) ATTACHED PORCH/PATIO	2,461 SQ.FT.
(E) DETACHED GARAGE/STORAGE	952 SQ.FT.
NEW CONSTRUCTION	
(N) ADU	1,200 SQ.FT.
(N) ATTACHED GARAGE	664 SQ.FT.
(N) COVERED PORCH	107 SQ.FT.
(N) COVERED PATIO	143 SQ.FT.
TOTAL (N) ADU, GARAGE, & PORCH /PATIO	2,114 SQ.FT.

PROJECT DESCRIPTION

USE:	SINGLE FAMILY RESIDENCE		
OCCUPANCY:	R-3		
ZONING:	RS-72C		
TYPE OF CONSTRUCTION:	TYPE V-B		
LOT SIZE:	29,798 SQ.FT. / 0.67 ACRES		
NUMBER OF STORIES	1 STORY		
PRIMARY RESIDENCE BUILDING HEIGHT:	14'-9" FT.		
ADU BUILDING HEIGHT:	16'-0" FT.		
LOT COVERAGE:	1,800 + 454 + 207 + 952 + 1200 + 664 + 107 + 143 = 5,527 SF 5,527 / 29,798 = 18.5%		
(E) DRIVEWAY CONCRETE AREA:	4,597 S.F.		
(E) ADDITIONAL CONC. PAVEMENT AREA:	544 S.F.		
(N) DRIVEWAY CONCRETE AREA:	671 S.F.		
HARDSCAPE/LANDSCAPE RATIO:	4,597 + 544 + 671+ 5,527 = 11,339 S.F./29,798 SF = 38.1% HARDSCAPE 61.9% LANDSCAPE		
SPRINKLERED:	NOT SPRINKLERED		
PARKING SUMMARY		REQUIRED	PROVIDED
	MAIN RESIDENCE ADU	2 1	2 2

LEGAL DESCRIPTION

ALL THAT PORTION OF BLOCK 129, ACCORDING TO THE MAP OF SUBDIVISION NO. 8 OF A PART OF YUCAIPA VALLEY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19 OF MAPS, PAGES 43 AND 44, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF 6TH PLACE (FORMERLY AVENUE "B") WHICH IS 208.71 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK, SAID POINT BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO J.A. PARKER, ET UX, BY DEED RECORDED MAY 12, 1947, IN BOOK 2047, PAGE 244, OFFICIAL RECORDS ID SAID COUNTY; THENCE NORTH ALONG THE CENTER LINE OF 6TH PLACE, 150 FEET; THENCE S 86°59'40" W, 220 FEET; THENCE SOUTH TO THE NORTH LINE OF SAID J.A.PARKER PROPERTY; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARKER PROPERTY TO THE POINT OF BEGINNING.

ASSESSOR NUMBER - 0318 - 192 - 082

SCOPE OF WORK

NEW ADU

LIVING ROOM, KITCHEN WITH ISLAND, DINING, PRIMARY BEDROOM WITH PRIMARY BATHROOM AND WALK-IN CLOSET, BEDROOM, BATHROOM, ATTACHED GARAGE, COVERED PORCH, AND COVERED PATIO

SHEET INDEX

Sheet Number	Sheet Name
A1	TITLE SHEET / GENERAL NOTES
A2	EXISTING SITE PLAN
A3	PROPOSED SITE PLAN
A4	PROPOSED FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS

Landscape Plans Required for new landscape with water use calculations for all areas served by this water meter.

The review of tentative plans and issuance of Conditions Of Approval is not intended to replace the need for a comprehensive plan review at the time of construction permit application(s).



MJM
Design
Group

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REMODELS
ADU & JADU

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ENGINEER:

WPH
ENGINEERING LLC
Structural Design Consultants
411 E. Huntington Dr., Ste 313 Arcadia, CA 91006
(626) 658-7974



Revisions

title SHEET:

TITLE SHEET /
GENERAL
NOTES

project NAME:

MYERS ADU

13174 6TH PL.
YUCAIPA, CA 92399

APN 0318-192-82

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project INFO

MJM Project No. 2435
WPH Project No.
Project Date 9/07/2025
Drawn By M.M.
Project Phase Phase 2

Sheet No.

