

CITY OF



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

AGENDA

Planning Commission

June 18, 2025

6:30 PM

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

Public Comment Via Mail or Email

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

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

Live stream/recording of Planning Commission meetings:

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

Possible Live Stream Disruptions:

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

LIMIT 3 MINUTES

CONSENT AGENDA

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

1. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF MAY 21, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of May 21, 2025.

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

2. **SUBJECT:** ISMA HANNA (PLN-PHE-24-0004): A PUBLIC HEARING ENTITLEMENT FOR THE REVIEW OF A TENTATIVE TRACT MAP (TTM 20699) TO SUBDIVIDE A 3.24 ACRE PARCEL INTO 14 RESIDENTIAL LOTS OF AT LEAST 7,200 SQUARE FEET. THE SUBDIVISION WILL INCLUDE A 360' CUL-DE-SAC LOCATED AT THE NE CORNER OF HOLMES AND COUNTY LINE ROAD.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

1. Approve Tentative Tract Map No. 20699 (Case No. 24-00004) subject to the Conditions of Approval as contained in this Agenda Report; and
2. Adopt the Subdivision Findings as contained in the Agenda Report; and
3. Adopt a Categorical Exemption pursuant to Section 15332 (Class 32 – Infill Exemption) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,

4. Direct staff to file a Notice of Exemption.

3. **SUBJECT:** ROSEMARY'S CAFÉ (PLN-PHE-24-0009): A PLANNING USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 2,907 SQUARE FOOT MEDITERRANEAN RESTAURANT, "ROSEMARY'S CAFE", ON A 0.40- ACRE GENERAL COMMERCIAL (CG) PARCEL LOCATED AT 33345 YUCAIPA BOULEVARD; APN 0318-031-20.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and:

1. Approve the Planning Use Permit subject to the Conditions of Approval as contained in the Agenda Report; and if acceptable, approve the Architectural Design and preliminary landscaping; and
2. Adopt the Findings for the Planning Use Permit as contained in the Agenda Report; and
3. Adopt a Categorical Exemption pursuant to Section 15332 (Class 32), Section 15303(c) (Class 3) & Section 15305 (Class 5) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
4. Direct staff to file a Notice of Exemption.

4. **SUBJECT:** CASE NO. PLN-PDE-25-0001: CITY OF YUCAIPA GENERAL PLAND SAFETY ELEMENT UPDATE

RECOMMENDATION:

That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Adopt Resolution No. 2025-20, adopting the Safety Element Update to the General Plan, which incorporates the updated Fire Hazard Severity Maps from the state; and
2. Determine that the update to the Safety Element is within the scope of the Environmental Impact Report (EIR) prepared pursuant to the provisions of Section 15168 of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, for the City's General Plan and is further exempt from environmental review pursuant to Section 15061(b)(3), of the CEQA Guidelines; and
3. Adopt the Findings as contained in the Agenda Report; and
4. Direct staff to file a Notice of Exemption.

5. **SUBJECT:** CASE NO. PLN-PDE-25-0002: CONSIDERATION OF ORDINANCE NO. 450, WHICH ADDS OR MODIFIES 24 DIFFERENT ELEMENTS OF THE DEVELOPMENT CODE TO PROVIDE A PERIODIC CLEANUP AND ENHANCEMENT, INCLUDING UPDATES TO STATE LAW, IMPLEMENTING PROGRAMS OF THE HOUSING ELEMENT, IMPLEMENTING PRELIMINARY ECONOMIC DEVELOPMENT AND FISCAL REVENUE EFFORTS, ENHANCING PUBLIC SAFETY ELEMENTS, AND REFLECTING LONGSTANDING INTERNAL PROCEDURES AND PROCESSES.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Approve the introduction and first reading of Ordinance No. 450, an Ordinance of the City of Yucaipa, California, adding Development Code Section 812.19096, Section 812.030143, Chapter 18 (Alcohol Establishments), Chapter 19 (Massage Therapy Establishments) and Chapter 13 (Landscape Regulations), and amending Development Code Sections 83.030105, 83.030323, 83.030305, 83.030505, 83.040110, 84.0335, 84.0330, 87.0630, 87.0701, 87.0705, 87.0710, 87.0725, 84.0905, 83.010305, 83.041120 and 83.030225, and Chapter 2 (Multiple Residential Design Standards) of Division 8 (Specific Use Design Standards), Chapter 4 (Height Regulations) of Division 7 (General Design Standards), and Article 1 (Fire Safety (FR) Overlay District) of Chapter 2 (Hazard Protection) of Division 5 (Overlay Districts) as part of a periodic code requirement cleanup and enhancement; and
2. Adopt an Addendum to the 2016 Yucaipa General Plan Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
3. Direct staff to file a Notice of Determination subsequent to certification of the Addendum to the 2016 General Plan Environmental Impact Report.

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 6/12/2025, 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: 6/19/2025



City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of May 21, 2025

A Regular meeting of the Planning Commission of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, on May 21, 2025, at 6:30 PM.

PRESENT: Stacey Phillips, Chair
Dennis Miller, Vice Chair
Tony Hicks, Commissioner (Arrived at 7:50 PM)
Mike McCuiston, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O’Brine, Commissioner

ABSENT:

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
Katie Syme, Development Services Technician
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 Vice Chair Dennis Miller.

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 MAY 7, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of May 7, 2025.

ACTION: MOTION BY VICE CHAIR MILLER, SECOND BY COMMISSIONER O'BRINE, CARRIED, 6-0-1 (WITH A CORRECTION ON PAGE 5) (COMMISSIONER HICKS ABSENT), TO APPROVE CONSENT 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 Phillips, Vice Chair Miller, Commissioners McCuistion, Mihld, Mullins and O'Brine had no ex parte communications to disclose on any of the items on the agenda.

2. **SUBJECT:** JOSE GUERRERO (PLN-PHE-24-0002): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF AN EXISTING, UNPERMITTED, 21.5-FOOT TALL AND 2,500 SQUARE FOOT STEEL ACCESSORY STRUCTURE ASSOCIATED WITH THE EXISTING RESIDENCE AND PROPOSED SECOND, 24.3-FOOT TALL AND 4,555 SQUARE FOOT RESIDENCE (CASE NO. PLN-ADM-25-0003) ON A SINGLE-FAMILY RESIDENTIAL (RS-72C) PROPERTY LOCATED AT 10922 BRYANT STREET.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the architectural design of the existing, unpermitted metal structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and
- D) Direct staff to file a Notice of Exemption.

DISCUSSION:

Development Services Technician Katie Symes presented the Agenda Report.

The applicant, Jose Guerrero, was in attendance and had no comment.

PUBLIC COMMENT:

The following members of the public spoke:

- Donna Solomon

The Public Hearing was then closed.

ACTION: MOTION BY Vice Chair Miller, SECOND BY Commissioner Mullins, CARRIED, 6-0-1, (Commissioner Hicks Absent) TO APPROVE AGENDA ITEM NO. 2.

- 3. **SUBJECT: AIDA AND LARRY KEEPERS** (PLN-PHE-25-0007): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 612 SQ. FT. ALUMAWOOD PATIO COVER ADDITION TO AN EXISTING, DETACHED 1190 SQ. FT. ACCESSORY DWELLING UNIT ON A SINGLE-RESIDENTIAL PROPERTY (RS-10M) AT 13469 DOUGLAS STREET, UNIT #2.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

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

DISCUSSION:

Development Services Technician Katie Symes presented the Agenda Report.

The applicant's representative, Jasmin Hancock, stated that the property owners are looking forward to the patio cover on their ADU.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Vice Chair Miller, SECOND BY Commissioner Mihld, CARRIED, 7-0, TO APPROVE AGENDA ITEM NO. 3.

DISCUSSION ITEMS

4. SUBJECT: DRAFT SEVEN YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

RECOMMENDATION:

That the Planning Commission review the Draft Seven Year Capital Improvement Program, and adopt the Finding as contained in this Agenda Report.

DISCUSSION:

Assistant City Engineer Landon Kern presented the Agenda Report.

ACTION: MOTION BY Chair Phillips, SECOND BY Commissioner Mihld, CARRIED, 6-1, TO APPROVE AGENDA ITEM NO. 4.

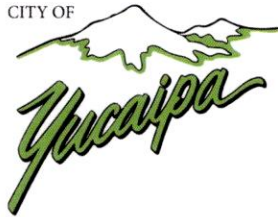
ANNOUNCEMENTS: Deputy Director of Community Development /City Planner Benjamin Matlock informed the Commissioners that the next meeting will be on June 18, 2025.

ADJOURNMENT:

The meeting adjourned at 8:10 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey Phillips
Chair of the Planning Commission



AGENDA REPORT

DATE: June 18, 2025

TO: Honorable Chair and Planning Commissioners

FROM: Christian Farmer, Associate Planner *CF*

SUBJECT: **Isma Hanna** (PLN-PHE-24-0004): A Public Hearing Entitlement for the review of a Tentative Tract Map (TTM 20699) to subdivide a 3.24 acre parcel into 14 residential lots of at least 7,200 square feet. The subdivision will include a 360' cul-de-sac located at the NE corner of Holmes and County Line Road

RECOMMENDATION:

That the Planning Commission conduct a public hearing and:

1. Approve Tentative Tract Map No. 20699 (Case No. 24-00004) subject to the Conditions of Approval as contained in this Agenda Report; and
2. Adopt the Subdivision Findings as contained in this Agenda Report; and
3. Adopt a Categorical Exemption pursuant to Section 15332 (Class 32 – Infill Exemption) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
4. Direct staff to file a Notice of Exemption

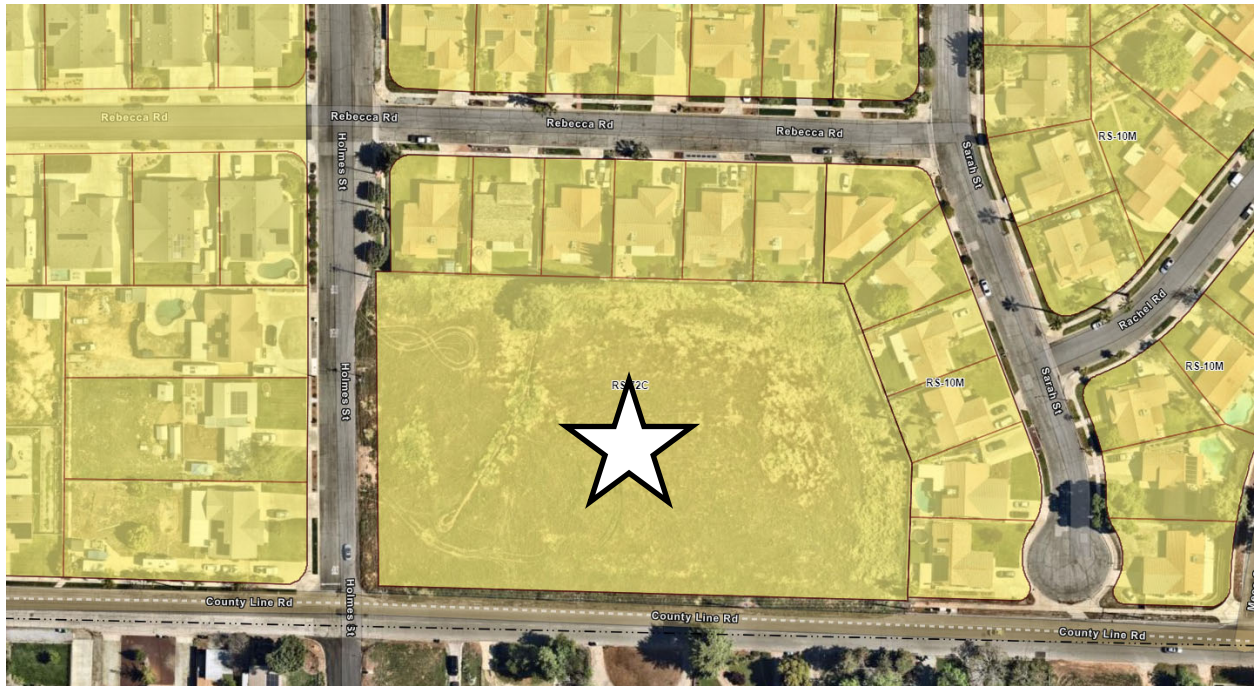
BACKGROUND/DISCUSSION:

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

Site:	RS-72C (Single Residential 7,200 sq. ft. minimum lot size)	IL-1	Vacant
North:	RS-72C	IL-1	Single-Family Residences
South:	City of Calimesa RR (Residential Rural 0-2 DU/AC)	IL-1	Single-Family Residences
East:	RS-10M (Single Residential 10,000 square foot minimum lot size)	IL-1	Single-Family Residences
West:	RS-72C	IL-1	Single-Family Residences

Location and Setting

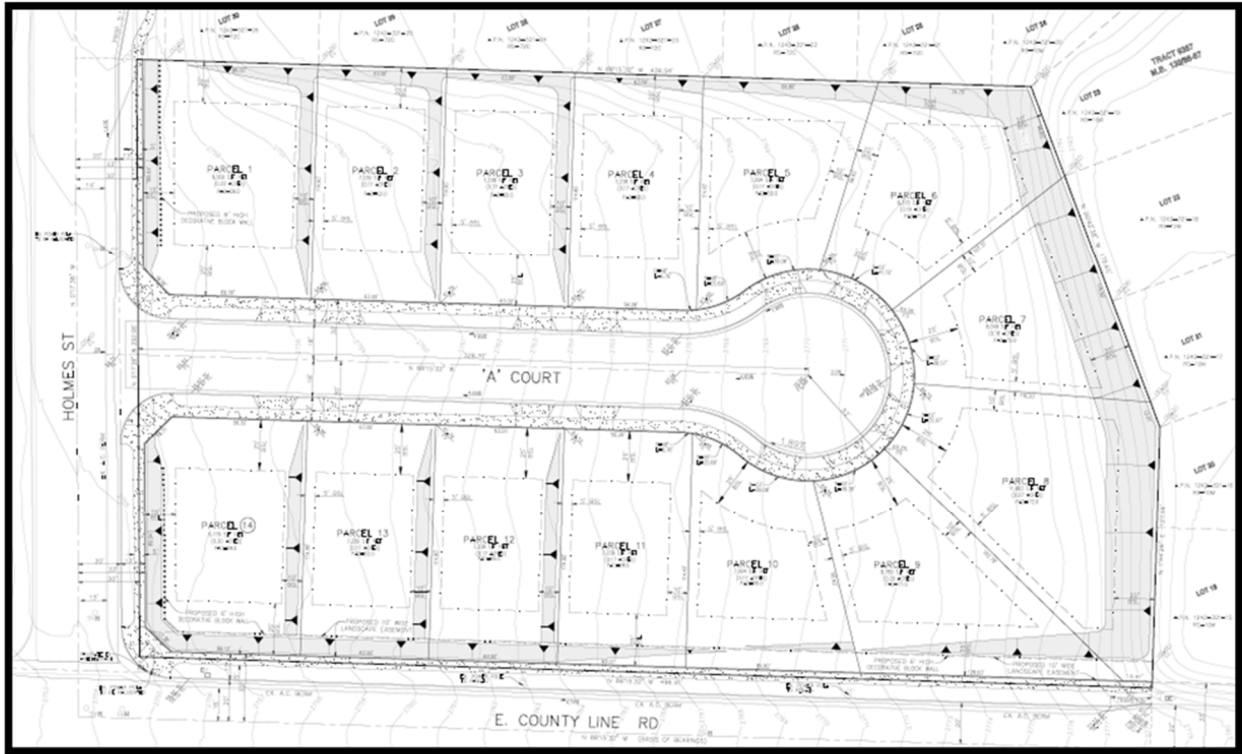
The subject property is roughly rectangular in shape and located on the west side of Holmes Street and north of a County Line Road. The Project is at the City boundary, where south of the site is the City of Calimesa, and is surrounded by single residential development. The Project site is generally slopes from northeast to southwest and has typically been disced on an annual basis to manage overgrown vegetation, with only ruderal growth and a single, non-protected tree on site.



Site Location

Project Design and Description:

The proposed Project consists of a Tentative Tract Map (TTM 20699) to subdivide the property into fourteen (14) RS-72C (Single Residential, 7,200 square foot minimum lot size) lots that range from 7,238 square feet to 11,883 square feet, consistent with the General Plan Land Use Map and Development Code standards. There are no “Remainder” or “Lettered” lots included as a part of the TTM design; however, the Project includes a 10-foot-wide landscape easement along County Line Road. Pursuant to the Development Code, Tentative Tract Map applications are subject to approval through the Planning Commission. Individual homes are expected to be built through a “lot sales” approach, under separate permits.



Proposed TTM 20699

Circulation:

The Project provides a new cul-de-sac at the western portion of the property along Holmes Street. The new street will be 329 linear feet that terminates in a circular cul-de-sac. The Right-of-Way is proposed to be 60-foot wide and will include sidewalk, curb and gutter, and a landscaped parkway, consistent with standard Engineering and Fire Department standards and the City of Yucaipa General Plan. Additionally, the applicant will provide sidewalk improvements along County Line Road that will enhance pedestrian connectivity in the area.

Drainage:

The development of the Project would increase the amount of impervious surface areas onsite by increasing the total hardscape areas onsite for the proposed development, which includes the new cul-de-sac, future residential buildings, and hardscape features for the homes including their driveways, patios, and yards. The site has been designed to maintain historic flows and includes measures that will ensure the required onsite water retention. In order to address water quality issues, the Project will prepare a Master WQMP in which each lot will treat runoff individually using on-site swales. The structural and nonstructural BMPs, and other measures included in the SWPPP and WQMP, would address water quality and waste discharge concerns associated with the Project. Compliance with these requirements is included as standard Conditions of Approval, and as required by the Conditions of Approval, the development will be required to annex into a Lighting, Landscaping, and Maintenance District (LLMD).

Architecture:

No floor plans and elevations are proposed at this time; if the proposed Project is built as a lot sales project, individual homes would be custom built and subject to the City's Development Code standards and Citywide Single-Residential Design Guidelines. If the Project is constructed in a tract style development pattern, where a common developer pursues the construction of all the proposed residences, the Project would be subject to the City's Architectural Review process, and the home elevations would be reviewed by the Planning Commission to ensure that the design would be compatible and consistent with the character in the area.

Consistency with the General Plan and Development Code

The proposed Project consists of 14 units on approximately 3.23 acres. The proposed Project has the following characteristics:

CRITERIA	PROPOSAL	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Lot size	Minimum lot size of 7,239	<u>Yes.</u> The General Plan requires a minimum lot size of 7,200 square feet
Roadway Design	Holmes: 33 feet County Line: 33ft "A" Court : 60 feet	<u>Yes.</u> The proposed Project would dedicate additional property to provide for the full rights-of-way of Holmes St., E. County Line Road, and A Court.
Width/Depth	Minimum 63 ft width and 107 ft depth	<u>Yes.</u> Minimum requirements are 60' width and 100' length

The Project meets or exceeds the City's General Plan and Development Code standards for the above referenced items as well as for access and site design.

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

- CDL-1.1 Places to Live. Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.
- CDL-10.1 Development Review. Implement and adhere to development review procedures and design guidelines in the City of Yucaipa Municipal Code that advance the visual quality of the community.
- HN-2.1 Balanced Housing Stock. Designate adequate land for a broad range of types of housing, including single-family attached and detached, multiple-family housing, and mixed uses located in accordance with the land use and community design element.

Processing and Procedural Actions

Project Notices were distributed to all surrounding property owners within 300 feet of the Project and two responses were received: one telephone call with concerns over the size of the proposed development, and a written response requesting a perimeter wall and single-story units. The density of this project is consistent with the existing Land Use District, and while the units can be built as

one- or two- story per the Development Code, the Project will be conditioned to provide a perimeter wall.

Environmental Review

The Project site is within a developed portion of the City. Pursuant to Section 15332 of the CEQA Guidelines, this Project qualifies for a Class 32 Categorical Exemption. This exemption applies to the proposed Project because it is characterized as in-fill development that is consistent with the General Plan policies and zoning regulations for the RS Land Use District and is located on a site that is less than five acres that is substantially surrounded by urban uses that has no value as habitat for endangered, rare or threatened species. Furthermore, the approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

CONCLUSION:

The proposed Tentative Tract Map and Planning Use Permit are consistent with the RS-72C Official Land Use District and the General Plan and Development Code standards for the District. The Project meets standards for access, lot size and dimension, setbacks, and site design. The required findings for approval of the Tentative Map have been made and are attached.

Attachments: Tentative Map Findings
 Land Use District & Location Map
 Conditions of Approval
 Project Notice Response
 Project Plans

Approved by:

A handwritten signature in black ink, appearing to read 'J. Matlock', written over a horizontal line.

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

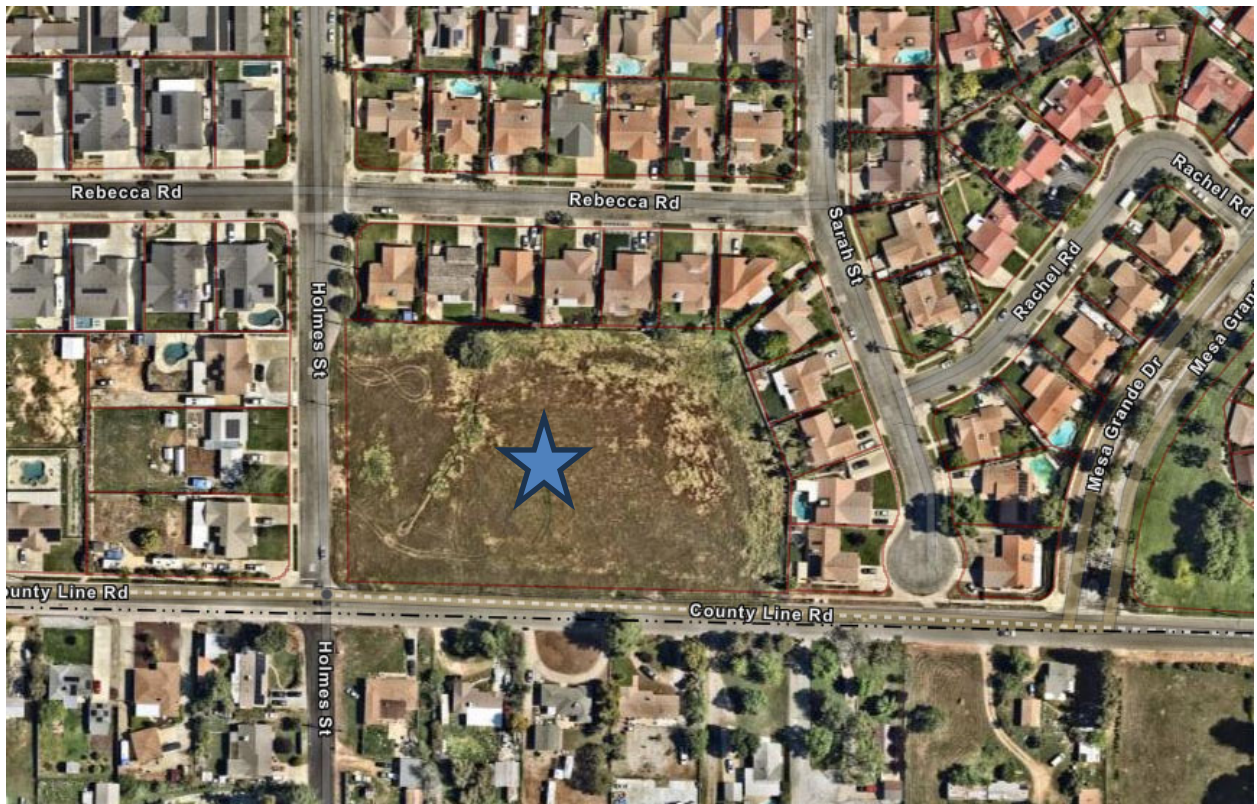
FINDINGS: TENTATIVE MAP NO. 20699

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan and any applicable specific plan, because the proposed use and overall density of 14 new lots of approximately 7,200 square feet is consistent with the General Plan Land Use Density and RS-72C (Single Residential, 7,200 sq. ft. Minimum Lot Size) Land Use District and the Conditions of Approval address the provision of public services and improvements.
2. The site is physically suitable for the proposed type and density of development, because the property is relatively flat and has access to a paved roadway and no physical constraints exist, such as a drainage course or other environmental constraint, such as inadequate roadway capacity, that would be adversely affected by the development.
3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage and substantially or avoidably injure fish or wildlife or their habitat, because the project has been cleared of most vegetation, the project site is not within or adjacent to a designated flood plain or geologic fault and the area is identified as being within an area susceptible to liquefaction.
4. The design of the proposed subdivision and any related types or proposed improvements are not likely to cause serious public safety and health problems, because conditions are included to assure compliance with all City health and safety standards.
5. The design of the proposed subdivision or the type of improvements will not conflict with public easements within or through the site because conditions have been included to ensure non-interference with any existing public easements.
6. The design of the subdivision provides for the extent feasible, passive or natural heating and cooling opportunities, because the project proposes detached residential housing that would permit the installation of solar panels without interference from surrounding properties, which provide opportunities for the use of solar energy.
7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law, because all development standards meet or exceed those that are specified in the Development Code and all public agencies that may be affected by this development have had their concerns addressed by the Conditions of Approval.
8. The proposed subdivision is not deemed to be a land project as defined by the Yucaipa Development Code, Section 81.12030.

