

CITY OF



Stacey Chester, Member
Tony Hicks, Member
Mike McCuistion, Member
Brandon Mihld, Member
Dennis Miller, Member
Timothy Mullins, Member
Robert O'Brine, Member

AGENDA

Planning Commission

February 5, 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 Planning 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 Planning Commission 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

CITY CLERK ITEM

Oath of Office – City Clerk to swear in newly appointed committee members.

ELECTION OF OFFICERS

STAFF INTRODUCTION

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 6, 2024.

RECOMMENDATION: That the Planning Commission approve the minutes of November 6, 2024.

2. **SUBJECT:** **STATER BROS.** (ARC-24-0002): THE ARCHITECTURAL REVIEW FOR THE REMODEL OF THE FRONTAGE OF AN EXISTING 36,009 SQUARE FOOT “STATER BROS.” GROCERY STORE LOCATED AT 34460 YUCAIPA BLVD, INCLUDING THE REMOVAL AND REPLACEMENT OF A CANOPY, ROOF DESIGN, DECORATIVE LIGHTS, AND UPDATED FINISHES.

RECOMMENDATION: That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of an existing “Stater Bros.” grocery store and, if acceptable, approve Case No. ARC-24-0002.

3. **SUBJECT:** **THERESA MASSARO.** (CASE No. 24-0001/OAK): AN OAK TREE PERMIT FOR THE REMOVAL OF TWELVE (12) TUCKER OAK TREES LOCATED AT 13582 OAK MOUNTAIN DRIVE; APN:0322-791-12.

RECOMMENDATION: That the Planning Commission recommend approval of Oak Tree Permit No. 24-0001 for the complete removal of twelve (12) dead and/or structurally comprised trees with a 1:1 replacement to allow adequate space for the construction of a new single-family residence.

STUDY SESSION

4. **SUBJECT:** PLANNING COMMISSION 101

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

5. **SUBJECT:** **SABBAH DEVELOPMENT, LLC.** PLN-PHE-24-0007: A PUBLIC HEARING ENTITLEMENT, WHICH CONSIDERS A PLANNING USE PERMIT (PUP) TO AUTHORIZE MINOR SITE PLAN AND BUILDING FOOTPRINT MODIFICATIONS FOR A PHASED COMMERCIAL DEVELOPMENT PROJECT THAT WAS PREVIOUSLY APPROVED AS CASE NO. 22-120/CUP/ARC/VAR. THE REVISED DESIGN PROPOSES TO INCORPORATE AN ADDED 1,465 SQUARE FEET TO THE CONVENIENCE STORE BUILDING IN ORDER TO ACCOMMODATE THEIR FUTURE TENANT NEEDS, AS WELL AS A REDUCTION IN SIDE YARD SETBACK FOR THE CARWASH BUILDING WITH AN INCREASE IN HEIGHT TO THE PROPOSED SOUND WALL ALONG THE WESTERN PROPERTY LINE OF THE 3.17 ACRE SUBJECT SITE LOCATED AT 32598, 32610, AND 32620 OAK GLEN ROAD; APN(S): 0301-183-03,0301-173-55, 0301-173-54.

RECOMMENDATION: That the Planning Commission conduct a public hearing; and:

- A) Approve the Planning Use Permit (PLN-PHE-24-0007), subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Review and approve the modified architectural design and conceptual landscaping for the proposed Project; and
- C) Adopt the Planning Use Permit as contained in this Agenda Report; and
- D) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) and Section 15311 Class (11) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, and
- E) 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

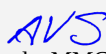
Appeals of a final action by the Planning Commission must be filed with the city clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

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 1/29/2025, 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



Remove by: 2/6/2025

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of November 6, 2024

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 6, 2024, at 6:30 PM.

PRESENT: J.R. Allgower, Chair
Stacey Chester, Interim Vice Chair
Richard Beck, Commissioner
David Higginson, Commissioner
Donna Snodgrass, Commissioner
Lyle Vick, Commissioner

ABSENT: None.

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Michael Reiter, Assistant City Attorney
Katrina Kunkel, Associate Engineer
Christian Farmer, Associate Planner
Maria Koolhoven, Planning Commission Assistant

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Lyle Vick.

ROLL CALL

PUBLIC COMMENT:

No public comments on items not on the agenda.

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 AUGUST 21, 2024.

ACTION: MOTION BY Commissioner Higginson, SECOND BY Commissioner Vick, CARRIED, 6-0-0-0, TO APPROVE AGENDA ITEM NO. 1.

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

Chair Allgower, Interim Vice Chair Chester, Commissioners Beck, Higginson, Snodgrass and Vick had no ex parte communications to disclose on any of the items on the agenda.

2. **SUBJECT: COMMERCIAL TRUCK PROS.** (CASE NO. 22-145/CUP); A CONDITIONAL USE PERMIT TO EXPAND THE USE OF AN EXISTING COMMERCIAL OFFICE BUILDING TO INCLUDE A COMMERCIAL TRUCK DEALERSHIP WITHIN THE REAR OF THE PROPERTY TO ALLOW FOR TRUCK AND TRAILER STORAGE AT A SITE LOCATED AT 31498 OUTER HIGHWAY 10; APN 0300-161-12.

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

- A) Approve the Conditional Use Permit (Case No. 22-145), subject to the Conditions of Approval as contained in the Agenda Report, and
- B) Review, and if it is considered acceptable, approve the conceptual landscaping for the proposed Project; and

- C) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- D) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
- E) Direct staff to file a Notice of Exemption.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

The applicant, Kenny Gibson, was in attendance, and stated that he is happy to get the project moving forward.

Commissioner Higginson stated that he appreciates that the applicant is addressing the Code Enforcement issue. Commissioner Higginson suggested that staff work with the applicant to redirect some of the landscaping to the front area to enhance the visual aesthetics. Deputy Director of Community Development / City Planner Benjamin Matlock noted that the Planning Commission could recommend that change as a condition of approval, and it would be able to be done without impacting the current parking spaces available. The applicant, Kenny Gibson, agreed with the landscaping enhancements.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner Beck, SECOND BY Commissioner Higginson, CARRIED, 6-0-0-0, TO APPROVE AGENDA ITEM NO. 2. WITH THE CONDITION TO ENHANCE THE LANDSCAPING AT THE FRONT OF THE PROPERTY.

3. **SUBJECT: LINDA CHAVEZ.** (CASE NO. 23-138/SUP/ARC): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF FOUR EXISTING, UNPERMITTED STRUCTURES INCLUDING ONE (1) 465 SQUARE FOOT CARPORT, ONE (1) 325 SQUARE FOOT RV COVER, AND TWO (2) 378 SQUARE FOOT METAL GARAGES PROPOSED AT A MULTIPLE RESIDENTIAL PROPERTY LOCATED AT 12282 THOMAS LANE; APN 0301-052-54.

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

- A) Review the architectural design of the existing unpermitted structures, 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 Section 15332 (Class 32); and
- D) Direct staff to file a Notice of Exemption.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

The applicant, Henry Chavez, was in attendance, and noted that he is working with City Staff to keep all the structures.

Commissioner Higginson thanked the applicant for going through the proper process and willingness to permit the structures.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner Chester, SECOND BY Commissioner Beck, CARRIED, 6-0-0-0, TO APPROVE AGENDA ITEM NO. 3.

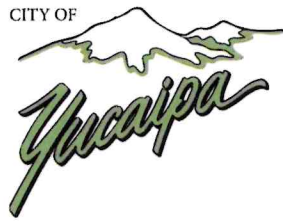
ANNOUNCEMENTS: Deputy Director /City Planner Benjamin Matlock informed the Commission that the next meeting would be sometime in December and that citizen applications are still being received. Mr. Matlock informed the Commission that the Starling Heights project was approved at the last City Council meeting, and the FCSP was tabled. Additional outreach will be done within the community in the next couple of months, for the FCSP before a decision is reached.

ADJOURNMENT:

The meeting adjourned at 6:53 PM.

Benjamin Matlock
Deputy Director/City Planner

JR Allgower
Chair of the Planning Commission



AGENDA REPORT

DATE: February 5, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Christian Farmer, Associate Planner *CF*

SUBJECT: **Stater Bros.** (ARC-24-0002) The Architectural Review for the remodel of the frontage of an existing 36,009 square foot “Stater Bros.” grocery store located at 34460 Yucaipa Blvd, including the removal and replacement of a canopy, roof design, decorative lights, and updated finishes.

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of an existing “Stater Bros.” grocery store and, if acceptable, approve Case No. ARC-24-0002.

BACKGROUND/DISCUSSION:

In 1990, the subject 36,009-square-foot “Stater Bros.” was established within the shopping center at 34454 Yucaipa Boulevard as the anchor tenant. The applicant has prepared an Architectural Review package to facilitate significant revisions to the building’s façade to modernize the design and has submitted these changes for consideration by the Planning Commission.



The current design features a stucco finish, a simulated tile on a mansard roof and a tile veneer along the base of each column. The existing palette features a mixture of earth tones with contrasting trim along building cornices.



Existing Design

The proposed update aligns with their corporate brand updated design, both modernizing and remodeling the store to improve the customer experience. Like the previous design, the update emphasizes the vertical elements by utilizing variable roof heights and columns to break up the continuous roofline and adds horizontal and vertical siding as well as contrasting materials to achieve an additional layer of depth. This architectural design features a combination of stone and metal finish and materials, strong horizontal and vertical lines that contribute to the contemporary architectural style of the building, with updated decorative lighting to compliment the style.



Proposed Remodel

The updated design will remain consistent with the existing shopping center by maintaining similar earth-tone colors and details with the remodel. This includes the use of variable roof heights, use of stucco, and emphasis on the columns.

To correspond with the remodel, the applicant will submit for updated signage to correspond with the new building elevations, which will be processed through the City's Sign Registration Process.

Attachment(s):

1. Site Plan
2. Color and Material Sheet

Approved by:



Monday, December 23, 2024 5:52:07 PM
I:\MY DRIVE\PRODUCTION CLOUD\DRAWING\STATER BROS\8184 - SB 23 YUCAIPA - EXTERIOR REMODEL\TITLEMENTS\ARCHITECTURE\8184-A7.00.DWG

PROJECT DATA

1. ZONING C2, COMMERCIAL
2. GENERAL PLAN: GC
3. EXISTING LAND USE: C

SCOPE OF WORK

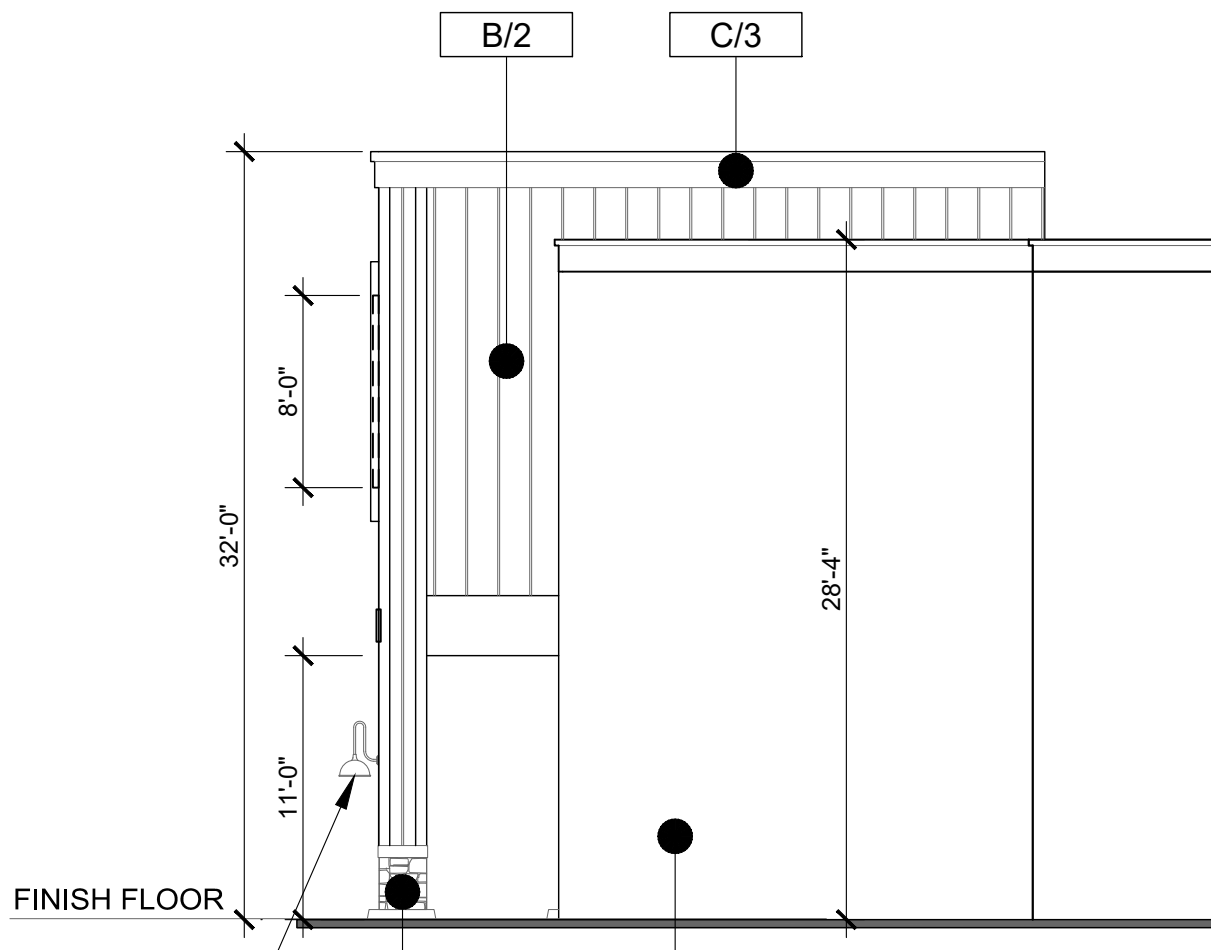
1. DEMOLISH (E) WALL FACADE SKIN AND CANOPY ROOF
2. (N) FRONT FACADE REMODEL
3. (E) STRUCTURAL COLUMNS AND BEAMS TO REMAIN TO SUPPORT NEW CANOPY ROOF AND FACADE WALLS
4. (N) FACADE AND ROOF TO BE BUILT ON (E) COLUMNS AND BEAMS
5. (N) DECORATIVE WALL MOUNTED LIGHT FIXTURES
6. (N) STONE VENEER AT COLUMN BASES
7. (N) PAINT THROUGHOUT EXTERIOR
8. NO SIGNAGE IS PART OF THIS WORK
9. (E) STOREFRONT IS TO REMAIN

NOTES

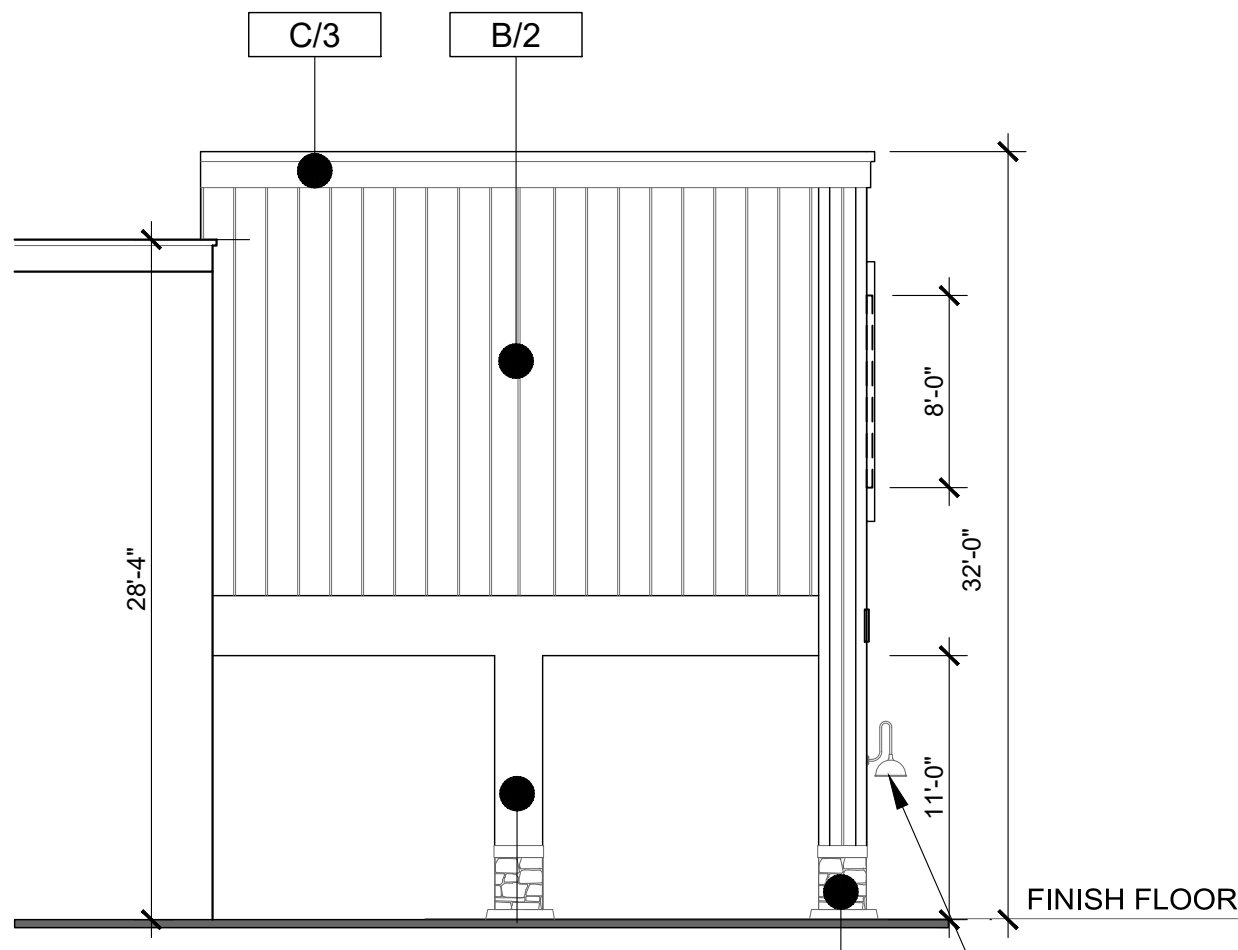
1. NEW SIGNAGE WILL BE UNDER SEPARATE SUBMITTAL

MATERIAL/FINISH SCHEDULE

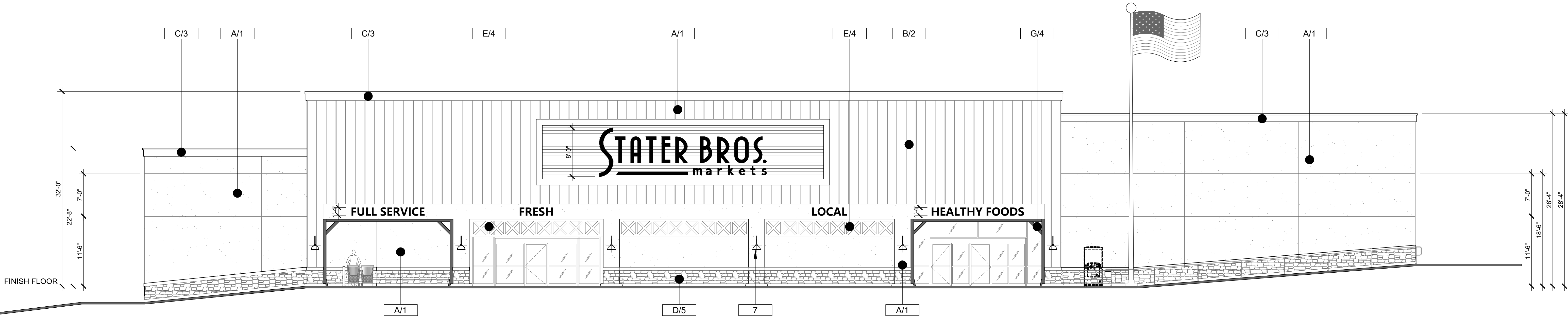
ITEM	MATERIAL	MANUFACTURER	COLOR
1	PAINT	SHERWIN-WILLIAMS	EXTRA WHITE
2	PAINT	SHERWIN-WILLIAMS	COUNTRY TWEED
3	PAINT	SHERWIN-WILLIAMS	TUNGSTEN
4	COATING	PPG ARCHITECTURAL	DARK BROWN
A	STUCCO	EFIS -OMEGA AKROFLEX MALIBU 20	PAINT
B	BATTENS		PAINT
C	TRIM		PAINT
D	STONE VENEER		PAINT
E	METAL TUBE SLATS		PAINT
F	METAL SHEETS		WHITE
G	DECOR. WOOD BEAMS		PAINT
H	LIGHT FIXTURE	TMS LIGHTING ADMIRAL	IPE VARIEGATED LIGHT



EXTERIOR SIDE (EAST) ELEVATION 4
SCALE: 1/8"=1'-0"



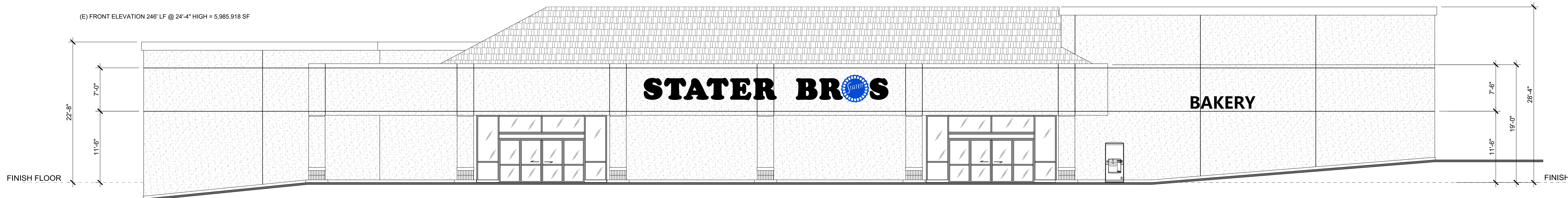
EXTERIOR SIDE (WEST) ELEVATION 3
SCALE: 1/8"=1'-0"



EXTERIOR FRONT (NORTH) ELEVATION 1
SCALE: 1/8"=1'-0"

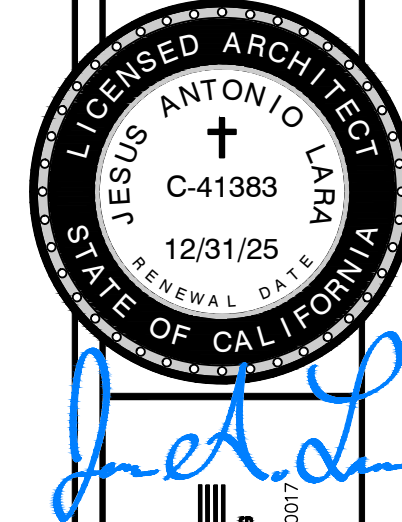
Monday, December 23, 2024 5:52:07 PM

PRINTED: 23 Dec 2024



(E) EXTERIOR FRONT ELEVATION 1
SCALE: 1/8"=1'-0"

MATERIAL/FINISH SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
A	STUCCO		PAINT
B	WOOD TRIM		PAINT
C	FLUTED CMU		PAINT
D	S ROOF TILE		



STATER BROS #23 YUCAIPA
34460 YUCAIPA BLVD
YUCAIPA, CA 92399

SHEET TITLE	JOB NAME
JOB	8184
SHEET NO.	
A7.01	
OF	SHEET

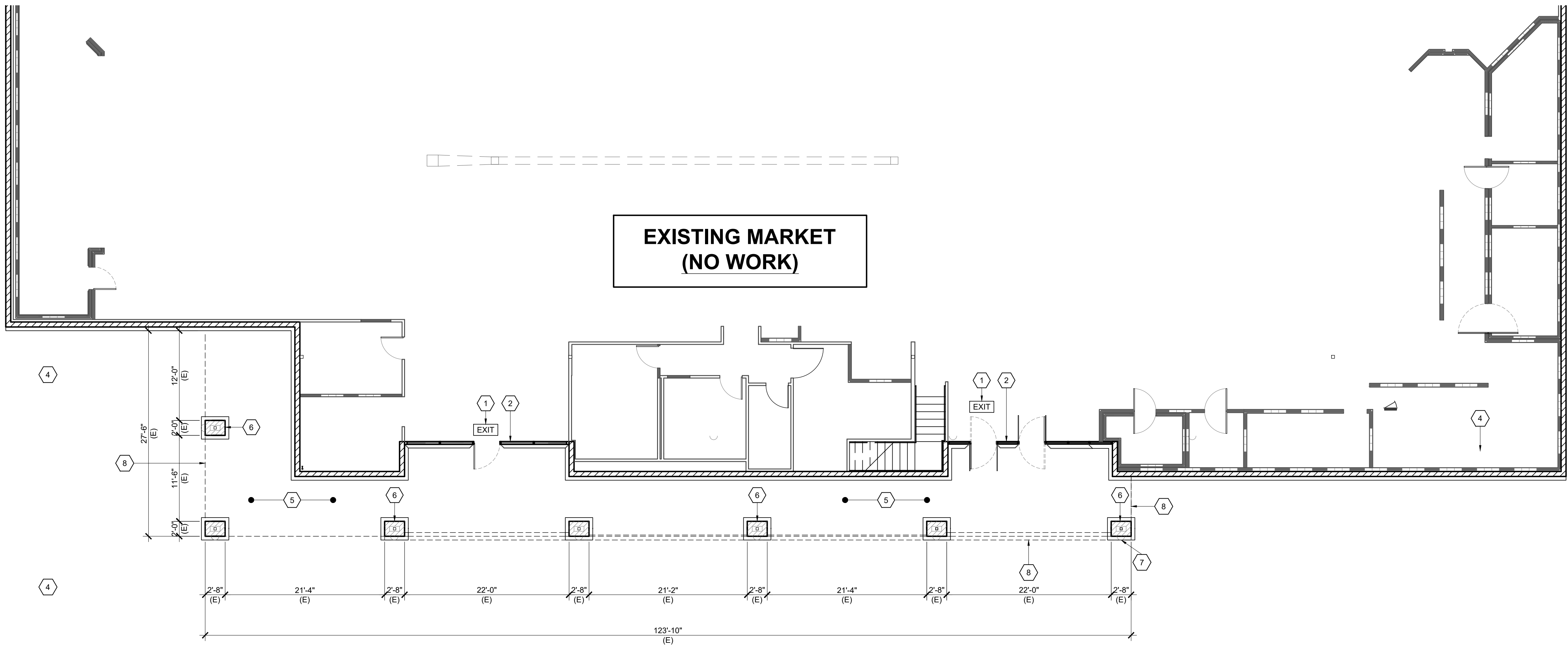
STATER BROS. market:
STATER BROS. DEVELOPMENT, INC.,
301 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA 92408

DATE	NO.	REVISION	DATE
09/24/2024			
DRAWN BY			
GG, JT			
CHECKED BY			
JL			

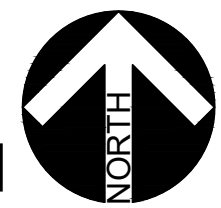
PLANNING DEPARTMENT SUBMITTAL - 12-23-24

Monday, December 23, 2024 5:56:50 PM
I:\MY DRIVE\PRODUCTION CLOUD\DRAWING\STATER BROS\8184 - SB 23 YUCAIPA - EXTERIOR REMODEL\TITLEMENTS\ARCHITECTURE\8184-A1.01.DWG

PRINTED: 23 Dec 2024



OVERALL PROPOSED
FLOOR PLAN
SCALE: 1/8"=1'-0"



FLOOR PLAN LEGEND

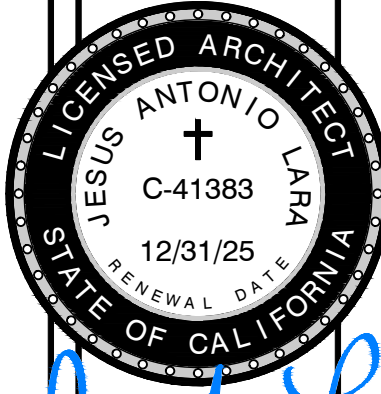
- (N) NEW
(E) EXISTING
(R) RELOCATE OR RELOCATED
(RP) REPLACE OR REPLACED
- (#) DOOR INDICATOR, RE: A7.00
(#) WINDOW INDICATOR, RE: A7.00
(M) MODIFIED
- EXISTING INTERIOR WALL
EXISTING CMU WALL
(N) WALL
(E) COOLER PANEL / INSULATED WALL

KEYNOTES

- (E) EXIT SIGNS LOCATED AS REQUIRED. LOCATED EXIT SIGNS ABOVE EACH EXIT DOOR. THE PATH OF EXIT TRAVEL TO THE EXTERIOR EXIT DOOR OF THE BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATED THE DIRECTION OF EGRESS TRAVEL. NO EXIT SIGN SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL & CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. RE: ELECT. PLANS
- (E) "TACTILE EXIT SIGNS" AT THE FOLLOWING LOCATIONS. RE: 1&4-DA.4
 - EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT". RE: 1&4-DA.4
 - EACH EXIT DOOR LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS "EXIT STAIR DOWN" & "EXIT RAMP DOWN". RE: 1&4-DA.4
 - AT EACH ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE", PER CBC 2019, SEC. 1011.3 & 1117B.5, RE: 1&4-DA.4
- (E) STOREFRONT, TO REMAIN
- (E) PLANTER, TO REMAIN
- (E) SIDEWALK, TO BE REPLACED
- (E) COLUMN
- (N) WALL MOUNTED LIGHT FIXTURE
- (N) CANOPY ABOVE

STATER BROS. markets
STATER BROS. DESIGN
301 S TIPPECANOE AVENUE
SAN BERNARDINO, CA 92408

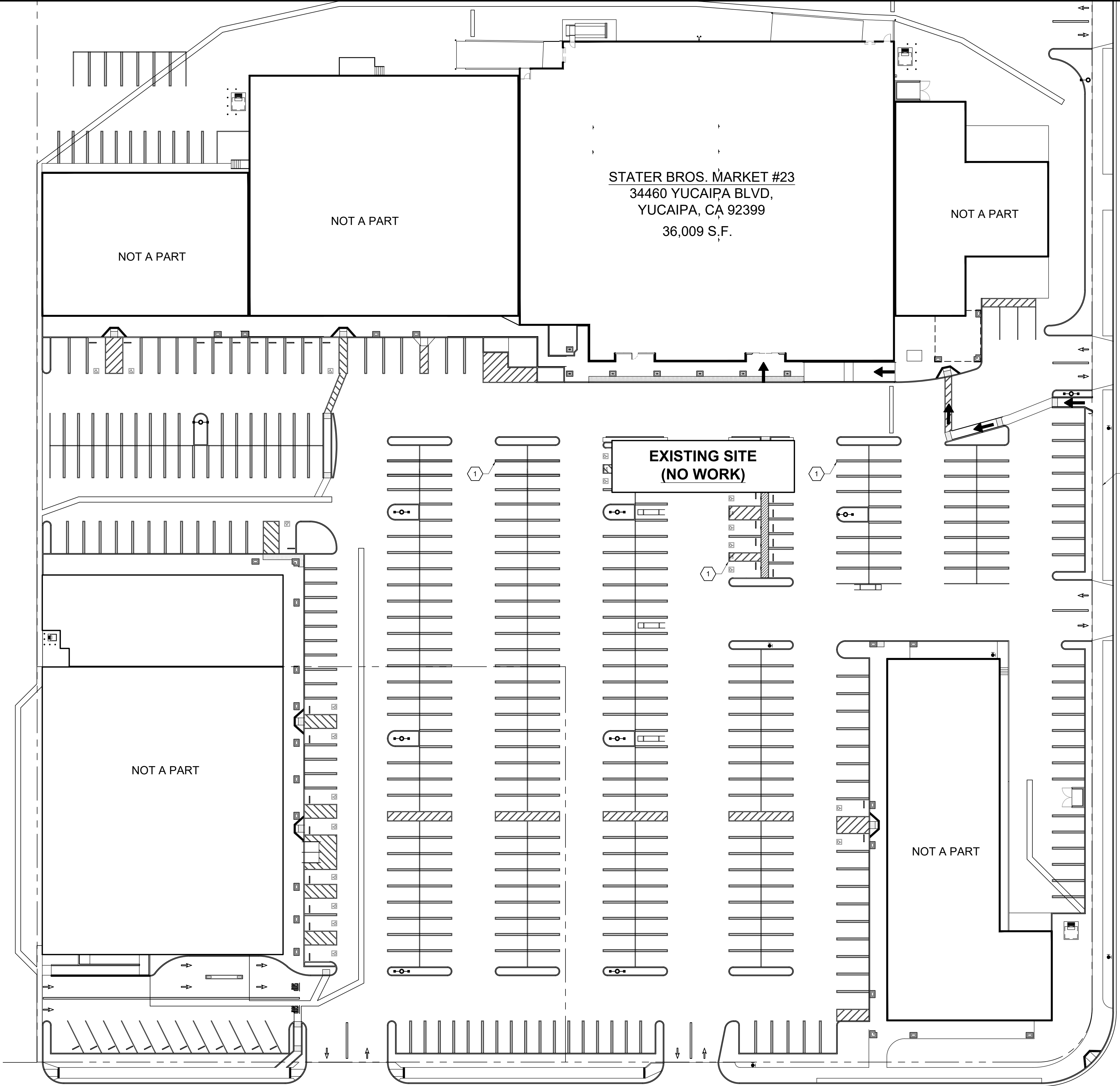
DATE	NO.	REVISION
09/26/2024		
DRAWN BY	GG, JT	
CHECKED BY	JL	



RMCA
ARCHITECTURE DESIGN PLANNING
1541 WILSHIRE BLVD, SUITE 110 LOS ANGELES, CA 90017
(213) 483-0530 FAX (213) 483-0533
www.rmcaarchitect.com

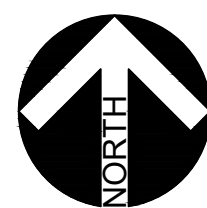
SHEET TITLE
OVERALL REMODEL FLOOR PLAN
JOB NAME
STATER BROS #23 YUCAIPA
34460 YUCAIPA BLVD
YUCAIPA, CA 92399

JOB
8184
SHEET NO.
A1.01
OF SHEET



EXISTING SITE PLAN

SCALE: 1"=50'



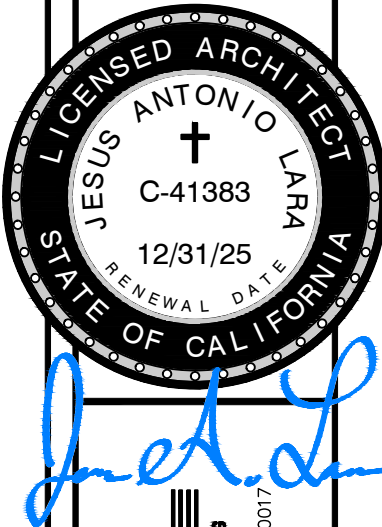
LEGEND



ACCESSIBLE PATH OF TRAVEL FROM
(E) PUBLIC RIGHT OF WAY AND
ACCESSIBLE PARKING STALLS TO
STATER BROS. MAIN ENTRY. PATH
OF TRAVEL SHALL HAVE A 5% MAX
SLOPE IN THE DIRECTION OF
TRAVEL AND 2% MAX CROSS-SLOPE.
NO WORK.