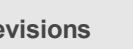
A1



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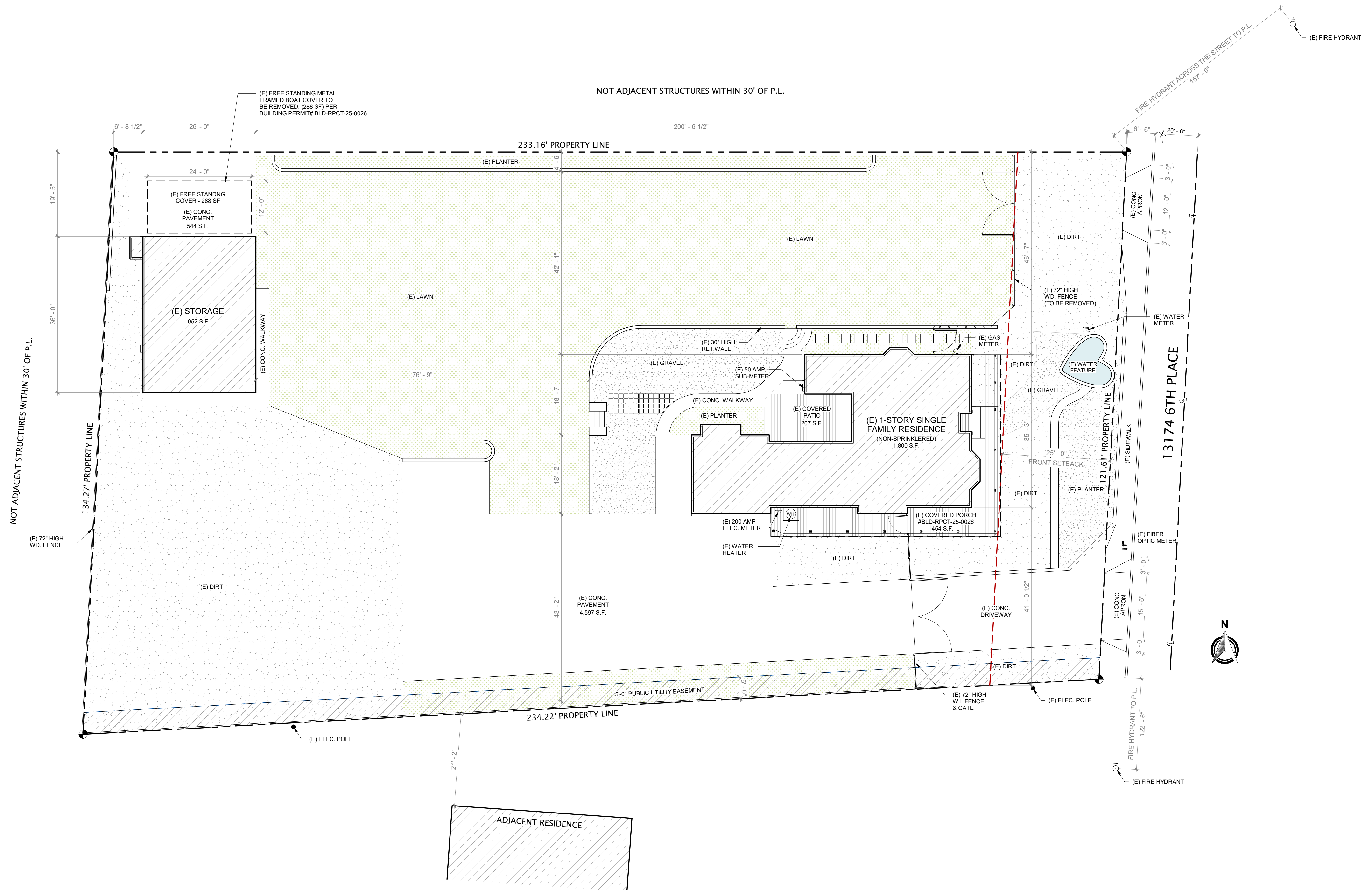
EXISTING SITE PLAN