LAND USE: MULTIPLE RESIDENTIAL (RS-72C)



LOCATION



SITE PHOTOS



TTM No. 20699

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. All lots shall have a minimum area of 7,200 square feet, a minimum depth of 60 feet, and a minimum width of 100 feet. (75 feet on corner lots), with the exception of each lot on a cul-de-sac or on a curved street where the side lot lines thereof are diverging from the front to rear of the lot, which shall have a width of not less than 60 feet measured at the building setback line as delineated on the Composite Development Plan. Where lots occur on the bulb of a cul-de-sac, a minimum lot depth of ninety (90) feet may be permitted.
2. Water and sewer service shall be by the Yucaipa Valley Water District. The Yucaipa Valley Water District letter dated January 14, 2025, is included as a Condition of Approval.
3. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an approved maintenance authority.
4. 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.
5. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.
6. 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.
7. 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.

8. All conditions of this Tentative Tract Map 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.
9. 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 MWELD including the use of renewable organic waste products such as compost and mulch where applicable.
10. 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 MWELD including the use of renewable organic waste products such as compost and mulch where applicable.
11. 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.
12. 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.
13. All proposed road names shall be reviewed and approved by the City Planner.
14. Developers of residential development projects greater than a single dwelling unit shall attempt to ensure that at least 25% of the total cost of the project will be spent with Yucaipa businesses and/or the hiring of Yucaipa residents.
15. The keeping of large animals in residential subdivisions, where such use is permitted by the Development Code, may be reasonably regulated by CC&R's, but it shall not be prohibited.

CDF FIRE DEPARTMENT (909) 797-2489 EXT. 246

16. 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.

17. This project is in Fire Safety Review Area 2. This is a high fire hazard area. This project shall comply with the construction and development standards for a FR-2 Area. Contact the Building & Safety Division for FR-2 Area construction and development standards.
18. 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.
19. 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.
20. 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).
21. Cul-de-sac and dead-end streets shall not exceed 350 feet in FR-1 areas, and in all other areas, cul-de-sacs shall not exceed six hundred (600) feet in total length, unless otherwise approved by the Fire Marshall.
22. Required fire flow for this project, as determined by Appendix "B" of the California Fire Code, is as follows: GPM = 1,500 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.
23. 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.
24. 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.

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25. Preliminary WQMP shall be submitted for review. If project will not require a WQMP, documentation indicating a WQMP is not required shall be submitted.

26. Submit WQMP Plan for Approval.
27. Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMP's), 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.
28. All lots must drain to streets, per the approved WQMP if applicable. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the City Engineer under provision of the Uniform Building Code Appendix 33 and the Development Code.
29. 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.
30. County Line Road and Holmes Street shall be designed as water-carrying streets and their water carrying capacity shall be retained.
31. Adequate elevations/geometry shall be provided on the entrance roads to the site at Holmes Street to minimize the possibility of street flow entering the site
32. Lots adjacent to water-carrying streets shall be adequately elevated above the top of curb, or block walls provided, or both, to minimize the possibility of street flows entering the lots.
33. Roads within this development shall be entered into the City Maintained Road System.
34. Road sections within and/or bordering the tract shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element. At intersections and driveways entering the street, the first 20 feet of slope shall not exceed 6%.
35. 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.
36. Private roads to be constructed within this development shall be built to public road standards per City policies and requirements (including Standard Number 102-0), and they shall not be entered into the City Maintained Road System.

37. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.
38. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the City Engineer confirming the adequacy of the grade.
39. Paved access is required from each parcel being created to a publicly maintained road. City street name signs shall be installed indicating street names and if publicly maintained or not.
40. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP:

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41. A preliminary soils report shall be filed with and approved by the City Engineer.
42. Adequate provisions shall be made to intercept and conduct the off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.
43. Detention basins shall be designed and constructed in accordance with the criteria set forth in the City Detention Basin Policy and the approved WQMP. All work shall be reviewed and approved by the City Engineer.
44. Detention basins for the purposes of water quality filtration shall be designed and constructed in accordance with the criteria set forth in the project WQMP, landscape plans and City Detention Basin Policy. All work shall be reviewed and approved by the City Engineer.
45. Should the use of detention basins be determined not appropriate in this case, the applicant shall design an alternate method, approved by the City Engineer.
46. 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.
47. 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.

48. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.
49. 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 prior to recordation of the map. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded.
50. Trees, irrigation system, and landscaping required to be installed on public right-of-way within this project area shall be maintained by other than the City, with the exception of Landscape & Lighting Maintenance District areas, and shall be as specified in City standards for tree planting. Maintenance procedures acceptable to the Engineering Division shall be instituted.
51. Road improvement plans for all public streets adjacent to and within the proposed site shall be prepared by a Registered Civil Engineer and submitted to the State Department of Transportation for review and approval.
52. All required public road and drainage improvements shall be bonded in accordance with the Development Code and City Bonding Policy unless constructed and approved prior to recordation.
53. In the event applicant fails to acquire the required off-site property interests, the developer shall at least 120 days prior to submittal of the final map, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the City acquires the property interests required for improvements. Such agreement shall provide for payment by the applicant of all costs incurred by the City to acquire off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the applicant, at the applicant's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.
54. The applicant shall submit road improvement plans to the Engineering Division and bond for those improvements with the City.
55. A three (3) foot grant of easement is required to provide a half-width right-of-way of thirty-three (33) feet on Holmes Street.
56. A three (3) foot grant of easement is required to provide a half-width right-of-way of thirty-three (33) feet on County Line Road.
57. Curbs, gutters, sidewalks, and twenty-two feet of paving shall be installed on County Line Road and Holmes Street. Plans for all improvements must be approved by the Engineering Division, prior to installation of said improvements. A cash deposit or surety bond may be placed to fulfill this requirement.

58. The applicant shall provide proof of legal and physical access to the proposed subdivision. As proof of access, the applicant shall submit one of the following:
- (a) existing dedication
 - (b) copy of the court decree establishing prescriptive rights that is acceptable to the City Engineer
 - (c) dedications by separate instrument from all property owners intervening between the proposed land division and the City Maintained Road System.
59. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
60. Applicant shall present evidence to the City Engineer that he has obtained a non-interference letter from any utility company that may have rights of easement within the property boundaries.
61. Easements of record not shown on the tract map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.
62. Any off-site grading easements shall be obtained and these areas shall be contour graded.

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63. Three 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.
64. Applicant-developer shall provide the Fire Department with a letter from the water provider serving the project-development verifying that financial arrangements have been made and bonds posted for the required Fire Department approved water improvements.

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65. Applicant shall procure a verification letter from the sewerage agency. This letter shall state the availability or denial of sewer connection and service by the agency to the proposed project.
66. Applicant shall procure a verification letter for water service from the entity whose geographical jurisdiction contains the proposed project. Certification that arrangements have been made to provide water service shall be submitted for sign-off.

67. A Mello-Roos Community Facilities District shall be formed to provide for City services. This project shall annex into the district as required by the City, and the applicant hereby agrees to waive the right to protest the formation of said district.
68. A Composite Development Plan, complying with Development Code Section 83.040505, shall be filed by the applicant with the Planning Division for review and approval.
69. The Composite Development Plan shall include the following notes:

- A. All parcels may be located within 1,320 feet of existing accessory animal raising uses which existed prior to the creation of this subdivision. Such uses will be protected from nuisance complaints pursuant to the City Development Code, Section 84.0560, entitled "Accessory Animal Raising".
- B. Prior to occupancy, a minimum number of one (1) inch caliper/15 gallon, multi-branched trees and an appropriate groundcover shall be planted in the parkway within street right-of-way as follows:

Small trees: 25 feet on center
Large trees: 30 feet on center

These trees are to be of a type and are to be placed in such a manner as indicated in note above.

- C. Street trees in the parkway between sidewalk and curb shall be provided with a linear root barrier.
- D. Specify three approved street tree types (actual variety is to be approved by the Planning Division) and detail the planting specifications as outlined in the City's Standards and Specifications for Tree Planting.
- E. Prior to issuance of occupancy permits, slope planting shall be required for the surface of all cut slopes more than five (5) feet in height and fill slopes more than three (3) feet in height. Said slopes shall be protected against damage by erosion by planting with grass or ground cover plants. Slopes exceeding eight (8) feet vertical height shall also be planted with shrubs, spaced at not to exceed ten (10) feet on centers; and trees, spaced at not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

Trees 50% 15 gal.; 50% 5 gal.
Shrubs 50% 5 gal.; 50% 1 gal;
Groundcover 100% coverage.

- F. Prior to issuance of occupancy permits, slopes and parkways required to be planted shall be provided with an approved automatic system of irrigation, designed to cover all portions of the slope and parkway. A functional test of the system may be required. All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.
 - G. No grading or structures of any type shall be permitted in the open space easements, including walls or fencing. Fuel modification improvements, natural vegetation and/or re-vegetation in compliance with resource agency permits and regulations, drainage facilities, and trail improvements are permitted in the natural open space areas.
 - H. A six (6) foot decorative masonry wall shall be provided at the top of slope (if applicable) along the side and rear of lots adjacent to public roads and other walls as shown on the approved Tentative Map. All decorative walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split block face, columns, or other such features to provide visual and physical relief along the wall face. Decorative block walls may incorporate see-through features to take advantage of views, such as wrought iron or tubular steel sections between decorative block pillars, but must include a minimum two (2) foot masonry base. Walls along street frontage shall be provided with a seal coat of graffiti resistant paint and/or dense landscaping in front of the wall. No fence, wall, or retaining wall shall exceed six (6) feet in height (four (4) feet in front yard setback areas) unless a Variance is approved by the City.
- 70. Proof of fee payment of Fish and Game fees pursuant to California State Assembly Bill 3158 shall be submitted.
 - 71. The Covenants, Conditions & Restrictions (CC&Rs), which covenant shall run with the land, in a form satisfactory to the City Planner, shall require that the owners of the lots shall immediately remove any graffiti placed on publicly viewable trees, rocks or structures thereon to the City's satisfaction. The CC&Rs shall also prohibit the future subdivision of the site.
 - 72. Proof of fee payment of Fish and Game fees pursuant to California State Assembly Bill 3158 shall be submitted.
 - 73. The Covenants, Conditions & Restrictions (CC&Rs), which covenant shall run with the land, in a form satisfactory to the City Planner, shall require that the owners of the lots shall immediately remove any graffiti placed on publicly viewable trees, rocks or structures thereon to the City's satisfaction.

74. If CC&R's are proposed for this project, two copies shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.
75. Two copies of the CC&R's shall be submitted to the Planning Division and City Attorney's office for review and approval to ensure consistency with City policies and standards.

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76. Three (3) copies of a Landscaping and Irrigation Plan shall be submitted for Building and Safety Division review and approval for all proposed lots (including areas to be maintained by a Landscape Maintenance District, which shall have separate package of landscape plans to specifically identify those common areas). Said Landscape and Irrigation Plan shall include all of the requirements specified in the current City of Yucaipa Landscape Design and Installation Guidelines, and shall also include the following:
 - A. The required slope planting. Slope planting shall be required for the surface of all cut slopes more than five (5) feet in height and fill slopes more than three (3) feet in height. Said slopes shall be protected against damage from erosion by planting with grass or ground cover plants. Slopes exceeding eight (8) feet in vertical height shall also be planted with shrubs, spaced at not to exceed ten (10) feet on centers; and trees, spaced at not to exceed thirty (30) feet on centers, per City Landscape Design and Installation Guidelines.

Trees 50% 15 gal.; 50% 5 gal.
Shrubs 50% 5 gal.; 50% 1 gal.
Groundcover 100% coverage
 - B. Parkway planting with trees and appropriate groundcover. Trees in the parkway between sidewalk and curb shall be provided with root barriers. Tree spacing/location:

Small trees: 25 feet on center
Large trees: 30 feet on center
 - C. A six (6) foot decorative masonry wall shall be provided at the top of slope (if applicable) along the side and rear of lots adjacent to public roads and as shown on the approved Tentative Map. All decorative walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split block face, columns, or other such features to provide visual and physical relief along the wall face. Decorative block walls may incorporate see-through features to take

advantage of views, such as wrought iron or tubular steel sections between decorative block pillars, but must include a minimum two (2) foot masonry base. Walls along street frontage shall be provided with a seal coat of graffiti resistant paint and/or dense landscaping in front of the wall. No fence, wall, or retaining wall shall exceed six (6) feet in height (four (4) feet in front yard setback areas) unless a Variance is approved by the City.

- D. Neighborhood entry monuments, including elevations.
 - E. All required and proposed multi-use trails, including specifications for construction.
 - F. For landscape installations, Compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six percent (6%) organic matter in the top six (6) inches of soil are exempt from adding Compost and tilling.
 - G. Apply a minimum three- (3-) inch layer of mulch on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, leave up to five percent (5%) of the landscape area without mulch. Designated insect habitat must be included in the landscape design plan as such.
 - H. Compost and mulch made by the City's franchised hauler 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.
- 77. All manufactured slopes 3' and greater, with 2:1 and greater, shall be protected from erosion with permanent planting and irrigation per Building & Safety plan review and permitting requirements. Any other landscaping installed by developer shall be submitted for review and permitting.
 - 78. Tract shall be included in the Landscape & Lighting Maintenance District and complete all requirements for acceptance and approval prior to recordation of tract map.
 - 79. All street lights & parkway planting along Holmes Street and Countyline Road shall be included in a Landscape & Lighting Maintenance District. Including planting & irrigation on down slopes along Holmes Street & Countyline Road (lots 1, 11, 12, 13, 14.

80. 6' block wall at top of slope along Holmes next to lots 1 & 14 and at top of slope along Countyline Road next to lots 8 – 14. Block walls shall be outside of LLMD maintenance.
81. All landscaping and irrigation systems shown on the approved landscape and irrigation plans, all required walls, trails, and/or other improvements shall be completed or suitable bonds shall be posted for their completion. Separate bonds are required for individual lots and Landscape Maintenance District Areas.

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

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82. 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.
83. 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.
84. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes, California Energy Codes, California Accessibility Codes, and Yucaipa Municipal Codes as adopted by the City of Yucaipa.
85. 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.

86. Structures on the site shall be accessible per California Building Code (CBC) 11A and 11B.
87. Per Yucaipa Valley Water District regulations, no waste line cleanouts or back water valves shall be installed inside a garage.
88. 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.
89. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.
90. 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.
91. Prior to Building and Safety approving building final and the issuance of a Certificate of Occupancy all conditions shall be satisfied and final approval signatures from all required city departments, and/or other governing bodies having jurisdiction, shall be present on the Approved Permit Inspection Record or Job Card."
92. Three (3) copies of the grading plan shall be submitted to the Building and Safety Division for review and 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. Be a part of the downhill lot when between individual lots, or as approved by the City Planner and City Engineer.
 - B. Incorporate recommendations of the approved geology and soils reports.
 - C. Be contour graded to blend with existing natural contours.
 - D. 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.
 - E. 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.

- F. Provide letters of consent from adjacent property owners for proposed offsite grading.
93. 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. Compost

Compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six percent (6%) organic matter in the top six (6) inches of soil are exempt from adding Compost and tilling.
 - 2. 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;
 - 3. 24 to 96 inch box trees:
 - a. 20% of total trees required (one required, minimum).
 - 4. 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.
- 5. 5 gallon shrubs:
 - a. 60% of total shrubs required to be 5 gallon;
 - b. 10 for each 300 sq. ft. of landscaped area.
- 6. 1 gallon shrubs:
 - a. 40% of total shrubs required.
- 7. 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.
- 7. Mulch:
 - a. Apply a minimum three- (3-) inch layer of mulch on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, leave up to five percent (5%) of the landscape area without mulch. Designated insect habitat must be included in the landscape design plan as such.
- 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 Holmes Street.

- 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.

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- 94. 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.
- 95. An on-site grading monitor shall be required in accordance with Development Code Section 87.1010 for all grading operations.
- 96. 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.
- 97. 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.
- 98. For any construction within City owned right-of-way, an encroachment permit, or authorized clearance, shall be obtained by the applicant from the Engineering Division.

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- 99. Grading permits shall not be issued for any areas to be graded and remain undeveloped until a revegetation plan is approved by the Planning Division, and until bonds are posted for revegetation.
- 100. Any future development project at the Project site shall be subject to additional Planning entitlement applications, including all relevant Conditions of Approval and requirements of the Planning, Engineering, Building and Safety, and Fire Departments.

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

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101. 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.
102. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes, California Energy Codes, California Accessibility Codes, and Yucaipa Municipal Codes as adopted by the City of Yucaipa.
103. The structures shall comply with all structural and non-structural provisions of the California Building Code.
104. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.
105. 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 shall be approved in advance by city personnel.
106. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.
107. Three copies of a Landscape Documentation Package shall be submitted for Building & Safety Division review and approval. **Building Permits shall not be issued until Landscape Documentation has been approved.** Said Landscape Documentation Package shall be consistent with the requirements of Chapter 4, of Division 10, of the Development Code and include all of the following elements:
 - A. Project Information
 - (1) Date
 - (2) Project Applicant
 - (3) Project Address (if available, parcel and/or lot number(s))
 - (4) Total Landscape Area (square feet)

- (5) Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (6) Water Supply Type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (7) Checklist of All Documents in Landscape Documentation Package
 - (8) Project Contacts (to include contact information for the project applicant and property owner)
 - (9) Applicant Signature and Date (with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package").
- (B) Water Efficient Landscape Worksheet
- (1) Hydrozone Information Table
 - (2) Water Budget Calculations
 - (I) Maximum Applied Water Allowance (MAWA)
 - (II) Estimated Total Water Use (ETWU)
- (C) Soil Management Report
- (D) Landscape Design Plan
- (E) Irrigation Design Plan
- (F) Grading Design Plan
- (G) Certification of Substantial Completion (to be submitted after installation of the project).

A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor.

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108. Submit engineered road improvement plans to the City Engineer.
109. 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

110. 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.
111. The City of Yucaipa has implemented development impact fees for various infrastructure and capital facilities needs generated by new development. These fees will provide for various capital facilities including, but not limited to, roads, parks, flood control and drainage, public facilities, and fire fighting facilities. This project shall be subject to all such development impact fees which are in effect at the time building permits are issued.
112. Provide plans for conceptual landscaping, fencing, and detailed building elevations including materials, finishes and colors for all houses for Planning Commission review and approval prior to issuance of building permits.
113. Verification of application for 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.

CDF FIRE DEPARTMENT (909) 797-2489 EXT. 246

114. 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.
115. 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.
116. An alternative type of construction providing a higher level of fire resistance is required. Contact the Fire Marshall 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

117. The site shall be constructed 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.
118. Site development and grading shall be designed to 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.
119. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.

CDF FIRE DEPARTMENT (909) 797-2489 EXT. 246

120. Residential driveways shall be paved (asphalt/concrete) and shall have a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 12% in grade.
121. 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.
122. Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).
123. 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.

124. The public and/or private roadways serving this project shall be named.
125. Street name signs shall be installed with approved names.
126. Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single-family dwellings shall have numbers of 4" height, 1/2" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/2" stroke, on contrasting background shall be displayed at property access entrance.
127. Approved fire hydrant pavement markers shall be installed.
128. Residential automatic fire sprinklers shall be installed according to NFPA 13D, or Section R313 of the California Residential Code, and Fire Department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations for Fire Department review and approval prior to an installation. Submit copy of California C-16 license. Minimum water meter supplying a 13D system shall be 1" steel pipe, or 3/4" if other than steel pipe. Minimum pipe size for interior use shall be 1" steel pipe, or 3/4" if other than steel pipe (actual pipe size to be hydraulically calculated). Residential sprinkler heads of proper temperature rating shall be installed in attic and built-up storage spaces where mechanical equipment (fau, water heater, etc.) is installed.
129. Smoke detectors, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level.
130. Carbon Monoxide detectors shall be installed pursuant to manufacturer specifications.
131. For each chimney used in conjunction with any fireplace or heating appliance in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings.
132. A class "A" roof covering structure with "bird stops" shall be installed.

133. High Fire Hazard Areas FR-1 & FR-2: one-hour fire resistive construction is required for exterior walls. Contact Fire Marshall or City Building Official for more information.
134. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.
135. 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.
136. A solid core, self-closing door shall be installed between an attached garage and living space.
137. Submit to Fire Marshal's office building and/or structure plans for Fire Department Review.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

138. Construction of private roads and private road-related drainage improvements shall be inspected and certified by the City Engineer.
139. All required road and drainage improvements shall be completed.
140. Projects subject to a building permit shall have all required on and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project." In each phase the installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and driveable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the City Engineer, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
141. 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.
142. The Applicant shall submit the signed original Water Quality Management Plan (WQMP) Certification form to verify consistency of 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.

PLANNING DIVISION (909) 797-2489 EXT. 224

143. A minimum number of one (1) inch caliper/15 gallon, multi-branched trees shall be planted in the parkway within street right-of-way as follows:

Small trees: 25 feet on center
Large trees: 30 feet on center

The variety of tree to be provided is subject to City approval and to be maintained by the property owner. Trees in the parkway between sidewalk and curb shall be provided with a linear root barrier.