KEYNOTES

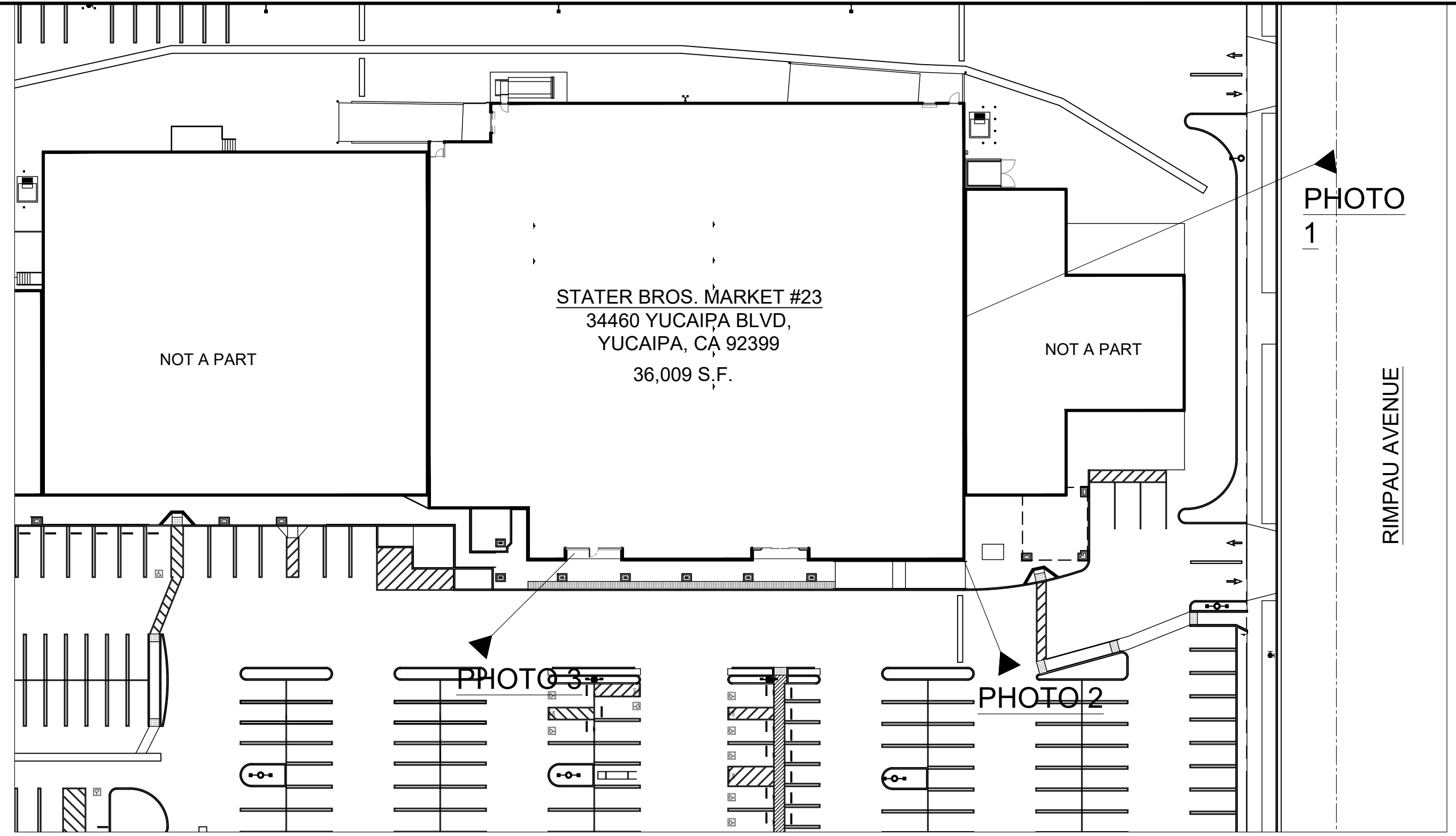
1. (E) PARKING STRIPING
2. (E) PUBLIC SIDEWALK



Monday, December 16, 2024 8:10:30 PM
I:\MY DRIVE\PRODUCTION CLOUD\DRAWING\STATER BROS\8184 - SB 23 YUCAIPA - EXTERIOR REMODEL\TITLEMENTS\ARCHITECTURE\8184-A2.00.DWG



(E) PHOTO 3



KEY PLAN



(E) PHOTO 2



(E) PHOTO 1

STATER BROS. markets
STATER BROS. DESIGN ARCHITECTURE
301 S TIPPECANOE AVENUE
SAN BERNARDINO, CA 92408

DATE	REVISION
09/24/2024	
DRAWN BY GG, JT	
CHECKED BY JL	

LICENSED ARCHITECT
JESUS ANTONIO LARA
C-41383
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

RMCA
ARCHITECTURE DESIGN PLANNING
1541 WILSHIRE BLVD, SUITE 110 LOS ANGELES, CA 90017
(213) 483-0500 • FAX (213) 483-0533
www.rmcaarchitect.com

SHEET TITLE
(E) LINE OF SIGHT

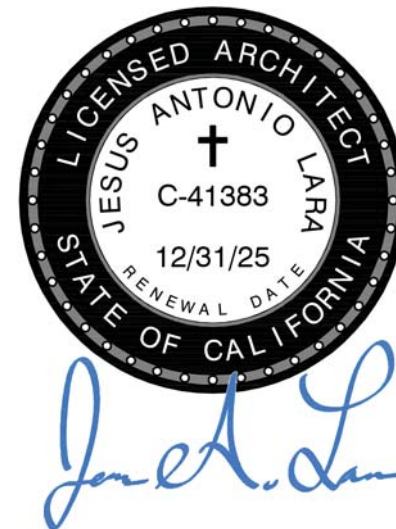
JOB NAME
STATER BROS #23 YUCAIPA

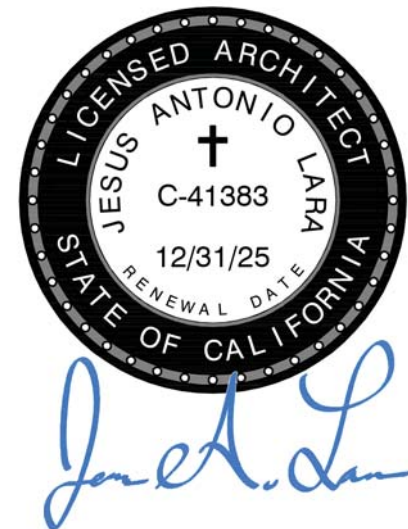
JOB
8184

SHEET NO.
A2.00

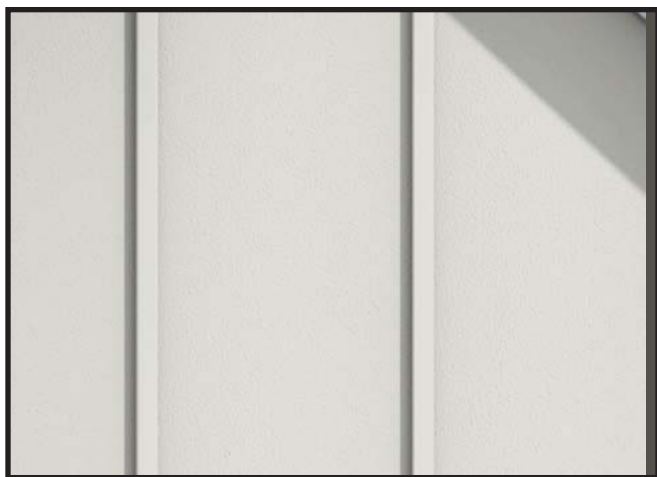
OF
SHEET

PLANNING DEPARTMENT SUBMITTAL - 12-23-24





A
EFIS -STUCCO
OMEGA - AKROFLEX MALIBU 20



B
SMOOTH POLYMER MODIFIED CEMENTITIOUS BASE
W/ OMEGA AKROCOAT ACRYLIC FINISH W/ "BATTENS"



C
FACIA & TRIM



1 SHERWIN WILLIAMS
EXTERIOR PAINT
SW 7006
EXTRA WHITE



2 SHERWIN WILLIAMS
EXTERIOR PAINT
SW 9519
COUNTRY TWEED



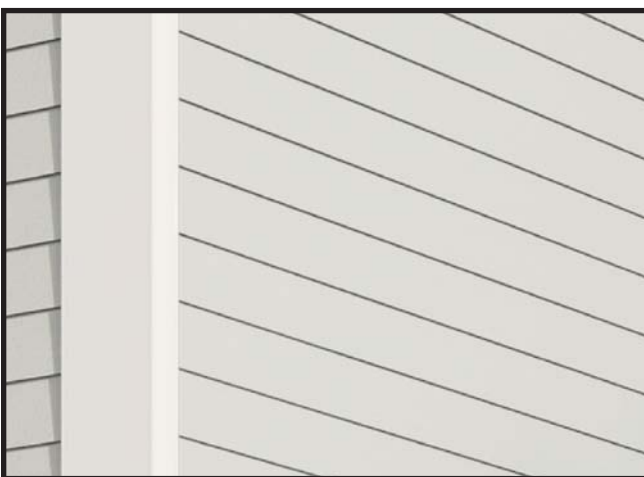
3 SHERWIN WILLIAMS
EXTERIOR PAINT
SW 9515
TUNGSTEN



D/5
STONE VANNER



E/4 & G7
METAL FRAMED W/ PPG
ARCHITECTURAL
COATING
PPL92493 DARK BROWN
WOOD LIKE FINISH



F
METAL SHEETS

RMCA

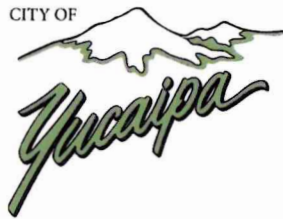
ARCHITECTURE DESIGN PLANNING

MATERIAL BOARD

STATER BROS. #23 YUCAIPA
3446 YUCAIPA BLVD.
YUCAIPA, CA 92399

JOB #8184

1/7/2025



AGENDA REPORT

DATE: February 5, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Christian Farmer, Associate Planner *CF*

SUBJECT: **Theresa Massaro** (Case No. 24-0001/OAK): An Oak Tree Permit for the removal of twelve (12) Tucker Oak trees located at 13582 Oak Mountain Drive; APN: 0322-791-12.

RECOMMENDATION:

That the Planning Commission recommend approval of Oak Tree Permit No. 24-0001 for the complete removal of twelve (12) dead and/or structurally comprised trees with a 1:1 replacement to allow adequate space for the construction of a new single-family residence.

BACKGROUND/DISCUSSION:

On February 26, 1996, the City Council adopted Resolution No. 96-03, which established comprehensive oak tree conservation and protection guidelines for the City of Yucaipa. Pursuant to Section 4(B)(1)(b) of this Resolution, requests for removals involving a cumulative quantity of four (4) or more oak trees must be reviewed by the Planning Commission, which shall provide a recommendation to the City Council for their ultimate decision.



Aerial Photo of the Property

The applicant is requesting the removal of twelve (12) dead and/or structurally comprised Tucker oak trees located at 13582 Oak Mountain Drive in order to provide adequate space for the construction of a new single-family residence proposed at the subject property. Five (5) of the trees are located within the proposed footprint, while the balance of the trees are located where development would result in an encroachment within the protected zone of the trees. Three (3) additional trees are in close proximity of the grading and will need to be fenced off and protected at the time of grading. If additional trees need to be removed for the purposes of grading or to underground utilities, the applicant will need to bring the Project back through the review process.

Pursuant to the City Council adopted Resolution No. 96-03, the twelve trees identified for removal shall be replaced at a ratio of 1:1 and that each replacement tree shall be a minimum of a 15-gallon oak tree. This means that with an approval for the removal of twelve (12) trees at the subject site, twelve (12) new oak trees shall be planted on-site or elsewhere in the City pursuant to the adopted Council policy.



Because the Oak Tree Permit involves the removal of twelve (12) Tucker oak trees, staff is adhering to the established procedures for such proposals. Under these procedures, the removal of four (4) or more oak trees requires approval by the City Council, following a recommendation from the Planning Commission.

With guidance from the City's contract Landscape Architect and Arborist, the proper application of an appropriate management program will be an essential aspect of the efforts to maintain the long-term survival of these magnificent trees in our City.

Attachment(s):

1. Oak Tree Report
2. Site Photos

Approved by: _____

A handwritten signature in black ink, appearing to be 'J. S. B.', written over a horizontal line.

August 10, 2024
Ben Mattlock
City of Yucaipa
34272 Yucaipa Blvd
Yucaipa, CA 92399

SUBJECT: OAK TREE REPORT Massaro property on Oak Mountain Drive

Dear Ben:

In compliance of the City of Yucaipa's Oak Tree Conservation and Protection Guidelines, I have evaluated the health and condition of the 16 trees located West of Oak Mountain Drive, between Pine Mesa Ct. and Wildwood View. The trees are growing within the property at and below street elevation. Location of tree protection zones are within or near the proposed construction area. Trees numbered in this report are either per tags installed by IERCD or site assignments. Date of observation 8/10/2024, 8:00 am. There are two types of oak trees on this site. *Quercus agrifolia* Coast Live Oak and *Quercus john-tuckeri* Tucker Oak. The *Quercus agrifolia* (tree #5) is outside of proposed grading area. (trees # 1, 870, 877, 876, 878, 879, 880) have structural issues, dead wood and show structural failures. (trees # 3, 14, 15, 16) are multi trunked – sucker growth from cut tree at base. (trees #9, 10) are sharing the same location and are in competition for space. (trees 4 & 6) are *Quercus john-tuckeri* and are scattered over most of the remainder of the north part of the lot. The growth is very dense.

Physical Evaluation

Environment: Native trees, located west and north of street on steep to gentle slope. See attached plan for tree locations.

Structure: Single, double trunk trees with dead wood and heavy bark. Seasonal wet conditions promote heavy moss on trunks. This is due to density of growth, narrow canyon and steep slopes. Over all condition, dead wood, poor structural condition, "co-dominant stems" represents a structural weakness and prone to structural failure.

Horticultural Evaluation

No evidence of insect activity on any trees.

Tree Rating System

(A = Outstanding, B = Above Average, C = Average, D = Below Average/Poor, E = Dead)

D - (tree # 1, 870, 877, 876, 878, 879, 880, 15, 16)

C - (tree # 3, 4, 10,

B - (tree #5, 6, 9)

Recommendation

Trees #5, 6 & 9 are outside of proposed grading area and are in the best condition. Protect at time of grading with fencing at protection zone (dripline plus 5') no other trees located within proposed grading are rated above C-.

Sincerely,



Steven Frenken

ISA Certified Arborist #WE3943A



AGENDA REPORT

DATE: February 5, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Madeline Jordan, Associate Planner 

SUBJECT: **Sabbah Development, LLC. PLN-PHE-24-0007:** A Public Hearing Entitlement, which considers a Planning Use Permit (PUP) to authorize minor site plan and building footprint modifications for a phased commercial development project that was previously approved as Case No. 22-120/CUP/ARC/VAR. The revised design proposes to incorporate an added 1,465 square feet to the convenience store building in order to accommodate their future tenant needs, as well as a reduction in side yard setback for the carwash building with an increase in height to the proposed sound wall along the western property line of the 3.17 acre subject site located at 32598, 32610, and 32620 Oak Glen Road; APN(S): 0301-183-03, 0301-173-55, 0301-173-54.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- 1) Approve the Planning Use Permit (PLN-PHE-24-0007), subject to the Conditions of Approval as contained in this Agenda Report; and
- 2) Review and approve the modified architectural design and conceptual landscaping for the proposed Project; and
- 3) Adopt the Planning Use Permit as contained in this Agenda Report; and
- 4) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) and Section 15311 Class (11) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, and
- 5) Direct staff to file a Notice of Exemption.

BACKGROUND:

Area Land Use District Designations; Improvement Levels (IL); and existing land uses:

Location	Land Use District	Imp. Levels	Existing Land Uses
Site	CS (Service Commercial)	IL-1	Three (3) vacant residences and one (1) garage proposed to be demolished
North	CS	IL-1	Single-family residences
South	FCSP (Freeway Corridor Specific Plan)	IL-1	Vacant
East	CS	IL-1	Single- family residence
West	CS	IL-1	Single-family residence

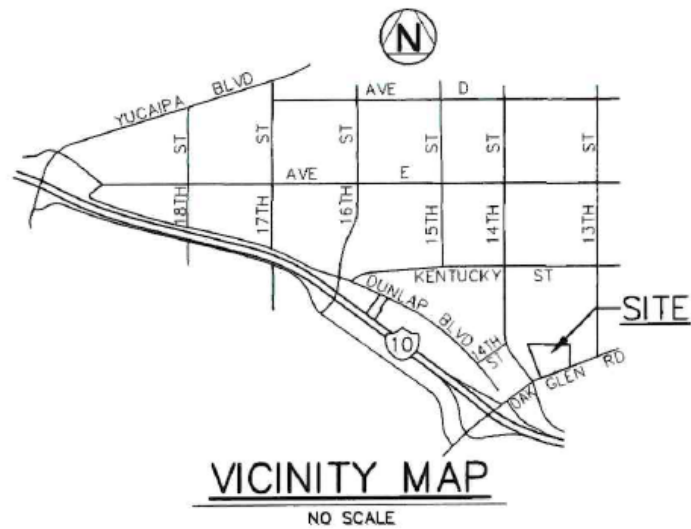
BACKGROUND/DISCUSSION:

Location and Setting

The Project site spans three (3) contiguous parcels¹ totaling 3.17 acres that feature three (3) existing legal non-conforming² residences and a garage that would be demolished as a part of the development. Surrounding development primarily includes other legal-nonconforming residences that were constructed prior to City incorporation and the adoption of the General Plan, which currently designates the Project site and other properties in the vicinity to the north, south, and east within the CS (Service Commercial) Land Use District. Further, the City of Yucaipa General Plan, which implements the long-term vision for the City's future growth and development, assumes commercial development will be constructed within this portion of the City.

¹ The applicant intends to merge the lots to create a single commercial site or modify the lines to align with the pads.

²Section 812.14035 of the Yucaipa Municipal Code identifies a *Nonconforming* or *Nonconforming Use* as any building, structure, or portion thereof, tree, or use of building or land which does not conform to the regulations of the City Code or applicable Specific Plan and which lawfully existed at the time the regulations, or an amendment thereto, with which it does not conform became effective.



The northern limit of the FCSP (Freeway Corridor Specific Plan) boundary is to the south of the site, on the opposite side of Oak Glen Road. The FCSP is currently being updated and the tentative FCSP Land Use District Map identifies OS (Open Space) and Regional Commercial (RC) sites across the street from the Project site.



Tentative FCSP Land Use Plan. The northern limit of the FCSP boundary is to the south of the Project site.

Given the views of mountains, hillsides, and ridges that can be seen from Oak Glen Road, this major arterial street, which provides frontage to the Project site, is identified as a prominent scenic corridor within the General Plan. The limits of the “Freeway/Gateway” area as identified in the Citywide Design Guidelines are located at the corner of 14th Street directly west of the site.



Figure 2-1, Unique Commercial Areas

The Freeway and Gateway District identified in the Citywide Design Guidelines is adjacent to the Project site.

Prior History

At the Special Planning Commission Meeting of June 28, 2023, the Planning Commission reviewed and approved Case No. 22-120/CUP/ARC/VAR: A Conditional Use Permit with Architectural Review to permit a phased commercial complex that would include a 4,988 square foot gas station, twenty (20) designated EV (Tesla) charging spaces, a 4,335 square foot convenience store, a 2,866 square foot drive-thru car wash, a 2,105 drive-thru restaurant, and a 5,000 square foot office and retail building, as well as a Major Variance request to permit a 46-foot-tall freestanding sign with 311 square feet of sign area for advertising the development located at the subject site. Pursuant to Section 84.0355(b) of the Yucaipa Municipal Code all of these uses may be permitted in the CS Land Use District pursuant to approval of a CUP. It should be noted that the City Council had considered a potential moratorium for fuel station and car wash uses, but ultimately decided not to pursue such a restriction.

Planning Use Permit

To accommodate future tenant needs, the applicant has proposed a slightly revised design compared to the original project approval. Given the minor scale in updated scope, the Planning Use Permit (PUP), has been deemed the appropriate application for Planning Commission consideration of the suggested changes for this building.

The revised design proposes to incorporate an added 1,465 square feet to the back of the convenience store building, so it can maintain the same frontage design as the original entitlement.

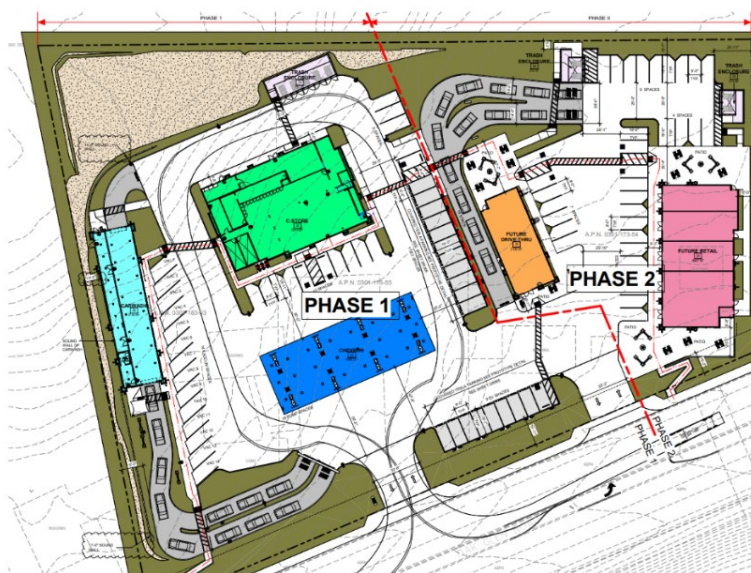
The “Craftsman” inspired design incorporates modern material choices such as metal siding, trim accents, and varying rooflines to provide additional building articulation and visual interest, particularly along Oak Glen Road to enhance the Yucaipa “Gateway” and entrance to the City. The proposed materials and accent colors also provide a farmhouse influence, intended to support the City of Yucaipa’s agrarian and rural history.



Convenience Store, Front Elevation.

A reduction of the side yard setback for the carwash building is also requested. This would consequently require an increase in height to the proposed sound wall along the western property line from 10-feet to 11-feet, which was determined by an updated noise study analysis that evaluated project impacts and suggested the revision based on the relocation of the car wash building.

It should be noted that the phasing plan and Variance request evaluated and included as a part of the original entitlement approval remain unchanged.



22-120/CUP/ARC/VAR Phasing Exhibit with updated site plan.

Consistency with the General Plan and Development Code

The proposed Project is located within the CS (Service Commercial) Land Use District. The table below provides an evaluation of the proposed Project's consistency with adopted development standards with the City Development Code.

CRITERIA	PROPOSAL	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Land Use	Convenience/Support Services, Retail, and Professional Services	Yes: CS standards allow for a carwash, gas station, convenience store, drive-thru restaurant, and retail/office building.
Building Height	The peak height of the tallest building (convenience store) reaches a height of approximately 33.5 feet.	Yes: CS Development standards allow a building height of 45 feet.
Building and Lot Coverage	• <u>Building Coverage:</u> Approximately 10 percent. • <u>Site Coverage:</u> Approximately 64 percent.	Yes: CS Development standards allow a building coverage of 65 percent and 90 percent coverage for buildings and paved surfaces, respectively.
Landscaping	• <u>Site Landscaping:</u> 38,018 square feet (25 percent) of the Project site is to be landscaped. A 10,831 square feet detention basin is also proposed.	Yes: A minimum of 15 percent of the site must be landscaped.
Building Setback	<u>Building Setback</u> • Front Yard: 23 Feet • West Side Yard: 10 Feet • East Side Yard: 10 Feet • Rear Yard: 70 Feet	Yes: CS Development standards are as follows: • Front Yard Setback: 15 Feet • Side Yard Setbacks: 10 feet on one (1) side and 0 feet on the other (when adjacent to a commercial or industrial land use district) • Rear Yard Setbacks: 10 Feet
Parking Spaces	• 63 general parking spaces proposed, and additional parking would also be available at the 16-pumps for the gas station, and the 20 proposed Tesla charging stations.	Yes: 67 parking spaces are required because the Development Code requires one (1) parking space per 250 square feet of building area for the convenience store, carwash, retail, and drive-thru land uses, which together provide 16,705 square feet of building area respectively.

The proposed Project supports a number of General Plan policies. These include the following:

- PR-4.7 Scenic Resources. Protect Yucaipa's scenic resources, including scenic corridors along roads and views of the hillsides, prominent ridgelines, canyons, and other significant natural features, to the extent practical.
- T-5.4 Development Review. Exercise design review of all projects visible from a designated scenic route consistent with the Scenic Resources Overlay District; balance design considerations of projects with the preservation of the natural aesthetics of the area. and adhere to development review procedures and design guidelines in the City of Yucaipa Municipal Code that advance the visual quality of the community.
- CDL-5.2 Districts. Recognize the strong identities of individual districts—North Bench, Wildwood Canyon, Central Core, Dunlap Acres, Chapman Heights, and the Freeway Corridor—with entry monuments, street signs, and/or landscaping and lighting.
- CDL-7.6 Adjacent Development. Comprehensively plan the area with consideration of other contiguous areas to ensure compatible and complementary development, circulation patterns, infrastructure, and services.
- CDL-8.5 District Design. Improve the appearance and cohesive design of the Dunlap Industrial Corridor through more unified project- and building-level design guidelines, code enforcement where appropriate, and incentives.
- CDL-8.7 Gateway. Establish and improve the gateways, signage, and monumentation at the north and south edges of the Dunlap Industrial Corridor to improve the entryways into the corridors.
- CDL-8.8 Streetscape Condition. Improve the streetscape by installing sidewalks, street rehabilitation, landscaping treatments, lighting, curbs and gutters, flood control devices, and code enforcement activities.
- CDL-10.3 Site Planning. Identify and preserve the positive characteristics and features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.
- CDL-10.4 Design Variation. Encourage identifiable architectural designs, design variations, and well-planned projects that are visually interesting, neighborhood or district oriented, and well-integrated with the surroundings.
- CDL-10.7 Basins. Design retention/detention basins to be visually attractive, with natural landscaping and a public use component such as trails, and well-integrated with any associated project and with adjacent land uses.
- CDL-10.12 Architectural Detail. While recognizing sensitivity to budget, require publicly visible sides of a building to contain architectural detail and façade articulation, strong patterns of shade and shadow, and integrated architectural detail; blank walls are discouraged.

Environmental Review

According to Section 21061.3 of the CEQA Guidelines the subject site meets the criteria of an “in-fill site,” as it is within a developed and urbanized portion of the City. Pursuant to Section 15332 of the CEQA Guidelines, the proposed CUP qualifies for a Class 32 Categorical Exemption which applies to in-fill development. The Project is consistent with the General Plan policies and zoning regulations for the CS Land Use District; is located on a site that is less than five (5) acres that is substantially surrounded by urban uses that has no value as habitat for endangered, rare or threatened species; and finally, the approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

Processing and Procedural Actions

Notices of the Project were sent to contiguous property owners to the Project site, and no responses were received.

CONCLUSION:

The proposed Planning Use Permit has been submitted to authorize minor modifications to a previous entitlement approval (Case No. 22-120/CUP/ARC/VAR) and is consistent with the Yucaipa General Plan, Development Code, and adopted standards. Appropriate Conditions of Approval have been applied to the project to ensure compliance with City, state, and federal regulations. The required findings for approval of the Planning Use Permit have been made and are attached.