MYERS ADU

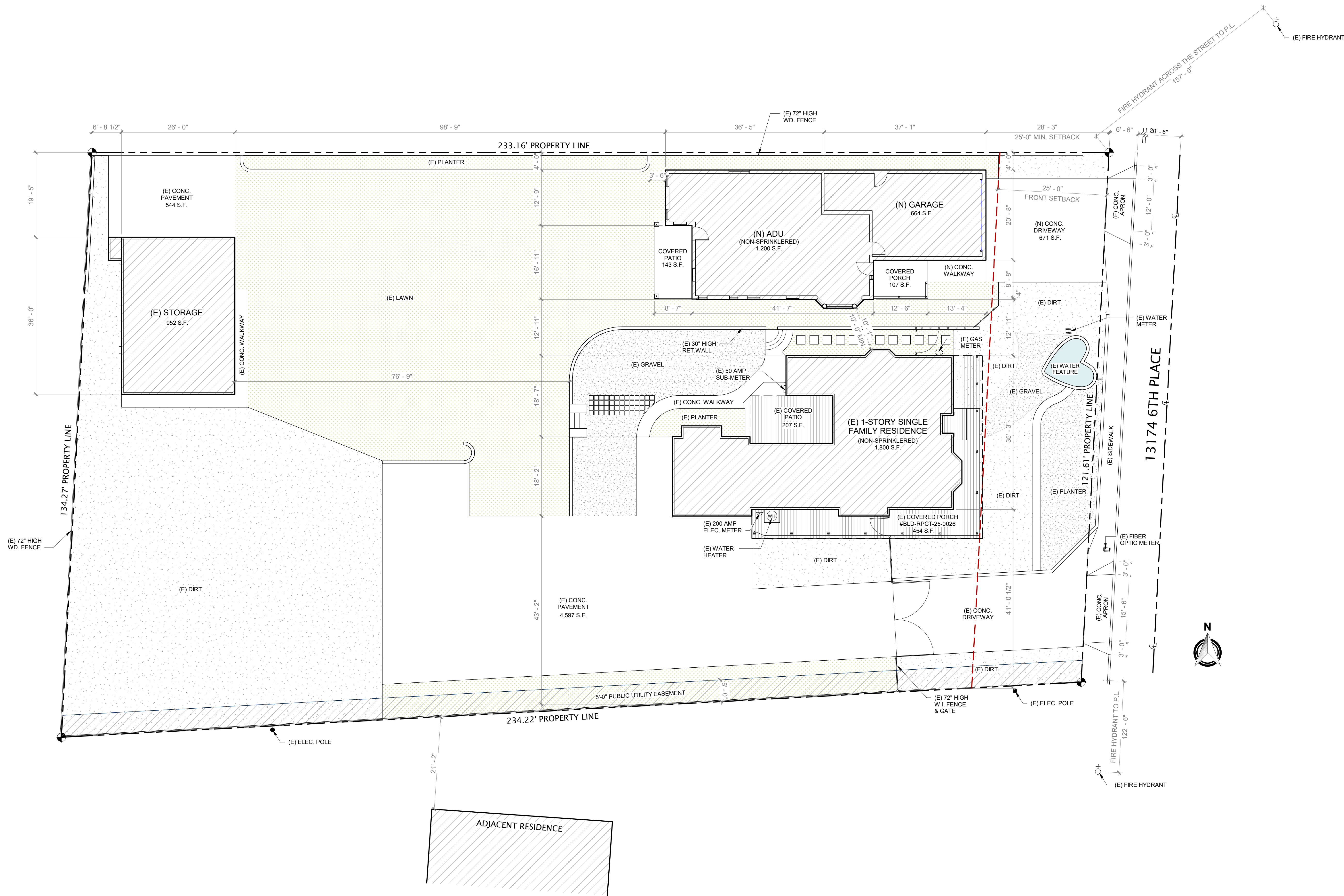
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Project No.	2435
Project No.	
Start Date	9/07/2025
Drawn By	M.M.
Project Phase	Phase 2

A2



SCALE 3/32" = 1' - 0"	1
-----------------------	---



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Revisions

title SHEET:

PROPOSED
SITE PLAN

project NAME:

MYERS ADU

13174 6TH PL.
YUCAIPA, CA 92399

APN 0318-192-82

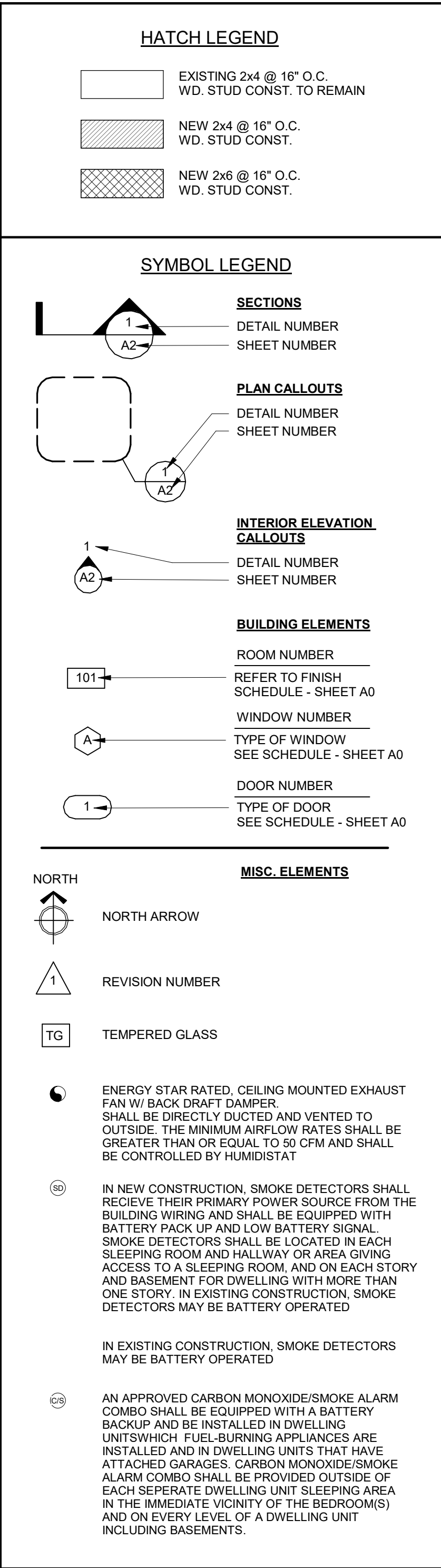
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project INFO

MJM Project No. 2435
WPH Project No.
Project Date 9/07/2025
Drawn By M.M.
Project Phase Phase 2

Sheet No.

A3



Door Schedule										
Num.	Qty.	Width	Height	Location	Material	Door Type	Frame	Thickness	Hardware Group	Comments
1	1	3'-0"	8'-0"		Solid Core	Swing	Wood	1 3/4"	1	
2	1	3'-0"	6'-8"		Solid Core	Swing	Wood	1 3/4"	1	
3	1	16'-0"	8'-0"		Raised Panel	Roll-Up Door	Wood	1 3/8"	4	
4	1	3'-0"	6'-8"		Solid Core	Swing	Wood	1 3/4"	1	
5	1	4'-0"	7'-0"		Solid Core	Double Swing	Wood	1 3/4"	3	
6	1	2'-8"	6'-8"		Solid Core	Swing	Wood	1 3/4"	2	
7	1	2'-8"	6'-8"		Solid Core	Swing	Wood	1 3/4"	1	
8	1	6'-0"	6'-8"		Wardrobe Wood	Slider	Wood	1 3/4"	5	
9	1	3'-0"	8'-0"		Solid Core	Swing	Wood	1 3/4"	1	
10	1	3'-0"	6'-8"		Solid Core	Swing	Wood	1 3/4"	1	
11	1	3'-0"	6'-8"		Hollow Core	Sliding Pocket Door	Wood	1 3/4"	2	
12	1	3'-0"	6'-8"		Solid Core	Swing	Wood	1 3/4"	3	

ROOF NOTE:
INSTALLATION OF ROOFING
SHALL BE IN ACCORDANCE
WITH MANUFACTURER'S
SPECIFICATIONS.