144. The applicable planting, irrigation, walls, monuments, and other improvements shown on the approved landscaping and irrigation plan shall be installed.
145. Developers of residential development projects greater than a single dwelling unit 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.
146. Residential projects shall comply with all objective design requirements as listed in the City's Development Code and Citywide Design Guidelines.



Planning Division

34272 Yucaipa Boulevard, Yucaipa, CA 92399-9950

PROJECT NOTICE

Date: April 16, 2025

Subject: The applicant has submitted Case No. **PLN-PHE-24-0004** for the review of PLN-PHE-24-0004: A Public Hearing Entitlement for the review of a Tentative Tract Map (TTM 20699) to subdivide a 3.24 acre parcel into 14 residential lots of at least 7,200 square feet. The subdivision will include a 360' cul-de-sac located at the NE corner of Holmes and County Line Road

Project Location:

NE CORNER OF HOLMES
AND COUNTY LINE

APN(s): 124232127

More Information: Visit <https://yucaipa.gov/planning-project-tracker/> for more details or **SCAN the QR Code HERE!**



You are invited to comment because your property is near the proposed project. Your comments must be received by this office no later than April 30, 2025. Comments received after this date might not be considered in the decision. If you have no comment, no reply is necessary. If you have any questions regarding this proposal, please contact Christian Farmer at (909) 797-2489, ext. 270. You may send your comments to the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or via email to cfarmer@yucaipa.gov.

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

Request all houses are single story
Request a brick wall to separate our property from yours.

SIGNATURE

April Espinoza

DATE

4/21/25

AGENCY

PRINT NAME

April Espinoza

ADDRESS

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

cc: Surrounding Property Owners
Yucaipa Valley Water District
Yucaipa-Calimesa School District

IN THE CITY OF YUCAIPA
TENTATIVE
TRACT MAP NO. 20699

BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST QUARTER
OF SECTION 7, TOWNSHIP 2 SOUTH RANGE 1 WEST, SAN
BERNARDINO BASE AND MERIDIAN, IN THE CITY OF YUCAIPA,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SITETECH, INC.

JUNE 2025

OWNER/APPLICANT:

THE HANNA-FIVE REVOCABLE TRUST
1412 STANFORD COURT
SANTA ANNA, CA 92373
TEL: (714) 309-8010
EMAIL: isamhanna@yahoo.com

ENGINEER/MAP PREPARER:

SITETECH, INC.
8061 CHURCH ST.
PO BOX 592
HIGHLAND CA 92346
PH: (909) 864-3180

COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

SEWER/WATER:

YUCAIPA VALLEY WATER
DISTRICT 12770 2nd STREET
YUCAIPA, CA. 92399

ATTENTION: MR. RAY JURE
TELEPHONE: (909) 797-5118

ELECTRIC:

SOUTHERN CALIFORNIA EDISON
287 TENNESSEE STREET
REDLANDS, CA. 92373

ATTENTION: MR. BOB PATTERSON
TELEPHONE: (909) 307-6767

GAS:

SOUTHERN CALIFORNIA GAS
COMPANY P.O. BOX 3003 REDLANDS,
CA. 92373-0306

ATTENTION: MR. JOHN GOMEZ
TELEPHONE: (909) 335-7928

TELEPHONE:

VERIZON
1980 ORANGE TREE LANE
REDLANDS, CA. 92373

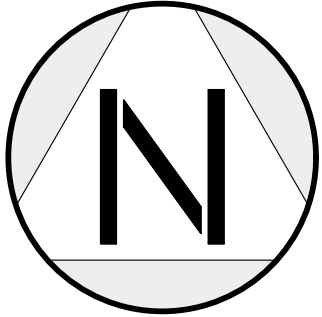
ATTENTION: MR. BRUCE FOYTK
TELEPHONE: (909) 748-6645

CABLE TV:

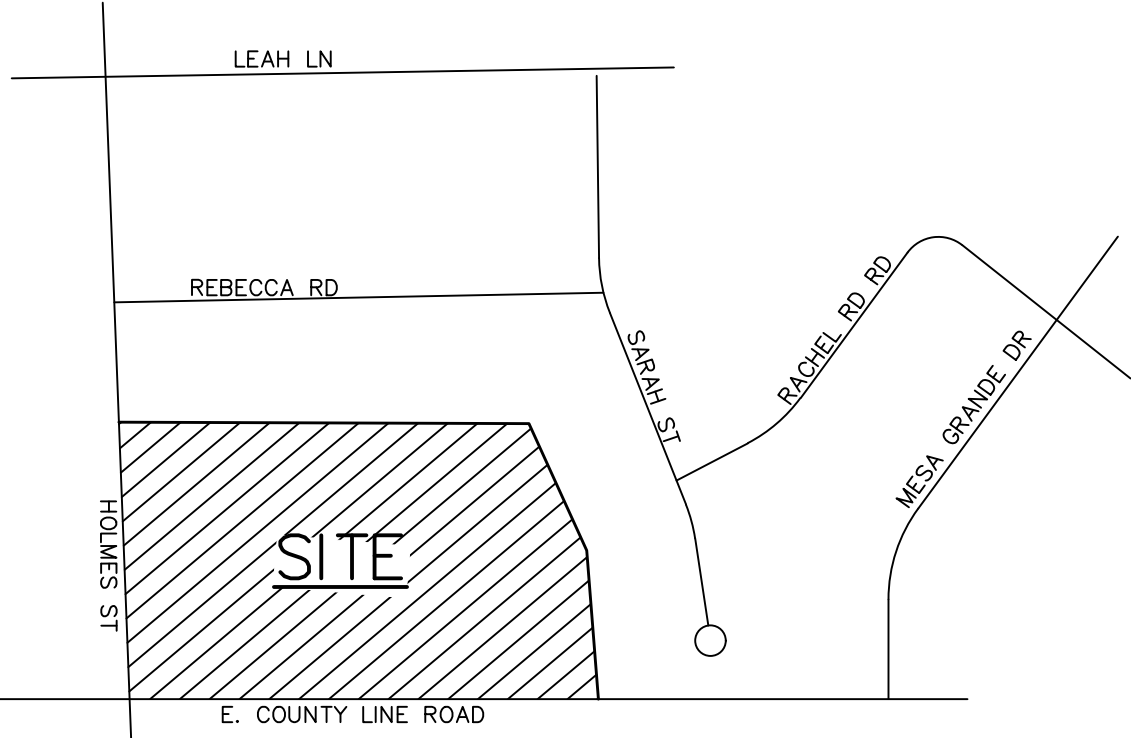
TIME WARNER
1722 ORANGE TREE LANE, P.O. BOX 710
REDLANDS, CA. 92373

ATTENTION: MR. RAY MIX
TELEPHONE: (909) 798-3588

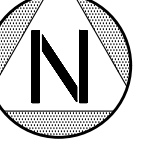
FOR OFFICIAL USE ONLY



SCALE: 1"=20'



VICINITY MAP
NO SCALE



NOTES:

1. THERE ARE 14 PARCELS PROPOSED FOR THIS PROJECT. IT CONTAINS 3.24 GROSS ACRES FOR AN OVERALL RESIDENTIAL LOT DENSITY OF APPROXIMATELY 4.3 LOTS PER ACRE. THE MINIMUM LOT SIZE IS 0.17 ACRES NET.
2. ASSESSOR'S PARCEL NUMBER: 1242-321-27.
3. EXISTING AND PROPOSED ZONING IS RS-72C (SINGLE RESIDENTIAL 7,200 MIN).
4. LAND USE OF SURROUNDING PROPERTY TO THIS PROJECT IS: NORTH-RS-72C, EAST-VRS-10M, SOUTH-RIVERSIDE COUNTY, WEST-RS-10M.
5. THERE IS A CUL-DE-SAC PROPOSED AS PART OF THIS PROJECT.
6. NO REGULATED TREES WILL BE REMOVED OR DISTURBED AS A PART OF THIS PROJECT.
7. TOPOGRAPHY WAS OBTAINED FROM NGS LIDAR MAPPING
8. LEGAL DESCRIPTION - SEE BELOW.
9. THIS SUBDIVISION IS FOR THE DEVELOPMENT OF 14 SINGLE FAMILY RESIDENCES.
10. THE PROPOSED USE OF THIS PROJECT IS SINGLE FAMILY RESIDENTIAL.
11. ALL KNOW EASEMENTS ARE PLOTTED HEREON.
12. GRADING IS PROPOSED AS A PART OF THIS PROJECT.
13. THIS SUBDIVISION IS FOR HOME CONSTRUCTION.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF INTERSECTION OF COUNTY LINE ROAD AND MESA GRANDE DRIVE AS SHOWN BY TRACT NO. 8472 AS PER MAP RECORDED IN BOOK 116, PAGES 61 THROUGH 65 INCLUSIVE, SAN BERNARDINO COUNTY RECORDS; THENCE NORTH 88 DEGREES 15' 32" WEST, ALONG THE CENTERLINE OF COUNTY LINE ROAD, 345 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO ROCCO CONSTRUCTION INC., BY DEED RECORDED FEBRUARY 24, 1978 IN BOOK 9376 PAGE 619, OF SAN BERNARDINO COUNTY RECORDS; THENCE AT RIGHT ANGLES NORTH 01 DEGREES 44' 28" EAST, ALONG THE WEST LINE OF SAID PARCEL CONVEYED TO ROCCO CONSTRUCTION, INC., 157.69 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL CONVEYED TO ROCCO CONSTRUCTION INC., NORTH 20 DEGREES 42' 39" WEST, 178.65 FEET TO AN ANGLE POINT, THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF SAID 468.61 FEET TO THE CENTER LINE OF HOLMES STREET, THENCE SOUTH ALONG THE CENTER LINE OF HOLMES STREET 323 FEET TO THE CENTER LINE OF COUNTY LINE ROAD; THENCE SOUTH 88 DEGREES 15' 32" EAST, ALONG THE CENTER LINE OF COUNTY LINE ROAD 525.36 FEET TO THE POINT OF BEGINNING.

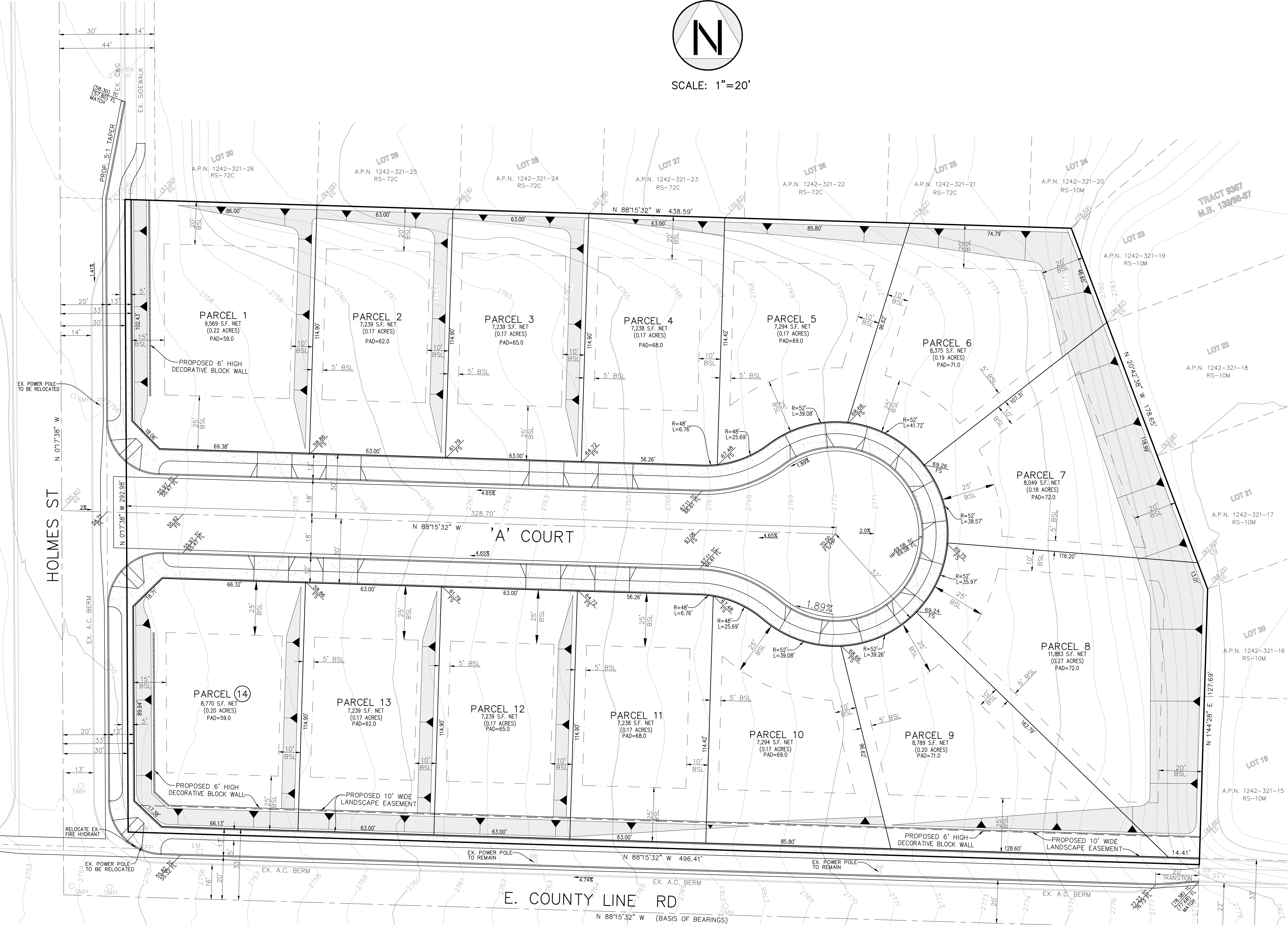
BASIS OF BEARINGS:

BASIS OF BEARINGS WAS DERIVED FROM CENTERLINE OF COUNTY LINE ROAD PER TRACT 9367, RECORDED IN MAP BOOK 139, PAGES 86-87, RECORDS OF SAN BERNARDINO COUNTY.

BEARING BEING: N 88°15'32" W

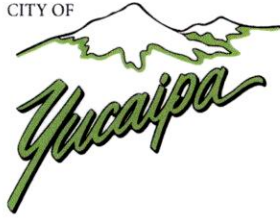
LEGEND:

- INDICATES EXISTING CONTOUR
- INDICATES STREET CENTERLINE
- INDICATES CURB LINE
- INDICATES PROPERTY LINE
- INDICATES RIGHT-OF-WAY
- INDICATES BUILDING SETBACK LINE (BSL)
- TC - INDICATES TOP OF CURB
- FL - INDICATES FLOW LINE
- FS - INDICATES FINISH SURFACE
- INDICATES DECORATIVE BLOCK WALL
- INDICATES 2:1 MAX SLOPE



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

BERNHARD K. MAYER R.C.E. 36866 JUNE 4, 2025
L.S. 7319 DATE



AGENDA REPORT

DATE: June 18, 2025

TO: Honorable Chair and Planning Commissioners

FROM: Christian Farmer, Associate Planner *CF*

SUBJECT: **Rosemary's Café** (PLN-PHE-24-0009): A Planning Use Permit and Architectural Review for the construction of a 2,907 square foot Mediterranean restaurant, "Rosemary's Cafe", on a 0.40-acre General Commercial (CG) parcel located at 33345 Yucaipa Boulevard; APN 0318-031-20.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and:

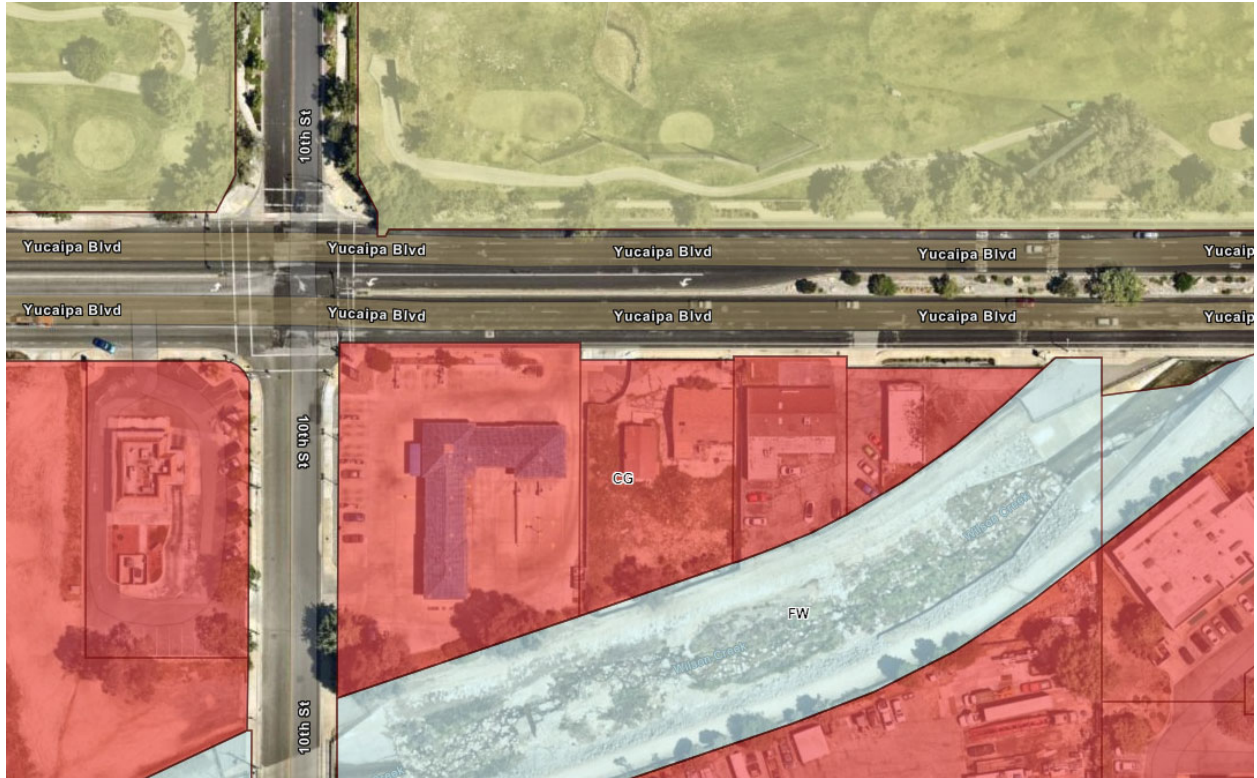
1. Approve the Planning Use Permit subject to the Conditions of Approval as contained in the Agenda Report; and if acceptable, approve the Architectural Design and preliminary landscaping; and
2. Adopt the Findings for the Planning Use Permit as contained in the Agenda Report; and
3. Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
4. Direct staff to file a Notice of Exemption.

BACKGROUND/DISCUSSION:

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

Site:	CG (General Commercial)	IL-1	Vacant
North:	PD (Planned Development)	IL-1	Chapman Heights Golf Course
South:	FW (Floodway)	IL-1	Wilson Creek
East:	CG (General Commercial)	IL-1	Carwash
West:	CG (General Commercial)	IL-1	Office - Counseling Center

Location and Setting:



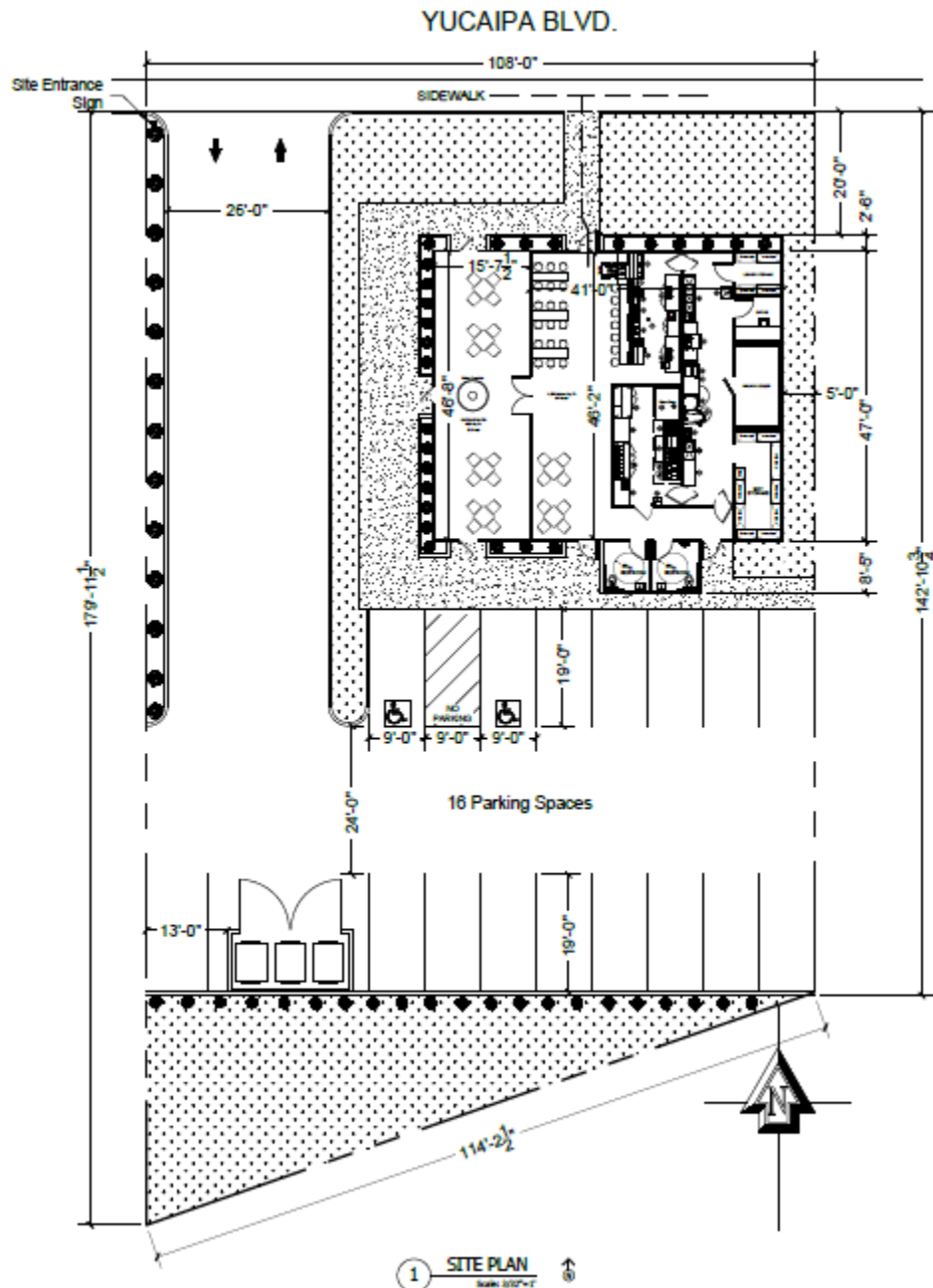
Aerial of the Site

The proposed Project is located on a vacant 0.40-acre parcel on the south side of Yucaipa Boulevard and east of 10th Street. North of the site is the Yucaipa Valley Golf Club, south of the site is the Wilson Creek flood channel, east of the site is an office building with a counseling center, and to the west is a coin-operated carwash and rapid oil change business. Access will be provided via an existing drive approach at Yucaipa Boulevard. The site was previously improved with a non-conforming, vacant residence and garage structure that had recently been demolished after it had been partially demolished as part of an office project that ultimately did not move forward. All required right-of-way improvements have been completed as a part of the prior widening of Yucaipa Boulevard.