FISCAL IMPACT:

Based on a net of 24,179 square feet of commercial development (which includes an additional 1,881 and 1,539 square for two (2) proposed Tesla canopies to be provided over the Tesla charging stations) on 3.17 acres, the Project can be expected to generate **\$169,696.53** in Development Impact Fees, using the current (2022-2023) fee schedule, as follows:

Drainage Facilities:	\$48,269.40
Traffic Facilities:	\$91,565.87
Public Facilities:	\$18,787.08
Fire Facilities:	<u>\$11,073.98</u>
TOTAL:	\$169,696.53

Attachments: Planning Use Permit Findings
 Land Use District & Location Map
 Site Photos
 Yucaipa Carwash Noise Study
 Conditions of Approval
 Project Plans

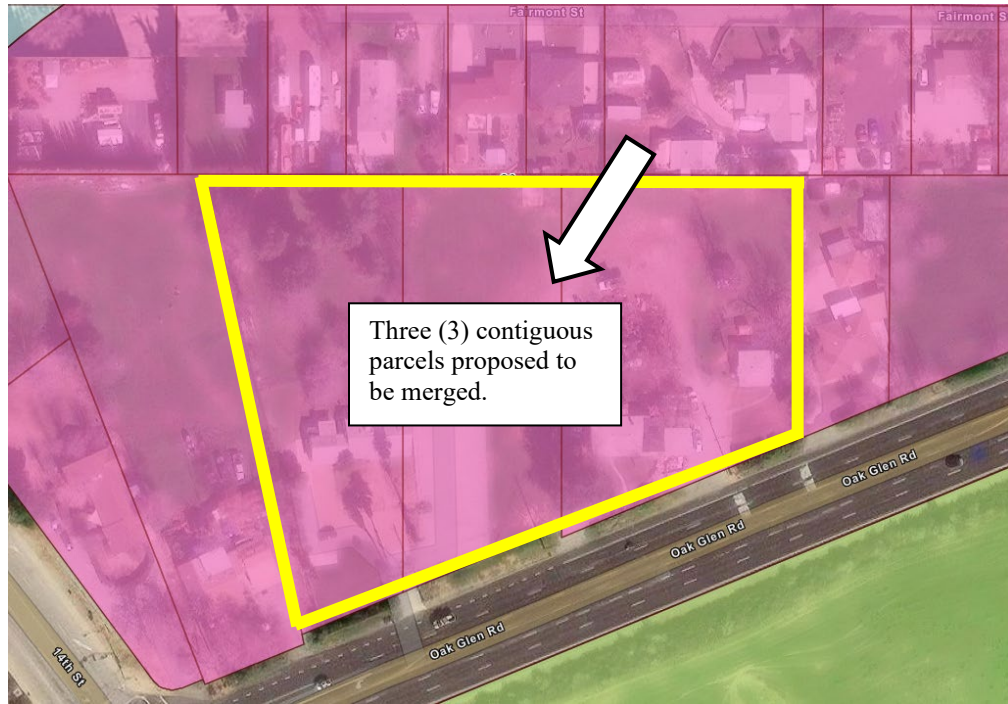
Approved by:



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

1. The proposed Project will not have a significant impact on the environment since the Project is characterized as in-fill development that is considered to be consistent with the General Plan policies and zoning regulations for the Service Commercial (CS) Land Use District, and therefore qualifies under the Class 32 Categorical Exemption pursuant to the California Environmental Quality Act.
2. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping, and other features pertaining to the application, because the site is large enough and the design is configured to accommodate the proposed Project and accompanying features.
3. The site for the proposed use has adequate access, meaning that the site design incorporates appropriate street and highway limitations, because the site proposes two (2) ingress and egress points from Oak Glen Road and contains appropriate internal driveway circulation with aisle widths that meet emergency access requirements.
4. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic, or other disturbances, because: 1) The Project design surpasses the minimum building setbacks within the City's CS Land Use District, 2) The proposed phased commercial development complies with City development standards; 3) Improvements have been conditioned to occur prior to occupancy for each phase of the Project; 4) Access is to be provided along Oak Glen Road with improvements required per the "Traffic Review for Queuing Analysis" prepared and submitted by K2 Traffic Engineers Inc.; and; 5) A noise wall is proposed on the western property line and adequate on-site landscaping is proposed along the property lines adjacent to more sensitive land uses, and on-site. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems because the height of the proposed buildings will not substantially hinder the use of such devices on surrounding properties.
5. The proposed uses are consistent, subject to approval of the General Plan Amendment, with the goals, policies, standards, and maps of the General Plan and any applicable plan, because the proposed Project and associated uses are permitted in the CS Land Use District of the Yucaipa General Plan.
6. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare, because they ensure adequate circulation, drainage, and compatibility with surrounding land uses.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, because there are no obstructions to the collection of solar energy or the natural movement of wind toward or around surrounding properties.

LAND USE: SERVICE COMMERCIAL (CS)



LOCATION



SITE PHOTOS





PLANNING USE PERMIT

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. This Public Hearing Entitlement considers a Planning Use Permit (PUP) to authorize minor site plan and building footprint modifications for a phased commercial development project that was previously approved as Case No. 22-120/CUP/ARC. The revised design proposes to incorporate an added 1,465 square feet to the convenience store building in order to accommodate their future tenant needs, as well as a reduction in side yard setback for the carwash building with an increase in height to the proposed sound wall along the western property line of the 3.17 acre subject site located at 32598 Oak Glen Road; APN:0301-183-03,0301-173-55, 0301-173-54. 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 Planning 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. A Categorical Exemption is being issued for this project, pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended. The applicant/owner shall deliver a \$50.00 administrative handling fee to the Planning Division within five (5) days after the effective date of conditional approval. **Payments shall be made with a Check, Money Order or Cashier's**

Check for \$50.00 made payable to the “Clerk of the Board”. The Planning Division shall then file the Notice of Exemption with the Clerk. Proof of fee payment will be required prior to issuance of building permit.

5. All conditions of this Planning Use Permit are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.
6. The applicant/owner shall maintain in good condition at all times all permanent plantings as identified on the approved landscape plan.
7. All new utility lines shall be placed underground. Existing overhead distribution lines shall be placed underground when four (4) or more utility poles on the same street are located on or adjacent to the project site.
8. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.
9. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle.
10. Parking and on-site circulation requirements shall be maintained at all times.
 - A. Any occupancies which require additional parking that has not been provided for through this Planning Use Permit, such as restaurants or places where food or refreshments are dispensed which have seating, shall not be approved until an application for revision is submitted for review and approval showing the additional parking.
 - B. All markings to include parking spaces, directional designations, “No Parking” designations, and “Fire Lane” designations shall be clearly defined and said markings shall be maintained in good condition at all times.
 - C. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.
11. Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b).
12. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized.
13. All refuse containing garbage shall be removed from the premises at least two times per week in conformance with Municipal Code Section 8.24.030(B).

14. The applicant shall implement the approved "Solid Waste Recycling Plan" for any new commercial, industrial, or institutional uses located on the property. The developer and all occupants of the property shall make a good faith effort to fully comply with each component of the approved Plan. Any proposed revision to this Plan shall be subject to the review and approval of Yucaipa Disposal, Inc. (909) 797-9125.
15. Developers of commercial/industrial/institutional projects shall attempt to ensure that at least 20% of the total cost of the project shall be spent with Yucaipa businesses and/or the hiring of Yucaipa residents.
16. The project site shall remain in full compliance with all City Sign Regulations at all times.
17. 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 MWEL0 including the use of renewable organic waste products such as compost and mulch where applicable.
18. 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 MWEL0 including the use of renewable organic waste products such as compost and mulch where applicable
19. 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.
20. The applicant/property owner shall be required to apply an anti-graffiti coating, and/or provide a landscape design of a type and nature that is acceptable to the City Planner, to each of the publicly viewable surfaces deemed by the City Planner to be likely to attract graffiti.
21. The applicant/property owner, and any and all successors in interest, shall for ten (10) years after the issuance of a Certificate of Occupancy, provide the City with sufficient matching paint and/or anti-graffiti coating on demand for use in the painting over or removal of graffiti from any designated graffiti attracting surfaces.
22. A Lot Merger shall be processed to combine the three (3) contiguous properties associated with the proposed Project.
23. The hours of operation of the Carwash shall be between 7 a.m. to 8 p.m.
24. The applicant shall work with City Staff to provide an appropriate screening barrier (wall and ground combination) that achieves a minimum 10-foot at the top of wall height perspective along the northern property line of the Project site.

Added by
PC 6-28-23

Added by
PC 6-28-23

FIRE DEPARTMENT (909) 797-2489 EXT. 246

25. 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.
26. This project is in a Fire Safety Review Area 1. This is a high fire hazard brush area. This project shall comply with the construction and development standards for a FR-1 Area. Contact the City Building & Safety Division for FR-1 Area construction and development standards.
27. Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Within FR-1 zone minimum width shall be twenty-six (26) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements.
28. 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.
29. 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).
30. Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 1500, 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.
31. Approved fire hydrants capable of supplying required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants meeting the required fire flow shall be provided.
32. Fire hydrants shall be installed at locations to be determined by the California Fire Code (2022) Appendix "C". Required fire flow to be determined by the California Fire Code (2022) Appendix "B". Minimum fire flow shall not be less than 1500 gpm.

33. In areas without water-serving utilities, a water storage and delivery system for permanent use shall be based on NFPA-1142 and the Uniform Fire Code. The system shall be a minimum storage capacity of 5,000 gallons or an approved NFPA-13, 13D or 13R automatic fire sprinkler system with 10 minute storage. Fire suppression system shall be installed prior to construction and shall be maintained as a condition of occupancy.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

34. Submit WQMP Plan for Approval.
35. The natural drainage courses traversing the site shall not be occupied or obstructed.
36. Applicant shall demonstrate that the site does not create concentrated discharges to adjacent properties and/or public right-of-way in excess of historical flows. If project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate flows; otherwise, applicant shall provide on-site detention for excess flows in accordance with the approved WQMP.
37. Adequate provisions shall be made to intercept and conduct the tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed.
38. Road sections within and/or bordering the project shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element.
39. Final improvement plans and profiles shall indicate the location of any existing utility facility which would affect construction. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the City.
40. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

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

PLANNING DIVISION (909) 797-2489 EXT. 224

41. The Grading Plan for the site and any “as-built” plans shall be consistent with the most current approved entitlement.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

42. Applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the State Water Resources Control Board if the project site is 1 acre or greater. In addition, the Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted to the City Engineer for review and approval.
43. Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the "New Development/Redevelopment Guidelines." All provisions of the Water Quality Management Plan (WQMP) consistent with the 2010 MS4 permit and most recent regulatory mandates shall be met.
44. The applicant shall provide documentation indicating that the WQMP, grading plan, erosion control plan and landscape plan are consistent with each other. The documentation shall indicate that each document has been reviewed by the applicant for consistency.
45. The applicant's plans indicate approximately 64% of the site to be improved with impervious surfaces. Design features shall be included to direct storm water run-off flows into landscaped pervious areas before any run-off flows into public rights-of-way.
46. In addition to the drainage, traffic related, or other requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the City Engineer.
47. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.
48. Existing City roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit may be required to cover the cost of grading and paving. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded.
49. Prior to signing of the improvement plans, any proposed grading within the road right-of-way shall be done under the direction of a Soils Testing Engineer, hired by the applicant. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to the City. Prior to placement of

any base materials, and/or paving, a written report shall be submitted by the applicant's engineer to the City Engineer for review and approval.

50. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed.
51. Additional dedication is required to provide for a one-hundred and four (104) foot half-width right-of-way. A copy of the Grant Deed for all properties affected by this requirement must be submitted to the City Engineer prior to document preparation.
52. Future building pads shall be elevated adequately above the established floodplain elevation to reduce damage from flooding.
53. Oak Glen Road shall be designed as a water-carrying street and its water carrying capacity shall be maintained.

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

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 225

54. 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.
55. This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project.
56. Three (3) copies of the grading plan shall be submitted to the Engineering Division for review and approval. A grading permit shall be obtained through Building and Safety after plan approval. A copy of the grading plan shall be submitted to the Planning Division when graded slopes exceed five (5) feet in height. All on-site cut and fill slopes shall:
 - A. Incorporate recommendations of the approved geology and soils reports.
 - B. Be contour graded to blend with existing natural contours.
 - C. Be limited to a maximum slope ratio of two-to-one (2:1) and a maximum vertical height of thirty (30) feet. Setbacks from the top and bottoms of slopes shall be a minimum of one-half (1/2) the slope height or per CBC.

- D. Preclude damage to the site and downstream properties during heavy storm run-off, especially during the construction stage by including a stringent slope, erosion, and sediment control program on the proposed grading plan. Any such damage allowed to occur will be the responsibility of the applicant.
 - E. All open space easements and natural/undisturbed open space shall be indicated as ungraded areas not to be disturbed.
57. Site development shall be designed to comply with California Accessibility Codes. Provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code (CBC) 11A and 11B.
- a. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly.
 - b. Disabled access parking shall be located on the shortest accessible route. Relocate parking spaces accordingly.
58. Site Facilities such as parking (open and covered), and trash dumpsters, shall be accessible per California Building Code (CBC) 11A and 11B.
59. Separate submittals and permits are required for all structures, accessory structures such as but not limited to, trash enclosures, patios, trellises, gazebos block walls, signage, and storage buildings.
60. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.
61. The perimeter of the jobsite shall have a properly installed, 6' high, construction fence with privacy cloth attached. The fencing and cloth shall be maintained and kept in good condition until such a time that the project has been completed, or a permanent perimeter wall is in place. All construction entrances/exits shall be approved in advance by city personnel.
62. Government Code Section 65850.2 (AB 3205) requires the City to not issue the final certificate of occupancy unless the applicant has met or is meeting the requirements of the South Coast Air Quality Management District. The applicant

shall complete the Air Quality Permit Checklist (available at front counter) to determine whether air quality permits are required for any equipment that may be operated at the site (for non-residential buildings).

South Coast Air Quality Management District
21865 Copely Drive
Diamond Bar, CA 91765-4182
(800) 388-2121

63. Three (3) copies of a landscape and irrigation plan 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:
- 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.
 - B. A permanent automatically-controlled irrigation system.
 - 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.
- 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 of Oak Glen Road.
- 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.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

64. Submit engineered road improvement plans to the City Engineer.
65. The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in

place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.

PLANNING DIVISION (909) 797-2489 EXT. 224

66. 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.
67. The applicant/owner shall process a Condition Compliance Review through the City for verification of conditions prior to the issuance of building permits.
68. Water service shall be by shall be by Western Heights Water Company. The Western Heights Water Company letter dated 6/15/2021 is included as a Condition of Approval. Submit evidence of service to Building and Safety at time of Condition Compliance review.
69. Sewage disposal shall be by Yucaipa Valley Water District. The Yucaipa Valley Water District letter dated 8/16/2022 is included as a Condition of Approval. Submit evidence of service to Building and Safety at time of Condition Compliance review.
70. Applicant shall procure a verification letter from the sewerage agency. Said letter shall state whether or not sewer connection and service can be made available to the project by the sewerage agency.
71. Plans for food establishments shall be reviewed and approved by the S.B. County Public Health Department, Division of Environmental Health Services (909) 387-4608.
72. Prior to building permit, applicant shall submit a report for risk assessment of potential health hazards from exposure to hazardous materials. For information, contact County Fire Department/Hazardous Materials Division/Local Oversight Program at (909) 386-8401.
73. Verification of application for a sign registration and plot plan approval by the Planning Division must be submitted prior to the issuance of a building permit for the installation, wiring, remodeling or reconstruction of any sign or portion thereof which requires a building permit.
74. The applicant shall submit a "Solid Waste Recycling Plan" for review and approval. This Plan shall address two (2) principal recycling programs: 1) the recycling of construction waste/debris during the demolition and/or development phase of the project, and 2) the recycling of the solid waste that is generated daily by each proposed use during the operational phase of the project. The construction waste component shall include: complete information on the

individual or firm that will be responsible for implementing the recycling plan; complete information on all proposed recycling facilities that will receive waste products; and estimates of the volume or weight of each type of material that will be recycled. The operational waste component shall include: complete information on the location, access, sizes, and numbers of solid waste and recycling bins needed to serve each proposed use that is located within the project. For information on the types of waste disposal services that are available, you may contact Yucaipa Disposal, Inc. at (909) 797-9125 for assistance.

75. Proof of fee payment of Fish and Game fees and/or County Administrative handling fees pursuant to California State Assembly Bill 3158 shall be submitted.
76. 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.
77. Any change in use of an approved building shall be reviewed and approved by the Planning Commission through the Architectural Review process, or the pertinent Planning entitlement application if the City Planner determines the new proposal to be an intensification of land use beyond that which was approved through the current Project (Case No. 22-120/CUP).
78. The applicant/property owner shall grant to the City, in writing, the irrevocable right of entry over, and access to, such property, upon twenty-four (24) hours' posted notice, by authorized City employees or agents, for the purpose of removing or painting over graffiti on any designated graffiti attracting surfaces.
79. A Lot Merger shall be processed to combine the three (3) contiguous properties associated with the proposed Project.
80. A 10-foot-sound barrier wall shall be installed on the western property line prior to operation of the proposed carwash facility, as recommended in the "Yucaipa Car Wash, Noise Study" prepared by Acoustics Group, Inc. for this Project.

FIRE DEPARTMENT (909) 797-2489 EXT. 246

81. Two sets of water delivery system plans, designed to meet the required fire flow for this project and/or development shall be submitted to the Fire Department for approval.
82. 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.

83. 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.
84. Fire hydrants shall be installed and operational as per approved water system delivery plans prior to any framing, construction, or delivery of combustible materials to project site.
85. A water storage and delivery system for temporary use during construction and meeting Fire Department fire flow requirements shall be installed prior to framing, construction, or delivery of combustible materials to project site.
86. An alternative type of construction providing a higher level of fire resistance is required. Contact the Fire Department or City Building Official for more information.

SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 225

87. 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 as adopted by the City of Yucaipa.
88. Paths of travel shall incorporate (but not be limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code (CBC) 11A and 11B.
89. Buildings on the site shall be accessible per California Building Code (CBC) 11B.
90. Separate submittals and permits are required for all accessory structures such as but not limited to trash enclosures, patios, block walls, and storage buildings
91. Any change of occupancy will require submission of plans for approval to Buildings and Safety. It is the applicant's responsibility to contact the local Building and Safety Division for a pre-construction inspection prior to the occupancy of the building(s).

FIRE DEPARTMENT (909) 797-2489 EXT. 246

92. Fire Department access roadways and/or public/private streets exceeding one hundred fifty (150) feet in length shall have a Fire Department approved turn-

- around at the terminus (cul-de-sac). Minimum radius shall be not less than 40 feet.
93. Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).
 94. Fire Department access roadways and/or public/private streets and driveways shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. An access road, approved by the Fire Department, shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%. Where an approved access road cannot be provided, a fire protection system shall be required and approved by the Fire Department.
 95. The development and/or project, and each phase thereof, shall have a minimum of two (2) remote points of access, including a secondary access, for fire and other emergency equipment and for routes of escape which will safely handle evacuations.
 96. 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.
 97. Address numbers shall be placed on all new and existing commercial and multi-family residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Structures shall have numbers of 8" height, 3/8" stroke on contrasting background. Address numbers shall be illuminated so as to be visible and legible from access roadway or street. Industrial occupancies shall have address numbers of 12" height, 1/2" stroke and shall be illuminated so as to be visible and legible from access roadway or street. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers are 6" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.
 98. Commercial retail structures with rear access shall place address numbers on rear entry doorways, 4" in height, 3/8" stroke, on contrasting background.
 99. "No Parking - Fire Lane" signs shall be posted at locations designated by Fire Marshall. Fire lane curbs shall be painted red with white letters stating "No Parking - Fire Lane".

100. On site fire hydrants capable of supplying required fire flow shall be installed at locations identified by the Fire Marshall. 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.
101. Approved fire hydrant pavement markers shall be installed.
102. Automatic fire sprinklers shall be installed according to NFPA 13 and Fire Department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for Fire Department review and approval prior to any installation. Submit copy of California C-16 license.
103. Automatic fire sprinkler control devices (P.I.V. & O.S.&Y.) shall be visible from Fire Department access roadway, and identify system being controlled and address of structure. Fire Department Connection (FDC) shall be located no closer than fifty (50) feet and not to exceed one hundred fifty (150) feet from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected.
104. A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq. ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by Fire Department, may be required. Fire extinguishers shall be serviced annually and shall have a current sfm service tag attached.
105. A 40BC fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current sfm service tag attached.
106. Co2 Detection System (Carbon Dioxide) shall be installed per manufacture specifications were Beverage Dispensing application of Insulated liquid carbon dioxide system is with more than 100 pounds of Carbon Dioxide used. A permit shall be required for installation of Detection System by certified Contractor per CFC. Approved placards shall also be in place per NFPA 704.
107. An automatic fire detection and alarm system meeting the requirements of UFC Article 10, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the Fire Department for review and approval prior to installation.
108. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.
109. 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.

110. Commercial and industrial structures/occupancies and gated complexes shall have a “knox box” system installed on the exterior of the buildings or complex. Location of device to be determined by the Fire Department. The box shall contain keys necessary to gain access and may contain pre-plans and msds information as required by the Fire Department.
111. Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times.
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
 - G. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type.
112. All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the UFC Article 79 and City codes and ordinances. Plan review and annual permit to operate from the Fire Department is required.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

113. Construct curb and gutter (with match-up paving) thirty-two feet from centerline. **REFER TO CITY OF YUCAIPA PLAN NO. 10981 FOR GUIDANCE.**
114. Construct sidewalk adjacent to site with landscaped parkway or multi-use trail as directed by City Engineer.
115. Construct driveway approach/entrance. Commercial driveways require radius type approaches.
116. Any further development of this parcel will require construction of full road improvements.
117. Developer shall be required to place construction traffic control in public right-of-way during the construction of off-site improvements. Traffic control devices shall be maintained 24 hours a day 7 days a week as directed by the City Engineer.

118. The Applicant shall provide written documentation that the WQMP is consistent with the BPMs shown on the as-built grading plans and landscape plans. In case of inconsistency, the Applicant shall revise the WQMP to match the as-built plans.
119. The recommendations provided in the "Yucaipa Traffic Review for Queuing Analysis" prepared by K2 Traffic Engineers Inc. shall be implemented.

PLANNING DIVISION (909) 797-2489 EXT. 224

120. Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.
121. All access drives and parking areas shall be surfaced with a minimum of 2 inches of asphalt concrete surfacing, City Road Specification No. 39, which shall be appropriately striped to accommodate safe vehicular circulation.
122. All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.
123. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the facility, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicate direction of traffic flow.
124. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
125. All landscaping and irrigation shown on the approved landscape and irrigation plans and all required walls shall be completed. Trees in the parkway between sidewalk and curb/gutter shall be provided with a linear root barrier. Provide the City with a Certificate of Substantial Completion from the certified professional that prepared the approved landscape and irrigation plans.
126. All roof top mechanical equipment is to be screened from ground vistas.
127. Developers of commercial/industrial/institutional projects shall submit a report detailing the percentage of project costs spent in the City of Yucaipa. At a minimum, this report shall contain a list of local businesses/individuals that have been solicited for bids and/or received contracts for materials or services.
128. Developers of commercial, industrial, or institutional projects shall submit all applicable documentation that is required to verify the volume of weight of each type of construction waste or debris that has been recycled or otherwise disposed of in a lawful manner.
129. Provide a bicycle parking rack in a suitable location.

130. A video surveillance and recording system shall be installed that is capable of covering all exterior portions of the subject property, including parking areas and service alleys.



YUCAIPA CAR WASH NOISE STUDY

DECEMBER 8, 2023

**PREPARED FOR:
ZAID AFANAN**

PREPARED BY:

ACOUSTICS GROUP, INC.
CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION





Yucaipa Car Wash Noise Study

Prepared for:

Zaid Afanan
32598 Oak Glen Rd.
Yucaipa, CA 92399

Prepared by:

ROBERT WOO – Principal Acoustical Consultant, INCE
ANGELICA NGUYEN – Senior Acoustical Consultant

ACOUSTICS GROUP, INC.
CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION
(877) 595-9988



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1. INTRODUCTION	2
2. NOISE.....	3
3. NOISE STANDARDS.....	5
4. NOISE MEASUREMENT	5
5. NOISE ANALYSIS	6
6. ASSESSMENT	7
7. NOISE CONTROL ANALYSIS.....	9
8. NOISE CONTROL RECOMMENDATIONS	11
9. CONCLUSION	12
REFERENCES.....	13
APPENDIX.....	14

Figures

Figure 1. Project Location	2
Figure 2. Site Plan.....	3
Figure 3. Typical A-weighted Noise Levels	4
Figure 4. Noise Measurement Locations.....	6
Figure 5. Predicted Noise Contour Map of the Car Wash Operations - Worst Case without Noise Control	8
Figure 6. Predicted Noise Contour Map of the Car Wash Operations - with Noise Control.....	10
Figure 7. Location of the Recommended Minimum 11-ft High Car Wash Noise Barrier	11

Tables

Table 1. City of Yucaipa Noise Standards.....	5
Table 2. Measured Ambient Noise Level.....	6
Table 3. Car Wash Operations Noise Sources.....	7
Table 4. Summary of Operations Noise Impact Assessment - without Noise Control	7
Table 5. Summary of Operations Noise Impact Assessment - with Noise Control	9



EXECUTIVE SUMMARY

Acoustics Group, Inc., (AGI) was retained to conduct a noise study of the Car Wash Project located at 32598 Oak Glen Road in Yucaipa, CA. AGI has reviewed the Yucaipa Noise Standards, conducted noise measurements, analyzed the noise levels from future noise sources at the site, assessed the impact of the future noise to determine compliance with the Exterior Noise Standards, and recommended noise control measures.

The applicant proposes a new car wash at project site. The future Car Wash operations would produce equipment noise levels as high as 67.4, 54.5, and 46.2 dBA at the ground floor of the residential property line to the west, north, and east, respectively. Noise levels from the car wash at the residential property to the west would exceed the City of Yucaipa's noise standard of 55 dBA. Noise levels at the property line to the north and east would comply with the 55 dBA noise standard. Noise control has been recommended to reduce the noise level to comply with the City of Yucaipa Noise Standards.

With the recommended 11-ft noise barrier, noise from future equipment operations would be as high as 54.3, 46.0, and 46.2 dBA at the ground floor of the residential property line to the west, north, and east, respectively. The future car wash operations noise levels would comply with the City of Yucaipa's noise standard of 55 dBA with noise control.

This report has been organized into multiple sections for ease of reference. Section 1 introduces the Project and provides a general discussion on the Project Components. Section 2 discusses Noise Fundamentals, and Section 3 presents the Noise Standards. Section 4 discusses the Noise Measurement. Section 5 presents the Noise Analysis; Section 6 discusses the Impact Assessment and Section 7 discusses the Noise Control Analysis. Section 8 presents the Noise Control Recommendations. Section 9 discusses the Conclusion.

1. INTRODUCTION

The Project proposes a new car wash at the project site located at 32598 Oak Glen Road in Yucaipa, CA. Refer to Figure 1 for the general location of the Site and a Vicinity Map. Land uses immediately surrounding the site are commercial and residential. The main noise concern is car wash operations affecting the residential properties to the west, north and east. Refer to Figure 2 for the Site Plan and Location of the Future Car Wash.



Figure 1. Project Location

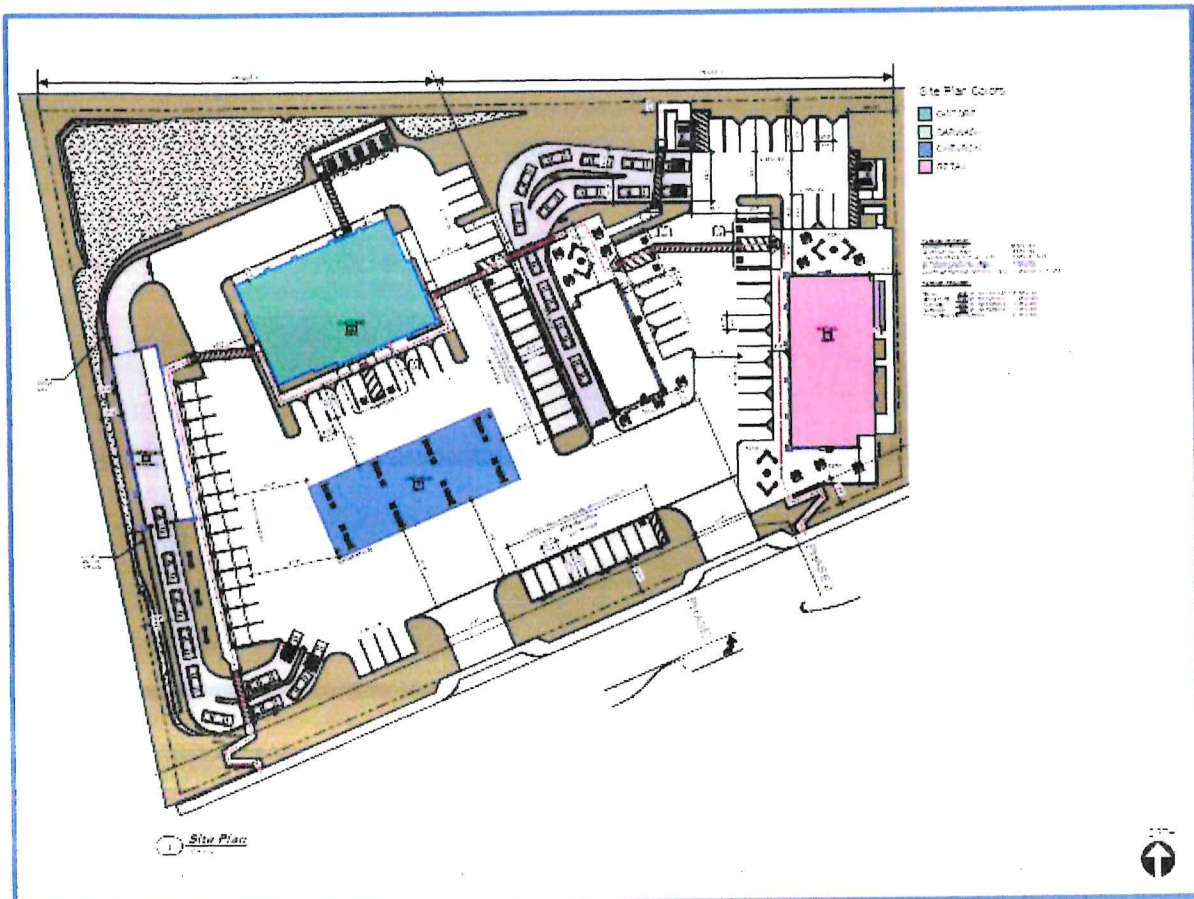
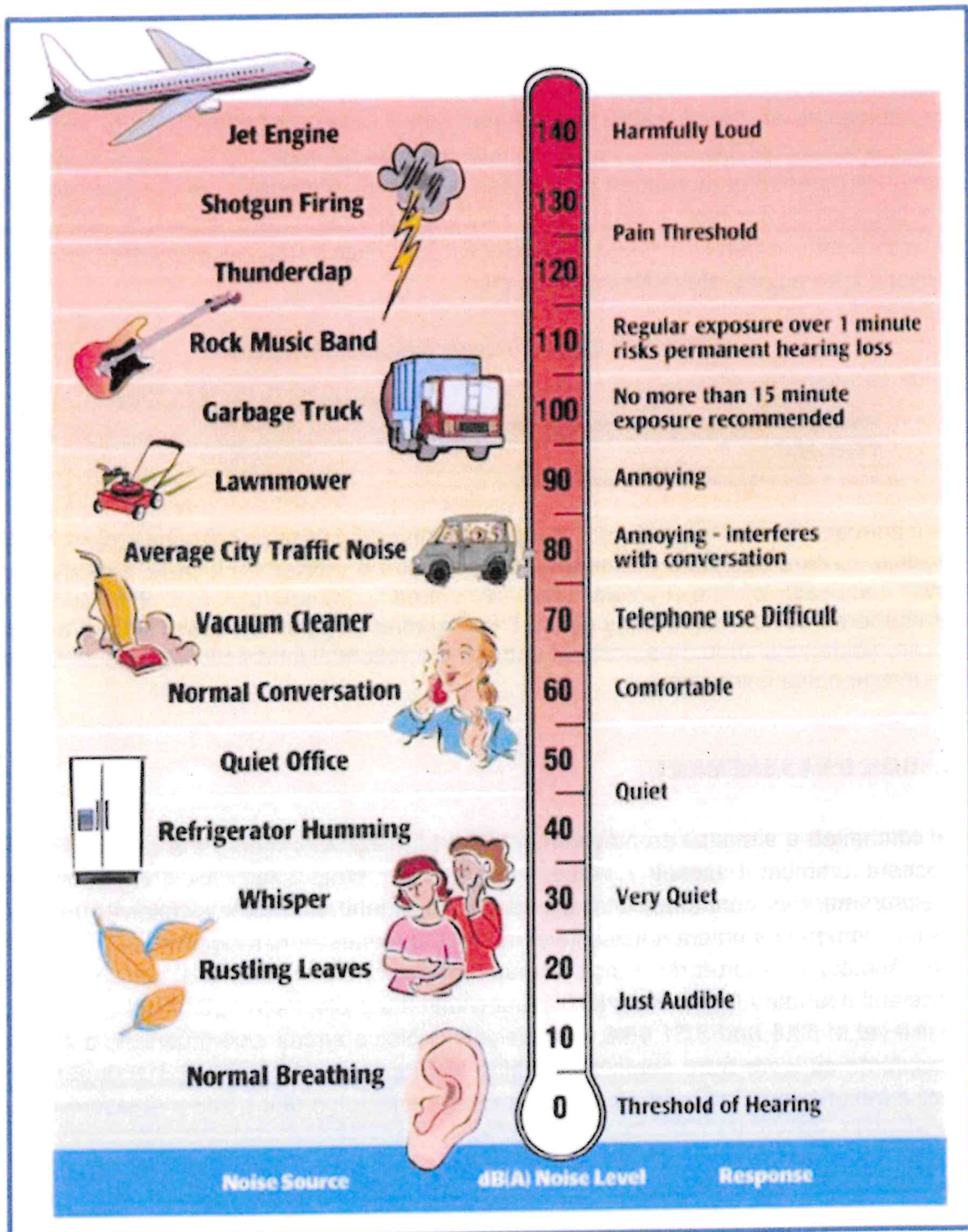


Figure 2. Site Plan

2. NOISE

The magnitude by which noise affects its surrounding environment is measured on a logarithmic scale in decibels (dB). Because the human ear is limited to hearing a specific range of frequencies, the A-weighted filter system is used to form relevant results. A-weighted sound levels are represented as dBA. Figure 3 shows typical A-weighted exterior and interior noise levels that occur in human environments.