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Revisions

title SHEET:

ROOF PLAN

project NAME:

MYERS ADU

13174 6TH PL.
YUCAIPA, CA 92399

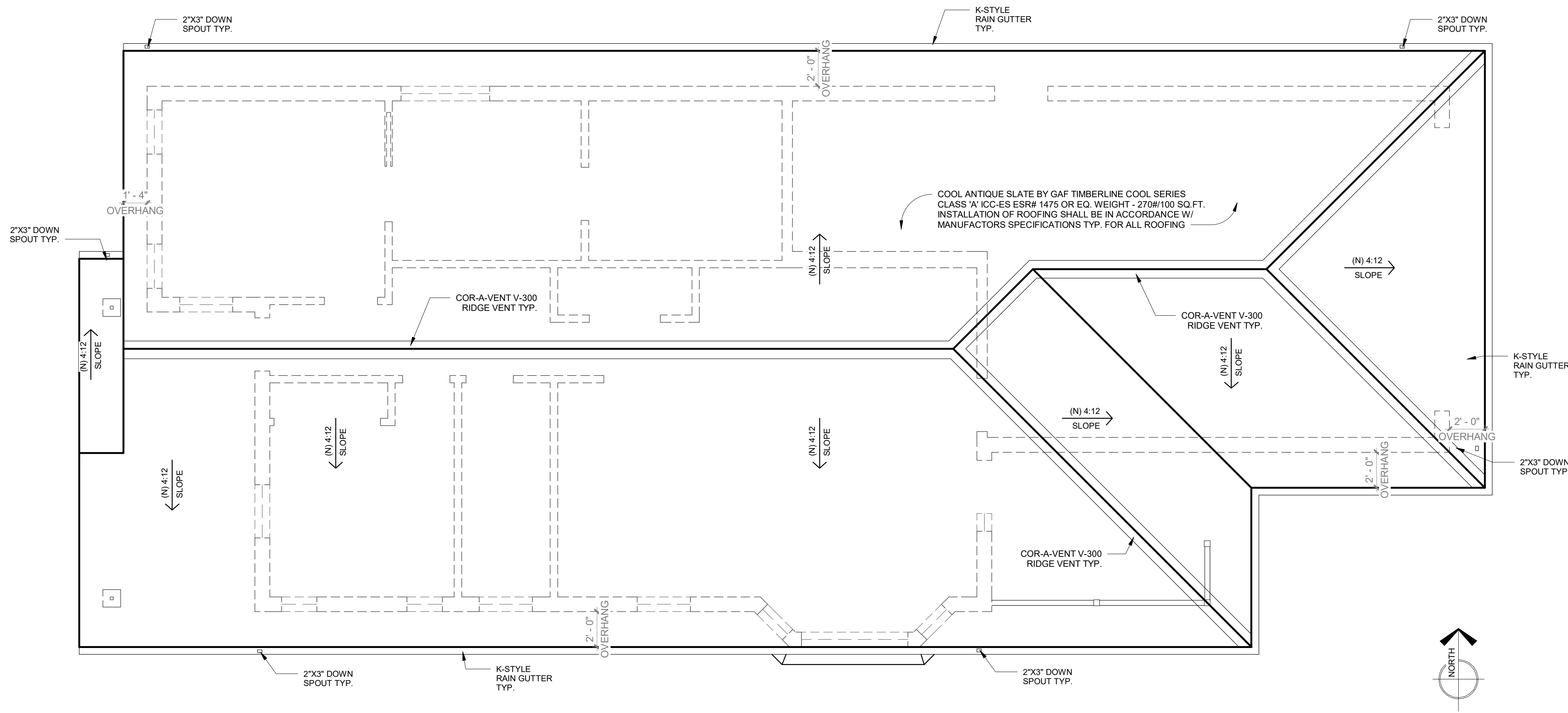
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project INFO	
MJM Project No.	2435
WPH Project No.	
Project Date	9/07/2025
Drawn By	M.M.
Project Phase	Phase 2

Sheet No.

A5





Revisions

title SHEET:

ELEVATIONS

project NAME:

MYERS ADU

13174 6TH PL.
YUCAIPA, CA 92399

APN 0318-192-82

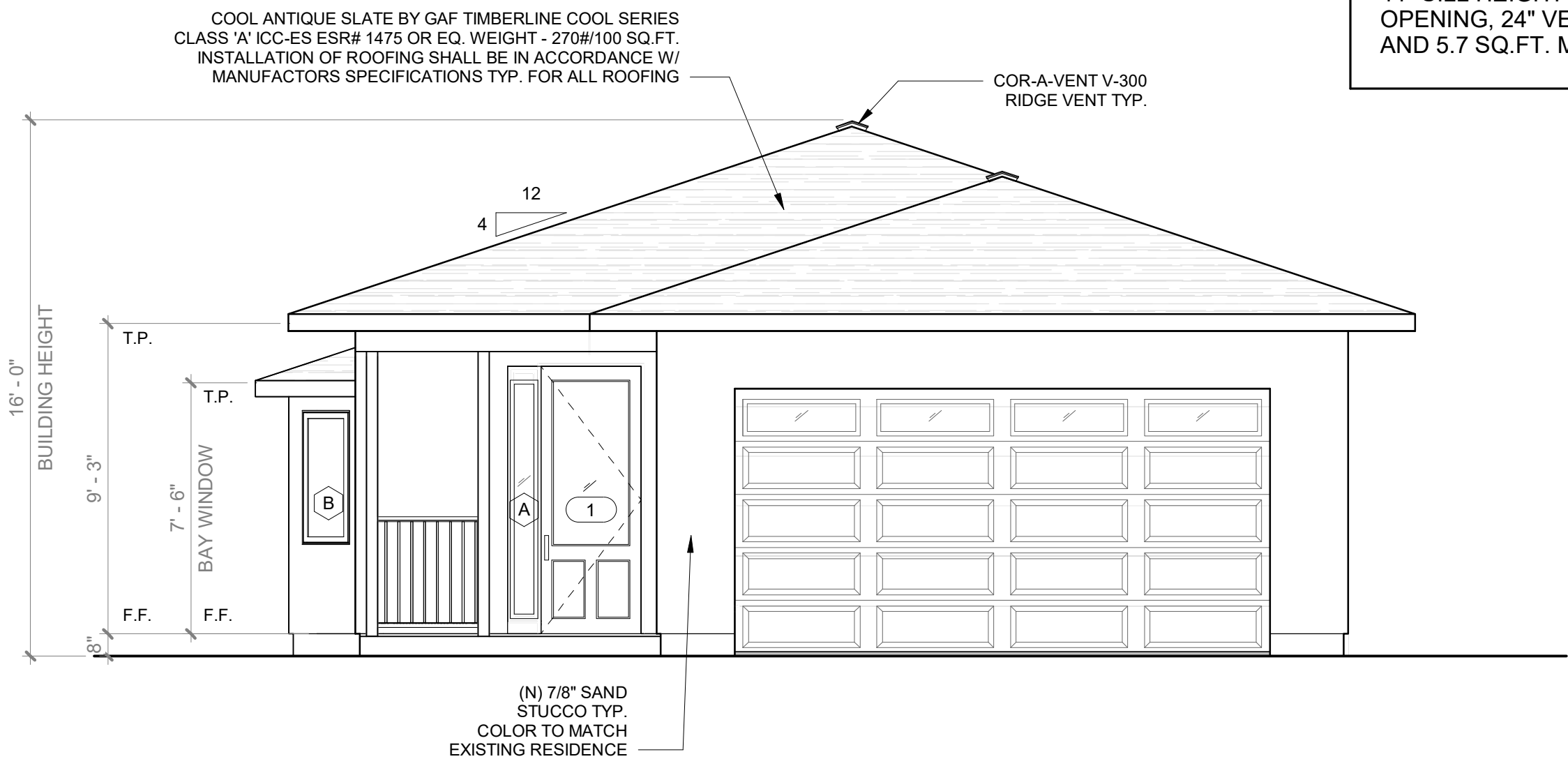
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project INFO

MJM Project No.	2435
WPH Project No.	
Project Date	9/07/2025
Drawn By	M.M.
Project Phase	Phase 2
Sheet No.	