Planning Use Permit:

The proposed Project consists of a Planning Use Permit (PUP) for the development of a 2,907 square foot restaurant, “Rosemary’s Café,” that includes an outdoor patio area, an associated parking lot, and site landscaping. The proposed restaurant use is considered a Convenience/Support Service under Section 84.0230, Commercial Land Use Types. Per the City Development Code, the Convenience/Support uses are conditionally permitted in the CG Land Use District subject to the Conditional Use Permit review process; however, if certain criteria are met, some projects may instead submit a Planning Use Permit (PUP) pursuant to Section 83.030410 of the Yucaipa Development Code. The following Findings for the PUP include: (1) The Project qualifies for a Class 32 Categorical Exemption under the California Environmental Quality Act (CEQA); (2) The proposed Project is adjacent to one (1) or more abutting properties

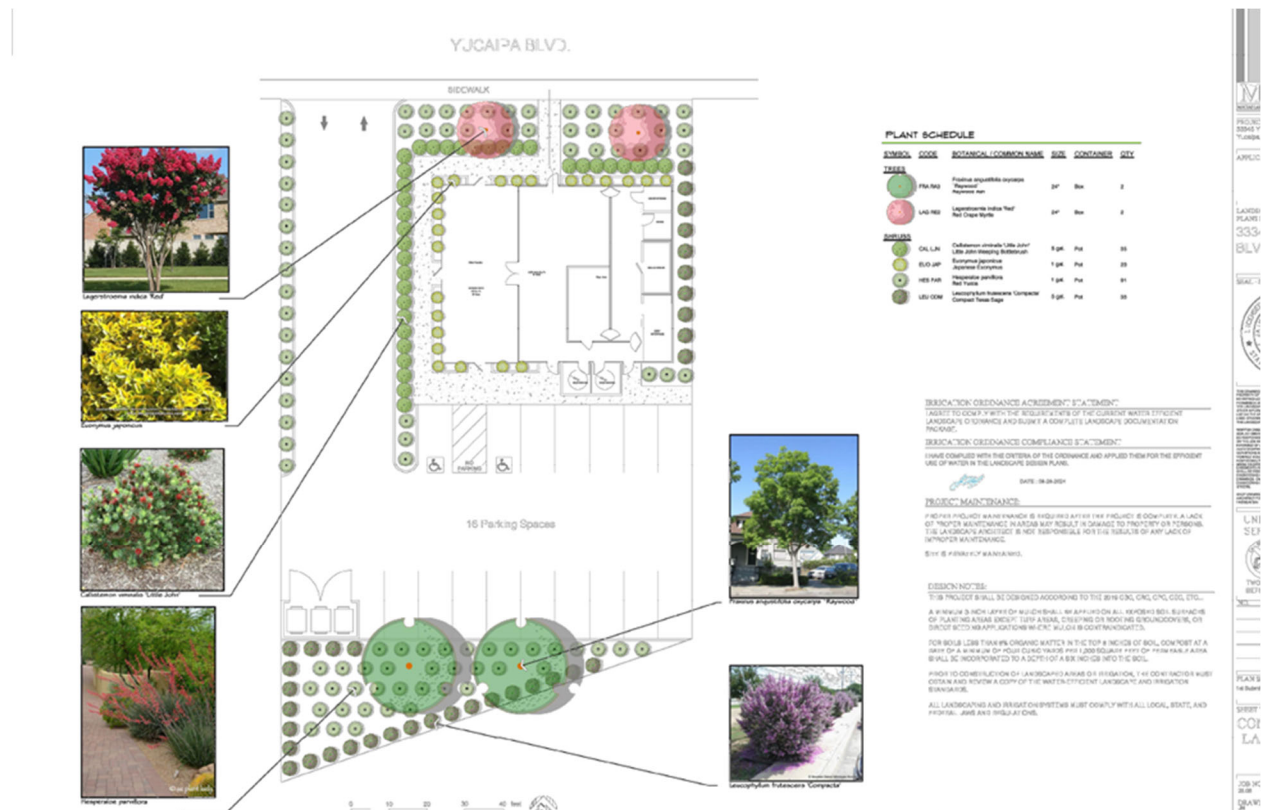
in the same Land Use District (CS) and are developed; (3) There is existing supportive infrastructure (roads, water, sewer or septic, etc.) to accommodate the proposed use that is consistent with the designated improvement level; (4) The proposed Project is not dependent upon the concurrent filing of any other land use application; (5) The Project is planned for immediate development and will not be phased. The Project meets the above requirements and therefore the PUP is the pertinent entitlement application for the current proposal.



Proposed Site Plan

Architectural Review:

The proposed Project features a modern design, with large glass windows and prominent, contrasting framing, and a low sloped roof. The proposed restaurant would provide 1,982 square feet of interior area. The building has a 19' peak height and features a low gable peak at the west and east elevations. The building includes a large outdoor eating space with a wraparound patio, fencing, fountain and perimeter plantings to help delineate the area. The elevations include a mix of materials like expansive glass elevations with black mullion framing, stucco finish, and contrasting, semi-gloss trim. The applicant also proposes warm-colored lighting along the elevations facing Yucaipa Boulevard to accentuate the more modern elements. As a part of the Project review, the applicant has agreed to work with City staff to provide a projecting metal element that will provide additional visual intrigue along the front (Yucaipa Boulevard) elevation, which has been added to the Conditions of Approval.



Conceptual Landscaping Plan

The conceptual landscaping plan has been designed to complement the building design and provide a visual screen along the perimeter of the site, particularly along the southern and western property lines. The plant palette includes a variety of deciduous trees to support the landscaped areas onsite and is consistent with the plant palette included in the Citywide Design Guidelines. Enhanced landscaping has also been provided surrounding the outdoor patio area, which creates an inviting focal point for restaurant visitors. As typical of other development projects, the landscaping will ultimately be reviewed by the City's Contract Landscape Architect to verify consistency with water efficiency requirements.

Consistency with the General Plan and Development Code:

The proposed Project is located within the CG Land Use District. The table and discussion below provides an evaluation of the proposed Project's consistency with adopted development standards with the City's Development Code and adopted General Plan:

CRITERIA	PROPOSAL	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Land Use	Convenience/Support Services	Yes: CG standards allow such businesses with approval of a Planning Use Permit.
Building Height	Tallest portion reaches a height of 19 feet.	Yes: CG Development standards allow a building height of 45 feet.
Building and Lot Coverage	• Building Coverage: 8.7 percent. • Site Coverage: 76 percent.	Yes: CG Development standards allow a building coverage of 65 percent and 90 percent coverage for both buildings and paved surfaces.
Landscaping	Approximately 24 percent of the Project site is landscaped.	Yes: A minimum of 10 percent of the site must be landscaped.
Building and Landscape Setback	<u>Building Setback</u> • Yucaipa Boulevard (Front Yard): 20 Feet • Side Yards: 5 & 13 feet • Rear Yard: 37 Feet	Yes: CG Development standards are as follows: • Front Yard Setback: 15 feet • Side Yard Setback: 10 Feet along one side • Rear Yard Setbacks: 15 feet
Parking Spaces	16 Total parking spaces	Yes: The Development Code requires a parking space for each three seats (16 required)

The Project meets or exceeds the City's General Plan and Development Code standards for the above referenced items as well as for access and site design.

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

- CDL-1.7 Centers of Activity. Promote the development of distinct, well-designed focus areas that are served by transit, contain a mix of commercial or civic activities, are supported by adjacent residential areas, and serve as focal points in the community.
- 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-10.1 Development Review. Implement 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-10.16 Building Setbacks. Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, rural, and industrial uses.
- CDL-10.9 Building Materials. Use high-quality, natural building materials that evoke a sense of quality and permanence, such as stucco, plaster, stone, and wood; natural colors and textures are preferred.
- 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.

- CDL-11.1 Community Preservation. Encourage the rehabilitation of neighborhoods and commercial and industrial areas, and the application of code compliance efforts where needed to preserve and maintain community quality of life.
- ED-1.1 Employment and Revenue Focus. Invest public resources and exercise discretionary land-use authority to support the retention, expansion, and attraction of businesses that generate a higher number of jobs per acre and higher net municipal revenues per acre.
- ED-1.4 Available Sites and Buildings Inventory. Partner with property owners, real estate brokers, utility companies, and other stakeholders to maintain an inventory of sites and buildings available for office, medical, educational, and industrial uses.
- ED-2.1 Retail Sales Growth. Invest in the retention, expansion, and attraction of retail businesses (including dining, shopping, and entertainment) in economic sectors that are underrepresented in Yucaipa.

Processing and Procedural Actions:

Notices of the Project were sent to all property owners adjacent to the project site and no responses were received.

Development Impact Fees

Based on the construction of a 2,907 square foot restaurant, with the credit for the previously demolished 1,763 square foot residence, the Project can be expected to pay \$8,282.81 in Development Impact Fees under the current (2023) fee schedule as follows:

Drainage Fees	\$3,305.26
Traffic Facilities	\$3,128.20
Public Facilities	\$580.89
<u>Fire Facilities</u>	<u>\$1,271.46</u>
Total	\$8,282.81

Environmental Review:

The Project site is within a developed portion of the City. Pursuant to Section 15332 of the CEQA Guidelines, this Project qualifies for a Class 32 Categorical Exemption. This exemption applies to the proposed Project because it is characterized as in-fill development that is considered to be consistent with the General Plan policies and zoning regulations for the CG Land Use District and is located on a site that is less than five acres that is substantially surrounded by urban uses that has no value as habitat for endangered, rare or threatened species. Furthermore, the approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

CONCLUSION:

The proposed Planning Use Permit is consistent with the CG Official Land Use District and the General Plan and Development Code standards for the District. The Project meets standards for access, lot size and dimension, setbacks, and site design. The required findings for approval of the Planning Use Permit have been made and are attached.

Attachments: Planning Use Permit Findings
Land Use District & Location Map
Site Photos
Conditions of Approval
Site Plans

Approved by:

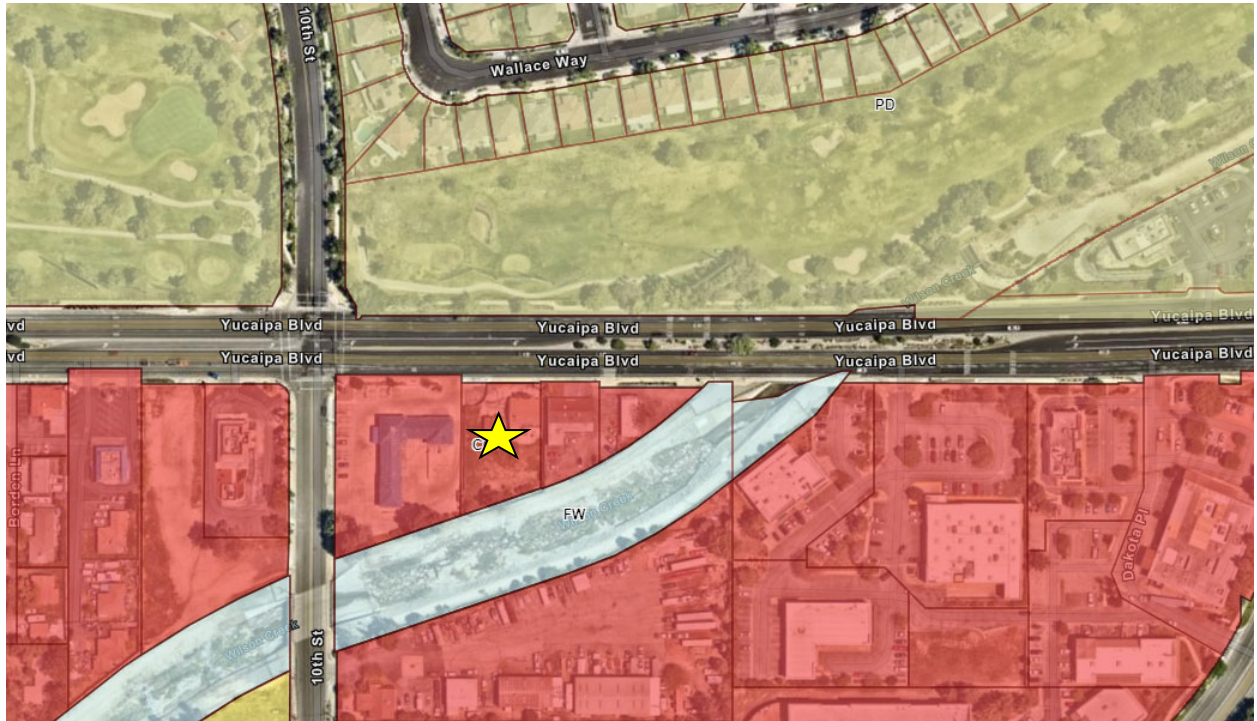
 for BM

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

FINDINGS: PLANNING USE PERMIT NO. 24-0004

1. The proposed Project will not have a significant impact on the environment because it is characterized as in-fill development that is considered to be consistent with the General Plan policies and zoning regulations for the General Commercial (CG) Land Use District, and therefore qualifies under Class 32 Categorical Exemptions 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 street and highway limitations, because Yucaipa Boulevard contains appropriate internal driveway circulation with drive aisles that are 24 feet or wider with a commercial drive approach.
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 provides for adequate building setbacks, which are greater than those required within the City's standard commercial land use districts with setbacks that include a 20 foot front setback, a 5 and 13 foot side yard setback, and a 37 foot rear setback; 2) The proposed parking and use complies with City development standards and encourages the use of pedestrian access to the site; 3) Improvements have been conditioned to occur prior to occupancy of the building; 4) Future access has been provided by driveways along on Yucaipa Boulevard, and; 5) Adequate on-site landscaping is proposed along the site's street frontages, along all property lines, 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 use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan, because the proposed use is permitted in the CG Land Use District, subject to the provisions of this Planning Use Permit.
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 (CG)



LOCATION



SITE PHOTOS





CONDITIONAL USE PERMIT

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. This Planning Use Permit with Architectural Review is for the construction of a 2,907 square foot sit down restaurant, "Rosemary's Cafe", on a 0.40-acre General Commercial (CG) parcel that includes an additional outdoor patio seating area. 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 the 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 Conditional 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.

FIRE DEPARTMENT (909) 797-2489 EXT. 246

22. 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.
23. This project may be in located in the Fire Safety Review Area 2,, which corresponds to areas with a higher fire hazard risk. If that is the case during the development of this site, this project shall comply with the construction and

development standards for the FR-2 Area. Contact the City Building & Safety Division for FR-2 Area construction and development standards.

24. Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) 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.
25. 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.
26. 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).
27. Required fire flow for this project, as determined by California Fire Code Appendix 'B'. 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.
28. 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.
29. 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.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

30. Submit WQMP Plan for Approval.
31. The natural drainage courses traversing the site shall not be occupied or obstructed.
32. 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.

33. 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.
34. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.
35. Improvement plans for infrastructure adjacent to flood control facilities and storm drain improvement plans for drainage outlets into a San Bernardino County Flood Control District (SBCFCD) facility shall be prepared by a Registered Civil Engineer and submitted to the SBCFCD for review, approval and encroachment permit as required.

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

ENGINEERING DIVISION (909) 797-2489 EXT. 228

36. Prior to the alteration of any wetland habitats, the required permits or authorized clearance shall be obtained from the Department of Fish and Game in accordance with the Section 1600 et. seq. of the State Fish and Game Code, from the United States Army Corps of Engineers in accordance with Section 404 of the Clean Water Act, and from the California Regional Water Quality Control Board Santa Ana Region in accordance with Section 401 of the Clean Water Act.
37. 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, including but not limited to approval of a Preliminary WQMP.
38. 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.
39. The applicant's plans indicate approximately 70% 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.
40. 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.

41. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed.

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

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

42. 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.
43. 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.
44. 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.
45. A grease interceptor shall be installed. Separate permits from Yucaipa Building and safety and Yucaipa Valley Water District are required.
46. Structures on site shall be accessible per California Building Code (CBC) 11A and 11B.

47. A copy of the plans shall be presented to San Bernardino County Environmental Health Services for approval. A copy of the EHS approved plan shall be submitted to Building and Safety for a consistency review.
48. 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.
49. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.
50. 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.
51. 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

52. Three copies of a Landscape Documentation Package shall be submitted for Building & Safety Division review and approval. **Building Permits shall not be issued until Landscape Documentation has been approved.** Said Landscape Documentation Package shall be consistent with the requirements of Chapter 4, of Division 10, of the Development Code and include all of the following elements:

A. Project Information

- (1) Date
- (2) Project Applicant
- (3) Project Address (if available, parcel and/or lot number(s))
- (4) Total Landscape Area (square feet)

- (5) Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (6) Water Supply Type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (7) Checklist of All Documents in Landscape Documentation Package
 - (8) Project Contacts (to include contact information for the project applicant and property owner)
 - (9) Applicant Signature and Date (with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package").
- (B) Water Efficient Landscape Worksheet
- (1) Hydrozone Information Table
 - (2) Water Budget Calculations
 - (I) Maximum Applied Water Allowance (MAWA)
 - (II) Estimated Total Water Use (ETWU)
- (C) Soil Management Report
- (D) Landscape Design Plan
- (E) Irrigation Design Plan
- (F) Grading Design Plan
- (G) Certification of Substantial Completion (to be submitted after installation of the project).

A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor.

53. 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. Compost

Compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six percent (6%) organic matter in the top six (6) inches of soil are exempt from adding Compost and tilling.
 - 2. 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;
 - 3. 24 to 96 inch box trees:
 - a. 20% of total trees required (one required, minimum).
 - 4. 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.

5. 5 gallon shrubs:
 - a. 60% of total shrubs required to be 5 gallon;
 - b. 10 for each 300 sq. ft. of landscaped area.
6. 1 gallon shrubs:
 - a. 40% of total shrubs required.
7. 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.
7. Mulch:
 - a. Apply a minimum three- (3-) inch layer of mulch on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, leave up to five percent (5%) of the landscape area without mulch. Designated insect habitat must be included in the landscape design plan as such.
- 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 Yucaipa Boulevard or 12th Street.
- 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.

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54. 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.

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55. 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.
56. The applicant/owner shall process a Condition Compliance Review through the City for verification of conditions prior to the issuance of building permits.
57. Water and sewer service shall be by Yucaipa Valley Water District. The Yucaipa Valley Water District letter dated September 9, 2024, is included as a Condition of Approval. Submit evidence of service to Building and Safety at time of Condition Compliance review.
58. 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.
59. 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.
60. Applicant shall work with staff to provide appropriate projecting element along north elevation.
61. 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.

62. 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.
63. 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.
64. 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.

FIRE DEPARTMENT (909) 797-2489 EXT. 246

65. 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.
66. 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.
67. 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.
68. 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.
69. 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

70. 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.
71. 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.
72. Buildings on the site shall be accessible per California Building Code (CBC) 11B.
73. Separate submittals and permits are required for all accessory structures such as but not limited to trash enclosures, patios, block walls, and storage buildings.

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74. 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.
75. 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.
76. "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”. Plans permit required from the fire prevention department. Guideline available.

77. Approved fire hydrant pavement markers shall be installed.
78. Contingent on fire flow test, automatic fire sprinklers may be required to 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.
79. If fire sprinklers are required, 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.
80. An automatic fixed fire extinguishing system shall be installed in the hood and duct system of commercial cooking equipment. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to Fire Department for review and approval prior to installation.
81. 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.
82. A 40BC (K-Type) 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.
83. An automatic fire detection and alarm system meeting the requirements of CFC, CBC and NFPA 72 shall be installed. Shop plans with material cut sheets and calculations shall be submitted to the building and safety department for fire prevention review and approval prior to installation.
84. A class “A” roof covering structure with “bird stops” shall be installed.
85. High Fire Hazard Areas FR-1 & FR-2: one-hour fire resistive construction is required for exterior walls. Contact Fire Marshall or City Building Official for more information.
86. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.

87. 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.
88. 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.
89. 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.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

90. The Applicant shall submit the signed original Water Quality Management Plan (WQMP) Certification form to verify consistency of 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.

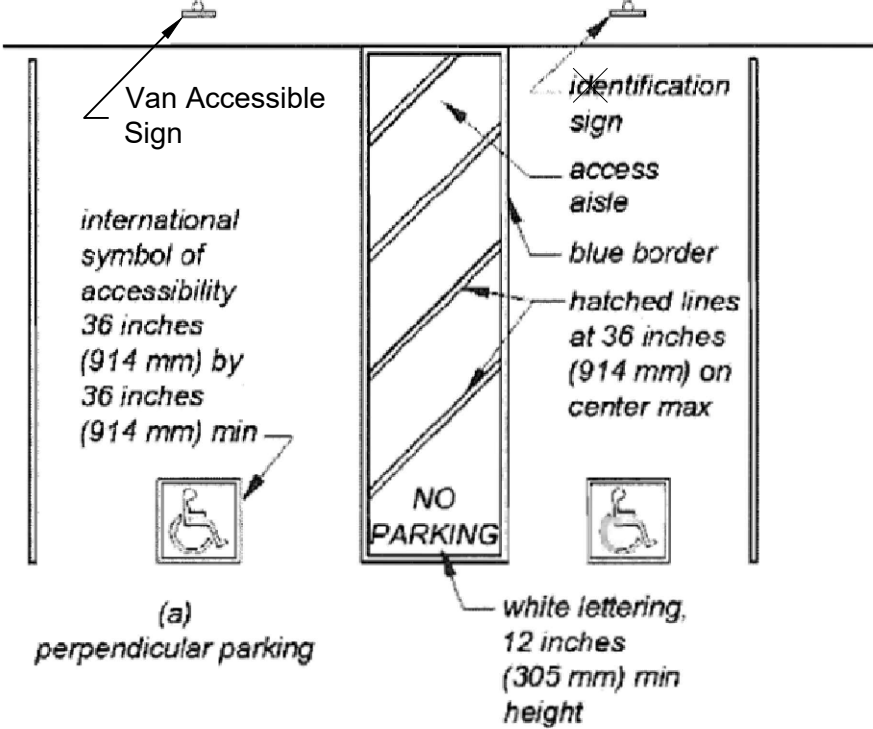
PLANNING DIVISION (909) 797-2489 EXT. 224

91. Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.
92. 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.
93. All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.
94. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.

95. 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.
96. All roof top mechanical equipment is to be screened from ground vistas.
97. 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.
98. 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.
99. Provide a bicycle parking rack in a suitable location.
100. 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. The entrance to the site and shared property line shall also have coverage.
101. Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.