Several noise metrics have been developed to evaluate noise. L_{eq} is the energy average noise level and corresponds to a steady-state sound level that has the same acoustical energy as the sum of all the time varying noise events. L_{max} is the maximum noise level measured during a sampling period, and L_{xx} are the statistical noise levels that are exceeded xx-% of the time of the measurement. L_{50} is the average noise level that is exceeded 50% of the time, 30 minutes in a 60-minute period.



Source: Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.

Figure 3. Typical A-weighted Noise Levels



3. NOISE STANDARDS

The City of Yucaipa Municipal Code has adopted regulations for the purpose of protecting citizens from potential hearing damage and from various other adverse physiological, psychological, and social effects associated with noise (Section 87.0905). The City's Code limits noise levels to 55 dBA at any residential receiving property line for a cumulative period of more than 30 minutes in a 60-minute period. For shorter durations, the code allows for higher sound levels with a maximum noise level of 75 dBA for any period of time. Refer to Table 1 for the City of Yucaipa Noise Standards and to the Appendix for a copy of the Noise Ordinance.

Table 1. City of Yucaipa Noise Standards

Affected Receiving Land Use Category	Average Noise Level Standard, L50, dBA
Residential	55 Anytime

Source: Yucaipa Municipal Code Section 87.0905

In a conversation with the City of Yucaipa Planning Department on December 8, 2023, Madeline Jordan, Assistant Planner, indicated that the properties located directly west, north, and east of the Project site are zoned commercial but with residences grandfathered as non-conforming uses. The Planning Department specified that noise at these residences should be assessed under the residential land use category of 55 dBA for average noise level limit.

4. NOISE MEASUREMENT

AGI conducted a site visit on November 10 to 11, 2022 to observe the project site and document ambient baseline noise levels at the project site. One long-term noise measurement was conducted at the nearest residential boundary location to the west (NM1). The hourly ambient noise level during the measurement ranged from 51.7 to 60.5 dBA. Additional short-term noise measurements were conducted at the nearest residential boundary to the north (ST1) and within the project site (ST2) with a measured noise level of 51.6 and 57.1 dBA, respectively. Noise sources contributing to the noise measurements were from vehicular traffic and dogs barking. Table 2 summarizes the noise measurement data and Figure 4 shows the location of the noise measurements.

Table 2. Measured Ambient Noise Level

Receptor	Time	Lmax, dBA	Lmin, dBA	A-weighted Noise Level, Leq, dBA	Contributing Noise Sources
NM1	11/10/22 12:00 PM – 11/11/22 12:00 PM	84.0	42.8	51.7 – 60.5	Vehicular Traffic, dogs barking
ST1	11/10/22 11:22 AM - 11:37 AM	65.9	45.3	51.6	Vehicular Traffic, dogs barking
ST2	11/10/22 11:39 AM - 11:54 AM	69.9	46.7	57.1	Vehicular Traffic, dogs barking

**Figure 4. Noise Measurement Locations**

5. NOISE ANALYSIS

The future noise generated from the car wash's operations has the potential to impact nearby properties. The methodology used to analyze and predict operations noise from the project involved the use of the CadnaA computer noise model. CadnaA can simulate the physical environment by factoring in x, y, and z geometrics of a particular site to simulate the buildings, obstacles, and typography. The model uses industry recognized algorithms (ISO 9613) to perform acoustical analyses. The noise generated by future operations was calculated by inputting acoustical sources at the project site. International Drying Corporation manufacturer's acoustical data was provided by the client for the analysis. The International Drying Corporation Stealth Predator Dryer System and AutoVac Industrial Vacuum & Air Systems 40 HP Vacuum with VFD was evaluated for the Project Site. Table 3 lists the car wash equipment noise sources used for the analysis.

**Table 3. Car Wash Operations Noise Sources**

Noise Source	Distance, ft	Equipment Noise Level Leq, dBA
60HP Stealth Quiet Dryer System	5	84.2
60HP Predator Quiet Dryer System	5	76.6
Vacuum 40 HP without VFD	15	95
Vacuum 40 HP with VFD	15	76

Source: AutoVac Industrial Vacuum & Air Systems Equipment Decibel Certification, International Drying Corporation Stealth Predator Dryer System Specifications, AGI Industry Database and Noise Measurements at Scrubbot Express Wash (1807 N Main St. Santa Ana) of the AutoVac Industrial Vacuum 40HP with VFD

The car wash future operations were modeled for peak hour operations with 80-90 car washes occurring in one hour (approximately 45 seconds minutes of drying time for one complete cycle). For this analysis, a worst-case assumption of constant operations of the car wash blower and vacuum was modeled. The average noise level from future facility operations is estimated to be as high as 67.4, 54.5, and 46.2 dBA at the residential property lines to the west, north and east, respectively. Refer to Figure 5 for a noise contour map of the Car Wash's Proposed Operations without noise control.

6. ASSESSMENT

The average noise level from future car wash operations is estimated to be as high as 67.4, 54.5, and 46.2 dBA at the ground floor of the residential property line to the west, north, and east, respectively. Noise levels from the car wash at the residential property to the west would exceed the City of Yucaipa's noise standard of 55 dBA. Noise levels at the property line to the north and east would comply with the 55 dBA noise standard. Refer to Table 4 for a summary of the future Car Wash noise levels and impact assessments.

Table 4. Summary of Operations Noise Impact Assessment - without Noise Control

Noise Sensitive Location	Future Operation Peak Hour Leq, dBA	Yucaipa Noise Standard, dBA	Assessment
NM1 - Residential Property Line to the West nearest Car Wash Entrance	65.6	55	Exceedance
R1 - Residential Property Line to the West nearest Car Wash Exit	67.4	55	Exceedance
R2 - Residential Property Line to the North	54.5	55	Compliance
R3 - Residential Property Line to the East	46.2	55	Compliance

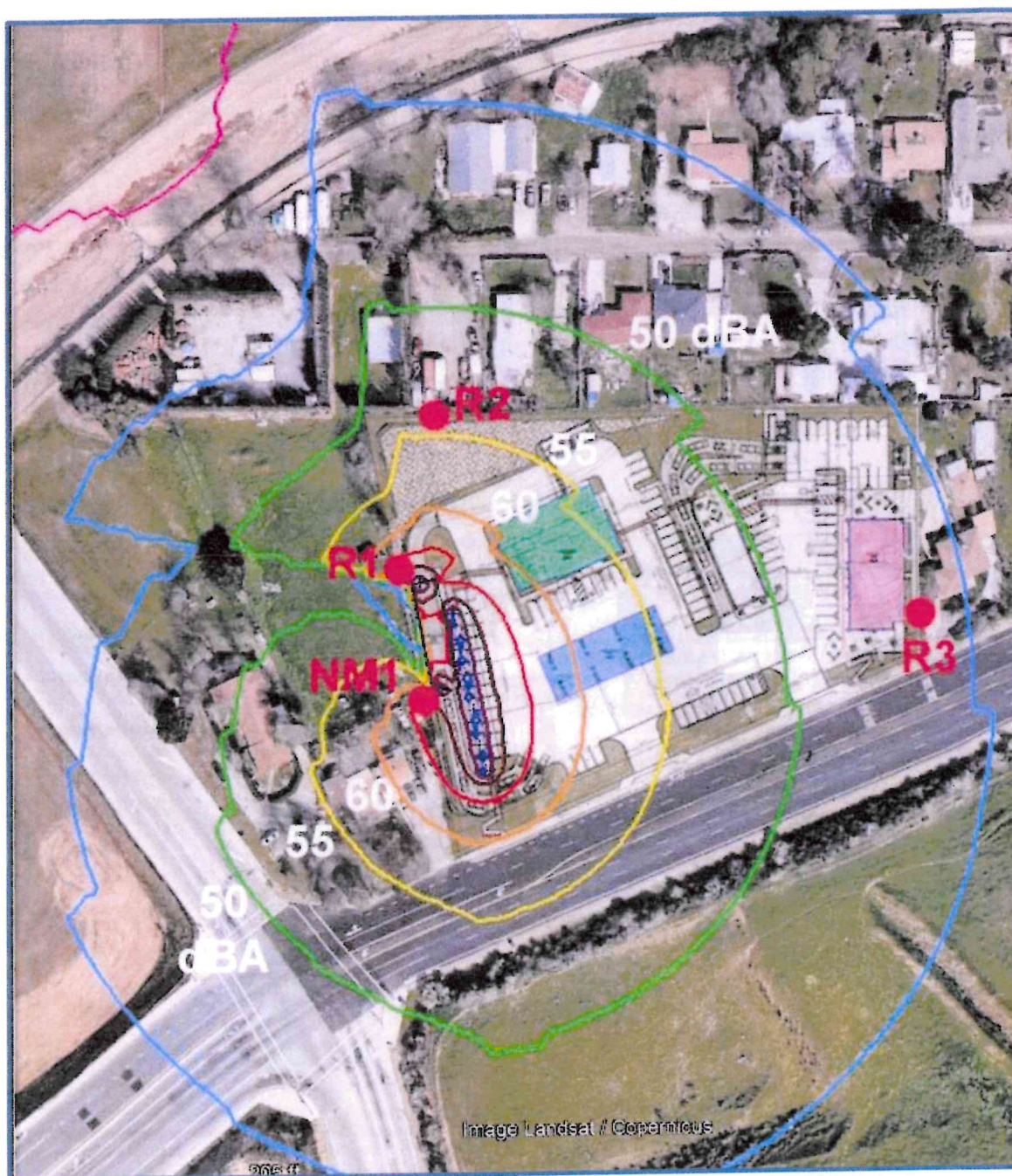


Figure 5. Predicted Noise Contour Map of the Car Wash Operations - Worst Case without Noise Control



7. NOISE CONTROL ANALYSIS

Noise control was evaluated to reduce the car wash operations noise to comply with the City's Noise Standards.

AGI evaluated the noise reduction from the addition of a 11-ft noise barrier for the car wash entrance as per Figure 6. With the 11-ft noise barrier, the car wash noise level is expected to be reduced to 54.3, 46.0, and 46.2 dBA at the ground floor of the residential property line to the west, north, and east, respectively. Noise levels from the car wash at the nearest residential properties would comply with the City of Yucaipa's noise standard of 55 dBA. Table 5 summarizes the Car Wash Noise Levels with Noise Control. Figure 6 illustrates the Noise Contour Map with Car Wash Noise Control.

Table 5. Summary of Operations Noise Impact Assessment - with Noise Control

Noise Sensitive Location	Future Operation Peak Hour Leq, dBA	Yucaipa Noise Standard, dBA	Assessment
NM1 - Residential Property Line to the West nearest Car Wash Entrance	54.3	55	Compliance
R1 - Residential Property Line to the West nearest Car Wash Exit	53.3	55	Compliance
R2 - Residential Property Line to the North	46.0	55	Compliance
R3 - Residential Property Line to the East	46.2	55	Compliance

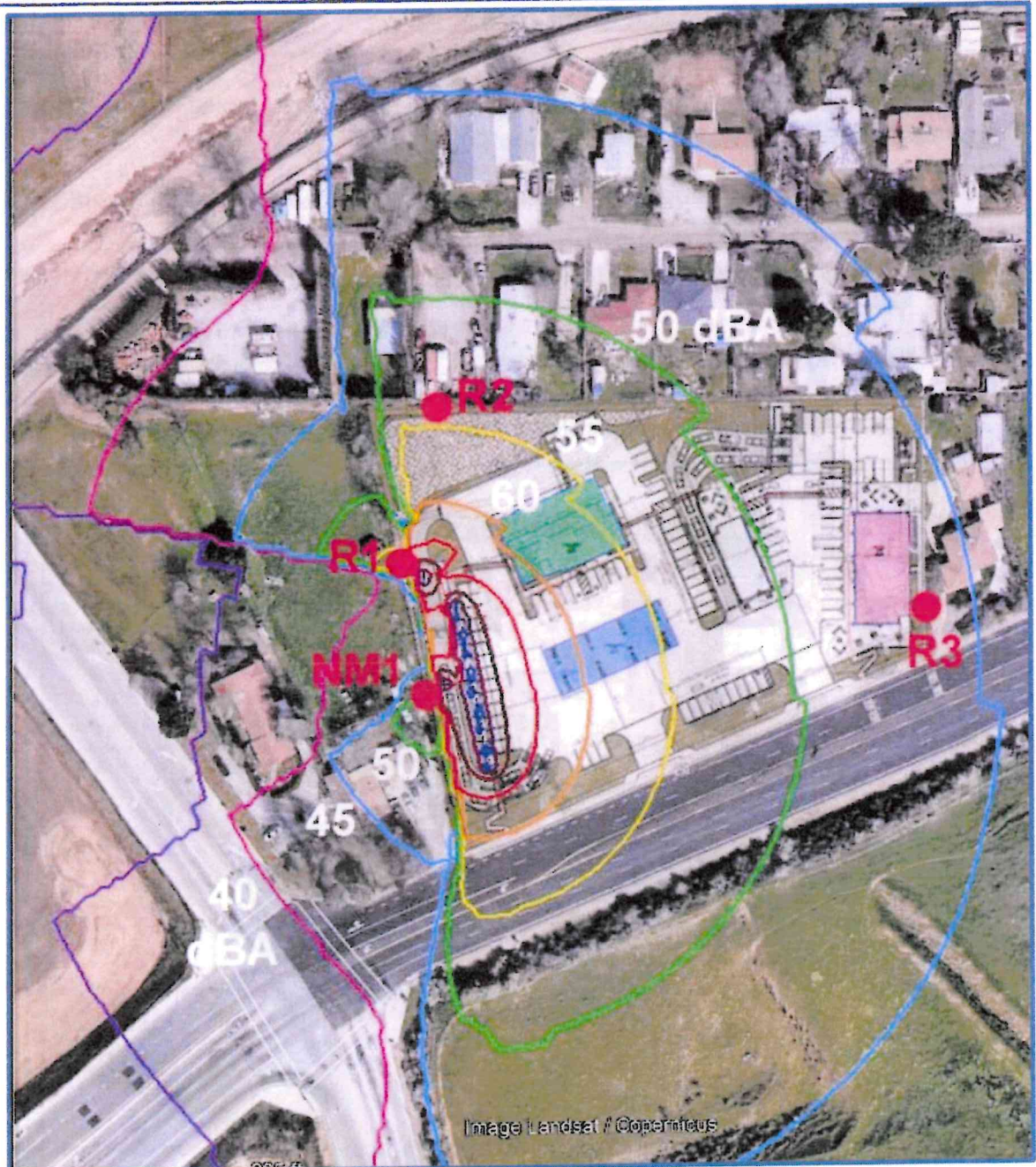


Figure 6. Predicted Noise Contour Map of the Car Wash Operations - with Noise Control

8. NOISE CONTROL RECOMMENDATIONS

The following noise control measures are required to reduce the noise from the car wash for compliance with the City's Noise Standards:

1. A minimum 11-ft noise barrier at the west side of the project site as per Figure 7 and the Project Site Plan.
2. The noise barrier height is relative to the car wash pad elevation.
3. The noise barrier should be a continuous structure, connected with the car wash building at the entrance and exit, without gaps or openings and should be constructed from concrete masonry unit, stucco-on-wood, metal panel, plexi-glass, or any combination of these materials.

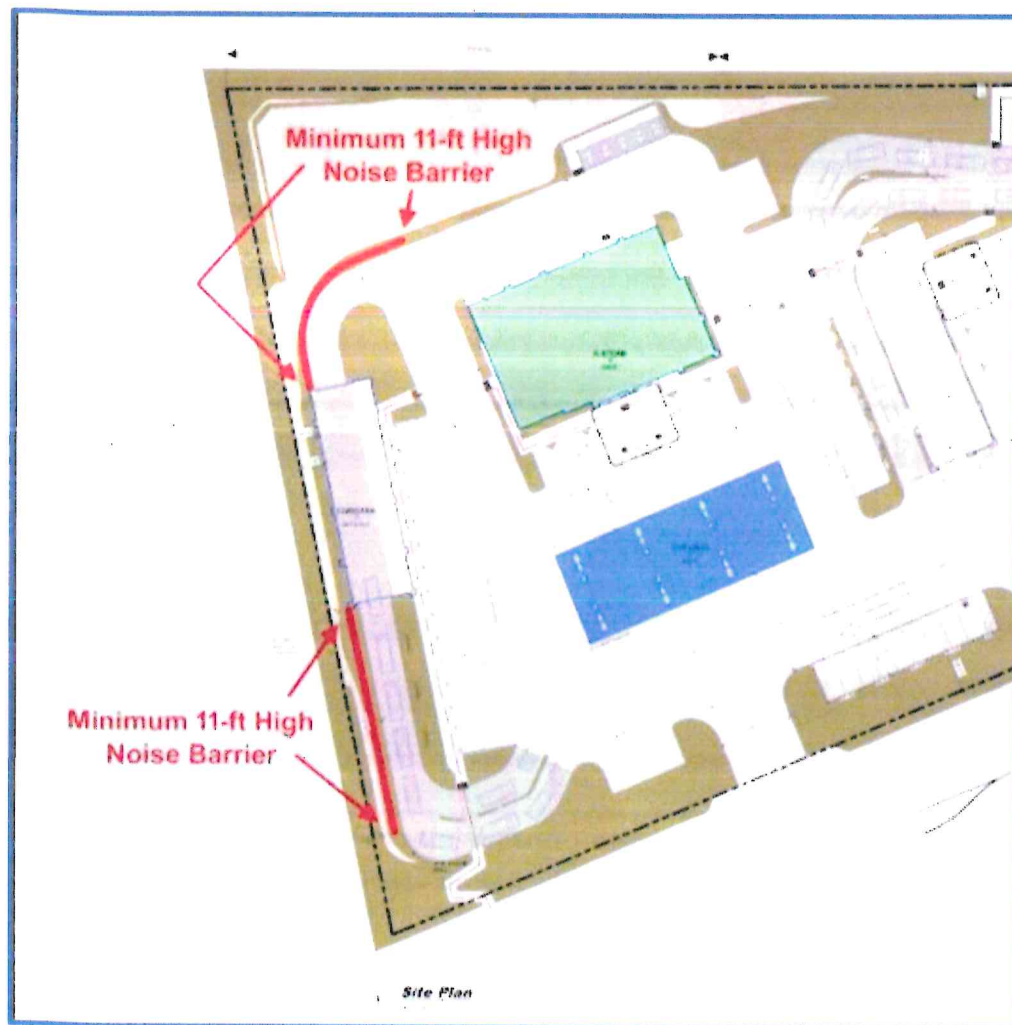


Figure 7. Location of the Recommended Minimum 11-ft High Car Wash Noise Barrier

Yucaipa Car Wash Noise Study



4. The car wash equipment shall not exceed the following noise source levels:

Noise Source	Distance, ft	Equipment Noise Level Leq, dBA
60 HP Predator Quiet Dryer System	5	76.6
Vacuum 40 HP with VFD	15	76

Source: AutoVac Industrial Vacuum & Air Systems Equipment Decibel Certification, International Drying Corporation Stealth Predator Dryer System Specifications, AGI Industry Database and Noise Measurements at Scrubbot Express Wash (1807 N Main St. Santa Ana 92706) of the AutoVac Industrial Vacuum 40HP with VFD

5. Refer to the Appendix for the manufacturer's product literature.
6. The final design should be reviewed by a licensed Mechanical Engineer to ensure compliance with all applicable mechanical, fire and safety codes.

9. CONCLUSION

Acoustics Group, Inc., (AGI) was retained to conduct a noise study of the Car Wash Project located at 32598 Oak Glen Road in Yucaipa, CA. AGI has reviewed the Yucaipa Noise Standards, conducted noise measurements, analyzed the noise levels from future noise sources at the site, assessed the impact of the future noise to determine compliance with the Exterior Noise Standards, and recommended noise control measures.

The applicant proposes a new car wash at project site. The future Car Wash operations would produce equipment noise levels as high as 67.4, 54.5, and 46.2 dBA at the ground floor of the residential property line to the west, north, and east, respectively. Noise levels from the car wash at the residential property to the west would exceed the City of Yucaipa's noise standard of 55 dBA. Noise levels at the property line to the north and east would comply with the 55 dBA noise standard. Noise control has been recommended to reduce the noise level to comply with the City of Yucaipa Noise Standards.

With the recommended noise control, noise from future equipment operations would be as high as 54.3, 46.0, and 46.2 dBA at the ground floor of the residential property line to the west, north, and east, respectively. The future car wash operations noise levels would comply with the City of Yucaipa's noise standard of 55 dBA with noise control.



REFERENCES

1. Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.
2. Car Wash Drawings, prepared by WSCS Design
3. AutoVac Industrial Vacuum & Air Systems Equipment Decibel Certification
4. International Drying Corporation Stealth Predator Dryer System Specifications



APPENDIX

MODELING INPUT & OUTPUT

PRODUCT LITERATURE

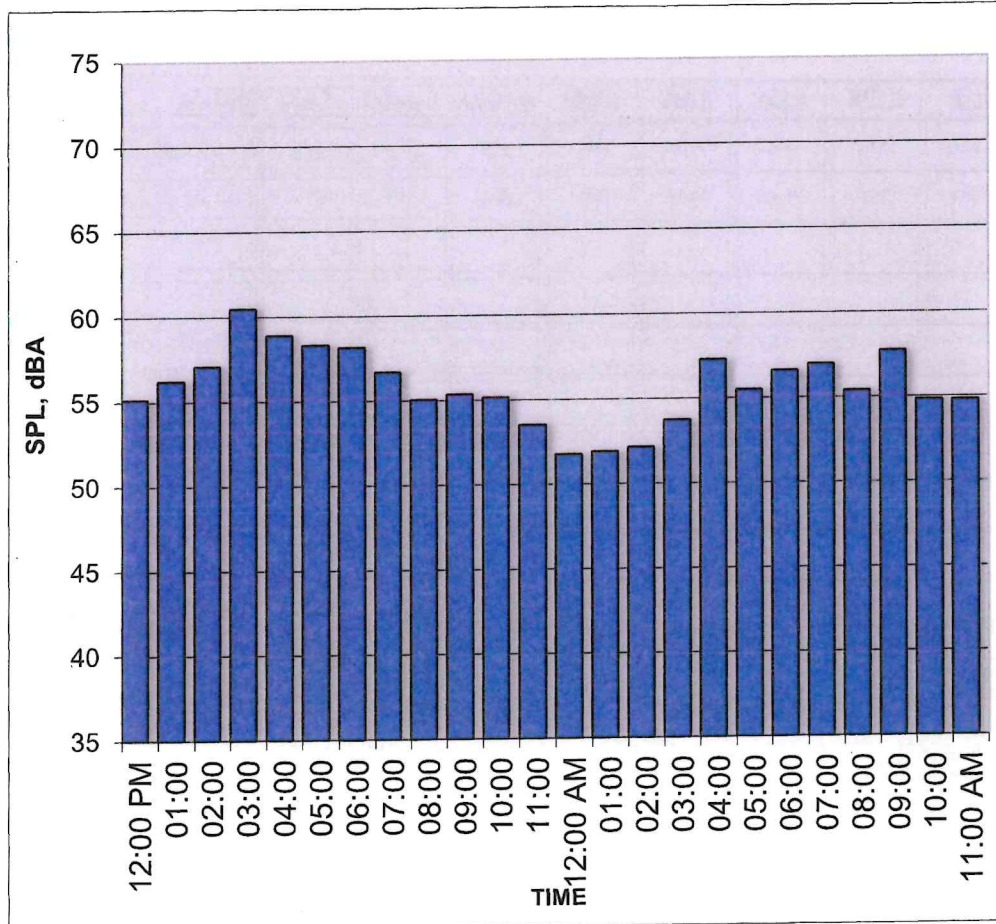


MODELING INPUT & OUTPUT

MEASUREMENT DATA - HOURLY NOISE LEVELS

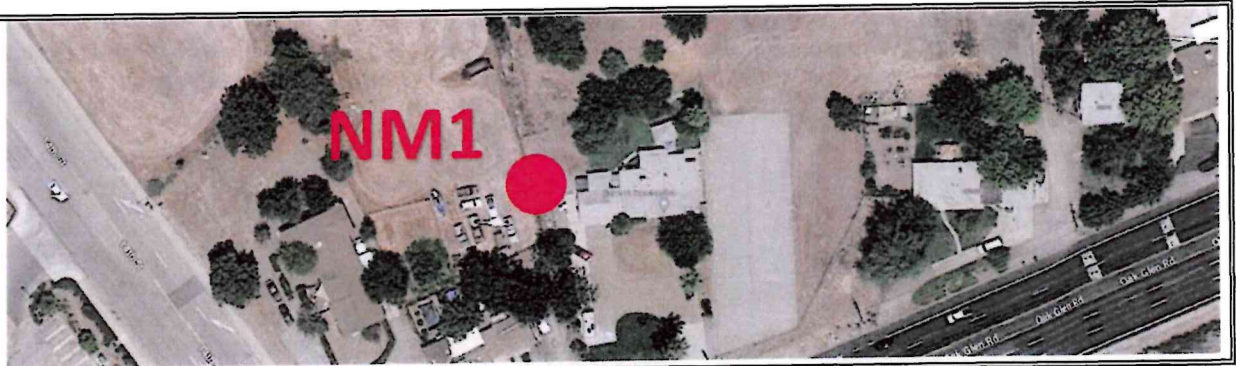
Project: Car Wash Project
Address: 32598 Oak Glen Road, Yucaipa, CA 92399
Location: East Property Line
Noise Sources: Vehicular Traffic, Dog Barks

Date: 11/10/2022
 - 11/11/2022
Position: NM1



TIME	HNL, dB(A)
12:00 - 01:00 PM	55.1
01:00 - 02:00 PM	56.2
02:00 - 03:00 PM	57.1
03:00 - 04:00 PM	60.5
04:00 - 05:00 PM	58.9
05:00 - 06:00 PM	58.3
06:00 - 07:00 PM	58.2
07:00 - 08:00 PM	56.7
08:00 - 09:00 PM	55.0
09:00 - 10:00 PM	55.4
10:00 - 11:00 PM	55.2
11:00 - 12:00 AM	53.5
12:00 - 01:00 AM	51.7
01:00 - 02:00 AM	51.9
02:00 - 03:00 AM	52.2
03:00 - 04:00 AM	53.7
04:00 - 05:00 AM	57.3
05:00 - 06:00 AM	55.5
06:00 - 07:00 AM	56.6
07:00 - 08:00 AM	57.0
08:00 - 09:00 AM	55.4
09:00 - 10:00 AM	57.7
10:00 - 11:00 AM	54.8
11:00 - 12:00 PM	54.8
CNEL:	61.8

Notes:



NOISE MONITORING FIELD DATA SHEET

Project:	Car Wash Project	Date:	11/10/2022
Loc:	32598 Oak Glen Road, Yucaipa CA 92399		
	ST1 - North Property Line		
	ST2 - West Property Line		
SLM:	Brüel & Kjær 2250	SN:	3011353
Mic:	Brüel & Kjær 4189	SN:	3099878
P/A:	Brüel & Kjær ZC0032	SN:	26056

Start	Duration	L2	L8	L25	L50	L90	L99	Lmax	Lmin	Leq	Notes
11:22:37 AM	00:15:03	57.8	53.9	51.6	49.9	47.6	45.9	65.9	45.3	51.6	ST1 - Vehicular Traffic, Dog Barks
11:39:31 AM	00:15:01	65.1	60.6	57.3	54.6	49.9	47.7	69.9	46.7	57.1	ST2 - Vehicular Traffic, Dog Barks



Receiver

Sound Levels		Type	Oktave Spectrum (dB)	Source									
Name	ID			Weight.	31.5	63	125	250	500	1000	2000	4000	8000 A
Stealth Qu S		Lw	55	55.3	60.4	71.9	80.3	78.5	76.7	72.5	65.4	83.2	84.2
Predator Q P		Lw	49	49	57.3	70.3	72.7	69.3	67.5	61.3	50.5	74.5	76.6
Vacuum 4t V1		Lw	96.9	97.4	99.3	96.5	93.2	98.3	104.1	105.1	102.6	109.9	110.4
Vacuum 4t V2		Lw	77.9	78.4	80.3	77.5	74.2	79.3	85.1	86.1	83.6	90.9	91.4

Result table		Land Use		rel. Axis		Distance	Height	Lr w/o Noise Control		Lr w/ Noise Control		Exceeding		passive NC
Receiver Name	ID	Day	Night	Station	dB(A)			Day	Night	Day	Night	Day	Night	
W		0	0	0	0	m	m	61.4	42.3	61.4	42.3	0	0	-
W		0	0	0	0			66.2	64.2	66.2	64.2	0	0	-
N		0	0	0	0			53.7	51.5	53.7	51.5	0	0	-
E		0	0	0	0			46.8	46.8	46.8	46.8	0	0	-
Exit		0	0	0	0			76.6	55.9	76.6	55.9	0	0	-
Entrance		0	0	0	0			75.9	68.2	75.9	68.2	0	0	-



MANUFACTURER'S PRODUCT LITERATURE AND LAYOUT



EQUIPMENT DECIBEL CERTIFICATION

This is to certify that the following AutoVAC equipment was measured with the following decibel levels of noise emission (+/- 2dB) in accordance with ISO 2151:2004. These ratings are taken at 15 feet from the machine with no background noise or outside interference in a 50 x 50ft interior room.