A6

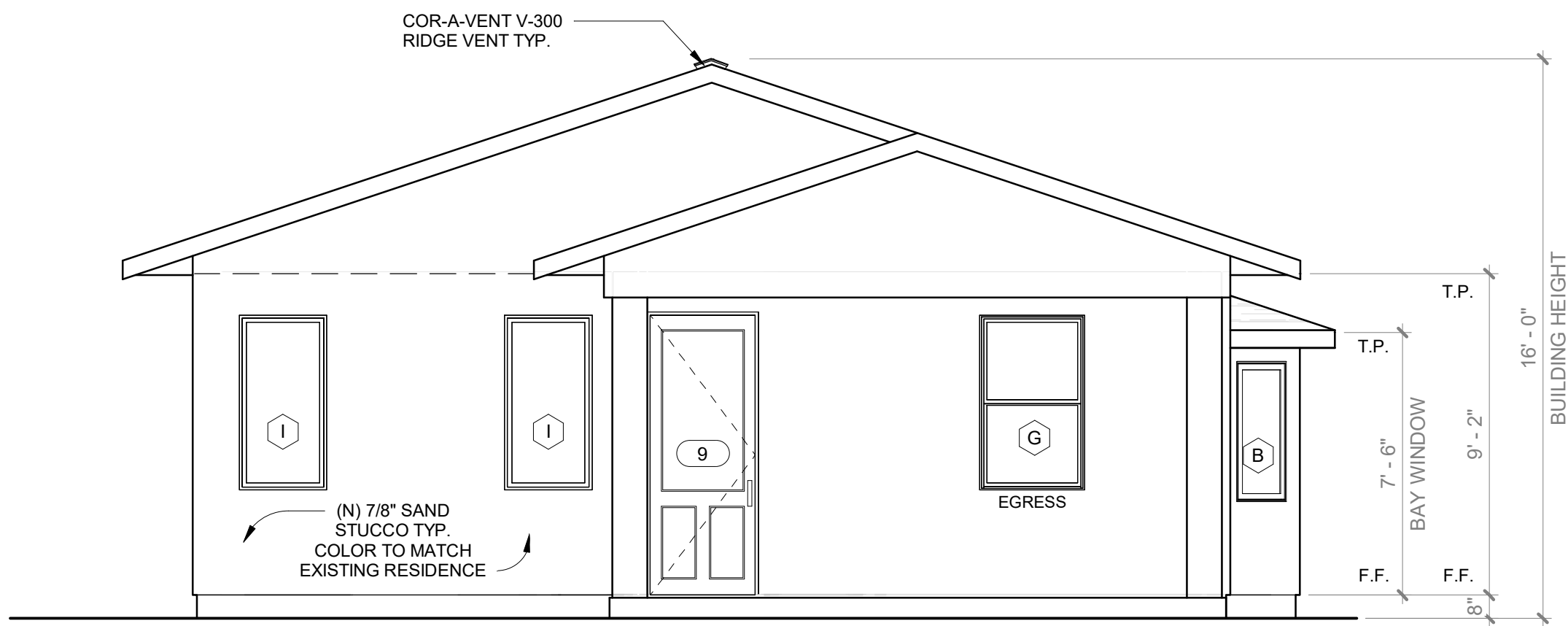
NOTE:
PROVIDE ONE WINDOW IN EACH
BEDROOM FOR EMERGENCY EXIT MAX.
44" SILL HEIGHT 20" HORIZONTAL MIN.
OPENING, 24" VERTICAL MIN. OPENING
AND 5.7 SQ.FT. MIN AREA.



EAST (FRONT) ELEVATION

SCALE 1/4" = 1' - 0"

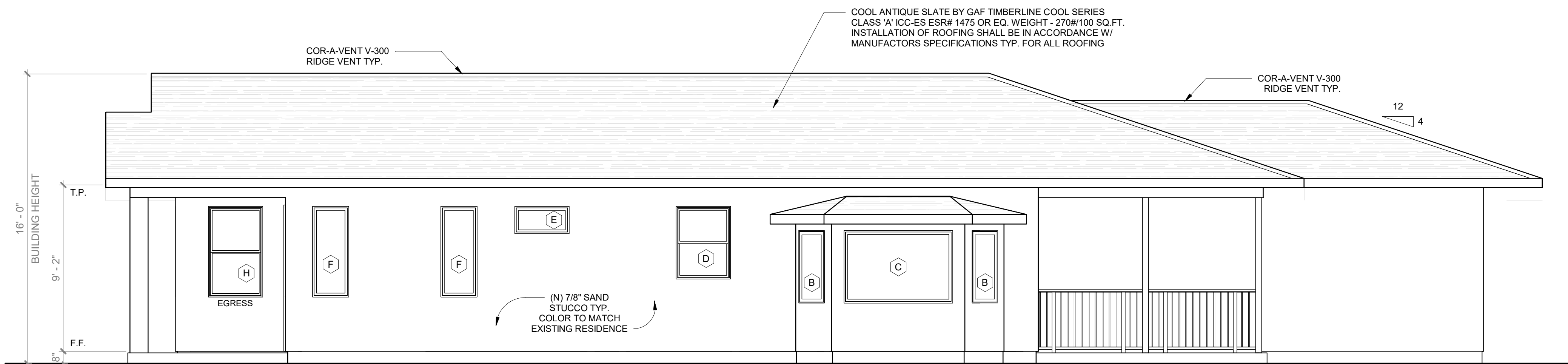
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WEST (FRONT) ELEVATION