11B-502.2 Vehicle spaces. Car and van parking spaces shall be 216 inches (5486 mm) long minimum. Car parking spaces shall be 108 inches (2743 mm) wide minimum and van parking spaces shall be 144 inches (3658 mm) wide minimum; shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

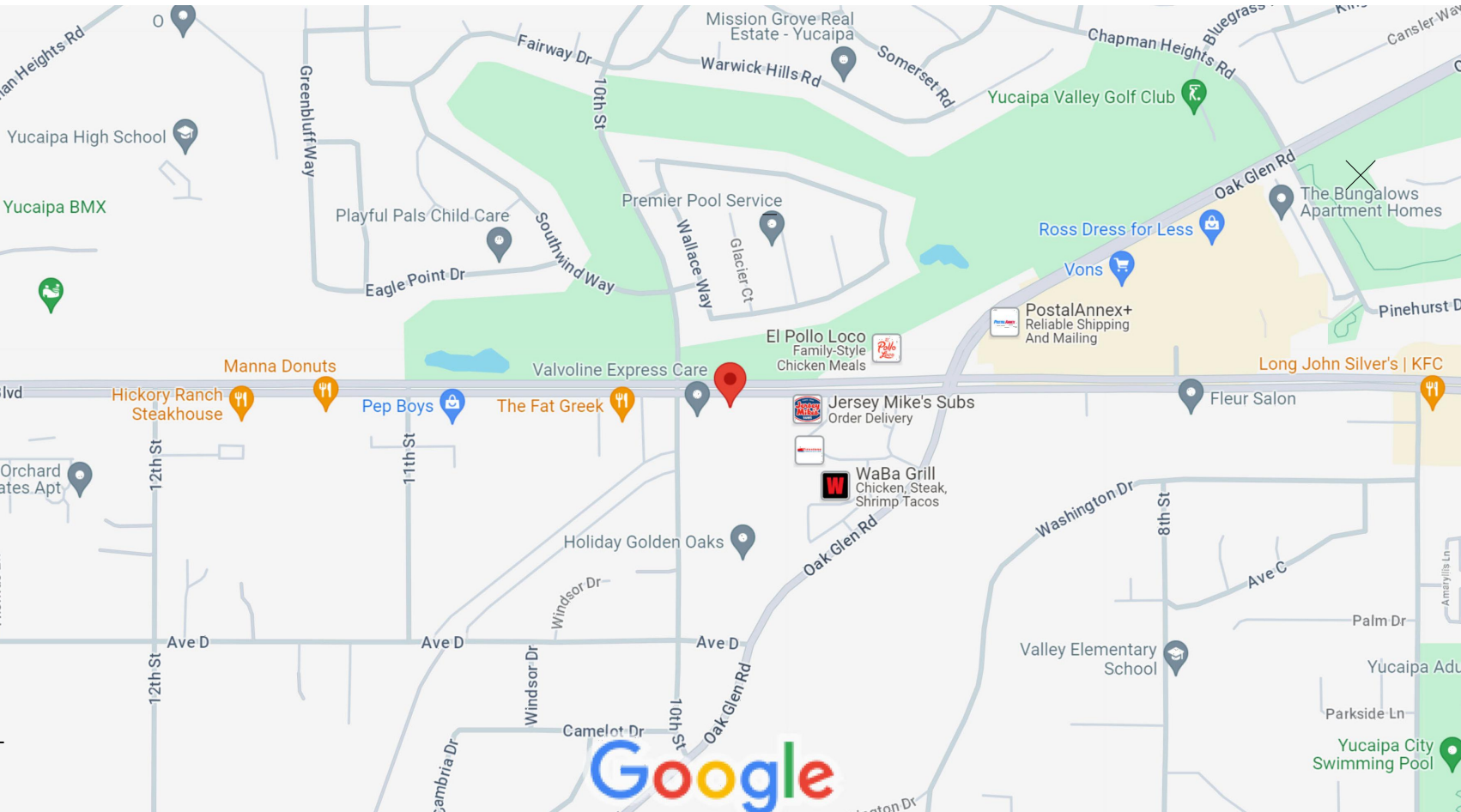
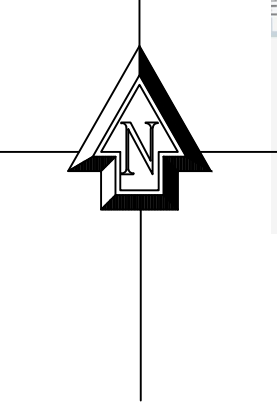
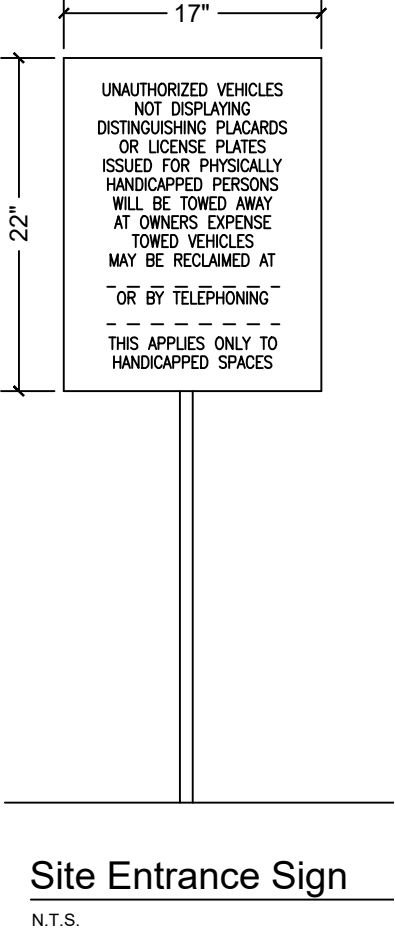
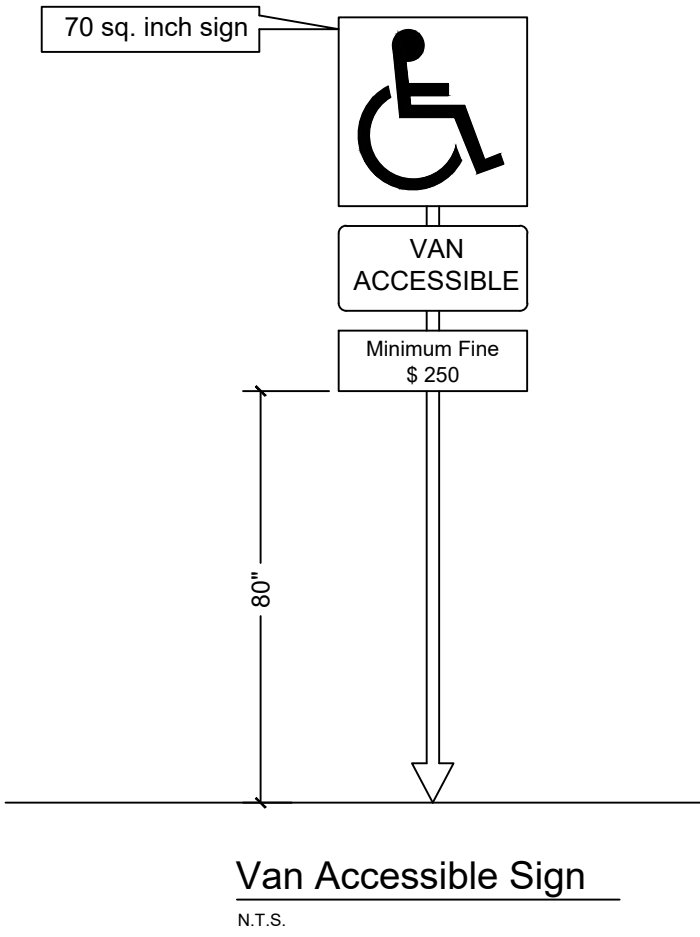
Exception: Van parking spaces shall be permitted to be 108 inches (2743 mm) wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.



Note
The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particles, construction waste materials, or waste water generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.

Note
Plans for all fixed fire protection equipment such as standpipes, sprinkler systems and fire alarm systems, automatic fire suppression system for hood/dust cooking appliances must be submitted under a separate permit to the Fire Dept. having jurisdiction and approved by the Fire Dept. before this equipment is installed.

Parking Calculations
Total Seating: 50
Parking Spaces @ 1:3 = 16 Spaces Required
16 Spaces Supplied



Vicinity Map
33345 Yucaipa Blvd.
Yucaipa, Ca. 92399

- Current codes:**
- a) The 2022 edition of the California Building Code (CBC)
 - b) The 2022 edition of the California Electrical Code (CEC)
 - c) The 2022 edition of the California Mechanical Code (CMC)
 - d) The 2022 edition of the California Plumbing Code (CPC)
 - e) The 2022 edition of the California Fire Code (CFC)
 - f) The 2022 edition of the California Energy Efficiency Standards.

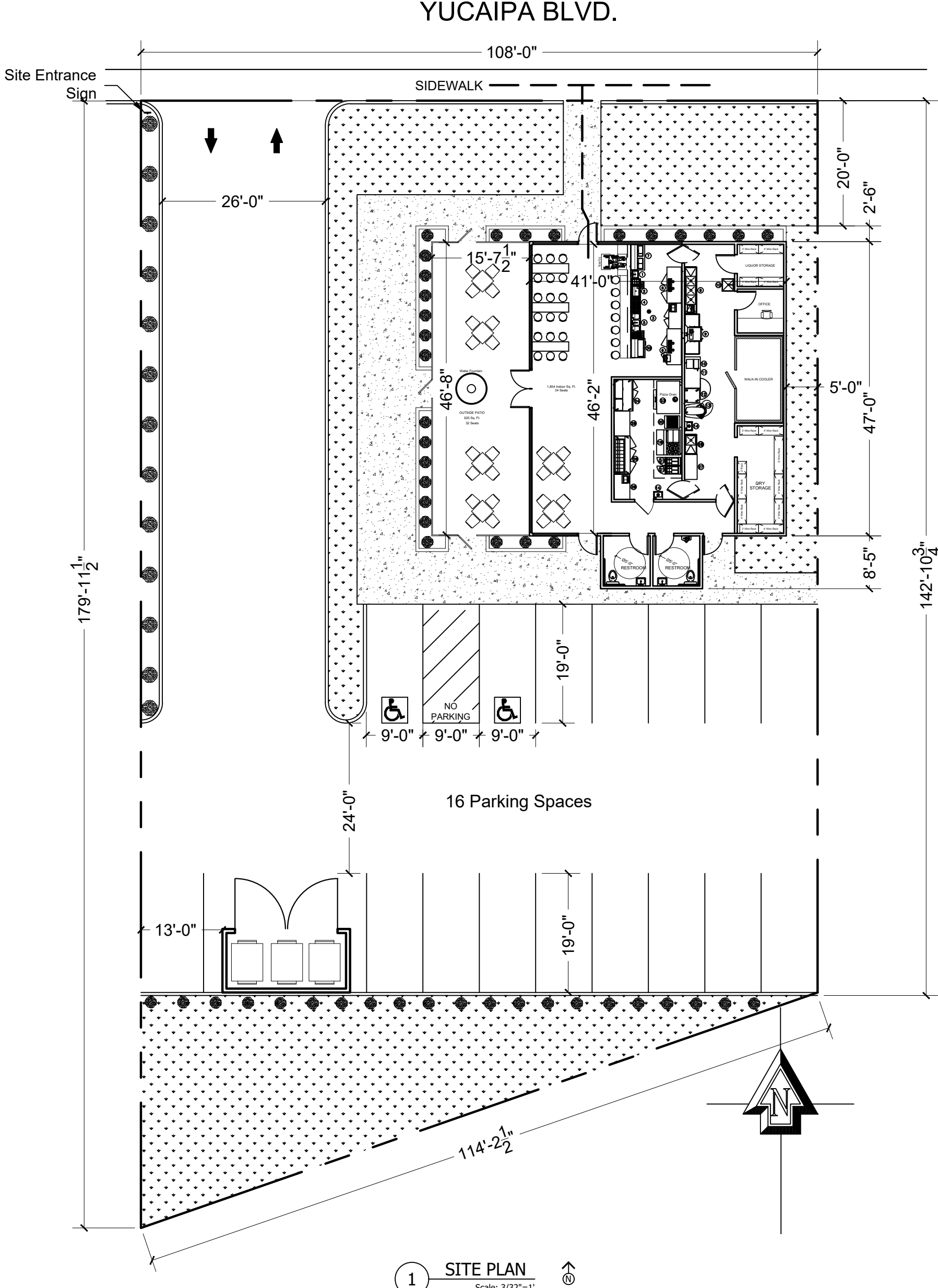
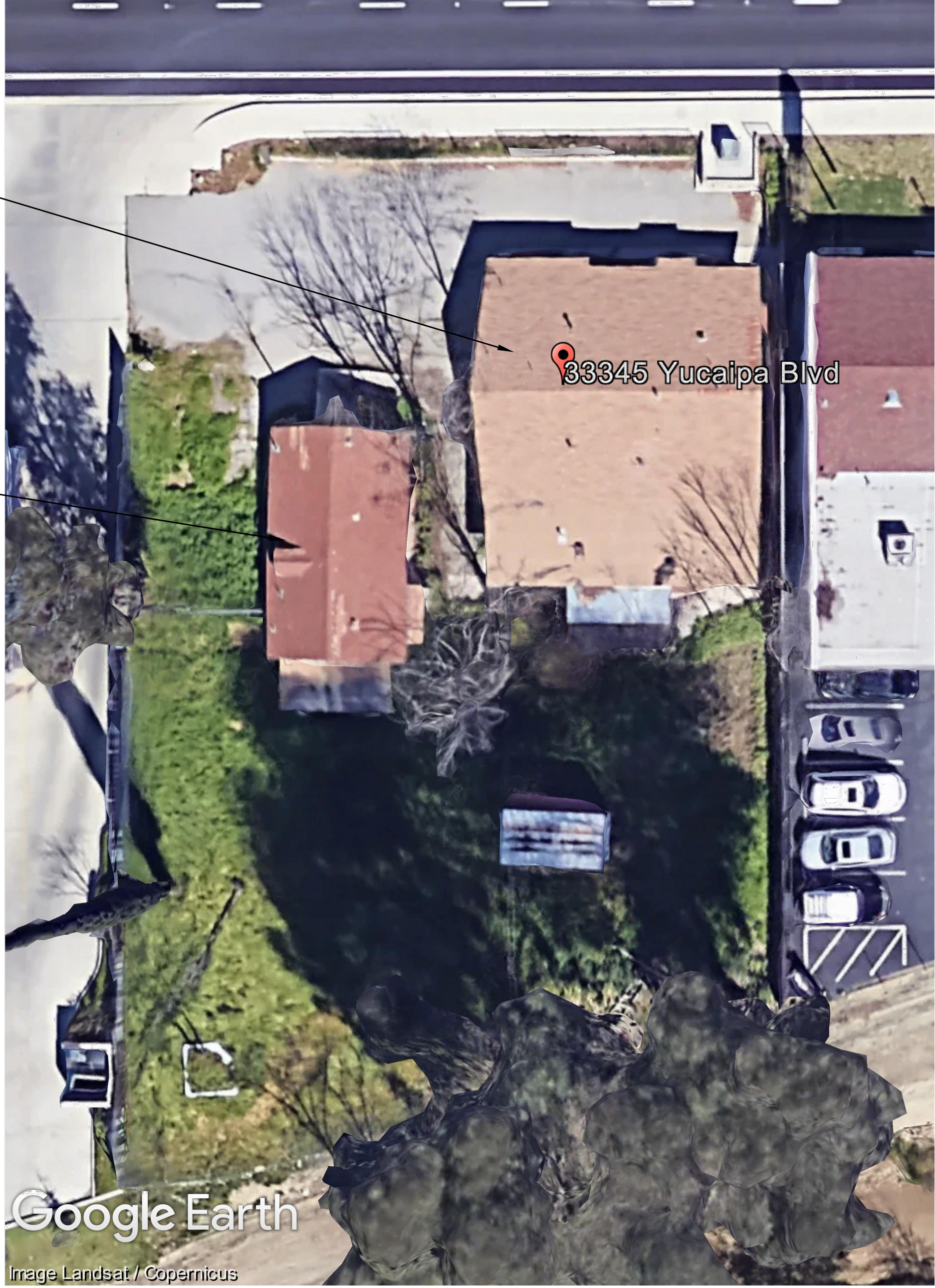
Building Data	
Type Of Construction	V-B
Occupancy Group	A-2
Occupancy Load	110
No. Of Stories	1
Indoor Area	1,982 Sq. Ft.
Patio Area	925 Sq. Ft.
Total Area	2,907 Sq. Ft.
Total Lot Area	.4 Acres
Sprinkled	No
Hours Of Operation	11am-10pm
General Flow	Restaurant Purposed
Easements	None
WQMP	Yes
Land Use	Commercial
Neighboring Parcels	Commercial
All Signage	To Be Deffered
Property Description	Flat Land

Lot Coverage	
Permeable Area	4,182 Sq. Ft.
Non Permeable Area	13,454 Sq. Ft.

Sheet Index	
Site	Site Plan 1
A-1	Floor Plan 2
A-2	Demo/ Framing Plan 3
A-3	Framing Details 4
E-1	Electrical Plan 5
E-2	Lighting Plan 6
H-1	Hood Details 7
H-2	Hood Details 8
M-1	Mechanical Plan 9
P-1	Plumbing Plan 10
P-2	Plumbing Plan 11
ADA-1	Accessible Details 12

- Scope Of Work**
1. Demo existing buildings
 2. Build new complete building for new restaurant
 3. Add new parking lot
 4. Add new landscaping and irrigation
 5. Frame new walls, drywall and paint
 6. Install new type 1 hood and walk-in cooler
 7. Build new accessible restroom
 8. Build new service counter
 9. Install new sinks and cooking equipment
 10. Install new T-bar ceiling
 11. Install new lighting
 12. Install new 750 gallon grease interceptor

- ACCESSIBLE PATH OF TRAVEL**
- a. Without any abrupt level changes exceeding 1/2".
 - b. At least 48" in width.
 - c. Cross slope does not exceed 2% and the slope in the direction of travel is less than 5%.
 - d. Surface is stable, firm, and slip resistant.
 - e. Free of overhanging obstructions to 80" minimum, and protruding objects greater than 4" projection from wall & above 27" & less than 80"
 - f. Non compliant elements must be brought to compliance

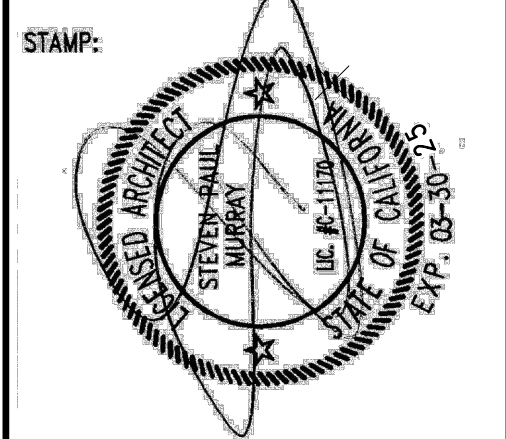


1 SITE PLAN
Scale: 3/32"=1'

2 SITE PHOTO
Scale: N.T.S.



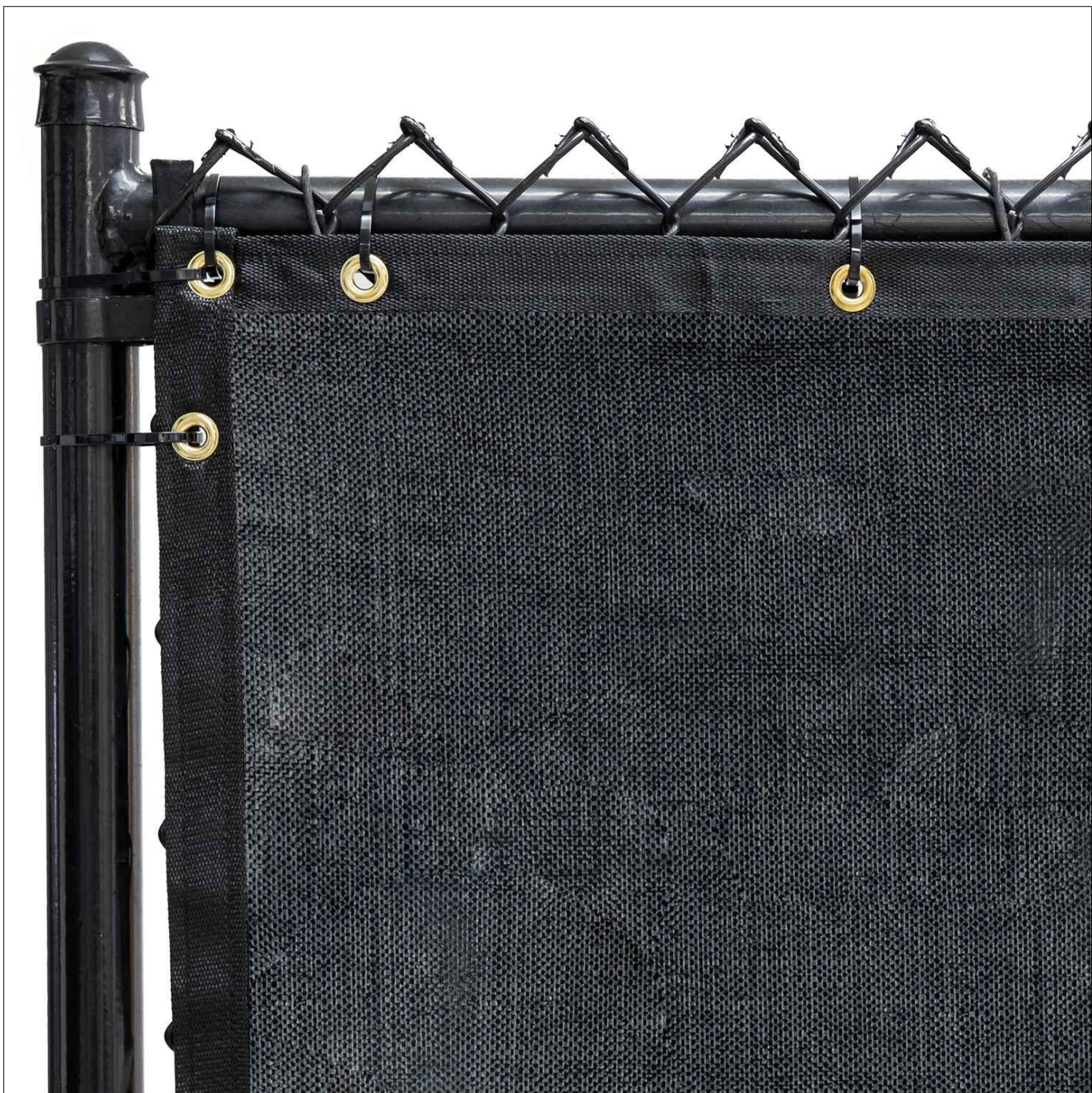
STEVEN PAUL MURRAY
ARCHITECT & ASSOCIATES
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (951) 316-0575



PROJECT NAME:
Rosemary's Village
Maryam Gharabi
(832) 858-0575
33345 Yucaipa Blvd.
Yucaipa, Ca. 92399

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	
DATE	6-10-24
DRAWN BY:	Mike Cutrona (909) 214-4162
JOB NO.	24-008
SHEET NAME	Site Plan