VACUUM PRODUCER					
HORESPower	STAGE	START/RUN dB WITH VFD	START dB NO VFD	SERIAL NO	PASS/FAIL
10	3	64	84		
15	4	66	88		
20	5	66	88		
25	6	72	92		
30	7	74	92		
40	8	76	95		

BLOWER				
HORESPower	START/RUN dB WITH VFD	START dB NO VFD	SERIAL NO	PASS/FAIL
15	72	85		

Equipment Used to measure decibel levels

EQUIPMENT	MANUFACTURER	MODEL NO	SERIAL NO
Sound Level Meter	Extech Instruments	407730	9848853

Certified By: _____

Date: _____

This certificate does not claim product approval or endorsement by NVLAP, NIST or any agency of the Federal Government. If you have any further questions, please contact AutoVAC at our toll free number 888-628-8682.

60hp Predator Quiet Dryer System Specifications

Center Band Sound Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz
Final Sound Pressure Level	49.0	57.5	70.3	72.7	69.3	67.5	61.3	50.5
Final Sound Pressure Level	47.5	55.9	68.7	71.0	67.6	65.8	59.7	48.7
Final Sound Pressure Level	45.7	54.2	67.0	69.2	65.8	64.0	57.9	46.8
Final Sound Pressure Level	44.1	52.5	65.3	67.6	64.2	62.3	56.2	45.1
Final Sound Pressure Level	42.6	51.0	63.8	66.1	62.7	60.8	54.7	43.6
Final Sound Pressure Level	41.3	49.7	62.5	64.8	61.3	59.5	53.4	42.2
Final Sound Pressure Level	40.1	48.5	61.3	63.6	60.2	58.4	52.2	41.1
Final Sound Pressure Level	39.1	47.5	60.3	62.5	59.1	57.3	51.2	40.0
Final Sound Pressure Level	38.1	46.6	59.4	61.6	58.2	56.4	50.2	39.0
Final Sound Pressure Level	37.3	45.7	58.5	60.7	57.3	55.5	49.4	38.2
Final Sound Pressure Level	36.5	44.9	57.7	59.9	56.5	54.7	48.6	37.4
Final Sound Pressure Level	35.8	44.2	57.0	59.2	55.8	54.0	47.9	36.7
Final Sound Pressure Level	35.1	43.5	56.3	58.6	55.1	53.3	47.2	36.0
Final Sound Pressure Level	34.5	42.9	55.7	57.9	54.5	52.7	46.6	35.4
Final Sound Pressure Level	33.9	42.3	55.1	57.4	53.9	52.1	46.0	34.8
Final Sound Pressure Level	33.4	41.8	54.6	56.8	53.4	51.6	45.4	34.2

Total Sound 60 Hz Results

76.6	dBA at Q=1, 5 feet
75.0	dBA at Q=1, 10 feet
73.2	dBA at Q=1, 15 feet
71.5	dBA at Q=1, 20 feet
70.0	dBA at Q=1, 25 feet
68.7	dBA at Q=1, 30 feet
67.5	dBA at Q=1, 35 feet
66.5	dBA at Q=1, 40 feet
65.5	dBA at Q=1, 45 feet
64.7	dBA at Q=1, 50 feet
63.9	dBA at Q=1, 55 feet
63.1	dBA at Q=1, 60 feet
62.5	dBA at Q=1, 65 feet
61.9	dBA at Q=1, 70 feet
61.3	dBA at Q=1, 75 feet
60.7	dBA at Q=1, 80 feet

Sound pressure values are approximated from outdoor propagation equation for planes waves given the sound power values and distances taken from the center of the arch going along the tunnel axis.

* All information provided by MD Acoustics, LLC via tests performed in Cary, IL IDC facilities.

Sound Power Values

	55.6	66.9	79.7	82.9	80.2	78.6	72.4	64.0	Lw_eq
Predator Side Column	67.8	75.8	88.9	89.8	87.4	86.1	80.1	68.3	86.9
Predator Hogger Single	65.9	74.8	86.4	91.4	85.6	81.7	74.7	62.1	94.5
Predator Hogger Dual									93.8



C-Store and Carwash Design for:

Chris Sabbah

Oak Glen Road Yucaipa, CA

APN # 0301-173-55 & 54

APN # 0301-183-03

Sheet Index - DR	
Sheet Number	Sheet Name
1. Architectural	
DR000	Cover Sheet
DR002	Renderings
DR003	Renderings
DR004	Rendering
DR005	Renderings
DR100	Site Plan
DR101	Site Plan Zones
DR102	Area Plan
DR103	Site Plan Exhibit
DR200	C Store Plan
DR201	C Store Elevations
DR300	Drive Thru Plan & Elevations
DR400	Retail Plans
DR401	Retail Elevations
DR500	Car Wash Plans
DR501	Car Wash Elevations
DR600	Canopy Plan & Elevations
2. Conceptual Landscape	
L1of1	Conceptual Landscape Plans
3. Conceptual Grading	
SR1of2	Conceptual Grading Plans
GR2of2	Conceptual Grading Plans



Revision		
Number	Description	Date

Project Data

Project zone: "CS" Service commercial

Project area: 3.17 acres gross

3 lots combined: 138,113 sq.ft. / 3.17 Acres gross

3 Lots To Be Joined and Made Into One Parcel

Address and Assessors Parcel Numbers:

Lot #1
Address: 32598 Oak Glen Rd. / Yucaipa, CA 92399 (APN 0301-183-03)

Lot #2
Address: 32610 Oak Glen Rd. / Yucaipa, CA 92399 (APN 0301-173-55)

Lot #3
Address: 32620 Oak Glen Rd. Yucaipa, CA (APN 0301-173-54)

Project Owner and Developer:
Sabbah Development Group LLC
Attn: Chris Sabbah (909) 583-4596

Project Scope of Work
This project consists of several items in the overall plan to fully develop this project. The site is currently used for a mixture of residential and commercial mainly with residential buildings.

We plan to join (lot merger) 3 parcels into one. The next process will be to obtain approvals for the removal and demolition of the existing structures on site. After the site is cleared and the city entitlements are granted, the next step will be to install underground utilities, upgrade the SCE power supply and construct the street improvements to include sidewalks curb and gutter and road frontage.

We then plan to start construction on the various structures proposed.

A Phasing plan is requested for this application.

PHASE 1: (Years 1 – 2)

A. Develop the site work (grading) and street improvements to include the building pads for all proposed structures

B. Construct the Convenience store and gas station

C. Construct the carwash

PHASE 2: (Years 3-5)

A. Construct Drive thru restaurant and site area improvements

B. Construct retail building and site area improvements

When built out this site will encompass approximately 3.17 acres of commercial development and be a great addition to the City of Yucaipa.

On site there will be a tunnel automated carwash with vacuums. Adjacent will be a 16 pump fueling station with a convenience store. The other buildings will be a drive thru fast service style restaurant and the last structure proposed is a retail / strip center. The overall development will have several amenities such as outdoor patio dining and open areas with beautifully designed landscaping. The project also has several areas for electric vehicle charging stations. We believe this will be a nice addition to the Yucaipa community.

This project has a total site / building area coverage of 8%
This project site has 25% area dedicated to Landscape

C-Store and Carwash Design for:

Chris Sabbah

22-620

11-12-2023

Oak Glen Road Yucaipa, CA

APN # 0301-173-55 & 54

APN # 0301-183-03

DR000

Cover Sheet





Revision		
Number	Description	Date



**C-Store and Carwash Design
for:**

Chris Sabbah

22-620

11-12-2023

**Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03**

DR001

Renderings



Revision		
Number	Description	Date



**C-Store and Carwash Design
for:**

Chris Sabbah

22-620

11-12-2023

**Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03**

DR002

Renderings

Revision		
Number	Description	Date



**C-Store and Carwash Design
for:**

Chris Sabbah

22-620

11-12-2023

**Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03**

DR003

Renderings



Revision		
Number	Description	Date



**C-Store and Carwash Design
for:**

Chris Sabbah

22-620

11-12-2023

**Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03**

DR004

Rendering

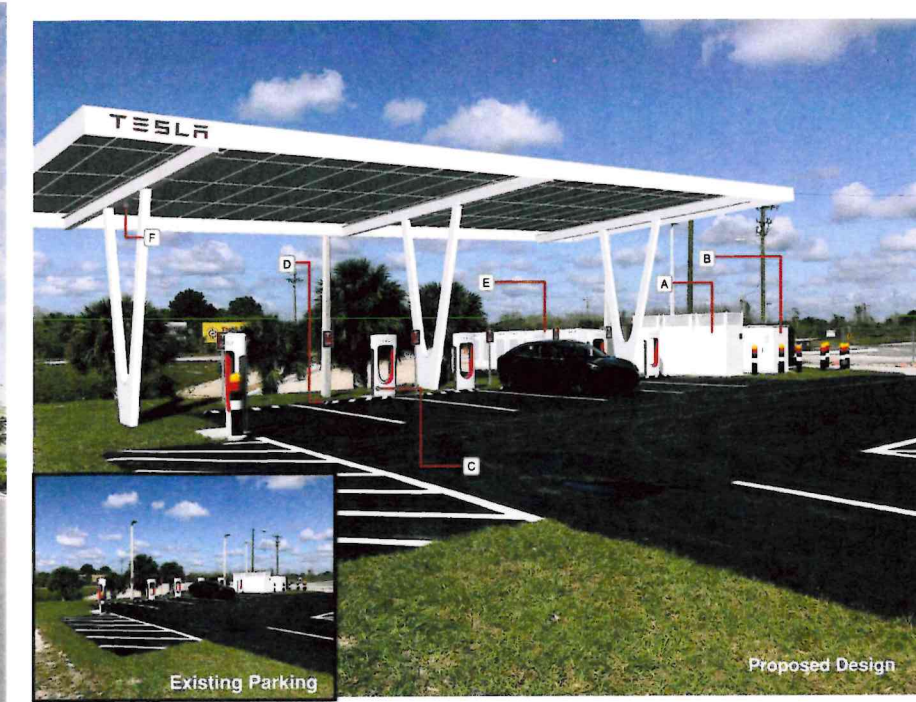


Photo Simulation View 3



Photo Simulation View 2

Revision		
Number	Description	Date

**C-Store and Carwash Design
for:**

Chris Sabbah

22-620
11-12-2023

Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03

DR005

Renderings

Site Plan Colors

- C-STORE
- CARWASH
- CHEVRON
- FUTURE DRIVE-THRU
- FUTURE RETAIL
- TRASH ENCLOSURE

Number	Revision	Description	Date
1	Revision 1		Date 1

PARKING REQUIRED:

RETAIL	4987 SF / 250 PARKING = 20 SPACES
DRIVE THRU	2109 SF / 250 PARKING = 9 SPACES
C-STORE	6453 SF / 250 PARKING = 26 SPACES
CARWASH	3139 SF / 250 PARKING = 13 SPACES
TOTAL REQUIRED PARKING	68 SPACES

PARKING PROVIDED:

PARKING PROVIDED:	63 SPACES
HANDICAP INCLUDED:	8 SPACES
LOADING SPACE (NOT INCLUDED):	2 SPACE 10x25
EV PARKING (NOT INCLUDED):	18 SPACES
EV HANDICAP (NOT INCLUDED):	2 SPACES
GAS PUMP PARKING INCLUDED:	16 SPACES AT PUMPS

BIKE PARKING TABULATION

PER 2022 CALIFORNIA GREEN STANDARDS CODE SECTION 5.106.4.1 & 5.106.4.2

VEHICULAR PARKING SPACES	REQUIRED = 68
	PROVIDED = 79

- SHORT-TERM BICYCLE PARKING SHALL BE 5% OF NEW ADDED PARKING. NO NEW ADDED PARKING. MINIMUM OF ONE TWO-BIKE RACK.
- LONG-TERM BICYCLE PARKING SHALL BE 5% OF 10 OR MORE ADDED PARKING. MINIMUM OF ONE.

61 X 5%	= 3 SHORT-TERM TWO-BIKE RACK REQUIRED
66 X 5%	= 3 SHORT-TERM TWO-BIKE RACK PROVIDED
61 X 5%	= 3 LONG-TERM TWO-BIKE RACK REQUIRED
66 X 5%	= 3 LONG-TERM TWO-BIKE RACK PROVIDED

Site Legend

PATH OF TRAVEL

C-Store and Carwash Design
for:

Chris Sabbah

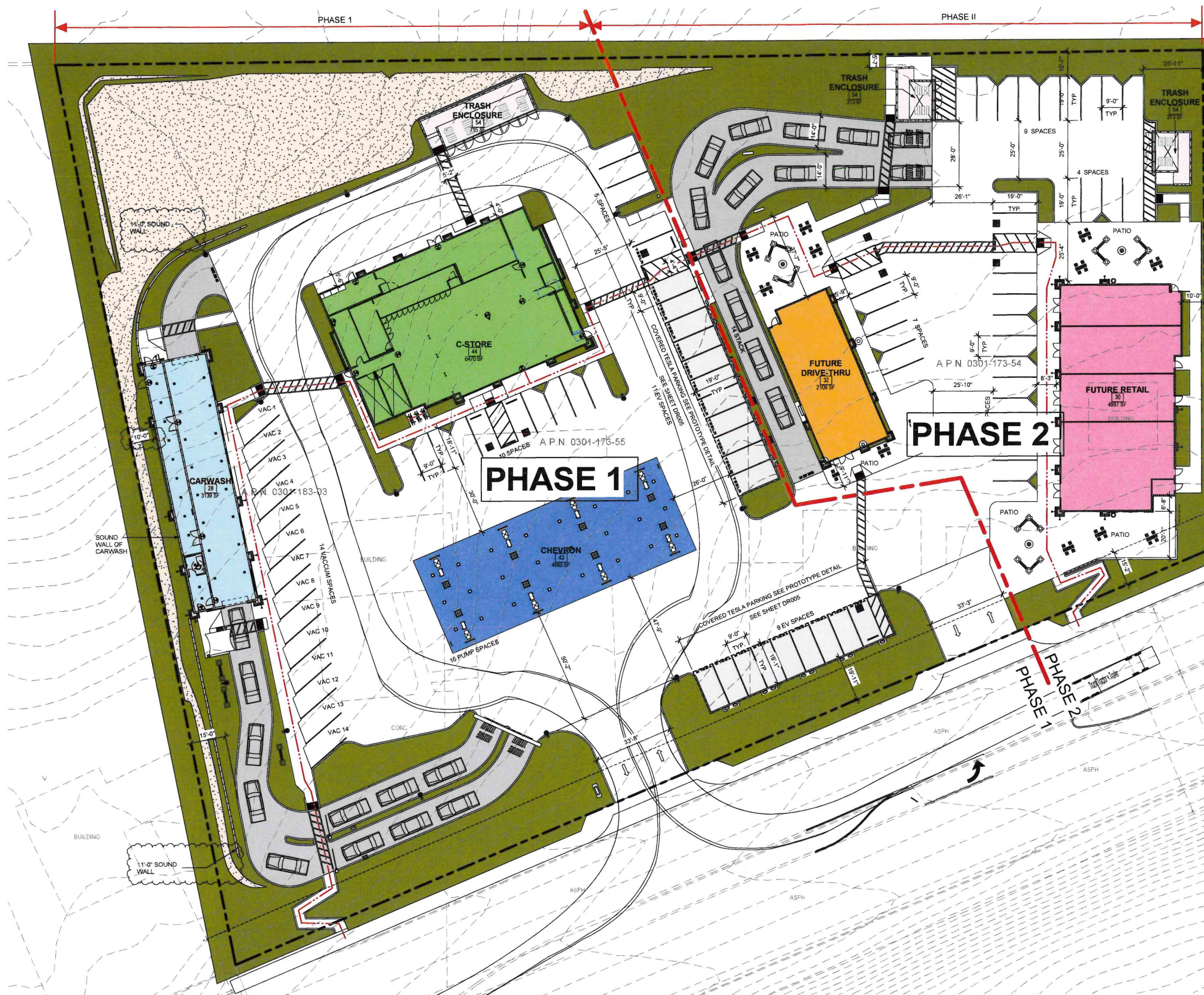
22-620

11-12-2023

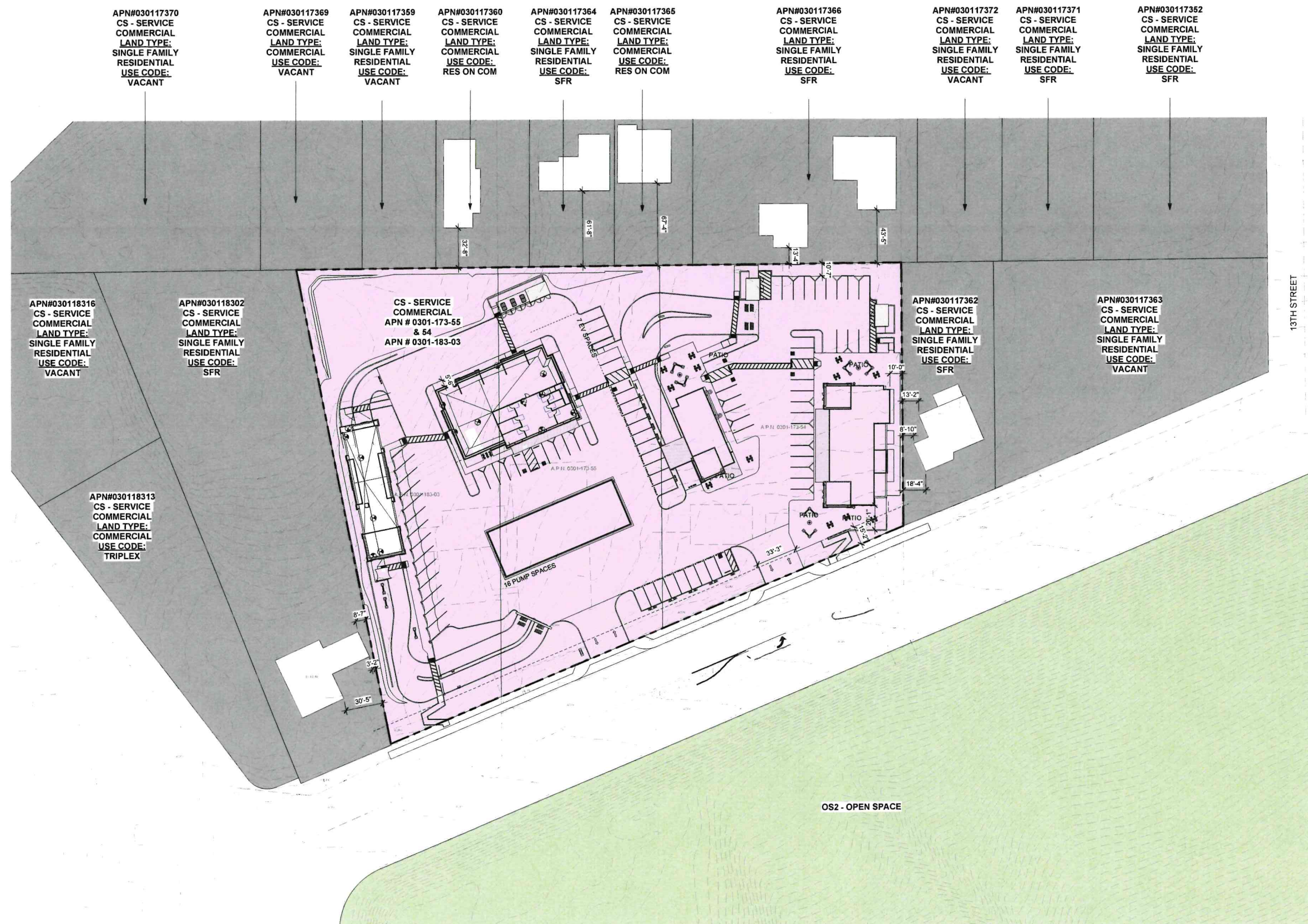
32598 Oak Glen Road
Yucaipa, CA 92399

DR100

Site Plan



Revision		
Number	Description	Date



C-Store and Carwash Design
for:

Chris Sabbah

22-620

11-12-2023

Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03

DR101

Site Plan Zones



Revision		
Number	Description	Date



- AC PAVING
- BIORETENTION BASIN
- C-STORE
- CARWASH
- CHEVRON
- CONC. DRIVEWAY
- DRIVE -Thru
- LANDSCAPE
- RETAIL (W/ POTENTIAL DRIVE THRU)
- TRASH ENCLOSURE
- WALKWAY

Area Schedule Site Lot Coverage			
Name	Area	% of Lot	Area Type
AC PAVING	57037 SF	40%	Exterior Area
BIORETENTION BASIN	10831 SF	8%	Exterior Area
CHEVRON	4988 SF	4%	Exterior Area
CONC. DRIVEWAY	10516 SF	7%	Exterior Area
DRIVE -Thru	2110 SF	1%	Exterior Area
LANDSCAPE	27411 SF	19%	Exterior Area
TRASH ENCLOSURE	1778 SF	1%	Exterior Area
WALKWAY	12784 SF	9%	Exterior Area
Exterior Area	127455 SF	90%	
C-STORE	6534 SF	5%	Gross Building Area
CARWASH	3136 SF	2%	Gross Building Area
RETAIL (W/ POTENTIAL DRIVE THRU)	5055 SF	4%	Gross Building Area
Gross Building Area	14725 SF	10%	
	142180 SF	100%	

**C-Store and Carwash Design
for:**

Chris Sabbah

22-620
11-12-2023
Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03

DR102

Area Plan

Number	Revision	
	Description	Date



Key Notes	
Key Value	Keynote Text
2-185	REMOVE EXISTING CURB AND CUTTER AND WIDEN STREET AS REQUIRED TO INSTALL A NEW BUS BAY PER CITY STANDARD 1014. (SEE CIVIL DRAWINGS)
2-478	

**C-Store and Carwash Design
for:**

Chris Sabbah

22-620

11-12-2023

**Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 54
APN # 0301-183-03**

DR103

Site Plan Exhibit

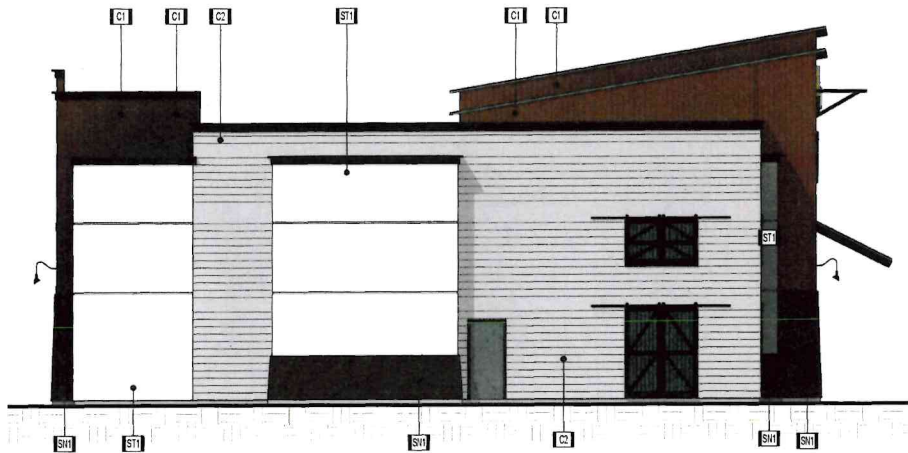

$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

C-Store - Floor Plans

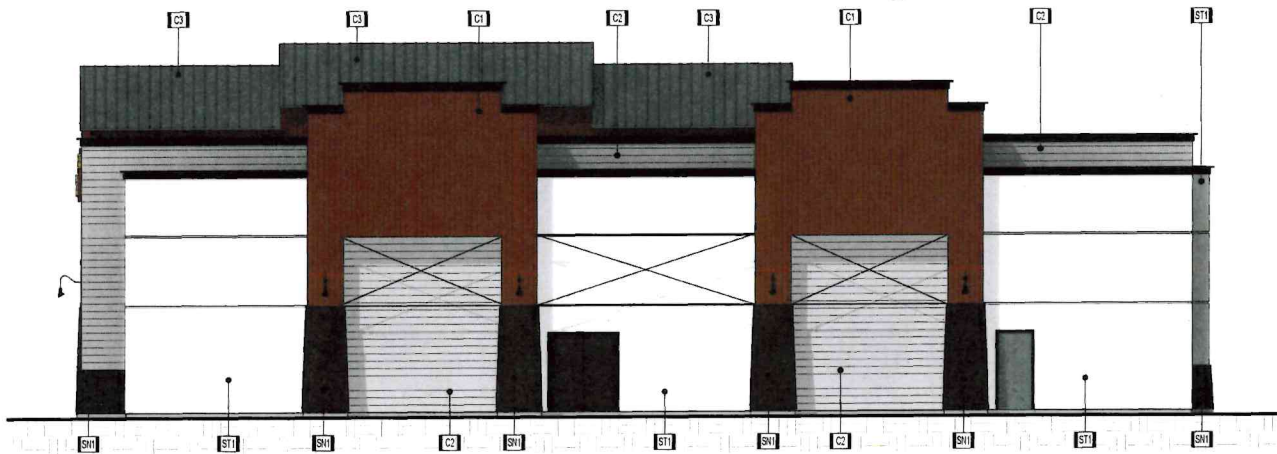




2 North Elevation - DR
1/8" = 1'-0"



3 South Elevation - DR
1/8" = 1'-0"



4 East Elevation - DR
1/8" = 1'-0"



1 West Elevation - DR
1/8" = 1'-0"

Material List			
Tag	Manufacturer	Model	Color
C3	Long Line	Woodland Grey	
GL1	PPG	Dual Glazing	
PT2	Sherwin Williams	Before the Storm SW9564	
AL	Kawneer Finish	Dark Bronze Anodized	
PT1	Sherwin Williams	Black Magic SW6991	
C2	James Hardie	Arctic White	
ST1	La Habra Stucco	Bay Ridge	
C1	Stramit K-Panel	Manor Red	
SN1	Coronado Stone	Antique Red	



Revision		
Number	Description	Date

New Construction For:

Chris Sabbah

22-620

06/10/2024

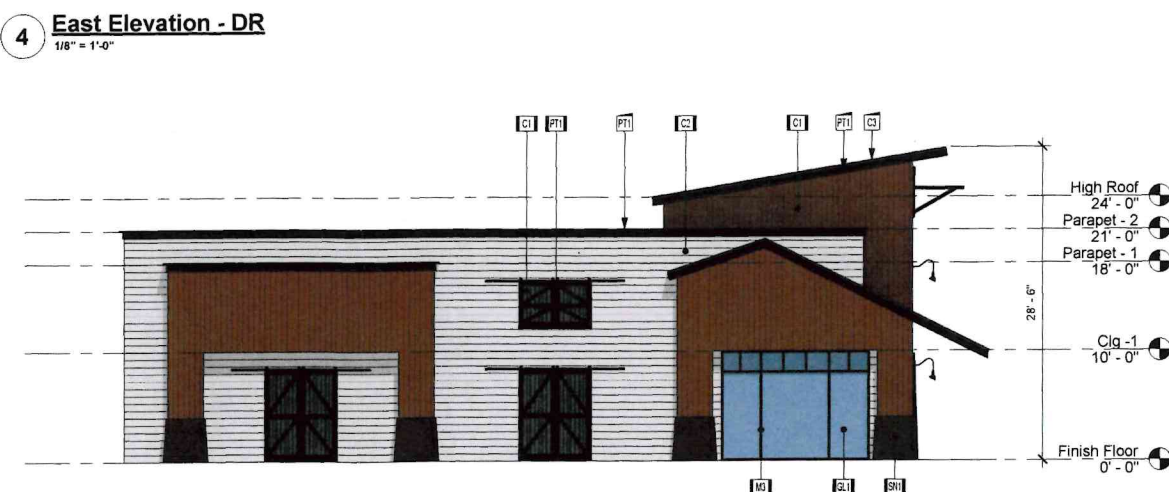
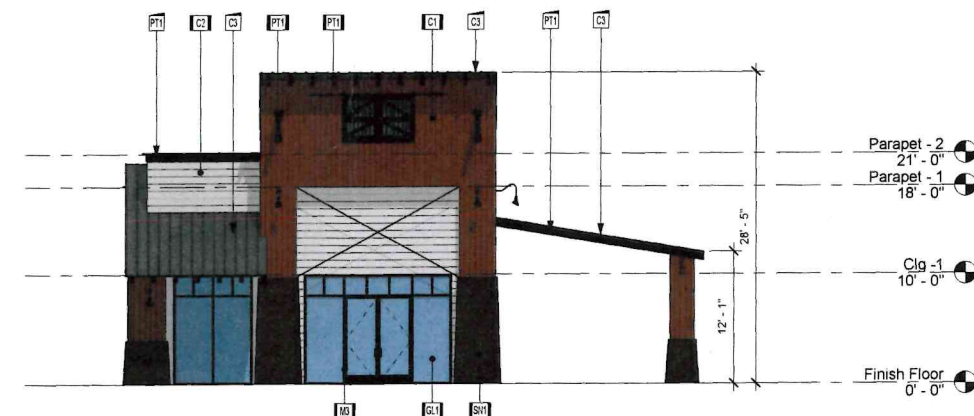
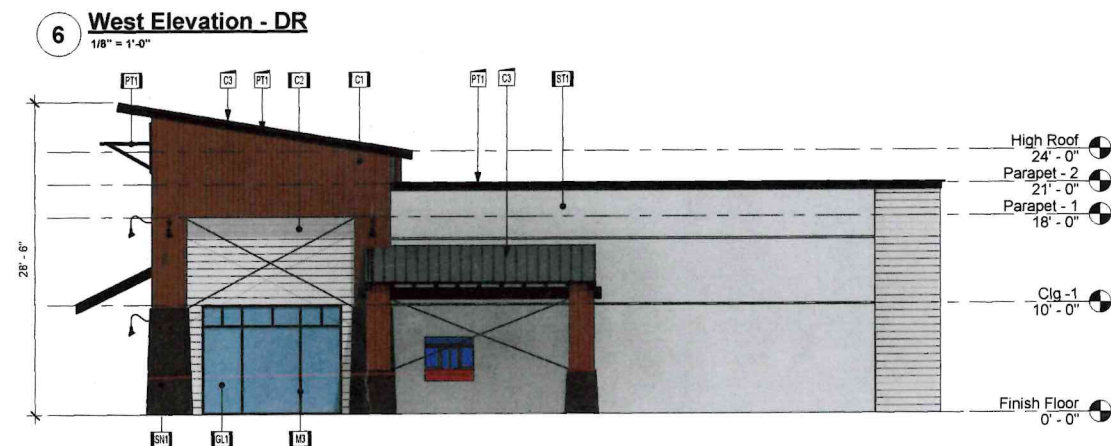
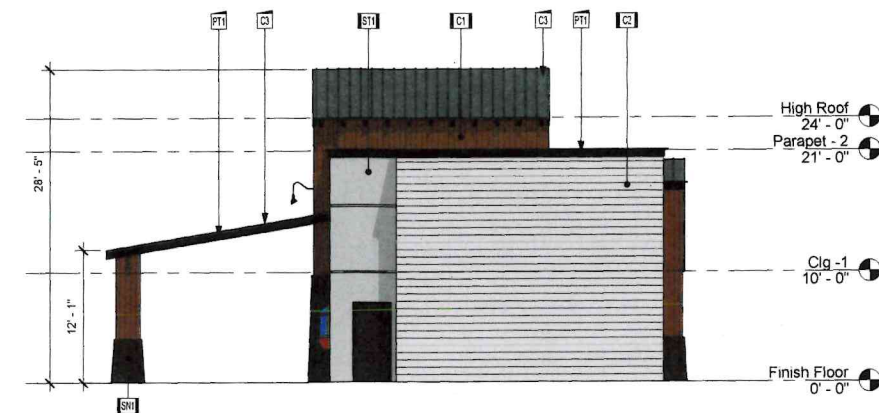
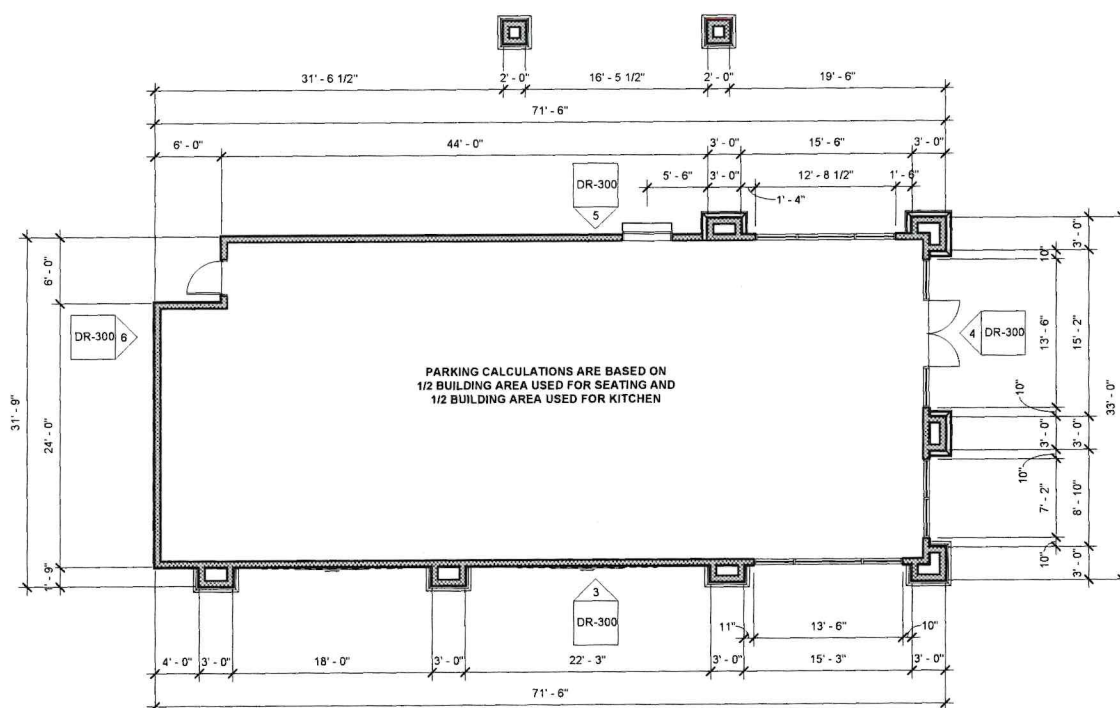
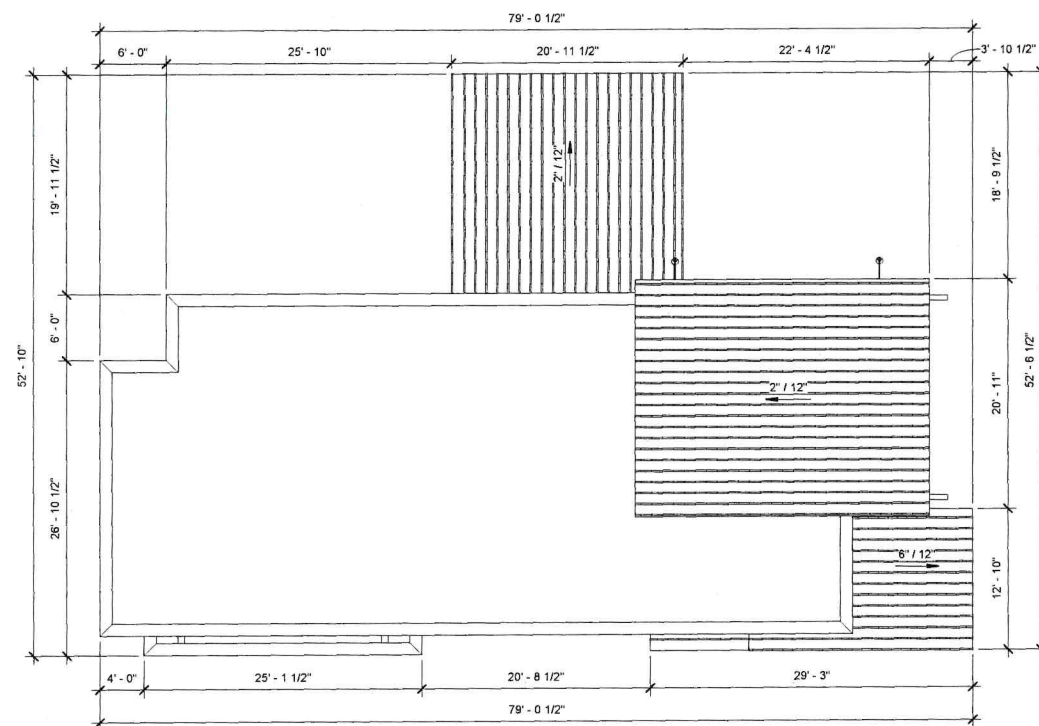
Oak Glen Road Yucaipa, CA

APN # 0301-173-55 & 45

APN # 0301-183-03

DR-201

C Store Elevations



Revision		
Number	Description	Date

Material List			
Tag	Manufacturer	Model	Color
C1	Stramit K-Panel	Manor Red	
C2	James Hardie	Arctic White	
C3	Long Line	Woodland Grey	
GL1	Vitro Glass	Solargray Glass	
M3	Kawneer Finish	#29 Black	
PT1	Sherwin Williams	Black Magic SW6991	
SN1	Coronado Stone	Antique Red	
ST1	La Habra Stucco	Bay Ridge 81593	

Design Review For:

Chris Sabbah

22-620

03-06-2023

Oak Glen Road Yucaipa, CA

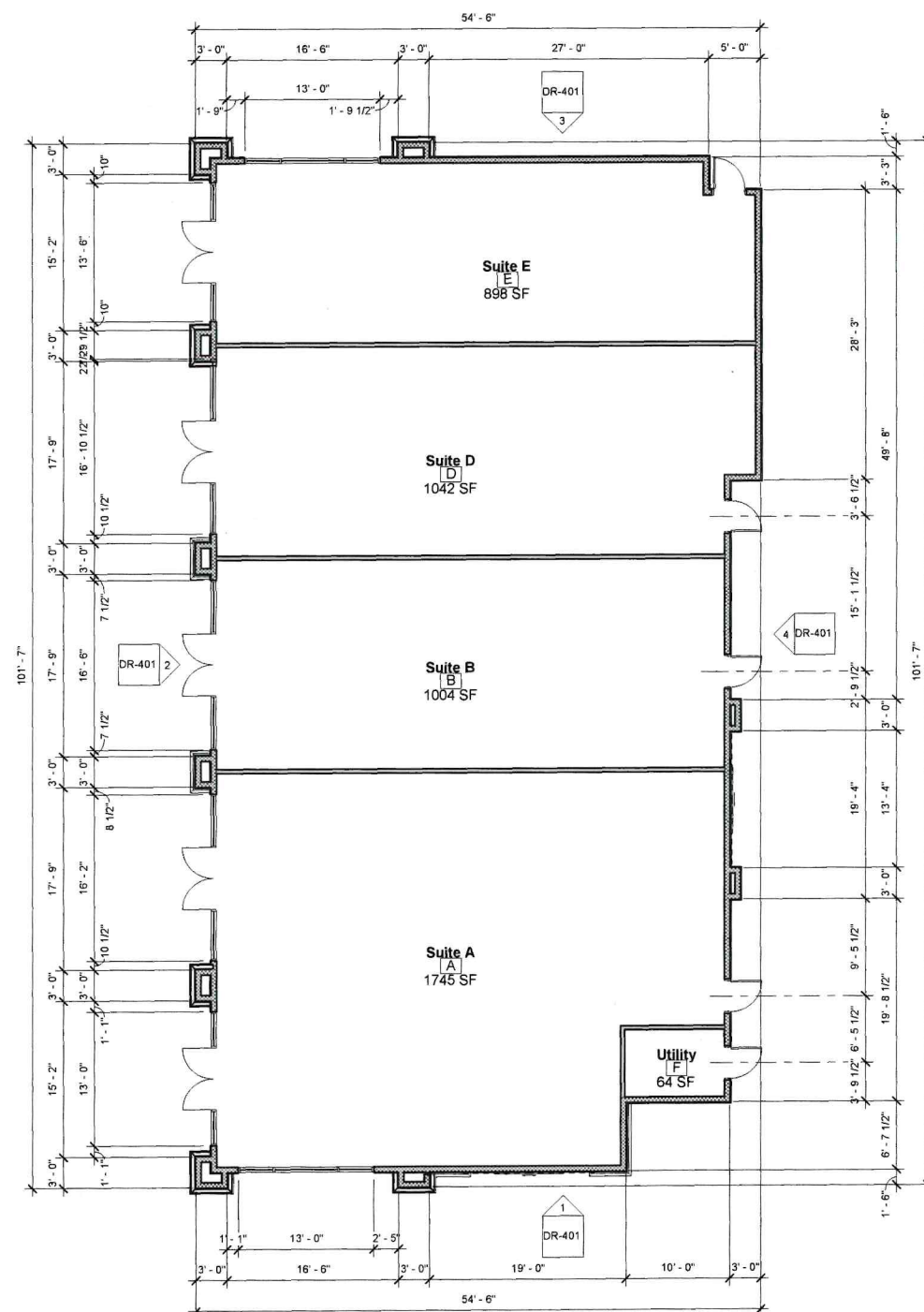
APN # 0301-173-55 & 45

APN # 0301-183-03

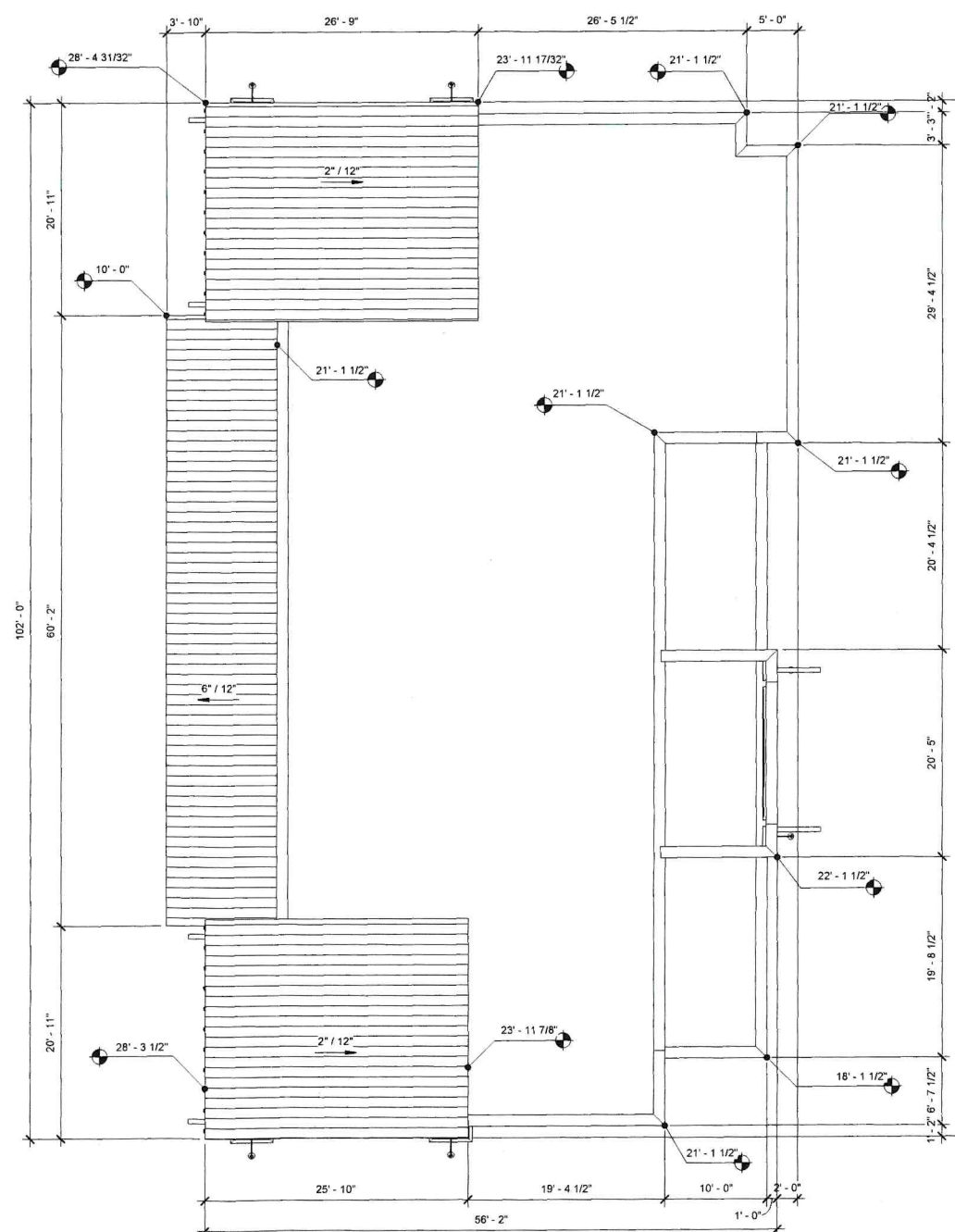
DR-300

Drive-Thru Plans & Elevations

Number	Revision	Description	Date



1 Retail Floor Plan
1/8" = 1'-0"



2 Retail Roof Plan
1/8" = 1'-0"



Design Review for:

Chris Sabbah

22-620

03-06-2023

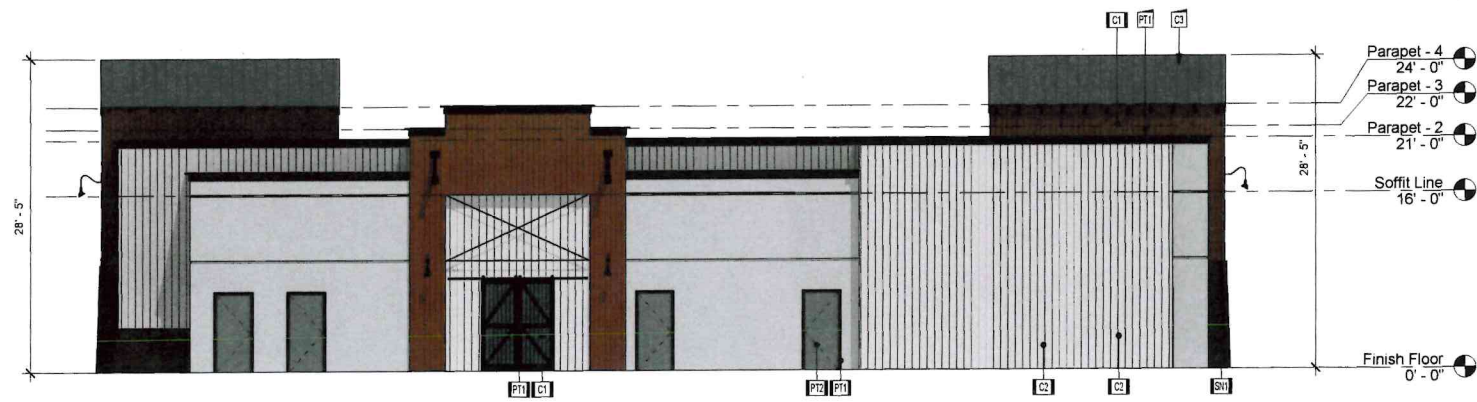
Oak Glen Road Yucaipa, CA

APN # 0301-173-55 & 45

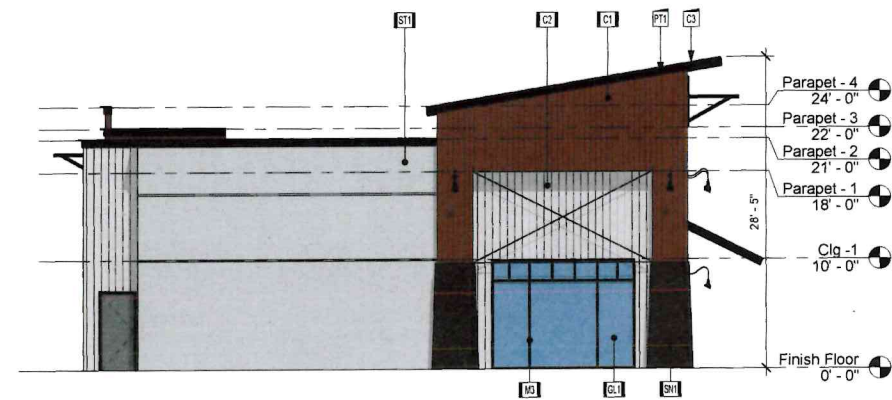
APN # 0301-183-03

DR-400

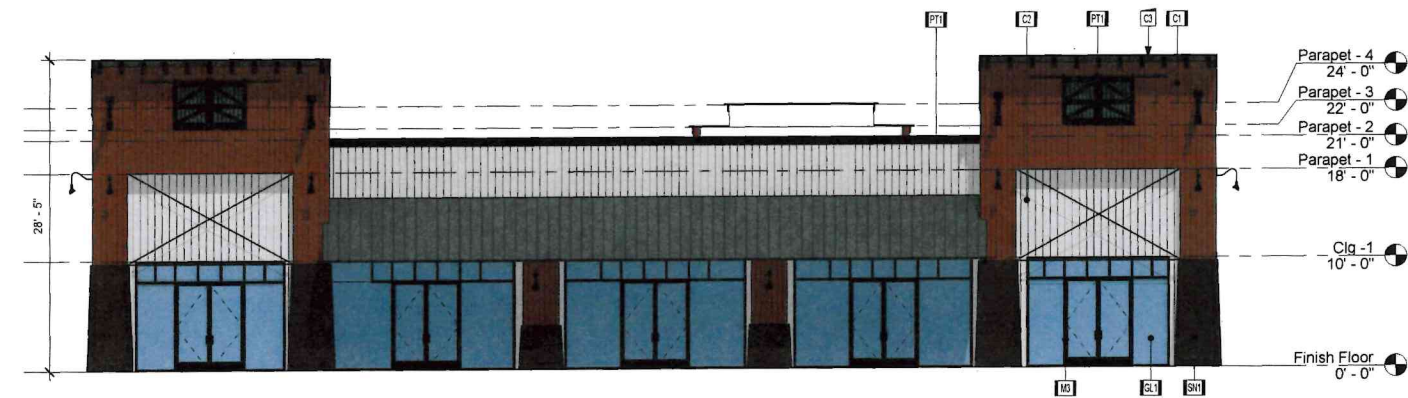
Retail Plans



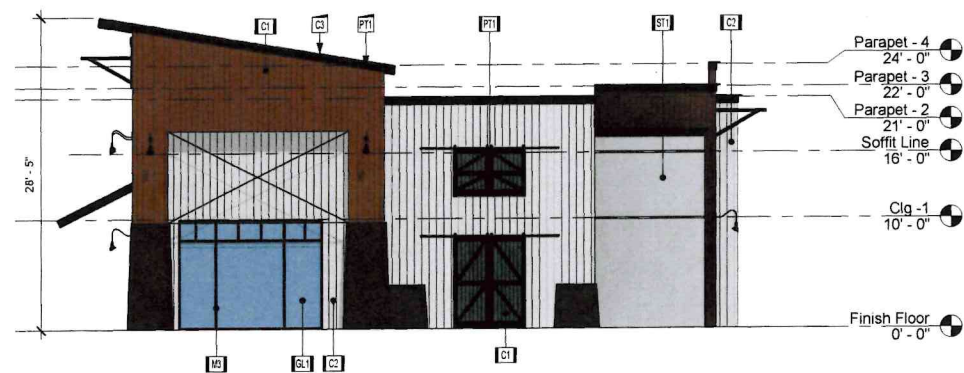
4 **West Elevation - DR**
1/8" = 1'-0"



3 **South Elevation - DR**
1/8" = 1'-0"



2 **East Elevation - DR**
1/8" = 1'-0"



1 **North Elevation - DR**
1/8" = 1'-0"

Material List			
Tag	Manufacturer	Model	Color
C1	Stramit K-Panel	Manor Red	
C2	James Hardie	Arctic White	
C3	Long Line	Woodland Grey	
GL1	PPG	Dual Glazing	
M3	Kawneer Finish	#29 Black	
PT1	Sherwin Williams	Black Magic SW6991	
PT2	Sherwin Williams	Before the Storm SW9564	
SN1	Coronado Stone	Antique Red	
ST1	La Habra Stucco	Bay Ridge	



Revision		
Number	Description	Date

Design Review for:

Chris Sabbah

22-620

03-06-2023

Oak Glen Road Yucaipa, CA

APN # 0301-173-55 & 45

APN # 0301-183-03

DR-401

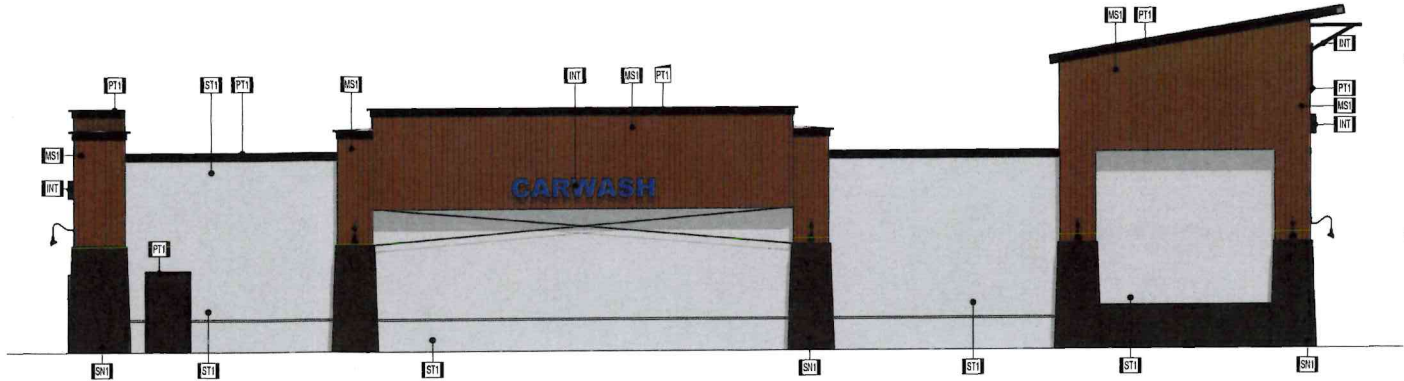
Retail Elevations

Material List			
Tag	Manufacturer	Model	Color
GL-1	PPG	Dual Glazing	
INT	Kawneer Finish	#29 Black	
MR1	Long Line	Woodland Grey	

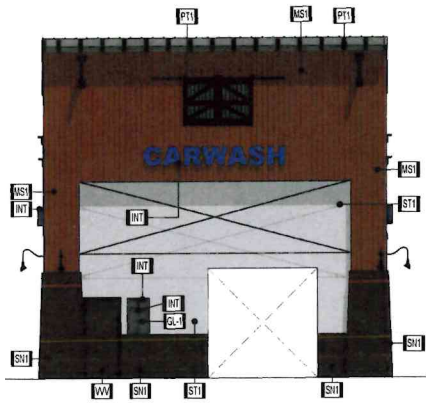
Material List			
Tag	Manufacturer	Model	Color
MS1	Stramit K-Panel	Manor Red	
PT1	Sherwin Williams	Black Magic SW6991	
PT2	Sherwin Williams	Before the Storm SW9564	

Material List			
Tag	Manufacturer	Model	Color
SN1	Coronado Stone	Antique Red Brick	
ST1	La Habra Stucco	Bay Ridge	

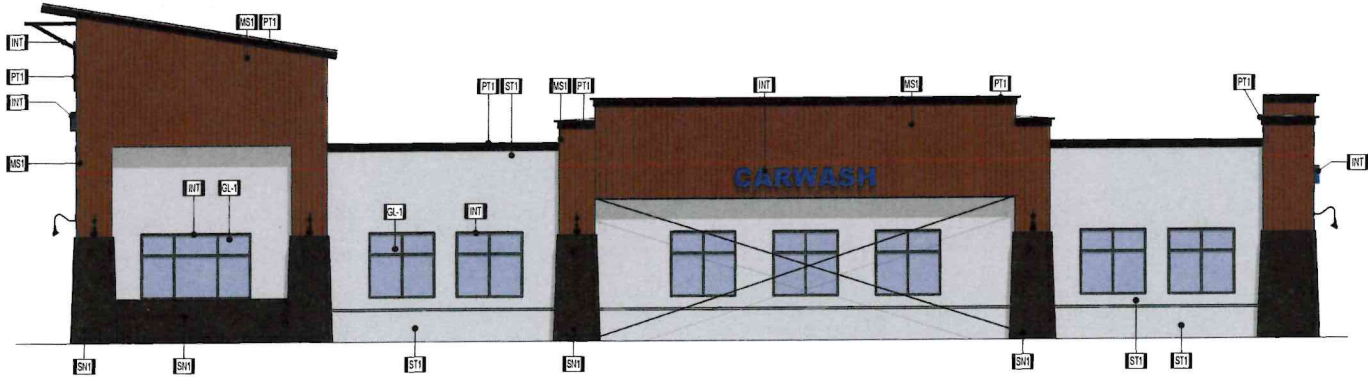
Revision		
Number	Description	Date



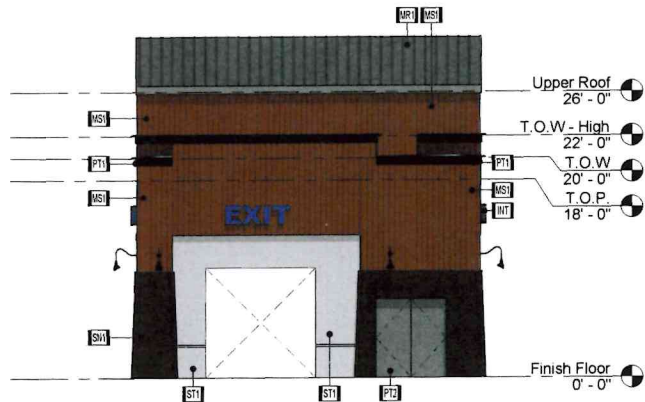
3
East Elevation - DR
1/8" = 1'-0"



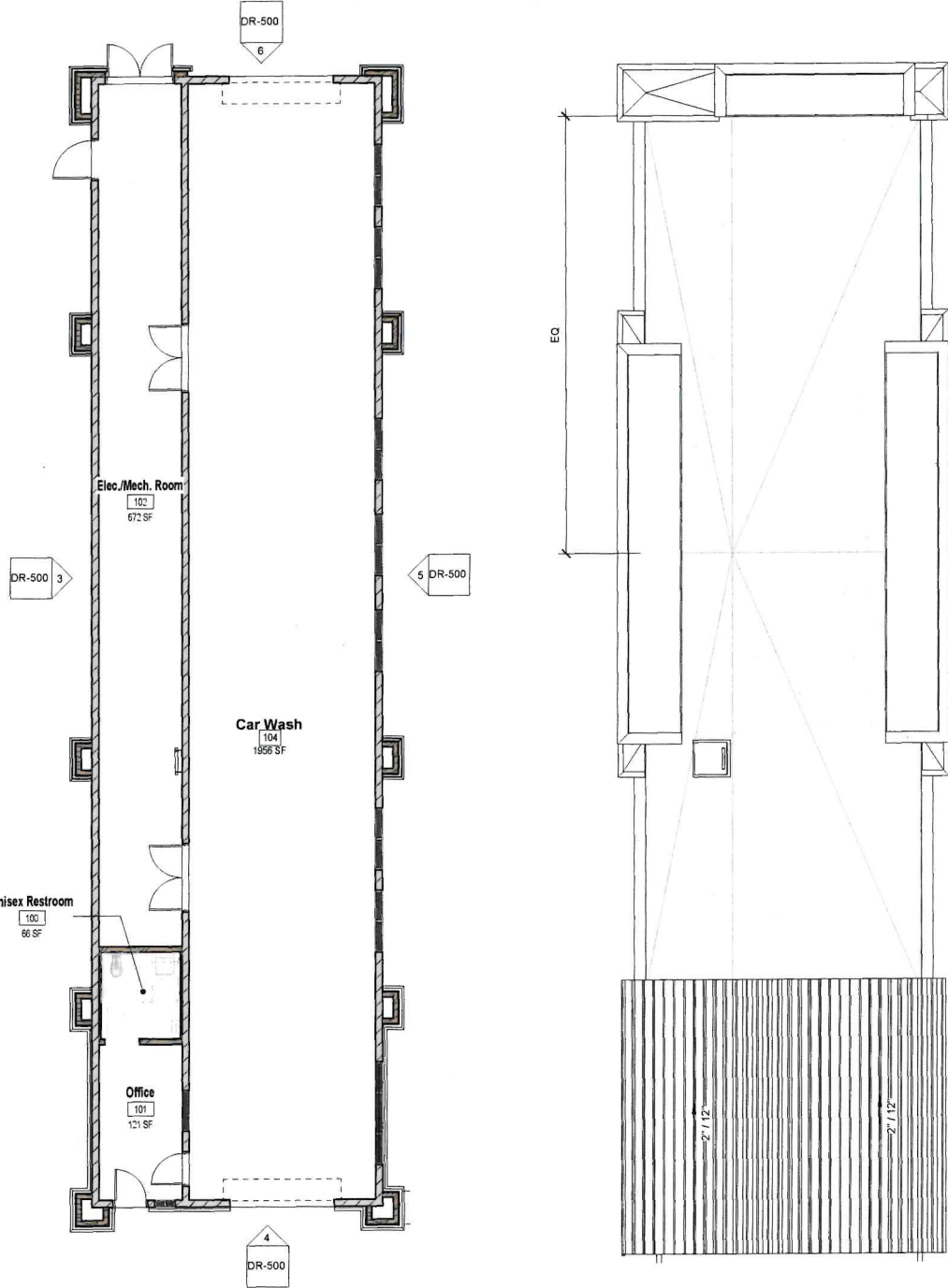
4
South Elevation - DR
1/8" = 1'-0"