SCALE 1/4" = 1' - 0"

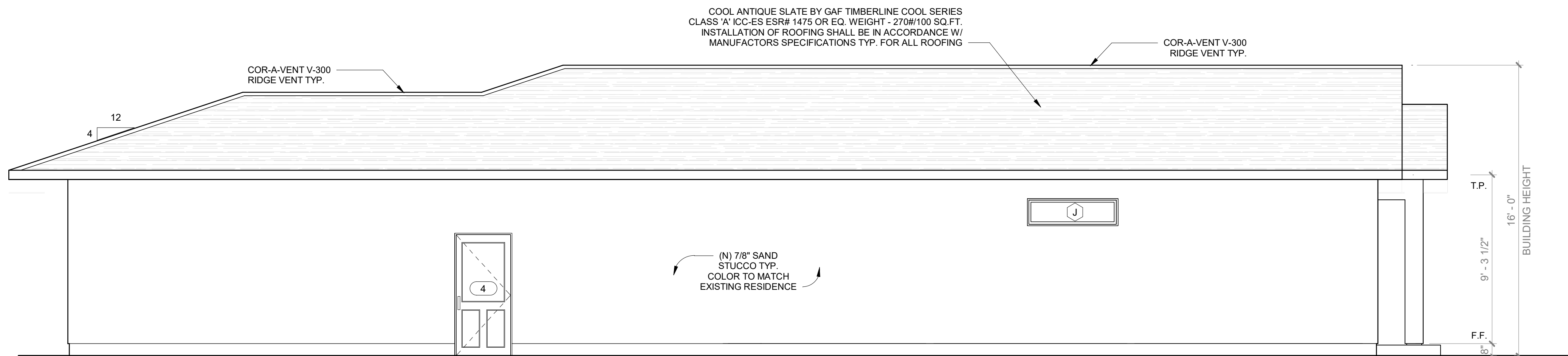
2



SOUTH (LEFT) ELEVATION

SCALE 1/4" = 1' - 0"

4



NORTH (RIGHT) ELEVATION

SCALE 1/4" = 1' - 0"

5

- ROOF**
- MATERIAL: CLASS 'A' ASPHALT SHINGLE BY GAF TIMBERLINE COOL SERIES
 - COLOR: COOL ANTIQUE SLATE

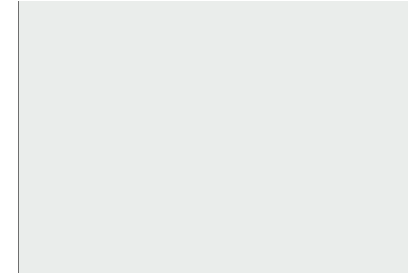


- WALLS**
- MATERIAL: OMEGA STUCCO
 - COLOR: "LUNAR SURFACE" BY BEHR MARQUEE PAINT



- FASCIA & TRIM**
- MATERIAL: FIR WOOD
 - COLOR: "VIBRANT WHITE" BY BEHR MARQUEE PAINT

- GUARDRAIL/HANDRAILS**
- MATERIAL: FIR WOOD
 - COLOR: "VIBRANT WHITE" BY BEHR MARQUEE PAINT



- ENTRY DOOR**
- MATERIAL: THERMA TRU "FIBER-CLASSIC FIBERGLASS"
 - COLOR: THERMA TRU "MAHOGANY GRAIN"



- GARAGE DOOR**
- MATERIAL: WAYNE DALTON CLASSIC STEEL INSULATED
 - COLOR: WHITE



- WINDOWS**
- MATERIAL: MILGARD "VINYL"
 - COLOR: INTERIOR AND EXTERIOR MILGARD "WHITE"



EXTERIOR MATERIALS & COLORS

3