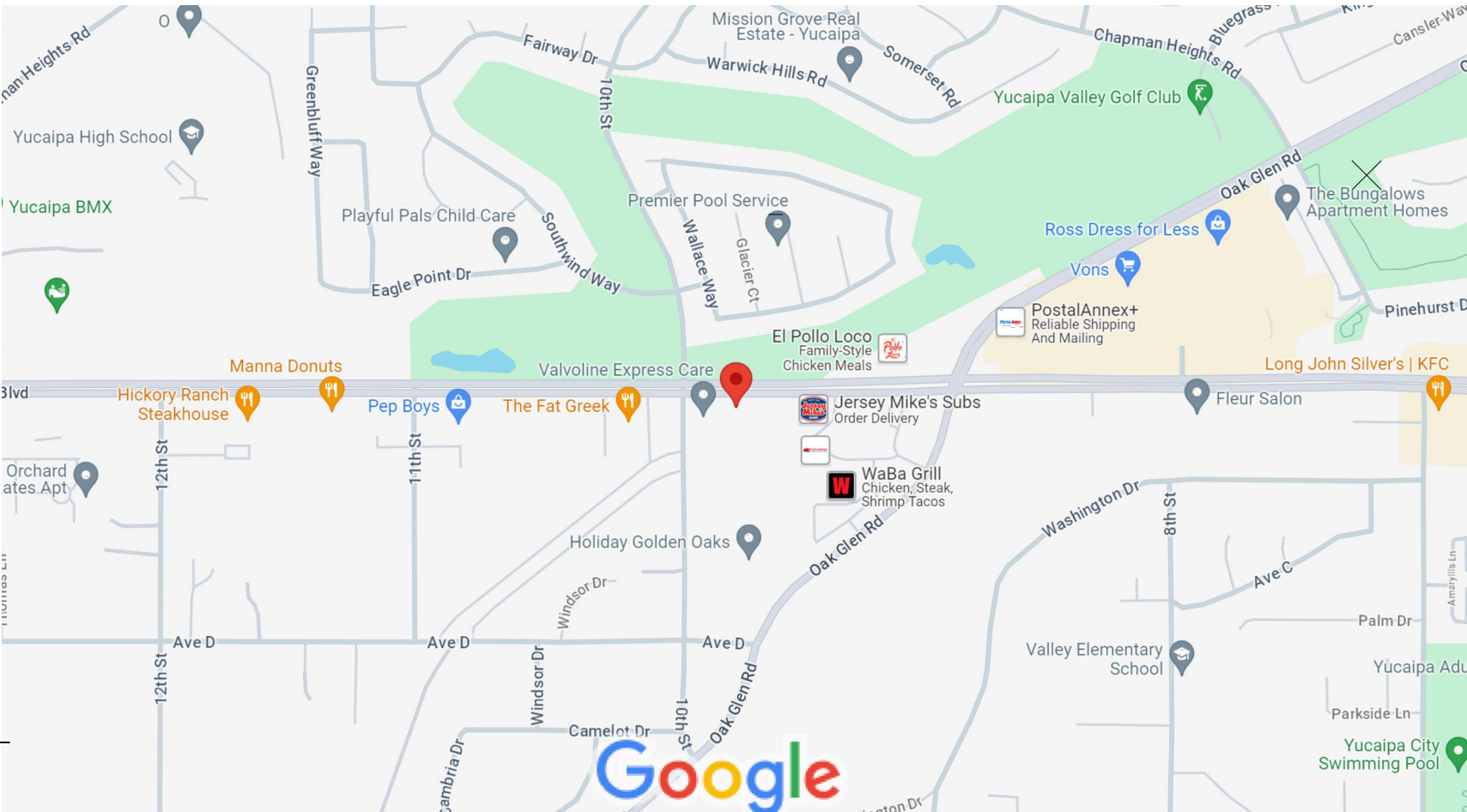
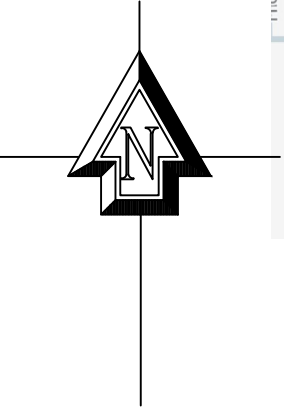
SHEET NO.
Site
SHEET 1 OF 12



Fence Screening
FenceBlock 100 Series – 98% Blockage

LINE LEGEND	
Property Line	— — — — —
Demo	- - - - -
Temporary Fence	—○—○—○—
Erosion Control Wattie	- - - - -

- Temporary Fencing**
Temporary construction fencing shall be in place during all phases of demolition and construction. Fencing to have screening with 98% visual blocking
- Dust Control**
Water supply on site for use to water down site as buildings being demolished or water truck on site during all demolition
- Erosion Control**
Use 8" watties around perimeter of site during all demolition



Vicinity Map
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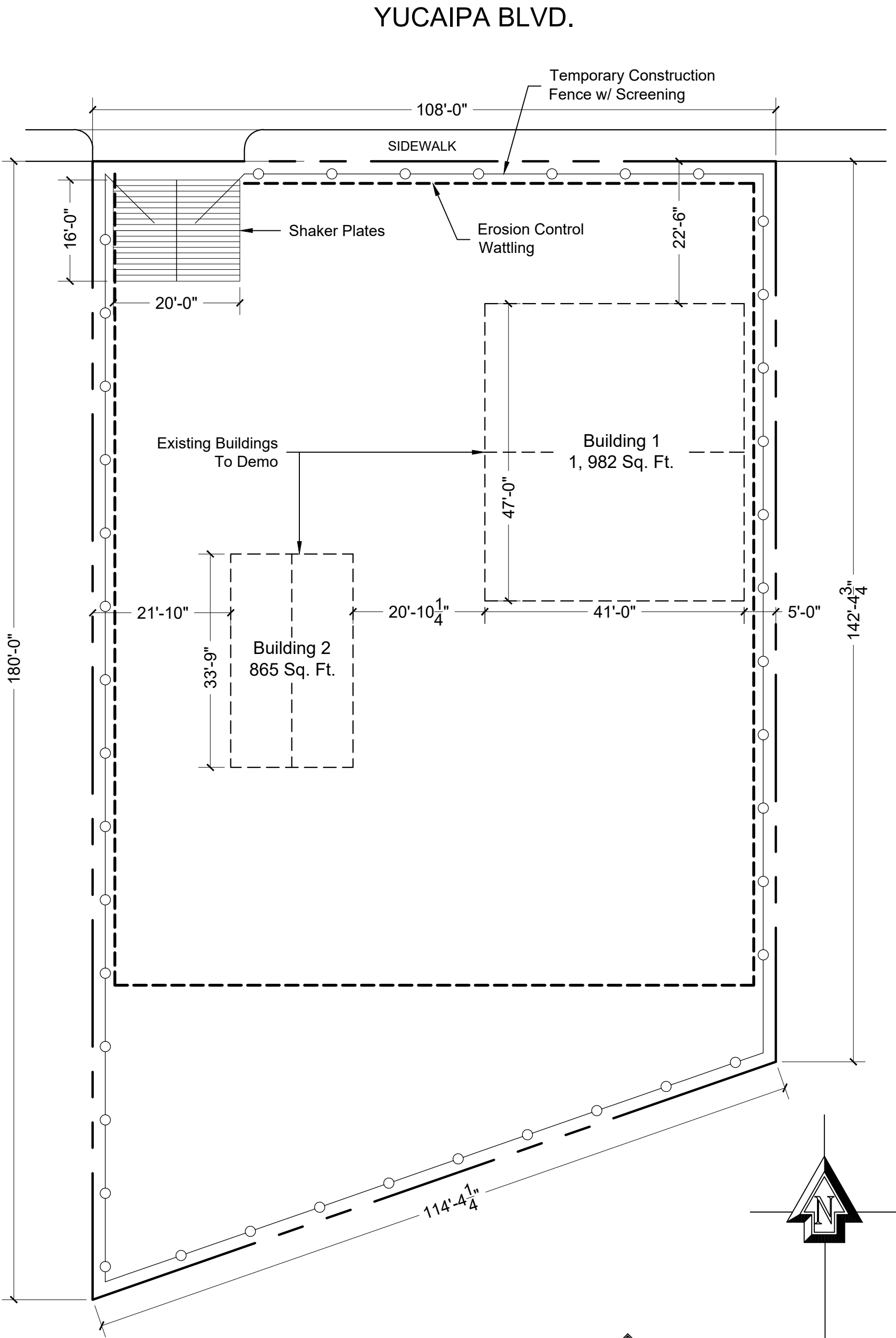
d) The 2022 edition of the California Plumbing Code (CPC)

e) The 2022 edition of the California Fire Code (CFC)

f) The 2022 edition of the California Energy Efficiency Standards.

Building Data	
Type Of Construction	V-B
Occupancy Group	B-2
No. Of Stories	1
Building #1 Area	1,982 Sq. Ft.
Building #2 Area	865 Sq. Ft.
Total Sq. Ft. Both Buildings	2,847 Sq. Ft.
Sprinkled	No

Sheet Index	
Site	Site/ Demo Plan 1



1 SITE PLAN
Scale: 1/16"=1'



STEVEN PAUL MURRAY
ARCHITECT & ASSOCIATES
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (951) 316-0575

STAMP:

PROJECT NAME:

Rosemary's Village
Maryam Gharabi
(832) 858-0575
33345 Yucaipa Blvd.
Yucaipa, Ca. 92399

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	
DATE	12-19-24
DRAWN BY:	Mike Cutrona (909) 214-4162
JOB NO.	24-008
SHEET NAME	Site/ Demo Plan
SHEET NO.	Site
SHEET	1 OF 1

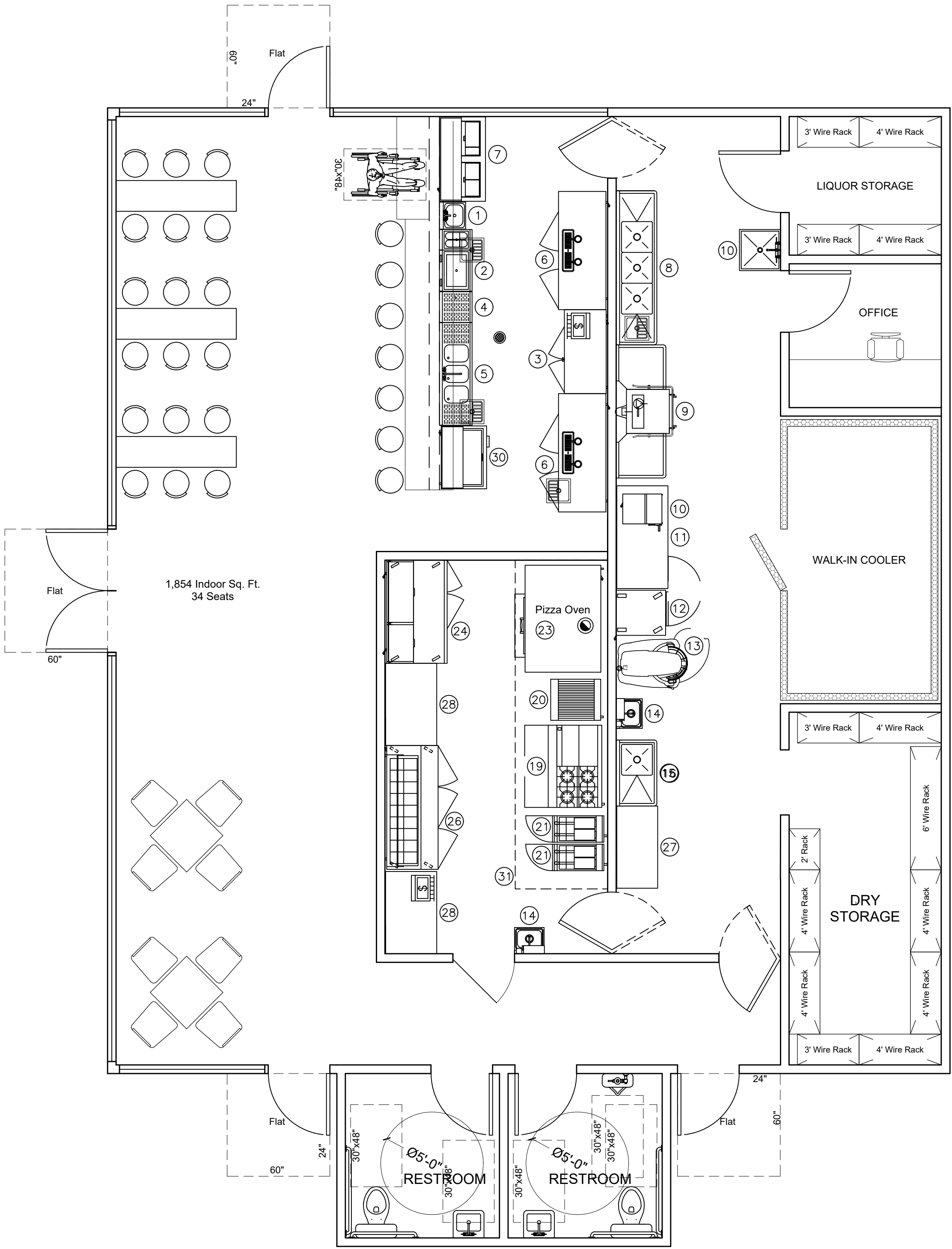
1. All walls and ceilings in food areas shall be smooth and washable, light in color 70% reflective.
2. Floors shall be Health Dept. approved non porous material with 6" high cove base w/ 3/8" radius cove or slim foot tile at vertical surfaces.
3. All equipment is to be sealed to walls and masonry base or on 6" high stainless steel legs or on casters to facilitate easy cleaning.
4. All storage shelves to be commercial quality and NSF approved. Must be 3 tier high 18" wide. Bottom shelf to be min. 6" off floor.
5. All plumbing lines to be installed min. 6" above floor and at least 1" away from walls. Not to cross isle ways.
6. Kitchen and work areas to be well lighted. 50 foot candles at 30" above floor. 10 foot candles other areas.
7. All light fixtures in food related areas to be equipped with shatter proof bulbs or protective shields.
8. All equipment shall be CSA, NSF, ANSI, ETL, ITS, ETH, UL, UL approved and installed to these standards.
9. All concrete sealers to be approved and listed.
10. All sinks to have 8' high FRP or tile and 18" minimum beyond either side.
11. All lay in ceiling tiles in work areas to be USG vinyl rock washable tiles.
12. Trash enclosure to be smooth and sealed walls and floor.
13. Air curtain to be hard-wired and micro-switch to door with no other on/off switch.
14. Provide a reduced pressure principle (RPP) devise at the water source of the soda carbonater. Provide funnel drain at the exhaust port to a floor sink.
15. All floor sinks to be unobstructed, easily accessible for cleaning purposes.
16. Contractor to have Health Dept. inspection 5 days prior to opening as business is not to be opened without final inspection.
17. All exterior door to be self closing, tight fitting and rodent proof.
18. All restroom doors to be self closing.
19. All restrooms to have light switch activated exhaust fan.

EQUIPMENT SCHEDULE													
Item No	Qty	Equipment Category	Manufacturer	Model Number	Volts	Amps	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)	Gas Size (in)	MBTUH	Equipment Remarks
1	1	Sink, Hand, Wall Mount	Krowne	HS-2L			0.5	0.5		1.5			
2	1	Underbar Comb. Ice Bin	Krowne	KR19-M36L-10						1			
3	1	Back Bar Cooler	True Mfg.	TBB-24-48G-HC-LD									
4	1	Underbar Fillers & Drainboards	Krowne	KR19-GS18						1			
5	1	Underbar 3 Compartment Sink	Krowne	KR19-53C						1			
6	2	Dispenser, Beer	True Mfg.	TDD-3-HC	115	2.8							
7	1	Cooler, Bottle	True Mfg.	TD-50-18-HC	115	1.9							
8	1	Sink, NSF, 3 comp, 14 gauge	Advance Tabco	FS-3-1818-18RL						2			
9	1	Warewasher, Door Type, Low Temp	CMA Dishmachines	AH	115	16.0		0.75		2			
10	1	Hand Sink, Wall Mount	Advance Tabco	7-PS-87			0.5	0.5		1.5			
10	1	Dough Sheeter	Somerset	CDR-300	115	7.5							
11	1	Table, Work, w/ Back Splash	Advance Tabco	FLG-305									
12	1	Holding Cabinet, Proofer Heated	F.W.E.	ETC-1826-14PH	120	15.8							
13	1	Mixer, Pizza	Hobart US Foodservice	HL662									
14	2	Hand Sink, Wall Mount	Advance Tabco	7-PS-87			0.5	0.5		1.5			
15	1	Sink, NSF, 1 comp, 14 gauge	Advance Tabco	FS-1-1818-18L						2			
16	1	Table, Work, w/ Back Splash	Advance Tabco	FLG-245									
19	1	Range, Restaurant, Gas	Imperial Range	IR-4-G24							0.75	206	
20	1	Broiler, Under-Fired/Gas	Imperial Range	IRB 24							0.75	60	
21	2	Fryer, Deep Fat, Gas	Imperial Range	IFP-50							0.75	140	
23	1	Oven, Deck, Gas, Brick	Marsal	MB42	120	0.9					0.75	240	
24	1	Refrigerator, Pizza Prep	True Mfg.	TPP-AT-60-HC	115	3.9							
26	1	Refrigerator, Sandwich/Salad Prep	True Mfg.	TSSU-72-18-HC	115	7.2							
27	1	Table, Work, w/ Back Splash	Advance Tabco	FLG-244									
28	2	Table, Work, w/ Back Splash	Advance Tabco	FLG-304									
30	1	Cooler, Bottle	True Mfg.	TD-36-12-S-HC	115	4.6							

Occupancy Load Calcs		
Customer Area	$\frac{1554 \text{ Sq. Ft.}}{15}$	= 104
Work Area	$\frac{1087 \text{ Sq. Ft.}}{200}$	= 6
Total		= 110

	ROOM FINISH																							
	FLOOR								BASE				WALLS				CEILING							
	TC/TILE	COMMERCIAL GRADE CARPET	SEALD CONCRETE	VINYL SHEET 5' COVE	QUARRY TILES 6" x 6" COVE	CERAMIC TILE 6" x 6" COVE	MONOLITIC 3/8" COVE	Ceramic Tile	7" VIRT COVE	6" CERAMIC w/ 3/8" R. COVE	6" SLIMFOOT TILE w/ 3/8" R. COVE	6" QUARRY w/ 3/8" R. COVE	STAINLESS STEEL FULL HEIGHT	SS-GLASS EMBEL	40" R. P.	80" RPP	4" HIGH CERAMIC TILE	PORTLAND CEMENT	LAY IN WASHABLE TILES	SS-GLASS EMBEL	GLASS EMBEL	METAL		
CUSTOMER	○	○	○	○	○	○	●	○	○	●	○	○	○	○	○	○	○	○	○	○	○	○		
COOKING	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
PREP	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
SERVICE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
DISHWASH	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
DRY STORAGE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
JANITOR	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
RESTROOMS	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
WALK-IN COOLER	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
WALK-IN FREEZER	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		

Wall, Floor and ceiling shall not exceed the flame spread classifications in CBC Table 803.11



1 FLOOR PLAN
Scale: 1/4"=1'

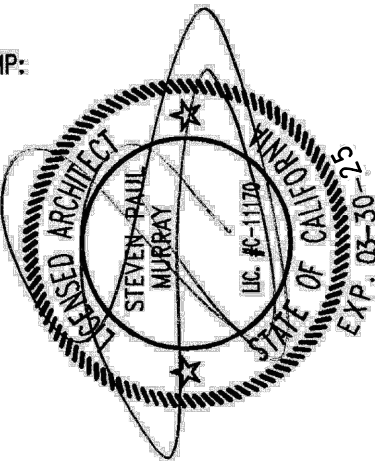


ARCHITECT

STEVEN PAUL MURRAY
ARCHITECT & ASSOCIATES

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (951) 316-0575

STAMP:



PROJECT NAME:
Rosemary's Village
Maryam Gharabi
(832) 858-0575
33345 Yucaipa Blvd.
Yucaipa, Ca. 92399

REVISIONS

CONSTR.

BID

PLAN CHECK

DATE 6-10-24

DRAWN BY:
Mike Cutrona
(909) 214-4162

JOB NO. 24-008

SHEET NAME

Floor Plan

SHEET NO.

A-1

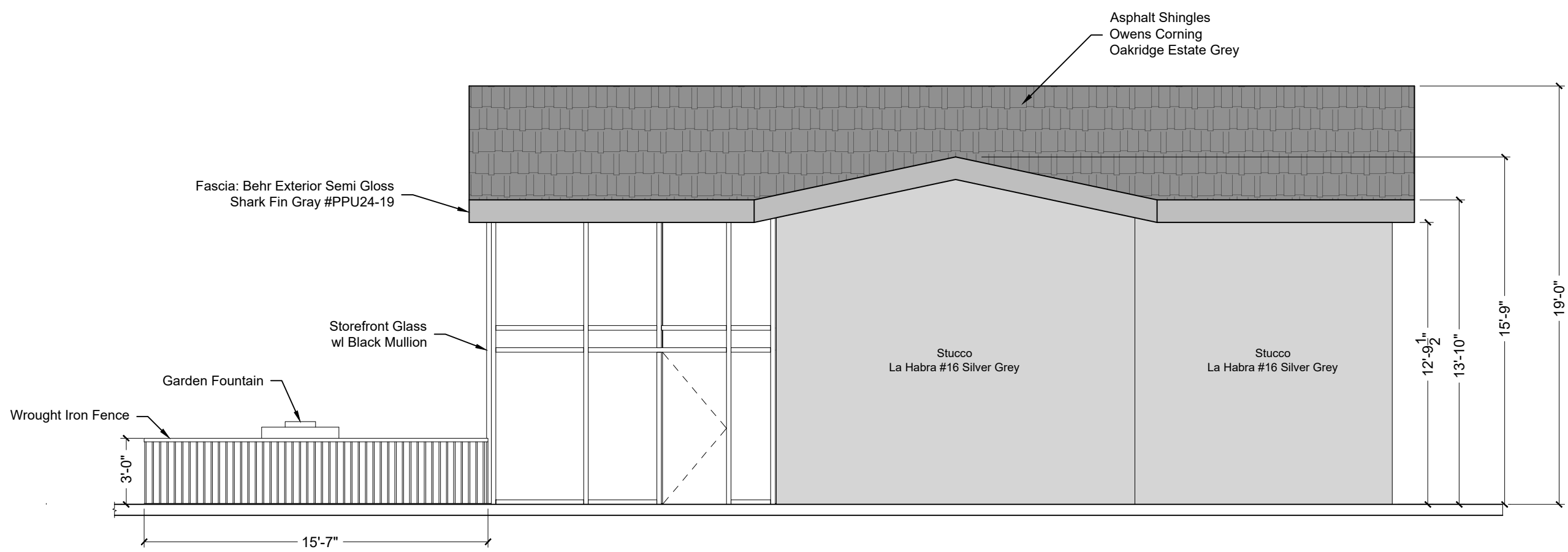
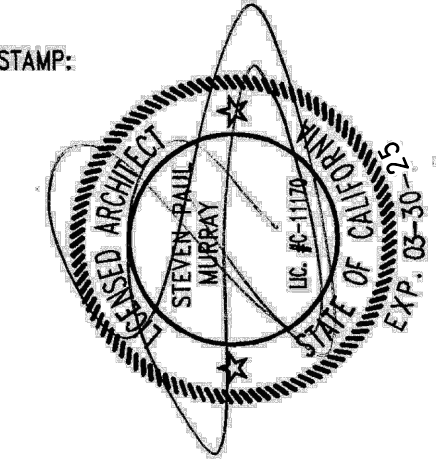
SHEET 2 OF 12