5
West Elevation - DR
1/8" = 1'-0"



6
North Elevation - DR
1/8" = 1'-0"



1
Floor Plan - Carwash - DR
1/8" = 1'-0"

2
Roof Plan - DR
1/8" = 1'-0"



Car Wash Design For:

Chris Sabbah

22-620

05/06/2024

Oak Glen Road Yucaipa, CA

APN # 0301-173-55 & 45

APN # 0301-183-03

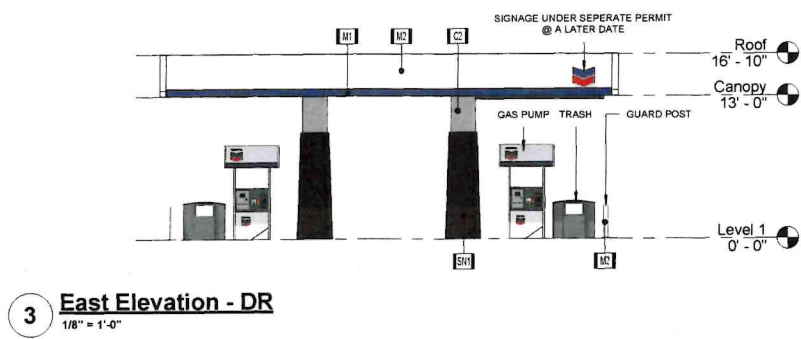
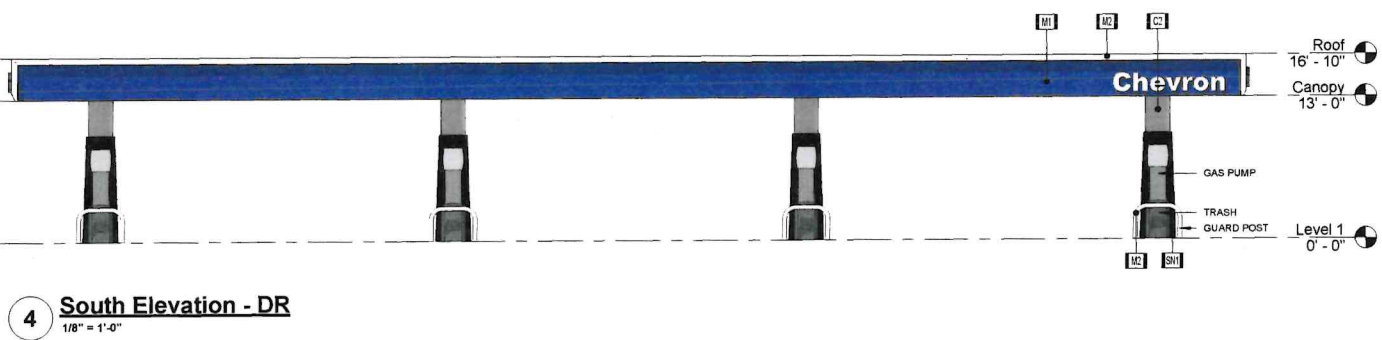
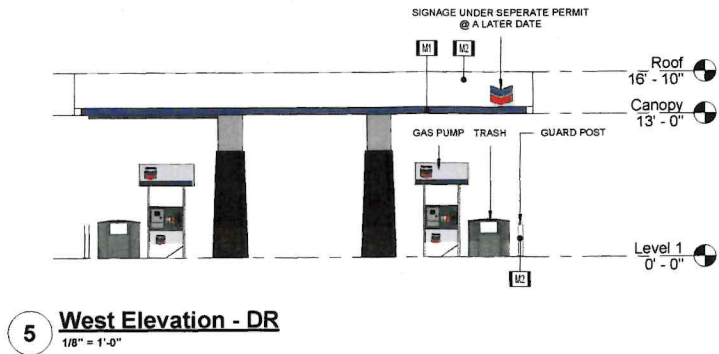
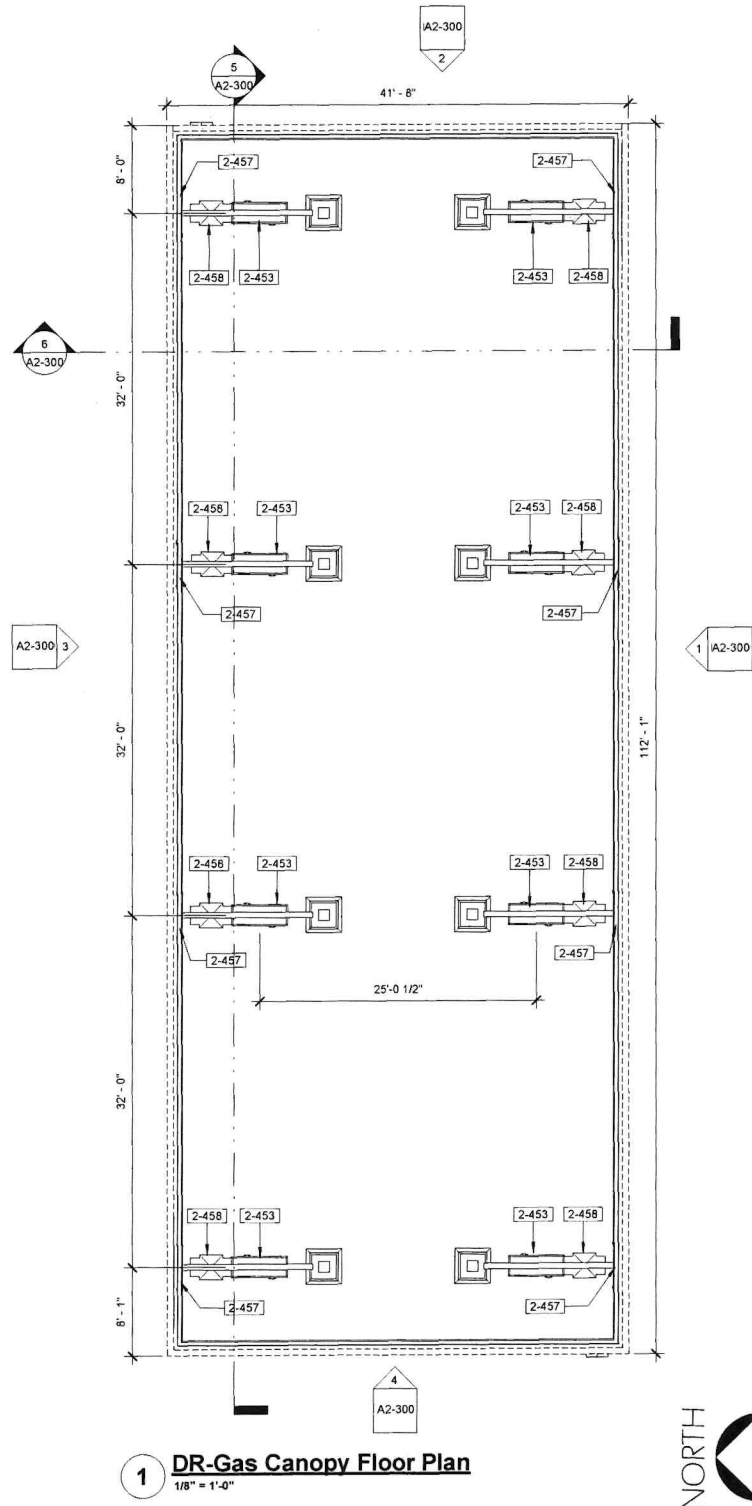
DR-500

Floor Plans and Elevations

Material List			
Tag	Manufacturer	Model	Color
C2	James Hardie	Arctic White	
M1	Schem Color	USAFA Blue	
M2	Chevron	White	
SN1	Coronado Stone	Antique Red	



Number	Revision	Description	Date
--------	----------	-------------	------



Design Review for:

Chris Sabbah

22-620

03-06-2023

Oak Glen Road Yucaipa, CA
APN # 0301-173-55 & 45
APN # 0301-183-03

DR-600

Canopy Plan &
Elevations

CITY OF YUCAIPA, CALIFORNIA
PRECISE GRADING PLAN
YUCAIPA RETAIL CENTER - PHASE I & II
A.P.N. 0301-183-03, 0301-173-54 & 55

EROSION CONTROL GENERAL NOTES:

1. **FILTERED RUNOFF.** ALL RUNOFF SHALL BE FILTERED PRIOR TO DISCHARGING FROM A SITE OR TO ANY TYPE OF PRIVATE OR PUBLIC STORM WATER CONVEYANCE SYSTEM (NATURAL WATERCOURSES, STREETS, GUTTERS, CONCRETE-LINED V-DITCHES, STORM DRAINS, FLOW-LINES, INLETS, OUTLETS, ETC.). ALL NON-PERMITTED DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM WATER CONVEYANCE SYSTEM YEAR-ROUND.

2. **BEST MANAGEMENT PRACTICES (BMP'S).** YEAR-ROUND, POLLUTION PREVENTION MEASURES, ALSO KNOWN AS BEST MANAGEMENT PRACTICES (BMP'S), MUST BE INSTALLED PRIOR TO ANY FIELD ACTIVITIES. BMP HANDBOOKS CAN BE DOWNLOADED AT . ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED AND MAINTAINED PRIOR TO AND THROUGHOUT EACH RAINY SEASON. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ESC MEASURES THROUGHOUT THE DURATION OF THE PROJECT FOR ALL CLEARING, DISKING, GRADING, EXCAVATING AND STOCKPILING ACTIVITIES, AND ON ALL EXPOSED SLOPES AND INACTIVE PADS THROUGHOUT THE ENTIRE SITE. THE DEVELOPER/CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DISCHARGES FROM SUBCONTRACTORS.

3. **A. STOCKPILING OF BMP'S.** ADDITIONAL ESC MATERIALS SHALL BE STOCKPILED AT VARIOUS LOCATIONS THROUGHOUT THE SITE FOR IMMEDIATE USE WITHIN SEVEN DAYS PRIOR TO ANY FORECAST RAIN. ON EMERGENCY SITUATIONS, THE DEVELOPER/CONTRACTOR SHALL IMMEDIATELY MAKE EQUIPMENT AND WORKERS AVAILABLE TO PROTECT THE SITE.

4. **EROSION AND SEDIMENT CONTROLS.** ALL ESC MATERIALS SHALL BE INSPECTED, RESTORED, REPAIRED OR MODIFIED YEAR-ROUND THROUGHOUT THE SITE TO PROTECT PERIMETERS, ADJACENT PROPERTIES, ENVIRONMENTALLY SENSITIVE AREAS AND ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS. IF ANY EROSION OR SEDIMENT CONTROLS FAIL DURING ANY RAIN EVENT, MORE EFFECTIVE ONES WILL BE REQUIRED IN THEIR PLACE.

5. **A. EROSION CONTROLS.** EROSION CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO APPLYING AND ESTABLISHING: VEGETATIVE COVER, WOOD MULCH, STAPLED OR PINNED BLANKETS (STRAW, COCONUT OR OTHER), PLASTIC SHEETING (MINIMUM 10-MIL), POLYPROPELENE MATS, SPRAY-ON CONTROLS TO ALL DISTURBED AREAS OR OTHER MEASURES APPROVED BY THE CITY ENGINEER. JUTE NETTING SHALL NOT BE USED AS A STAND-ALONE EROSION CONTROL. FOR SLOPES GREATER THAN 4:1, PROVIDE FIBER ROLLS AND EITHER A BONDED FIBER MATRIX PRODUCT APPLIED TO A RATE OF 3500 LB/ACRE OR A STABILIZED FIBER MATRIX PRODUCT APPLIED TO A RATE OF 10 GAL/ACRE. THE CITY ENGINEER MAY APPROVE DIFFERENT APPLICATION RATES FOR SLOPES LESS THAN 4:1.

6. **B. SEDIMENT CONTROLS.** SEDIMENT CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: DESILTING BASINS, GRADED BERMS, FIBER ROLLS, SILT FENCES, GRAVEL BAG CHEVRONS (FILLED WITH MINIMUM W GRAVEL), CHECK DAMS, DRAINAGE INLET PROTECTION, ETC. FIBER ROLLS SHALL BE INSTALLED ALONG THE FACE OF THE SLOPE. THE SIZE AND SPACING IS DETERMINED BY THE SOIL TYPE, SLOPE STEEPNESS, DESIGN RAINFALL INTENSITY, AND SIZE OF AREA PROTECTED. SILT FENCE SHALL BE INSTALLED ALONG INTERIOR STREETS AND COMBINED WITH GRAVEL-BAG OR SILT FENCE CHEVRONS INSIDE THE SIDEWALK RIGHT-OF-WAY OR BACK OF CURBS.

7. **STATE CONSTRUCTION GENERAL PERMIT.** IF THE PROJECT DISTURBS, EXPOSES OR STOCKPILES ONE ACRE OR MORE OF SOIL, THE SITE MUST BE COVERED UNDER THE STATE CONSTRUCTION GENERAL PERMIT. A WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER, A RISK LEVEL DETERMINATION NUMBER AND THE QUALIFIED "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) DEVELOPER (QSD) SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT. A SWPPP SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF THE PROJECT AND SHALL BE READILY AVAILABLE TO CITY AND STATE INSPECTORS AND UPDATED TO REFLECT CURRENT SITE CONDITIONS DURING CONSTRUCTION. THE CONSTRUCTION PERMIT CAN BE DOWNLOADED AT WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.

8. **PERIMETER PROTECTION.** PERIMETER PROTECTION MUST BE INSTALLED PRIOR TO ANY CLEARING ACTIVITIES. CLEARING SHALL BE LIMITED TO AREAS THAT WILL BE IMMEDIATELY GRADED OR DISTURBED. A COMBINATION OF ESC MEASURES SHALL BE IMPLEMENTED IN AREAS THAT HAVE BEEN CLEARED. ALL DISTURBED AREAS OF AN INACTIVE SITE, AS DESCRIBED IN THE ENGINEERING AND CONSTRUCTION MANUAL, SHALL ALSO BE PROTECTED.

9. **CONSTRUCTION ACCESS POINTS.** CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. INTERIOR ACCESS POINTS (ALL PROPOSED DRIVEWAYS, MATERIAL STORAGE AND STAGING AREAS ENTRANCES/EXITS, ETC.) SHALL ALSO BE PROTECTED WITH ROCK TO PREVENT TRACK-OUT ONTO INTERIOR STREETS. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED. VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE. CONTROLLED STREET WASHING SHALL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS, AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.

10. **DESILTING BASINS.** DESILTING BASINS SHALL BE DESIGNED ACCORDING TO THE GUIDANCE PROVIDED IN CASQA'S CONSTRUCTION BMP HANDBOOK. PONDED WATER SHALL BE SECURED FROM THE PUBLIC. SIGNAGE INDICATING "PONDED WATER - DO NOT ENTER," OR AN EQUIVALENT WARNING NOTICE SHALL BE POSTED.

11. **MATERIAL STORAGE.** MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANKS, PORTABLE TOILETS, LIQUIDS, GELS, POWDERS, LANDSCAPE MATERIALS AND STOCKPILES OF SOIL SHALL BE STORED AWAY FROM ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHT-OF-WAYS AND FLOW-LINES AND SHALL HAVE SECONDARY CONTAINMENT. INACTIVE STOCKPILES OF SOIL SHALL BE COVERED AT ALL TIMES. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECAST RAIN.

12. **CONSTRUCTION WASTE.** CONSTRUCTION WASTE AND MISCELLANEOUS DEBRIS SHALL BE PLACED IN WATER-TIGHT BINS. WIRE MESH RECEPTACLES SHALL NOT BE ALLOWED. WASH-OUT STATIONS SHALL BE PROVIDED FOR CONCRETE, PAINTS, STUCCO AND OTHER LIQUID WASTE, AND SHALL BE LINED WITH PLASTIC AND LOCATED AWAY FROM PUBLIC RIGHT-OF-WAYS, FLOW LINES, ETC. PRIOR TO ANY FORECAST RAIN, BINS AND WASH-OUTS SHALL BE COVERED WITH LIDS OR PLASTIC TARPS.

13. **SLOPE PROTECTION.** STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. ESC MEASURES ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT/PERMANENT LANDSCAPE IS ESTABLISHED. THERE SHALL BE 100% SLOPE PROTECTION IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE, OF OCCUPANCY.

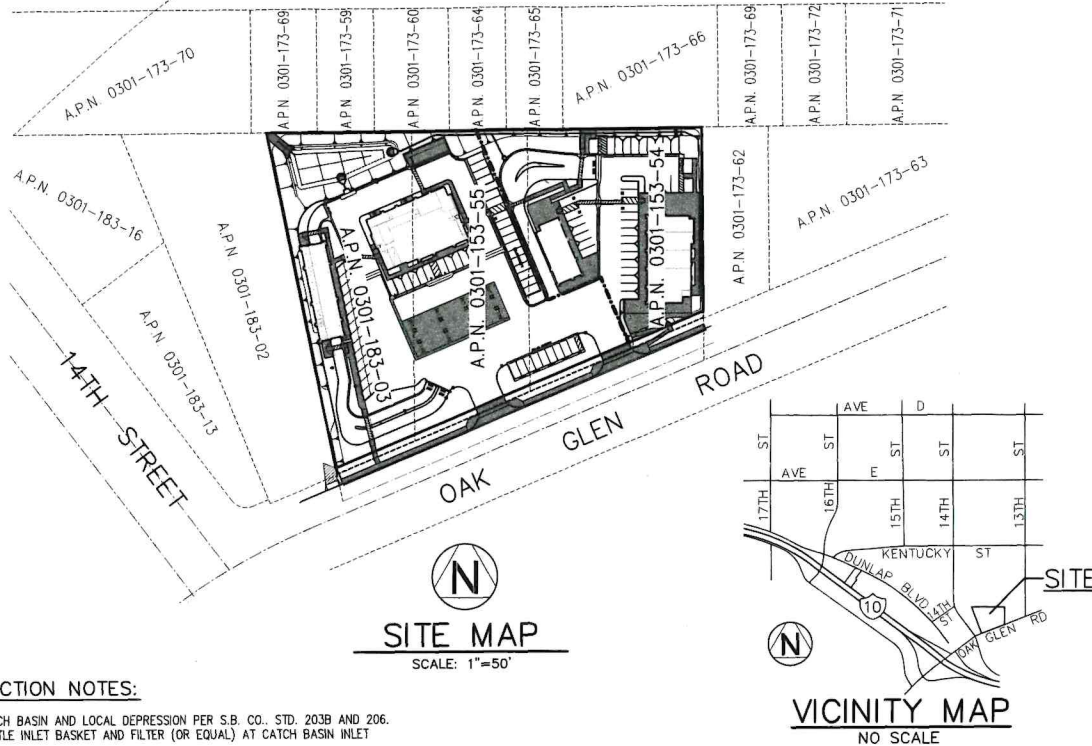
- PORTABLE MIXERS.** ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH THEM WITH GRAVEL-BAGS PLACED ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.

- MAINTENANCE.** ALL ONSITE AND OFFSITE FLOW LINES (I.E. V- AND BROW-DITCHES, TERRACE DRAINS, RIBBON GUTTERS, CURB GUTTERS, ETC.) STORM WATER CONVEYANCE SYSTEMS, CHECK DAMS, CHEVRONS, SILT FENCES AND DESILTING BASINS, SHALL BE FREE OF SEDIMENT, CONSTRUCTION MATERIALS, WASTE, MISCELLANEOUS DEBRIS AND DETERIORATED ESC MEASURES YEAR-ROUND.

- OBSTRUCTIONS.** NO OBSTRUCTIONS, OTHER THAN BMP'S, SHALL BE ALLOWED WITHIN ANY STORM WATER CONVEYANCE SYSTEM. UNLESS ALTERNATIVE DRAINAGE FACILITIES HAVE BEEN APPROVED BY THE CITY ENGINEER.

NOTES

1. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL.
2. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
3. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT IN-PLACE ANY AND ALL EXISTING UTILITIES. ANY UTILITY REMOVALS OR RELOCATION'S SHALL BE PERFORMED BY THE APPROPRIATE UTILITY PURVEYOR. PHASED UTILITY RELOCATION'S MAY BE NECESSARY, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLOSELY COORDINATE HIS ACTIVITIES WITH THOSE OF ALL UTILITY COMPANIES.
5. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATION WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.



CONSTRUCTION NOTES:

1. CONSTRUCT CATCH BASIN AND LOCAL DEPRESSION PER S.B. CO., STD. 203B AND 206. INSTALL OLDCASTLE INLET BASKET AND FILTER (OR EQUAL) AT CATCH BASIN INLET.
2. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE C - SEE DETAIL SHEET 5.
3. INTALL DETECTABLE WARNING SURFACE PER CALTRANS STD. PLAN AB8A - SEE DETAIL SHEET 5.
4. CONSTRUCT TYPE A2-6(150) 6" CONCRETE CURB & GUTTER PER S.P.P.W.C. STD. 120-2.
5. CONSTRUCT TYPE A1-6(150) 6" CONCRETE CURB PER S.P.P.W.C. STD. 120-2.
6. CONSTRUCT CROSS GUTTER PER CITY STD. 122-1 - MODIFIED TO 3' WIDE.
7. CONSTRUCT 6" WDE CROSS GUTTER PER CITY STD. 122-1.
8. INSTALL 36"x36" OLDCASTLE PRECAST CONCRETE CATCH BASIN WITH FLO-GARD INSERT PER DETAILS ON SHT. 5 (OR EQUIVALENT) SEE DETAILS SHEET 7.
9. INSTALL 8" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
10. INSTALL 12" H.D.P.E. DRAIN PIPE AT 1.0% MIN GRADE OR AS NOTED ON PLAN.
11. CONSTRUCT HEADWALL WING-TYPE PER S.B. CO. STD. 209.
12. CONSTRUCT SEDIMENT FOREBAY SEE DETAIL SHEET 5.
13. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE A, SEE DETAIL SHEET 5.
14. CONSTRUCT 4" A.C. PAVING OVER 6" CLASS II BASE OR CONCRETE PAVING OVER NATIVE. FINAL STRUCTURAL SECTION TO BE DETERMINED BY SOIL'S ENGINEER AT TIME OF CONSTRUCTION.
15. CONSTRUCT TRASH ENCLOSURE PER CITY OF YUCAIPA STD. 620-4.
16. CONSTRUCT RETAINING WALL WITH SCREENING WALL ON TOP PER SEPARATE RETAINING WALL PLAN AND PERMIT.
17. CONSTRUCT 12" THICK RIP-RAP (6" MIN. ROCK SIZE) DOWN DRAIN AND SPLASH PAD.
18. CONSTRUCT 4" THICK CONCRETE WALK.
19. CONSTRUCT 18" THICK RIP-RAP (6" MIN. ROCK SIZE) SPILLWAY & SPLASH PAD AT BASIN OUTLET.
20. INSTALL 12"x12" NDS CATCH BASIN WITH PLASTIC ATRIUM GRATE - SEE DETAIL SHEET 6.
21. INSTALL 4" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
22. INSTALL 6" NDS SPEE-D CATCH BASIN WITH PLASTIC ATRIUM GRATE IN LANDSCAPE AREAS AND BRASS GRATE IN CONCRETE AREAS - SEE DETAIL SHEET 6.
23. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE F - SEE DETAIL SHEET 5.
24. CONSTRUCT 12" WIDE BY 4" DEEP BY 3" THICK CONCRETE V-GUTTER ALONG THE TOP OF THE WALL.
25. CONSTRUCT RETAINING WALL WITH 11" HIGH SOUND WALL ON TOP PER SEPARATE RETAINING WALL PLAN AND PERMIT.
26. MODIFY GUTTER AT ADA CROSSING TO ENSURE CROSS SLOPE DOES NOT EXCEED 2% AND DIRECTIONAL SLOPE DOES NOT EXCEED 5%.
27. CONSTRUCT RETAINING WALL PER SEPARATE RETAINING WALL PLAN AND PERMIT.
28. CONSTRUCT GRADED SWALE AT 1.0% MINIMUM GRADE.

EARTHWORK QUANTITY ESTIMATE:

	CUT	FILL
EXCAVATION	1,483 C.Y.	11,647 C.Y.
EMBANKMENT	—	—
SUBSIDENCE	—	—
SHRINKAGE	—	—
SUB-X LOSS	—	—
TOTALS	1,483 C.Y.	11,647 C.Y.

IMPORT: 10,164 C.Y.

NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY FOR PERMITTING. CONTRACTOR TO DO THEIR OWN TAKE OFF PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:

LOT 68, OF TRACT NO. 2187, ACCORDING TO MAP OF SUBDIVISION NO. 6 OF A PART OF DUNLAP RANCH, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 330 FEET THEREOF

TOGETHER WITH THAT PORTION OF BLOCK 67, TRACT NO. 2187, SUBDIVISION NO. 6 OF PART OF DUNLAP RANCH, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 OF MAPS, PAGE 71, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY CORNER OF SAID BLOCK 67; THENCE SOUTH 386.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID BLOCK, WHICH IS IN THE CENTER LINE OF AVENUE "F" (FORMERLY COLORADO STREET); THENCE ALONG SAID CENTER LINE OF AVENUE "F", SOUTH 67 DEGREES 33 MINUTES WEST 89.18 FEET; THENCE RUNNING IN A NORTHWESTERLY DIRECTION TO A POINT ON THE NORTHERLY BOUNDARY OF SAID BLOCK 67; THENCE EAST 165 FEET TO THE POINT OF BEGINNING

SITE NOTES:

1. THIS PROJECT CONSISTS OF 3 EXISTING HOUSES AND AN EXISTING GARAGE TO BE REMOVED.
2. ASSESSOR'S PARCEL NUMBER: 0301-173-54, 0301-173-55 & 0301-181-03
3. THIS PROJECT SIZE IS 3.72 GROSS ACRES.
4. EXISTING AND PROPOSED LAND USE IS CS - SERVICE COMMERCIAL
5. LAND USE OF ALL SURROUNDING PROPERTY TO THIS PROJECT: NORTH, EAST & WEST: CS - SERVICE COMMERCIAL SOUTH: OS2 - OPEN SPACE
6. THERE ARE NO NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
7. NO REGULATED/PROTECTED TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
8. THE AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%).
9. NO WATER COURSES CROSS THIS PROPERTY AND IT IS NOT WITHIN A FLOOD ZONE.

CITY'S GENERAL GRADING NOTES

1. ALL GRADING SHALL CONFORM TO APPENDIX J OF THE CALIFORNIA BUILDING CODE, 1. LATEST EDITION AND THE CITY OF YUCAIPA GRADING CODE.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT BY: SOCAL PROFESSIONAL ENGINEERS, INC., DATED JULY 18, 2022, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, BUILDING LOCATIONS, OFFSITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOLOGICAL ENGINEER STATING THAT THE ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS THAT ARE REQUIRED SHALL BE PROVIDED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE FINE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN IS REQUIRED PRIOR TO OCCUPANCY PERMITS BEING ISSUED.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
7. AN EROSION CONTROL PLAN IS REQUIRED TO ISSUING A GRADING PERMIT BETWEEN OCTOBER 1ST AND MAY 1ST. (THE GRADING PLANS ARE TO NOTE THIS REQUIREMENT)
8. ANY ON-SITE RETAINING WALLS WILL REQUIRE APPROVAL AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF GRADING. APPROVED SEQUENCED GRADING WITH 1 1/2:1 MAXIMUM SLOPE TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR START OF GRADING PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.
9. ANY IMPROVEMENT CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER.
10. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
11. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
12. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
13. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
14. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY AT (909) 797-2489 FOR INSPECTION TWO (2) WORKING DAYS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
15. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PRE-GRADING MEETING TWO (2) WORKING DAYS PRIOR TO THE START OF WORK.
16. ALL ACTIVE IRRIGATION LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED WITH 10-GAUGE DOUBLE DIPPED AND WRAPPED WELDED STEEL PIPE.
17. PRIOR TO THE START OF GRADING, ALL EXISTING VEGETATION AND DEBRIS (INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS) SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
18. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
19. THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOILS REPORT.
20. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY CALIFORNIA BUILDING CODE, APPENDIX J.
21. IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
22. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY (CERTIFICATION FORM PROVIDED BY CITY) AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL (INCLUDING, BUT NOT LIMITED TO, SEWERS, WATER LINES, ELECTRICAL, GAS, AND LANDSCAPE IRRIGATION LINES).
23. AN AS-GRADED GRADING PLAN AND THE CERTIFICATE OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES ARE TO BE SUBMITTED TO THE CITY ENGINEER PRIOR TO RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
24. ANY DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO CITY OF YUCAIPA STANDARDS. NOTE THAT 4' OF SIDEWALK AT 2% SLOPE SHALL BE MAINTAINED BEHIND DRIVE APPROACHES PER TITLE 24 REQUIREMENTS IF THERE IS NO LANDSCAPED PARKWAY.
25. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 1-800-227-2600, TWO (2) WORKING DAYS BEFORE DIGGING. NO INSPECTION WILL BE PROVIDED BY THE CITY ENGINEER'S OFFICE, AND NO CONSTRUCTION PERMIT ISSUED INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
26. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON THE PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 AND/OR BEFORE ANY ANTICIPATED RAIN THROUGHOUT THE YEAR.
27. IN CASE OF EMERGENCY CALL CHARLES SABBAH AT (909) 583-4596
28. WE / I REPRESENTING _____ INDICATE THAT RECOMMENDATIONS CONTAINED IN REPORTS PERTAINING TO SOILS ENGINEERING CONDITIONS HAVE BEEN COMPLIED WITH TO OUR SATISFACTION. THIS CONFIRMATION IS NOT TO BE CONSTRUED AS AN AUTHENTICATION OF ANY DIMENSIONS OR ELEVATIONS SHOWN ON THESE PLANS.
- BY: _____ RCE# _____
- BY: _____ RCE# _____
- DATE: _____
29. ESTIMATED START DATE: 01/15/2025 COMPLETION DATE: 06/15/2025
30. TOPOGRAPHY OBTAINED FROM FIELD SURVEY PERFORMED BY SITEMECH, INC IN JULY OF 2023.