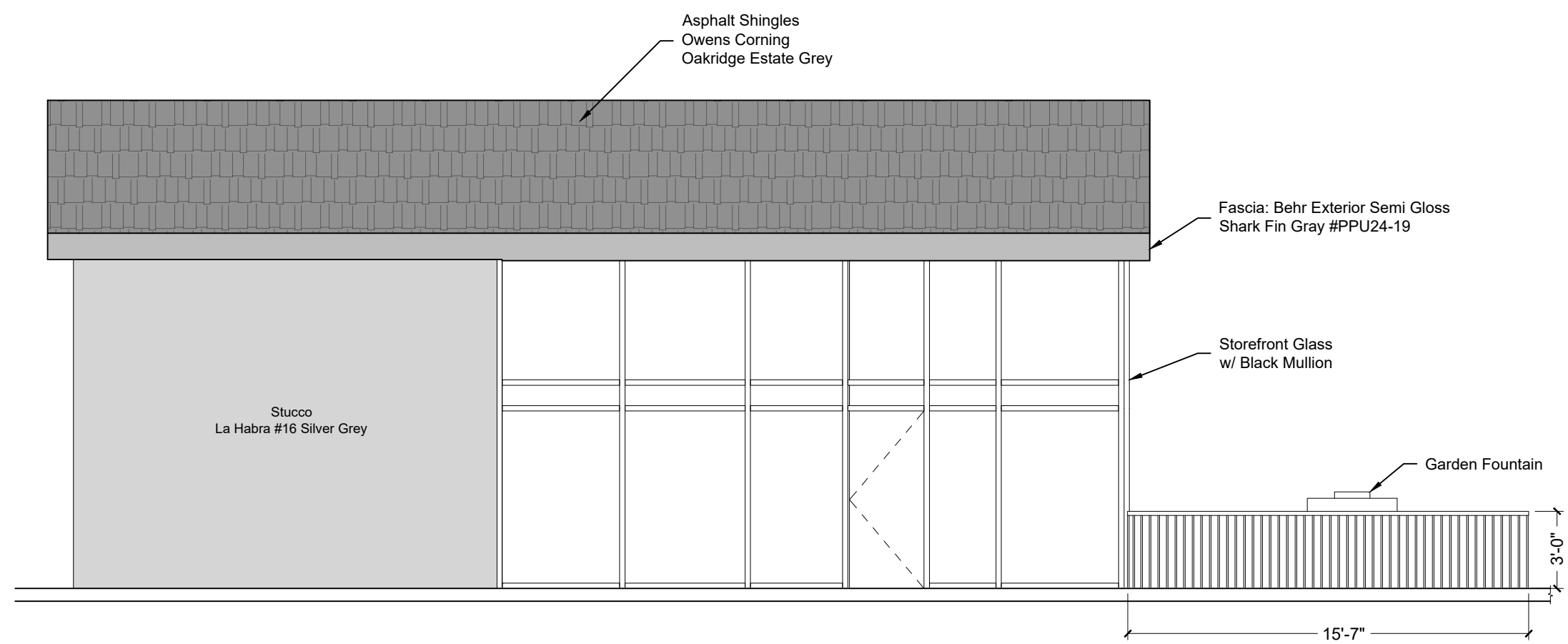
ARCHITECT

STEVEN PAUL MURRAY
ARCHITECT & ASSOCIATES

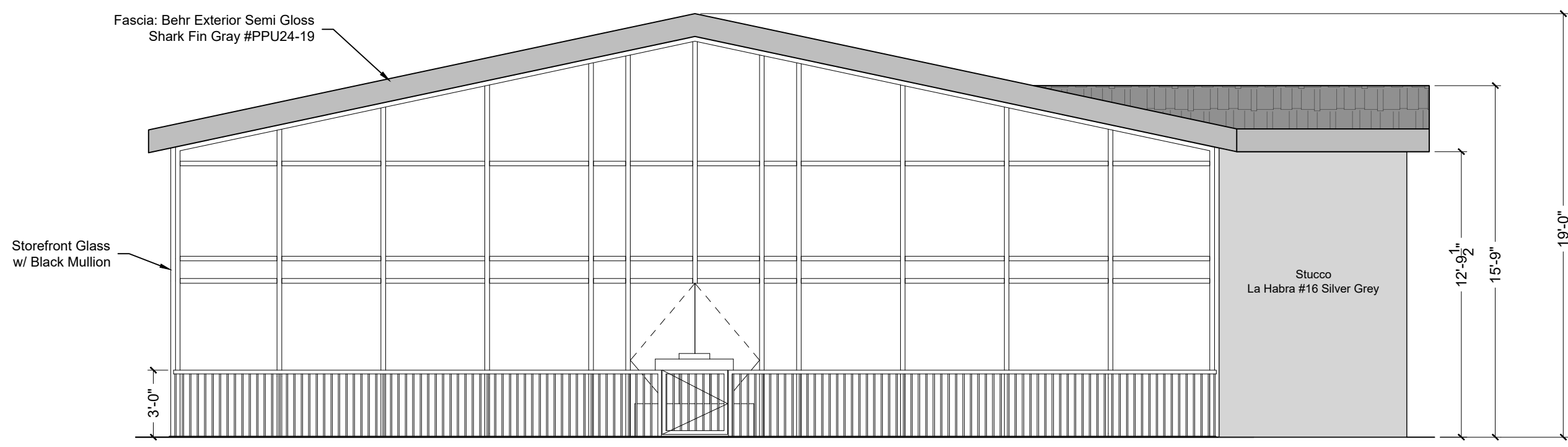
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (951) 316-0575



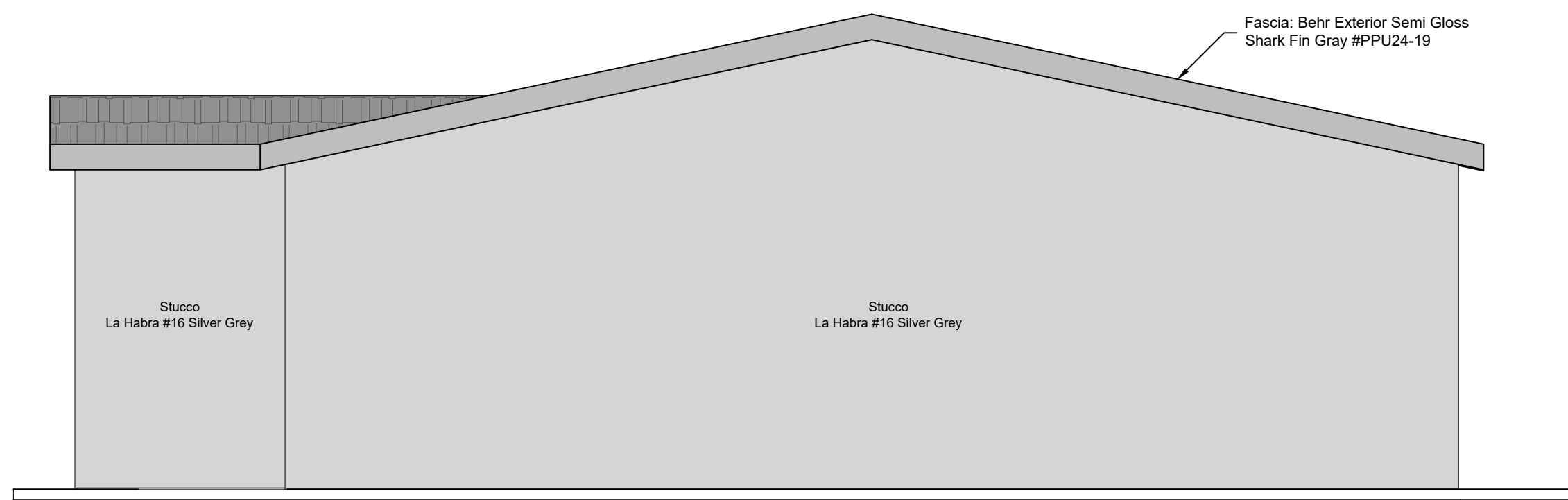
2 SOUTH ELEVATION
Scale: 3/16"=1'



1 NORTH ELEVATION
Scale: 3/16"=1'



4 WEST ELEVATION
Scale: 3/16"=1'



3 EAST ELEVATION
Scale: 3/16"=1'

PROJECT NAME:

Rosemary's Village
Maryam Gharabi
(832) 858-0575
33345 Yucaipa Blvd.
Yucaipa, Ca. 92399

REVISIONS

CONSTR.

BID

PLAN CHECK

DATE

6-10-24

DRAWN BY:

Mike Cutrona
(909) 214-4162

JOB NO.

24-008

SHEET NAME

Framing Details

SHEET NO.

A-4

SHEET

4

OF

12

YUCAIPA BLVD.

SIDWALK



Lagerstroemia indica 'Red'



Euonymus japonicus



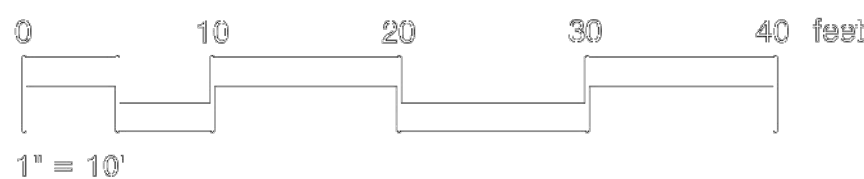
Callistemon viminalis 'Little John'



Hesperaloe parviflora



16 Parking Spaces



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	FRA RA3	Fraxinus angustifolia oxycarpa 'Raywood' Raywood Ash	24"	Box	2
	LAG RE2	Lagerstroemia indica 'Red' Red Crape Myrtle	24"	Box	2
SHRUBS					
	CAL LIN	Callistemon viminalis 'Little John' Little John Weeping Bottlebrush	5 gal.	Pot	35
	EJO JAP	Euonymus japonicus Japanese Euonymus	1 gal.	Pot	23
	HES PAR	Hesperaloe parviflora Red Yucca	1 gal.	Pot	91
	LEU COM	Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	Pot	35

IRRIGATION ORDINANCE AGREEMENT STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

IRRIGATION ORDINANCE COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

DATE : 08-28-2024

PROJECT MAINTENANCE:

PROPER PROJECT MAINTENANCE IS REQUIRED AFTER THE PROJECT IS COMPLETE. A LACK OF PROPER MAINTENANCE IN AREAS MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE RESULTS OF ANY LACK OF IMPROPER MAINTENANCE.

SITE IS PRIVATELY MAINTAINED.

DESIGN NOTES:

THIS PROJECT SHALL BE DESIGNED ACCORDING TO THE 2019 CBC, CRC, CPC, CEC, ETC...

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

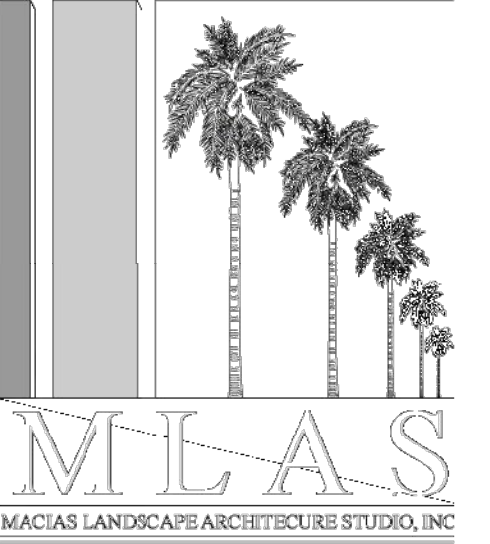
FOR SOILS LESS THAN 8% ORGANIC MATTER IN THE TOP 8 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF A SIX INCHES INTO THE SOIL.

PRIOR TO CONSTRUCTION OF LANDSCAPED AREAS OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.

ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

HOLD HARMLESS & INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



PROJECT ADDRESS:
33345 Yucaipa Blvd.
Yucaipa, CA 92399

APPLICANT:

LANDSCAPE ARCHITECTURE
PLANS FOR:
33345 Yucaipa
BLVD.

SEAL - DESIGN

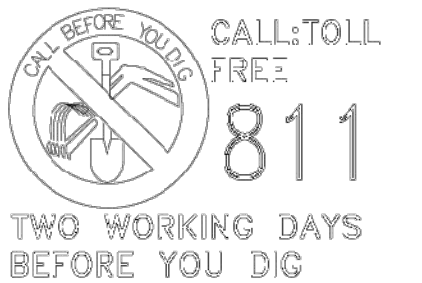


THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE LANDSCAPE ARCHITECT'S PERMISSION AND WITHOUT THE REPRODUCTION CARRIER'S PERMISSION. THE LANDSCAPE ARCHITECT'S NAME, ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EXISTING AND SHOWN UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL AND MECHANICAL ENGINEERING BY OTHERS, ENGINEERING AND DRAWINGS BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

UNDERGROUND
SERVICE ALERT



NO. REVISIONS DATE

PLAN SET

1st Submittal

SHEET TITLE

CONCEPTUAL
LANDSCAPE
PLAN

JOB NO.

26.06

DATE:

3-12-2025

DRAWN:

JM

SCALE:

PER PLAN

SHEET NUMBER

CLP-1

OF 1



AGENDA REPORT

DATE: Planning Commission Meeting of June 18, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Benjamin J. Matlock, Deputy Director of Community Development

SUBJECT: Case No. PLN-PDE-25-0001: City of Yucaipa General Plan Safety Element Update

RECOMMENDATION:

That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Adopt Resolution No. 2025-20, adopting the Safety Element Update to the General Plan, which incorporates the updated Fire Hazard Severity Maps from the state; and
2. Determine that the update to the Safety Element is within the scope of the Environmental Impact Report (EIR) prepared pursuant to the provisions of Section 15168 of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, for the City's General Plan and is further exempt from environmental review pursuant to Section 15061(b)(3), of the CEQA Guidelines; and
3. Adopt the Findings as contained in the Agenda Report; and
4. Direct staff to file a Notice of Determination.

BACKGROUND/DISCUSSION:

A General Plan is a key planning document that shapes the future of the community by providing the direction for growth and changes that will occur, and includes goals, policies and implementation actions that address important community needs ranging from land use and mobility, housing, to public safety. General Plans are required by state law, and in accordance with California Government Code Section 65103(a), each city in California "must periodically review and revise, as necessary, their General Plan." Although it is not embodied in state law, most General Plans, including Yucaipa's, are designed to remain in place for twenty years, with periodical updates made during that period. The City's current General Plan was adopted by the City Council on April 11, 2016, and the Housing Element was last updated in September 2021 to correspond to the 6th Housing Cycle.

The Safety Element is one of the seven mandatory elements of the General Plan. The City recently completed an update to the Safety Element to meet recent requirements from Senate Bill (SB) 1035

SB 1241, SB 379, and SB 99. This update was adopted by Council on July 22, 2024. However, following the adoption, the state released updated Fire Hazard Severity Maps, which amended the locations of High and Very High Fire Hazard Severity Zones, and introduced a new Moderate Fire Hazard Severity Zones.

Pursuant to state law, cities must adopt these updated maps. The City incorporates the Fire Hazard Severity Zones in Figure S-3 of the Safety Element, and designates the Very High Fire Hazard Severity Zone as FR-1 and the High Fire Hazard Severity Zone as FR-2. To meet these requirements, an update is proposed that would modify Figure S-3 to the updated statewide maps, and a new FR-3 designation has been created to correspond to the new Moderate Fire Hazard Severity Area. Associated text within the Safety Element has also been updated to ensure that all necessary references are correct. It should be noted that Ordinance No. 450, as well as a separate Municipal Code-specific Ordinance are also proposed separately to implement the new FR-3 designation.

Additional changes also include the reference of the El Dorado Fire as a recent significant fire in the area, and to support the document formatting with the added text for the FR-3 designation, two new photographs from the El Dorado Fire were also added. As a requirement, these proposed changes are in the process of being reviewed by the State Board of Forestry and Fire Protection.

ENVIRONMENTAL REVIEW:

The proposed Safety Element does not directly result in the development of any parcel of land. An Environmental Impact Report (EIR) was certified by the City Council on April 11, 2016, for the City's comprehensive General Plan update. No changes to the environment have occurred since the preparation of the original 2016 EIR that would require preparation of a subsequent EIR pursuant to Section 15162 of the CEQA Guidelines. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update incorporates the required Fire Hazard Severity Maps update that was developed through CAL FIRE and makes all necessary adjustments to ensure that they are implemented correctly. Instead, the revised Fire Hazard Map would trigger more stringent Fire Department Conditions of Approval for new development, which would increase emergency access and climate resiliency. Therefore, the adoption and actions proposed with the Safety Element update would not result in new significant impacts that were not originally analyzed in the 2016 General Plan EIR.

Attachments:

1. Resolution No. 2025-20
2. Safety Element Update

Approved by:  _____

RESOLUTION NO. 2025 -20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUCAIPA, CALIFORNIA, ADOPTING AN UPDATE TO THE YUCAIPA GENERAL PLAN SAFETY ELEMENT

WHEREAS, the City of Yucaipa (“City”) has undertaken a comprehensive review of the City’s General Plan and prepared a revised long-range vision for the City, referred to as the “Yucaipa General Plan 2016 Update” (also referred to herein as the “General Plan Update”); and

WHEREAS, after notice issued pursuant to the requirements of the Yucaipa Municipal Code, the City Council held a duly noticed public hearing on April 11, 2016, and ultimately approved the comprehensive General Plan; and

WHEREAS, as provided in Government Code Section 65350 et. seq. and Public Resources Code, the update to the City’s Public Safety Element, which is the City’s official title given to the Safety Element, to ensure conformance with state law constitutes a General Plan Amendment (“Project” & Case No. PLN-PDE-25-0001); and

WHEREAS, the City of Yucaipa Public Safety Element incorporates the Fire Hazard Severity Zone (FHSZ) maps developed from the State Fire Marshal’s office, which released new maps on March 24, 2025, and State law requires local agencies to adopt these map updates by July of 2025; and

WHEREAS, the State Board of Forestry and Fire Protection is reviewing the Public Safety Element changes to update the map references relative to the last update that was approved at their meeting of April 9, 2024; and

WHEREAS, the project proponent is the City of Yucaipa, located at 34272 Yucaipa Boulevard, Yucaipa, CA 92399; and

WHEREAS, attached hereto, marked as Exhibit “A” and incorporated herein by this reference, is a proposed amendment to the General Plan of the City of Yucaipa consisting of a revised Public Safety Element; and

WHEREAS, the update is included as part of the City’s General Plan Amendment for the first quarter of 2025; and

WHEREAS, after notice issued pursuant to the provisions of the Yucaipa Municipal Code, the Planning Commission conducted a public hearing on June 18, 2025, at which time all interested parties were given an opportunity to be heard and present evidence regarding the Public Safety Element Update, as set forth in the Planning Commission Agenda Report of that date; and

WHEREAS, following consideration of the entire record before it at the public hearing and upon due consideration of the proposed General Plan Update, the Planning Commission recommended that the City Council adopt environmental findings pursuant to the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 *et seq.*), and recommended that the City Council approve the Public Safety Element Update; and

WHEREAS, on _____, a notice of a City Council public hearing on the Public Safety Element Update was published in the Yucaipa News Mirror; and

WHEREAS, after notice issued pursuant to the requirements of the Yucaipa Municipal Code, the City Council held a duly noticed public hearing on _____, at which time all interested parties were given an opportunity to be heard and present evidence; and

WHEREAS, the Public Safety Element has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.*) (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City’s Local CEQA Guidelines, and that no additional environmental review is required from the certified General Plan Environmental Impact Report. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update incorporates the required Fire Hazard Severity Maps update that was developed through CAL FIRE and makes all necessary adjustments to ensure that they are implemented correctly

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUCAIPA HEREBY RESOLVES AS FOLLOWS:

1. The information set forth in the Recitals above is true and accurate in all respects.
2. Based on the record of proceedings, the City Council hereby finds as follows.
 - A. The State of California requires every municipality to periodically update the Public Safety Element following the adoption of an update to the Housing Element of its General Plan.
 - B. The City’s Public Safety Element incorporates the state’s Fire Hazard Severity Map as part of Figure S-3, Fire Hazard Overlay.
 - C. The state of California has recently released new Fire Hazard Severity Maps that must be adopted by all local agencies, and among their changes, includes a new “Moderate Fire Hazard Severity Zone.”
 - D. The Safety Element and its references to the Fire Hazard Overlays shall be consistent with the state’s Fire Hazard Severity Zones, and the update makes all necessary changes to ensure that references are made.
3. The City Council hereby finds that the 2016 General Plan Environmental Impact Report and all subsequent amendments had been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and, this Council has reviewed and considered the information and finds that no changes to the environment have occurred since the preparation of the original EIR that would require preparation of subsequent EIR pursuant to Section 15162 of the CEQA Guidelines.
4. Pursuant to California Government Code Section 65351, during preparation of an amendment to the General Plan, the planning agency shall provide opportunities for the involvement of citizens, public agencies, civic, educational, and other community groups, through public hearings and other means the City deems appropriate. Such public involvement included public study sessions before the Planning Commission and City Council prior to and upon completion of the draft Housing Element. In advance of each hearing, notices of public hearing were published in the local newspaper, and posted at the City’s official posting places.

5. Pursuant to California Government Code Section 65300.5, general plan policies must be internally consistent, and the City Council finds that the General Plan will continue to be internally consistent upon the adoption of General Plan Amendment No/ PLN-PDE-25-0001.
6. Based on the findings as contained in the Agenda Report, the City Council hereby approves General Plan Amendment No. PLN-PDE-25-0001 and adopts Public Safety Element, in accordance with the Planning Commission recommendation as set forth in the Planning Commission Agenda Report dated June 18, 2025.
7. The Mayor shall sign and the City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED on this _____ day of _____, 2025.

Jon Thorp, Mayor

ATTEST:

Ana V. Sauseda, MMC
Director of General Services/City Clerk



INTRODUCTION

Protecting the public's health, safety, and welfare is a fundamental goal of any municipality, and this goal is a central part of Yucaipa's mission. Yucaipa is committed to protecting its residents from natural and human-caused hazards due to geology, flooding, wildfires, severe weather, air pollution, and climate change. This Public Safety Element is designed to address the community's safety, health, and welfare as they relate to these hazards.

Yucaipans cherish the hills, landforms, and creeks in their community. When coupled with a built environment of homes, buildings, and infrastructure systems, however, these features are also the source of hazards. Earthquake faults that flank the hills can trigger landslides. The streams and rivers that created the "benches" and canyons over time can overflow channels and lead to flooding. The grasslands covering the hills present a risk of wildland fires. Even severe weather can present safety hazards.

In light of these concerns, this Public Safety Element is intended to: 1) recognize the local hazards associated with Yucaipa's natural environment (geology, landforms, waterways, and weather), and 2) identify methods to manage these risks and protect people, property, infrastructure, and structures from harm. As the policies and actions are implemented over the next 20 years, the City of Yucaipa will be increasingly less impacted by disasters, and in the process, become more self-reliant, sustainable, and prosperous.