AGENCIES SERVICING THIS PROJECT:

WATER: WESTERN MUNICIPAL HEIGHTS 32352 AVENUE D YUCAIPA, CA. 92399 PH: (909) 790-1901	GAS: THE GAS CO. 1981 LUGONIA AVENUE REDLANDS, CA. 92373 PH: (909) 793-2725	CABLE: FRONTIER 34675 YUCAIPA BLVD YUCAIPA, CA. 92399 PH: (909) 798-3588
POWER: SOUTHERN CALIFORNIA EDISON CO. 287 TENNESSEE STREET REDLANDS, CA. 92373 PH: (909) 335-7191	TELEPHONE: VERIZON 15 REDLANDS PLAZA REDLANDS, CA. 92373 PH: (909) 793-7511	SEWER: YUCAIPA VALLEY WATER DISTRICT 12270 2ND STREET YUCAIPA, CA. 92399 PH: (909) 797-5117

OWNER/DEVELOPER/APPLICANT:

CHRIS SABBAH
127 EAST STATE ST.
REDLANDS, CA 92373
TEL: (909) 583-4596
EMAIL: asabbah3@aol.com

	DESIGNED BY: B.A.M.	DRAWN BY: B.A.M.	CHECKED BY: B.K.M.
	PLAN PREPARED UNDER THE SUPERVISION OF:		
	BERNHARD K. MAYER R.C.E. 36866 DATE: 12/09/2024		

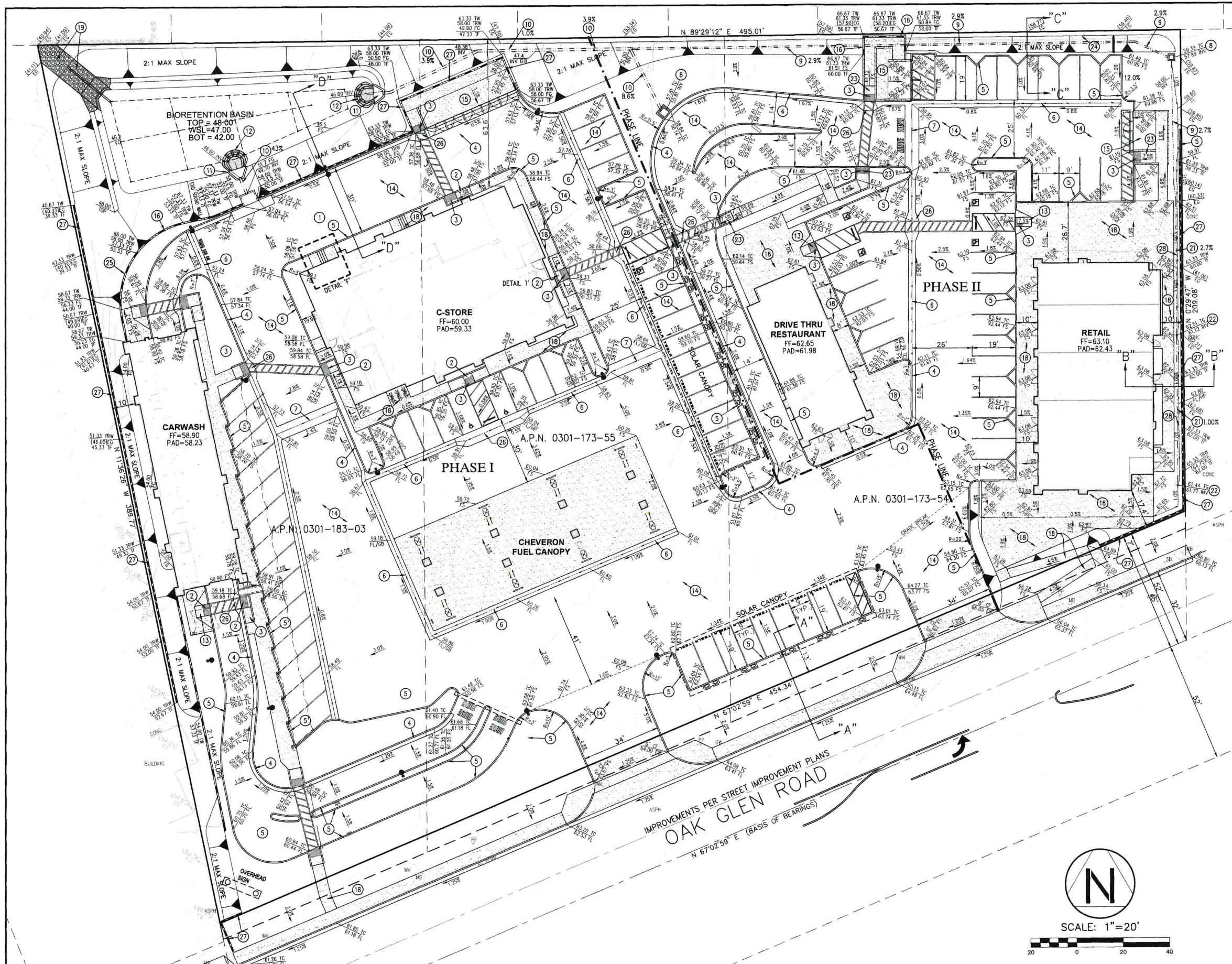


REV	BY	REVISIONS	APPR	DATE

BASIS OF BEARING:
THE CENTERLINE OF OAK GLEN ROAD PER RECORD OF SURVEY 03-207, BOOK 122, PAGES 38 THROUGH 40, RECORDS OF SAN BERNARDINO COUNTY.
BEARING BEING: N 67°02'59" E

BENCH MARK:
CITY OF YUCAIPA BENCHMARK NO. 460:
AT KENTUCKY & 13TH STS, 544 FT. EAST OF 13TH, 20 FT. SOUTH OF KENTUCKY, AT # 32783 KENTUCKY, 22 FT. WEST OF WEST EDGE DRIVEWAY.
ELEVATION = 2,106.11

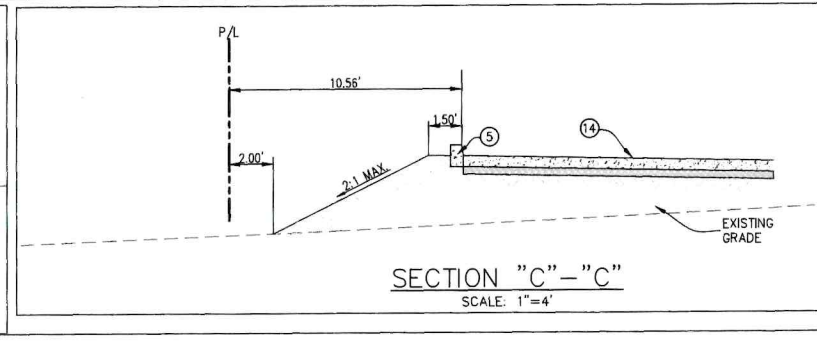
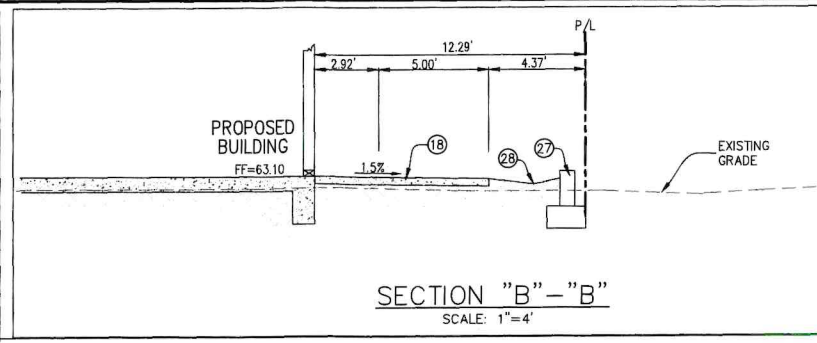
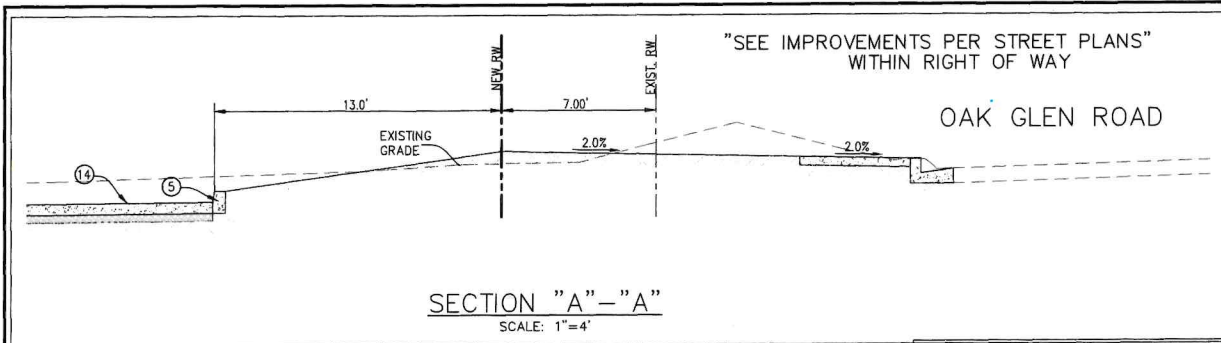
CITY OF YUCAIPA TITLE SHEET YUCAIPA RETAIL CENTER - PHASE I & II 32620 OAK GLEN ROAD	
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____	
APPROVED BY: FERMIN G. PRECIADO, CITY ENGINEER DATE: _____	
JOB NO.	DRAWING NO.
SHEET NO.	1 OF 7 52700
CITY OF YUCAIPA BUILDING AND SAFETY DEPARTMENT	



- CONSTRUCTION NOTES:**
1. CONSTRUCT CATCH BASIN AND LOCAL DEPRESSION PER S.B. CO. STD. 203B AND 206. INSTALL OLDCASTLE INLET BASKET AND FILTER (OR EQUAL) AT CATCH BASIN INLET.
 2. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE C - SEE DETAIL SHEET 5.
 3. INSTALL DETECTABLE WARNING SURFACE PER CALTRANS STD. PLAN AB8A - SEE DETAIL SHEET 5.
 4. CONSTRUCT TYPE A2-6(150) 6" CONCRETE CURB & GUTTER PER S.P.P.W.C. STD. 120-2.
 5. CONSTRUCT TYPE A1-6(150) 6" CONCRETE CURB PER S.P.P.W.C. STD. 120-2.
 6. CONSTRUCT CROSS GUTTER PER CITY STD. 122-1 - MODIFIED TO 3' WIDE.
 7. CONSTRUCT 6" WIDE CROSS GUTTER PER CITY STD. 122-1.
 8. INSTALL 36"x36" OLDCASTLE PRECAST CONCRETE CATCH BASIN WITH FLO-GARD INSERT PER DETAILS ON SHT. 5 (OR EQUIVALENT) SEE DETAILS SHEET 7.
 9. INSTALL 6" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
 10. INSTALL 12" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
 11. CONSTRUCT HEADWALL WING-TYPE PER S.B. CO. STD. 209.
 12. CONSTRUCT SEDIMENT FOREBAY SEE DETAIL SHEET 5.
 13. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE A, SEE DETAIL SHEET 5.
 14. CONSTRUCT 4" A.C. PAVING OVER 6" CLASS II BASE OR CONCRETE PAVING OVER NATIVE. FINAL STRUCTURAL SECTION TO BE DETERMINED BY SOIL'S ENGINEER AT TIME OF CONSTRUCTION.
 15. CONSTRUCT TRASH ENCLOSURE PER CITY OF YUCAIPA STD. 620-4.
 16. CONSTRUCT RETAINING WALL WITH SCREENING WALL ON TOP PER SEPARATE RETAINING WALL PLAN AND PERMIT.
 17. CONSTRUCT 12" THICK RIP-RAP (6" MIN. ROCK SIZE) DOWN DRAIN AND SPLASH PAD.
 18. CONSTRUCT 4" THICK CONCRETE WALK.
 19. CONSTRUCT 18" THICK RIP-RAP (6" MIN. ROCK SIZE) SPILLWAY & SPLASH PAD AT BASIN OUTLET.
 20. INSTALL 12"x12" NDS CATCH BASIN WITH PLASTIC ATRIUM GRATE - SEE DETAIL SHEET 6.
 21. INSTALL 4" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
 22. INSTALL 6" NDS SPEE-D CATCH BASIN WITH PLASTIC ATRIUM GRATE IN LANDSCAPE AREAS AND BRASS GRATE IN CONCRETE AREAS - SEE DETAIL SHEET 6.
 23. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE F - SEE DETAIL SHEET 5.
 24. CONSTRUCT 12" WIDE BY 4" DEEP BY 3" THICK CONCRETE V-GUTTER ALONG THE TOP OF THE WALL.
 25. CONSTRUCT RETAINING WALL WITH 11" HIGH SOUND WALL ON TOP PER SEPARATE RETAINING WALL PLAN AND PERMIT.
 26. MODIFY GUTTER AT ADA CROSSING TO ENSURE CROSS SLOPE DOES NOT EXCEED 2% AND DIRECTIONAL SLOPE DOES NOT EXCEED 5%.
 27. CONSTRUCT RETAINING WALL PER SEPARATE RETAINING WALL PLAN AND PERMIT.
 28. CONSTRUCT GRADED SWALE AT 1.0% MINIMUM GRADE.

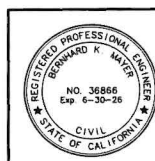
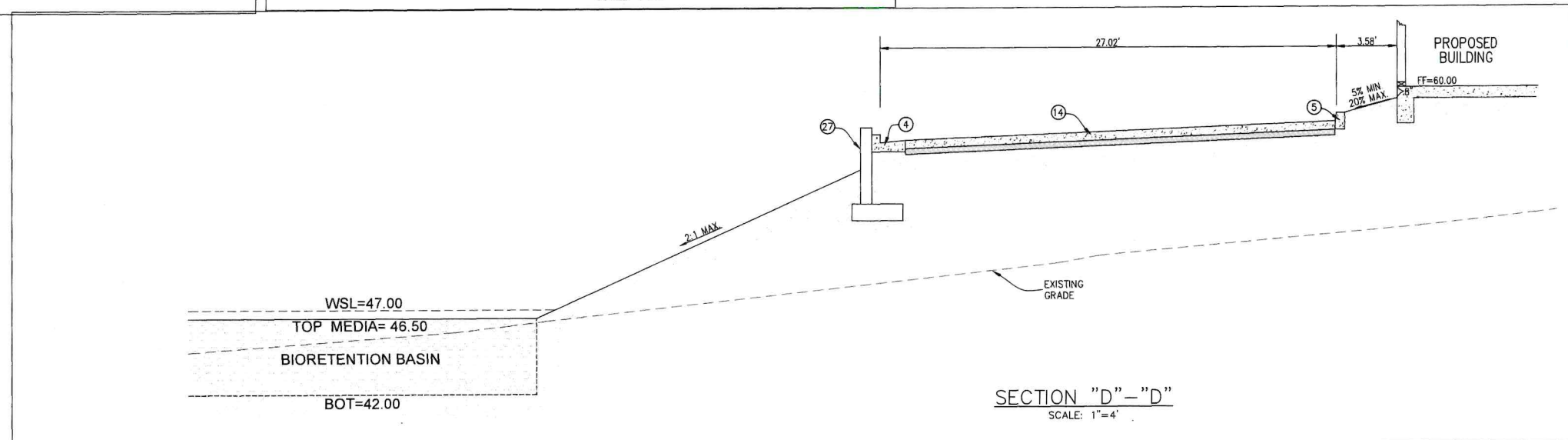
- LEGEND:**
- INDICATES EXISTING CONTOUR
 - INDICATES STREET CENTERLINE
 - INDICATES BOUNDARY LINE
 - INDICATES LOT LINE
 - INDICATES FLOW LINE
 - INDICATES 3:1 MAX SLOPE
 - FS - INDICATES FINISH SURFACE
 - FL - INDICATES FLOW LINE
 - FG - INDICATES FINISH GRADE
 - EG - INDICATES EXISTING GRADE
 - HP - INDICATES HIGH POINT
 - TW - INDICATES TOP OF RET. WALL
 - TF - INDICATES TOP OF FOOTING
 - TG - INDICATES TOP OF GRATE
 - INV - INDICATES INVERT
 - WSL - INDICATES WATER STORAGE LEVEL

	DESIGNED BY: B.A.M.	DRAWN BY: B.A.M.	CHECKED BY: B.K.M.
	PLAN PREPARED UNDER THE SUPERVISION OF:		
	BERNHARD K. MAYER R.C.E. 36866 DATE: 12/09/2024		
8061 CHURCH ST. HIGHLAND CA 92346 PO BOX 592 PH: (909) 864-3180 FAX: (909) 864-0850			
BASIS OF BEARING: THE CENTERLINE OF OAK GLEN ROAD PER RECORD OF SURVEY 03-207, BOOK 122, PAGES 38 THROUGH 40, RECORDS OF SAN BERNARDINO COUNTY. BEARING BEING: N 67°02'59" E			
BENCH MARK: CITY OF YUCAIPA BENCHMARK NO. 460. AT KENTUCKY & 13TH STS. 544 FT. EAST OF 13TH, 20 FT. SOUTH OF KENTUCKY, AT # 32783 KENTUCKY, 22 FT. WEST OF WEST EDGE DRIVEWAY. ELEVATION = 2,106.11			
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____			
APPROVED BY: FERMIN G. PRECIADO, CITY ENGINEER DATE: _____			
JOB NO. 3 OF 7		DRAWING NO. 52700	
CITY OF YUCAIPA BUILDING AND SAFETY DEPARTMENT			



CONSTRUCTION NOTES:

1. CONSTRUCT CATCH BASIN AND LOCAL DEPRESSION PER S.B. CO. STD. 203B AND 206. INSTALL OLDCASTLE INLET BASKET AND FILTER (OR EQUAL) AT CATCH BASIN INLET.
2. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE C - SEE DETAIL SHEET 5.
3. INSTALL DETECTABLE WARNING SURFACE PER CALTRANS STD. PLAN AB8A - SEE DETAIL SHEET 5.
4. CONSTRUCT TYPE A2-6(150) 6" CONCRETE CURB & GUTTER PER S.P.P.W.C. STD. 120-2.
5. CONSTRUCT TYPE A1-6(150) 6" CONCRETE CURB PER S.P.P.W.C. STD. 120-2.
6. CONSTRUCT CROSS GUTTER PER CITY STD. 122-1 - MODIFIED TO 3' WIDE.
7. CONSTRUCT 6" WIDE CROSS GUTTER PER CITY STD. 122-1.
8. INSTALL 36"x36" OLDCASTLE PRECAST CONCRETE CATCH BASIN WITH FLO-GARD INSERT PER DETAILS ON SHT. 5 (OR EQUIVALENT) SEE DETAILS SHEET 7.
9. INSTALL 8" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
10. INSTALL 12" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
11. CONSTRUCT HEADWALL WING-TYPE PER S.B. CO. STD. 209.
12. CONSTRUCT SEDIMENT FOREBAY SEE DETAIL SHEET 5.
13. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE A, SEE DETAIL SHEET 5.
14. CONSTRUCT 4" A.C. PAVING OVER 6" CLASS II BASE OR CONCRETE PAVING OVER NATIVE. FINAL STRUCTURAL SECTION TO BE DETERMINED BY SOIL'S ENGINEER AT TIME OF CONSTRUCTION.
15. CONSTRUCT TRASH ENCLOSURE PER CITY OF YUCAIPA STD. 620-4.
16. CONSTRUCT RETAINING WALL WITH SCREENING WALL ON TOP PER SEPARATE RETAINING WALL PLAN AND PERMIT.
17. CONSTRUCT 12" THICK RIP-RAP (6" MIN. ROCK SIZE) DOWN DRAIN AND SPLASH PAD.
18. CONSTRUCT 4" THICK CONCRETE WALK.
19. CONSTRUCT 18" THICK RIP-RAP (6" MIN. ROCK SIZE) SPILLWAY & SPLASH PAD AT BASIN OUTLET.
20. INSTALL 12"x12" NDS CATCH BASIN WITH PLASTIC ATRIUM GRATE - SEE DETAIL SHEET 6.
21. INSTALL 4" H.D.P.E. DRAIN PIPE AT 1.0% MIN. GRADE OR AS NOTED ON PLAN.
22. INSTALL 6" NDS SPEE-D CATCH BASIN WITH PLASTIC ATRIUM GRATE IN LANDSCAPE AREAS AND BRASS GRATE IN CONCRETE AREAS - SEE DETAIL SHEET 6.
23. ACCESSIBLE CURB RAMP PER CALTRANS STD. PLAN AB8A CASE F - SEE DETAIL SHEET 5.
24. CONSTRUCT 12" WIDE BY 4" DEEP BY 3" THICK CONCRETE V-GUTTER ALONG THE TOP OF THE WALL.
25. CONSTRUCT RETAINING WALL WITH 11' HIGH SOUND WALL ON TOP PER SEPARATE RETAINING WALL PLAN AND PERMIT.
26. MODIFY GUTTER AT ADA CROSSING TO ENSURE CROSS SLOPE DOES NOT EXCEED 2% AND DIRECTIONAL SLOPE DOES NOT EXCEED 5%.
27. CONSTRUCT RETAINING WALL PER SEPARATE RETAINING WALL PLAN AND PERMIT.
28. CONSTRUCT GRADED SWALE AT 1.0% MINIMUM GRADE.



DESIGNED BY: B.A.M.
DRAWN BY: B.A.M.
CHECKED BY: B.K.M.
PLAN PREPARED UNDER THE SUPERVISION OF:
BERNHARD K. MAYER R.C.E. 36866 DATE: 12/09/2024



8061 CHURCH ST. HIGHLAND CA 92346 PO BOX 592
PH: (909) 864-3180 FAX: (909) 864-0850

REV	BY	REVISIONS	APPR.	DATE

BASIS OF BEARING:

THE CENTERLINE OF OAK GLEN ROAD PER
RECORD OF SURVEY 03-207, BOOK 122,
PAGES 38 THROUGH 40, RECORDS OF SAN
BERNARDINO COUNTY

BEARING BEING: N 67°02'59" E

BENCH MARK:

CITY OF YUCAIPA BENCHMARK NO. 460:
AT KENTUCKY & 13TH STS, 544 FT. EAST
OF 13TH, 20 FT. SOUTH OF KENTUCKY, AT
32783 KENTUCKY, 22 FT. WEST OF WEST
EDGE DRIVEWAY.

ELEVATION = 2,106.11

CITY OF YUCAIPA
SECTIONS AND DETAILS
YUCAIPA RETAIL CENTER - PHASE I & II
32620 OAK GLEN ROAD

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

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

JOB NO. _____ DRAWING NO. _____

SHEET NO. 4 OF 7 52700
CITY OF YUCAIPA BUILDING AND SAFETY DEPARTMENT

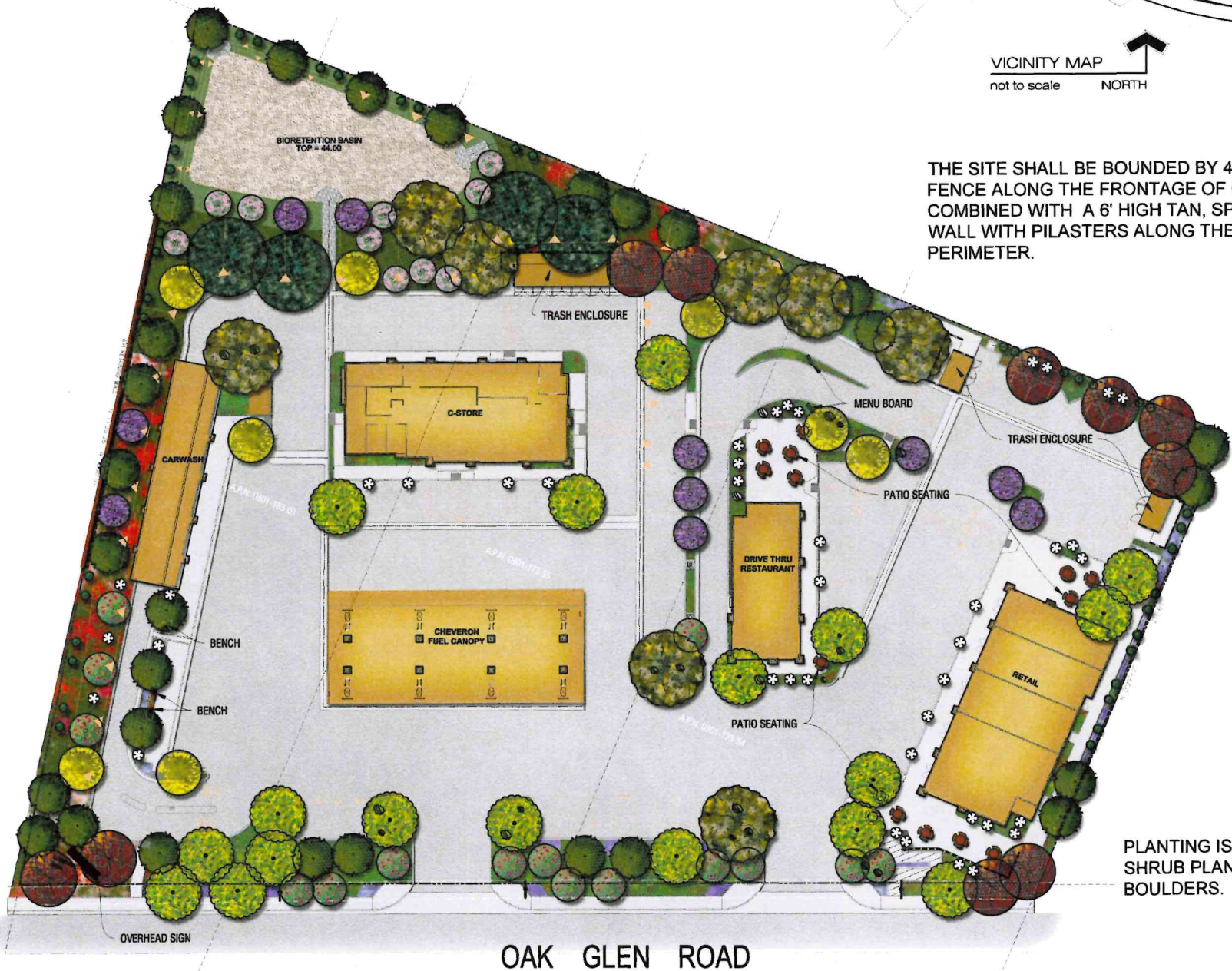
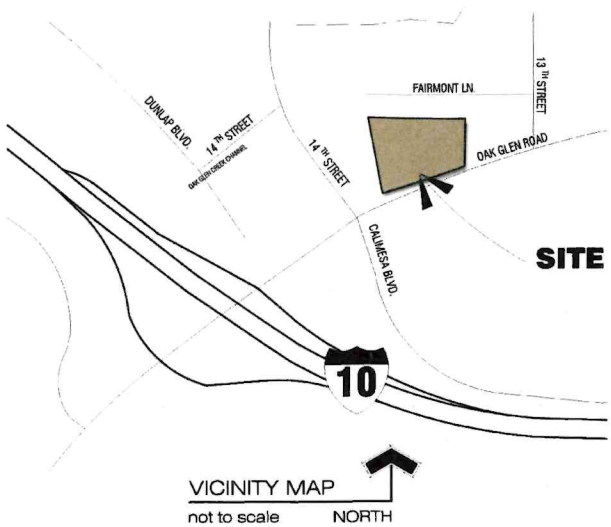
Yucaipa Retail Center

CONCEPTUAL LANDSCAPE PLAN

Oak Glen Road
Yucaipa, CA 92399

APN: 0301-173-55 & 45, & 0301-183-03

Total Landscape Area: 43,983 Sq. Ft.



THE SITE SHALL BE BOUNDED BY 4' TAN SPLIT RAIL FENCE ALONG THE FRONTAGE OF OAK GLEN ROAD COMBINED WITH A 6' HIGH TAN, SPLIT-FACE BLOCK WALL WITH PILASTERS ALONG THE REMAINING PERIMETER.

Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USAGE	INTENDED MATURE SIZE (H x W)
	15	15 Gal.	Arbutus unedo 'Marina'	Marina Strawberry Tree	Low	25' H, Ø 15'
	14	15 Gal.	Chilopsis linearis	Desert Willow	Low	20' H, Ø 12'
	40	15 Gal.	Cupressus sempervirens 'Tiny Tower'	Dwarf Italian Cypress	Low	10' H, Ø 3'
	18	15 Gal.	Koeleruteria paniculata	Golden Rain Tree	Low	35' H, Ø 25'
	18	15 Gal.	Parkinsonia aculeata 'Desert Museum' (thornless)	Palo Verde Tree	Low	20' H, Ø 20'
	30	15 Gal.	Pinus eldarica	Alghan Pine	Low	40' H, Ø 18'
	10	15 Gal.	Pistacia chinensis	Chinese Pistache	Mod	35' H, Ø 25'
	8	15 Gal.	Platanus occidentalis 'Mexicana' - Multi-trunk	Mexican Sycamore	Mod	50' H, Ø 35'
	4	15 Gal.	Quercus virginiana	Southern Live Oak	Mod	60' H, Ø 35'
	10	15 Gal.	Vitex agnus-castus	Chaste Tree	Low	20' H, Ø 15'
	28	5 Gal.	Tecoma stans - Tree Form	Yellow Trumpet Flower	Low	5' H, Ø 5'
		5 Gal.	Anigozanthos flavidus 'Bushranger'	Dwarf Red Kangaroo Paw	Low	4' H, Ø 2'
		5 Gal.	Arctostaphylos manzanita	Common Manzanita	Low	5' H, Ø 6'
		5 Gal.	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	Low	3' H, Ø 4'
		5 Gal.	Kriopholia uvaria	Torch Lily	Low	3' H, Ø 3'
		5 Gal.	Leucophyllum langmaniae	Texas Ranger	Low	5' H, Ø 5'
	17,380	Sq. Ft.	Pennisetum setaceum 'Cupreum'	Red Fountain Grass	Low	6' H, Ø 4' (5)
		5 Gal.	Rosmarinus officinalis 'Huntington Carpet'	Carpet Rosemary	Low	2' H, Ø 2'
		5 Gal.	Simmondsia chinensis	Jojoba	V. Low	5' H, Ø 6'
		5 Gal.	Teucrium chamaedrys 'Compacta'	Low Germander	Low	18" H, Ø 1'-2'
		15 Gal.	Yucca baccata	Banana Yucca	V. Low	3' H, Ø 3'
		5 Gal.	Gelsemium sempervirens	Carolina Jessamine	Mod	Climbing
	5,971	Flats 18" o.c.	Baccharis pilularis 'Twin Peaks'	Coyote Bush	Low	2' H, Ø 8'
	2,784	Flats 12" o.c.	Lavandula angustifolia 'Thumbelina Leigh'	Dwarf English Lavender	Low	1' H, Ø 1'
	3,922	Flats 12" o.c.	Phyla nodiflora	Lippia Grass	Low	2' H, Ø 2'
	9,127	1 Gal. 36" o.c.	Rosa x 'Noare' P.P. #11,308	Red Flower Carpet Rose	Mod	2' H, Ø 3'

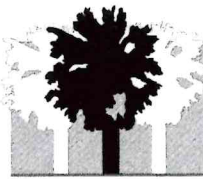
Applicant:

Sabbah Development
P.O. Box 430
Calimesa, CA 92320
Attn: Mr. Chris Sabbah
Phone: (909) 583-4596
Email: robertsondesigngroup@yahoo.com



JOB: 22-26 LKD CKE
August 11, 2022

RICHARD
POPE
AND ASSOCIATES
Landscape Architecture
Urban Design & Planning



1585 South 'D' Street, Suite 202
San Bernardino, CA 92408
phone: (909) 888-5568
e-mail: richardpopeassociates.la@gmail.com
Richard Pope, Landscape Architect CA# 2664

CONCEPTUAL PLAN
Scale: 1" = 30'



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGN DATE 03/10/2023

PLANTING NOTES:
NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.
THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.