7

Public Safety Updated 2025

In This Element:

- + Geology and Seismic Safety
- + Flood Safety
- + Fire Safety
- + Emergency Preparedness
- + Severe Weather
- + Noise Hazards
- + Air Quality and Climate Change



General Plan vision themes in this element include:

An attractive, peaceful, and safe community

Health, safety, and well-being of our residents

Purpose and Scope

The Public Safety Element is a state-mandated general plan element that is intended to identify and protect the community from risks due to natural and human-caused hazards. The element addresses the following hazards with associated goals and policies:

- + **Natural Hazards.** Natural hazards include a range of seismic and geologic hazards, flooding hazards, wildland and urban fire hazards, and severe weather, most of which are caused by inclement weather or natural events.
- + **Human-Caused Hazards.** These include air pollution, climate change, and noise hazards that are caused by human activities. Other transportation-related and public safety hazards are addressed in other elements of the general plan.
- + **Emergency Preparedness.** Emergency preparedness refers to the range of procedures, methods, and protocols the City of Yucaipa uses to prepare for emergencies and disasters, respond to them, and recover from them.

Related Plans

Yucaipa's Public Safety Element is implemented by various plans for protecting the community. Some of these plans are provided by the City of Yucaipa; others are provided by other organizations.

- + **Drainage and Flooding.** The City's Master Plan of Drainage (MPD) provides an assessment of drainage and infrastructure needs and a plan for the maintenance and construction of detention basins to protect from flooding hazards.
- + **Fire Service Planning.** The Yucaipa Fire Department, through a contract with the California Department of Forestry and Fire Protection (CAL FIRE), prepares a fire services plan to provide fire protection and emergency medical services to the city.
- + **Local Hazard Mitigation Plan (LHMP).** Yucaipa's LHMP identifies hazards and establishes a plan to prepare for emergencies and disasters and mitigate potential impacts, developed in accordance with the Disaster Mitigation Act of 2000 and FEMA's Local Hazard Mitigation Plan guidance. The LHMP identifies and profiles hazards, analyzes the people and facilities at risk, and provides mitigation actions to reduce or eliminate hazard risk. These mitigation actions include short and long-term strategies, with planning, policy changes, programs, projects, and other activities. The link to the plan is <https://yucaipa.gov/disaster-preparedness/>
- + **Emergency Operations Plan.** The City's Emergency Operations Plan provides a comprehensive organizational and procedural guide for preparing for, responding to, and recovering from natural disasters or human-caused emergencies.

The next sections provide context for each topic, followed by goals, policies, and programs to achieve the General Plan vision.



GEOLOGIC AND SEISMIC SAFETY

The City's location in the Yucaipa Plain, and the Crafton and Yucaipa Hills, coupled with the many streams that flow through the community, has contributed to its naturally undulating terrain. The natural forces (flooding, earthquakes, winds, etc.) responsible for Yucaipa's unique terrain also have the potential to damage structures, roads, and utility systems as well as threaten people.

Geologic Hazards

The City rests primarily on alluvium deposited by the Yucaipa Creek and its tributaries. Older deposits consisting of alluvial fan conglomerate and other decomposed, clay-rich alluvia cover Central Yucaipa and Dunlap Acres. Younger alluvial deposits cover the river wash areas and Dunlap Acres west of Oak Glen Road. Parts of west Yucaipa are on Reservoir Canyon Hill, which is composed of crystalline rocks and older alluvium. Crafton Hills and Yucaipa Hills are composed of crystalline and metamorphic rock.

Yucaipa's geologic setting can, under certain circumstances, present hazardous conditions. These hazards are most frequently triggered by seismic or flood events.

- + **Unstable Soils.** Yucaipa's clay soils and young, relatively low-compacted soils can shrink or swell depending on moisture content. This occurs particularly during flood or earthquake. Structures on these soils may experience shifting, cracking, and breaking damage as soils shrink, subside, or expand. Unstable soils are primarily adjacent to the drainage courses.
- + **Slope Instability.** Slope failures occur most often along steep canyons, hillsides, and channels and can be triggered by flooding and earthquakes. Although Yucaipa has a low to moderate potential, landslides have occurred in Crafton Hills and in northern Yucaipa. These areas are also subject to a higher risk of mud/debris flow due to the topography.
- + **Ground Subsidence.** Ground subsidence involves the settling of ground surface due to extraction of oil, gas, or groundwater. Although Yucaipa does not have extraction fields, the Yucaipa Basin is in overdraft and thus has a low to moderate potential for ground subsidence throughout the community. Isolated cases of ground subsidence have occurred in the past.
- + **Soil Corrosiveness.** Many studies in Yucaipa have documented the presence of corrosive soils, which are those with a low pH. Corrosive soils can be responsible for premature eroding of buried metal pipes and concrete foundations. In terms of location, Yucaipa's soils can be corrosive on its adjacent hillsides, in Central Yucaipa, and portions of Dunlap Acres.



Excessive rainfall after a fire can lead to slope instability and mud/debris flows.



Seismic Hazards

Yucaipa is in a seismically active region. The San Andreas Fault and San Jacinto Fault Zone accommodate up to 80% of the slip rate between the North American and Pacific plates. The San Bernardino segment of the San Andreas transects the northern portion of the community along the base of Yucaipa Ridge. The San Andreas is the dominant fault in southern California and is capable of producing an 8.0 magnitude (M) earthquake, which is also capable of threatening property and lives.

Yucaipa has surface traces of active faults capable of producing damaging earthquakes. The Chicken Hill Fault runs through west Yucaipa and parallels Oak Glen Road south of Yucaipa Boulevard. The Crafton Hills Fault runs along the southeast front of the Crafton Hills of Yucaipa. Northern Yucaipa is also transected by a series of fault lines, designated Alquist-Priolo Zones (AP zones). Among others, recent earthquakes include:

- + 2008 Chino Hills earthquake (M5.5)
- + 2005 Yucaipa earthquake (M4.9)
- + 2003 Big Bear earthquake (M5.4)
- + 2003 Yucaipa earthquake (M5.2)
- + 2001 Yucaipa earthquake (M5.1)
- + 1998 Crafton Hills earthquake (M4.5)
- + 1994 Highland earthquake (M5.0)

Seismic hazards depend on the fault, soil types, and water table. Geologic hazards in Yucaipa include:

- + **Ground Shaking.** Yucaipa is subject to severe ground shaking due to fault ruptures along many of its active faults. The most intense shaking that could damage structures is expected from the San Andreas Fault, which passes along northern Yucaipa. Additional shaking could also occur adjacent to or near the many active faults and trace faults crossing the community.
- + **Liquefaction.** Yucaipa is generally susceptible to liquefaction, which is the loss of the strength or cohesion of soil. This can occur on young, loose, unconsolidated sediments. Whereas much of the City has liquefaction concerns, the only area at high risk of liquefaction is near Mill Creek Canyon, where groundwater levels are within 50 feet of the surface.
- + **Seismically Induced Settlement.** Much of Yucaipa is underlain by young, unconsolidated alluvial deposits and artificial fill that may be susceptible to seismically induced settlement. Sparse information is available on historical occurrences. This hazardous condition is most likely to occur in the Dunlap Acres planning area, portions of the North Bench, and along creeks.



Protecting Our Community

Protecting Yucaipa from the threat of geologic hazards is achieved through the identification of hazards, mitigation of structures at risk, enforcement of building codes and development standards, and public education and emergency preparedness.

Hazard Identification

The City of Yucaipa has established a Geologic Hazard Overlay District in the Municipal Code for designated areas within the community where active faults, liquefaction, subsidence, and mudflows may present a threat to structures, property, and people. **Figure S-1, Geologic Hazard Overlay District**, designates the general location of potential geologic and seismic hazards in Yucaipa.

Geotechnical Study

For building and structures proposed within the Geologic Hazards Overlay District or other areas required by the City Building Official, a geotechnical hazard study is required as part of the application. The geotechnical study must document the potential for geologic and seismic hazards in accordance with local regulations and state law. Seismic hazard mitigation measures identified by the geotechnical study, overlay district, or City Building Official must be incorporated into the project design prior to approval.

Structures at Risk

Advances in engineering techniques and building codes have reduced the threat of seismic-related collapse in new buildings. However, buildings built before modern seismic standards are at risk — unreinforced masonry, precast concrete tilt-up walls, soft-stories, and nonductile concrete frames. Of particular concern are Yucaipa's 42 mobile home parks. Critical infrastructure (gas, water, electric lines, and aboveground water storage reservoirs) can also be damaged during an earthquake. The City is pursuing programs to upgrade facilities, infrastructure, and housing units.

Building Codes and Development Standards

Proposed projects in the Geologic Hazards Overlay District must adhere to California building codes and state law. These codes provide minimum standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other features to mitigate the effects of earthquakes. State law provides additional seismic safety standards for schools, hospitals, infrastructure, and critical facilities. Seismic hazard mitigation measures are included.

Adherence to the following goal and policies will help mitigate potential harm from Yucaipa's geologic and seismic hazards.



GOAL S-1: GEOLOGIC AND SEISMIC SAFETY

Adequate protection of public health and safety; property; and economic, social, and service functions from seismic and geologic hazards.

Policies

- S-1.1 Geologic Hazard Identification.** Maintain and continuously update the City's geologic and seismic hazards map in concert with updates from the California Geologic Survey and local surveys.
- S-1.2 Geotechnical Analysis.** In areas within the City's Geologic and Seismic Hazards Overlay District or as required by the Building Official, require development proposals to include a geotechnical hazard analysis.
- S-1.3 Alquist-Priolo Act.** Enforce development requirements, such as seismic study analyses, project siting, and project design features for proposed developments near active faults pursuant to the Alquist-Priolo Act.
- S-1.4 Building Codes.** Require adherence to the latest California Building Codes and regulations in the Geologic and Seismic Hazards Overlay District; update local codes periodically for the latest advances.
- S-1.5 City Critical Infrastructure and Facilities.** Locate, design, maintain, and upgrade critical infrastructure and facilities (police, medical facilities, fire, roads, reservoirs, etc.) to required seismic safety standards.
- S-1.6 Other Critical Infrastructure and Facilities.** Encourage Caltrans, CAL FIRE, schools, utility companies, and other relevant agencies to comply with seismic safety standards for critical infrastructure and facilities.
- S-1.7 Retrofitting Buildings.** Encourage owners of potentially hazardous buildings (e.g., mobile homes) to assess seismic vulnerability and conduct seismic retrofitting as necessary to improve resistance to earthquakes.
- S-1.8 Natural Topography.** Limit grading for future developments to the minimum amount needed to preserve Yucaipa's natural topography, preserve vegetation, and maintain soil and slope stability.
- S-1.9 Public Education and Preparedness.** Compile and distribute earthquake preparedness information to Yucaipa residents and business owners; conduct periodic inspections and preparedness events.



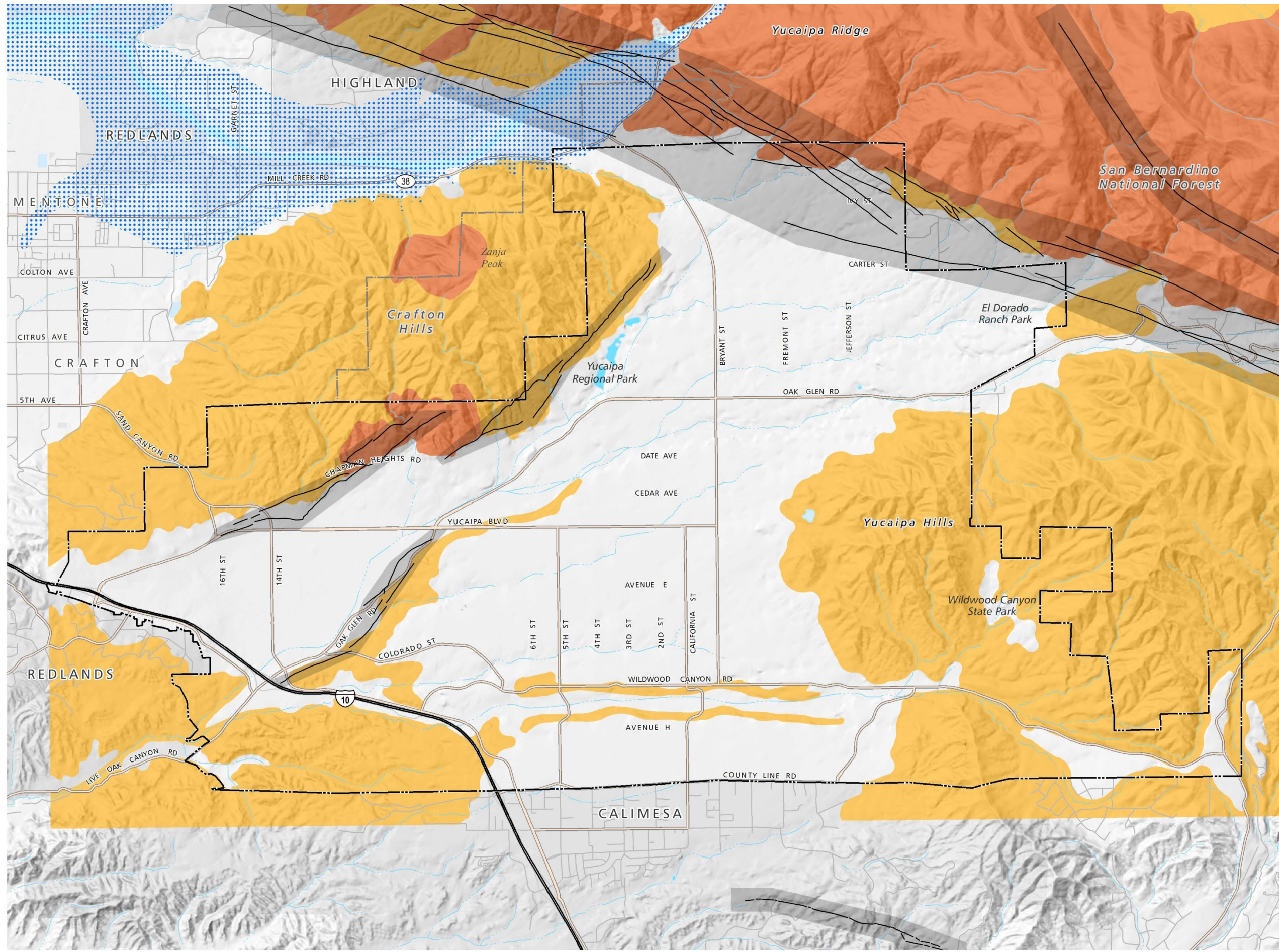


Figure S-1b
**GEOLOGIC HAZARD
OVERLAY DISTRICT**

- City Limits
- Yucaipa Sphere of Influence
- Earthquake Hazard**
 - Fault Line
 - Alquist Priolo Fault Zone
- Liquefaction Susceptibility**
 - Most Susceptible
- Landslide Susceptibility**
 - Generally Susceptible
 - Most Susceptible

Note:
The Geologic Hazard Overlay District shall be designated in areas which are on or adjacent to active earthquake fault traces, in areas where landslides, mudslides and subsidence are prevalent, and where liquefaction of the soil is associated with earthquake activity.

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FLOOD SAFETY

Floods are natural and recurrent events that generally do not pose a hazard in an undeveloped area; it is only when floods interact with the built environment—typically, structures built in the floodplain, where they obstruct floodwaters—that they become hazardous to property, structures, and people.

Natural Setting

Yucaipa is bisected by several waterways. Wilson Creek runs in a southwesterly direction and Wildwood Creek runs to the southeast. Drainage occurs through many small, fluctuating creeks—Yucaipa Creek, Oak Glen Creek, Chicken Springs Wash, Spoor Creek, and Gateway Wash. Wilson and Wildwood creeks and their tributaries converge in Live Oak Canyon, west of Interstate 10, and then flow to the San Timoteo River.

Yucaipa has generally warm to dry weather and averages only 20 inches of rainfall annually. Therefore, most of the creeks are dry during most of the year, except along their upper reaches, which may have small, sustained year-round flow. However, Yucaipa is also subject to intense local storms. Floodwaters from the upper reaches of the mountains converge in Yucaipa's waterways, creating the potential for flooding and safety hazards.

During the late 1960s, Yucaipa storms caused widespread damage to roads, homes, utilities, and property. Since then, the City has completed multimillion-dollar projects to protect the community from flooding. Although channel improvements have significantly reduced the occurrence and severity of flooding, storms continue to cause local flooding. Recent flooding events include:

- + 2011 January Flash Flood/Mudslides
- + 2010 January Flash Flood/Mudslides
- + 2005 August Flash Flood
- + 2002 November Flash Flood
- + 1999 August Flash Flood
- + 1995 January Storm
- + 1993 February Storm
- + 1992 Winter Storms

To prevent and control flooding, Yucaipa and the San Bernardino County Flood Control District manage a network of channels, detention basins, and other flood control infrastructure. More than 28 miles of drainage infrastructure, a dozen detention basins, and natural streams divert floodwaters and recharge groundwater. Additional facilities and flood protection infrastructure are planned. **Figure S-2a, Drainage and Recharge Facilities**, shows areas capable of accommodating floodwaters and groundwater recharge.



The 2010 flash floods damaged roadways and homes in Yucaipa.





The 2010 storms flooded low water crossings and created safety hazards.

Flood Hazards

Because of Yucaipa's steep terrain and seasonal storm events, the community is subject to a wide range of flooding hazards. The predominant flooding hazards are riverine flooding, mudflows, dam inundation, and urban flooding. These flooding hazards are described below and mapped on subsequent pages.

Riverine Floods

Riverine flooding is the most prevalent flood hazard in Yucaipa and the source for the most devastating floods in the city. Yucaipa has many fluctuating waterways—Yucaipa Creek, Oak Glen Creek, Wildwood Creek, Chicken Springs Wash, and Spoor Creek. Although generally dry, these creeks can quickly accumulate water during storm events, as intense rainfall at higher elevations in the Yucaipa Ridge or Crafton Hills converges downstream in Yucaipa. These floods can overflow channels or adjacent floodways, quickly creating hazardous conditions for residents and motorists.

The Federal Emergency Management Agency (FEMA) is responsible for identifying flood hazards for communities across the nation. FEMA prepares maps that delineate Special Flood Hazard Areas—a 100-year and 500-year flood event. A 100-year flood is a flood event that has a 1% probability of occurring in any given year; a 500-year flood has 0.2% probability of occurring in any given year. The California Department of Water Resources also has identified areas prone to a 100-year flood using approximate assessment procedures, without specific depths and other flood hazard data. These maps are not FEMA regulatory floodplain maps.

Mudflow/Debris Flow

A mud/debris flow refers to a moving mass of loose mud, sand, soil, rock, water, and air that travels down a slope under the influence of gravity. A mud/debris flow can also flow down a stream, ravine, canyon, arroyo, or gulch. These flows develop when water rapidly accumulates in the ground during heavy rainfall or rapid snowmelt, changing loose earth into a flowing river of mud. Mud/debris flows can travel miles from the source, growing as they pick up trees, boulders, cars, and other materials.

Generally, areas most susceptible to mud/debris flow include steep slopes, landforms subject to erosion, and river channels. In areas burned by forest and brush fires, a lower threshold of rainfall may trigger mud/debris flows. In the past few decades, Yucaipa has experienced many smaller mud/debris flows and landslides along the Crafton Hills, northern Yucaipa, the Yucaipa Hills, and Oak Glen area that have damaged structures and roads. Planning for these situations is an essential post-fire recovery operation.

Figure S-2b, Floodplain Safety Overlay District, shows Yucaipa's potential safety hazards of riverine flooding and dam inundation.

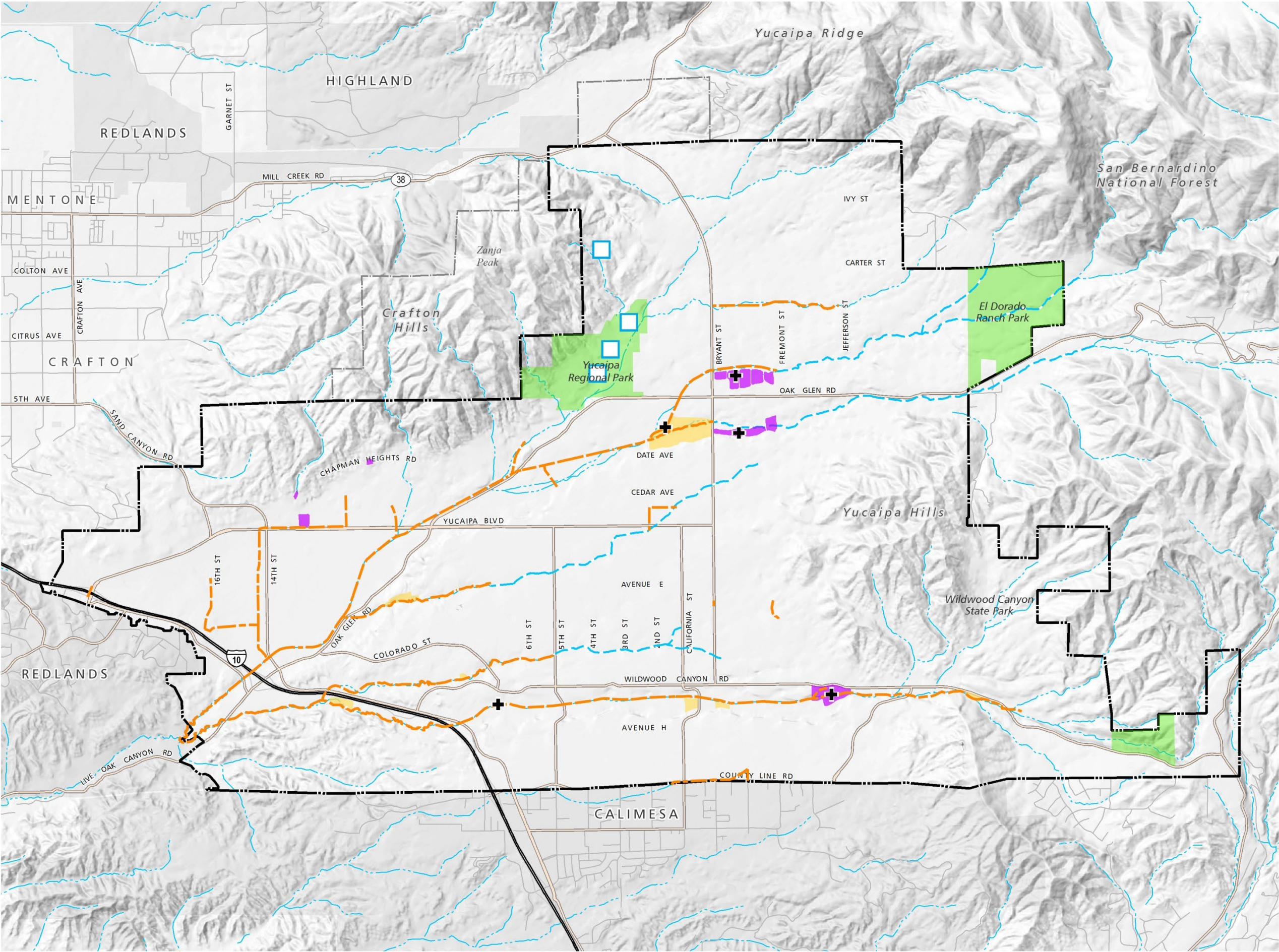


Figure S-2a
**DRAINAGE AND
RECHARGE FACILITIES**

- City Limits
- Yucaipa Sphere of Influence
- Existing Drainage Basin
- Proposed Drainage Basin
- Open Space/Park Groundwater Recharge Areas
- Reservoir
- Drainage Channel
- Natural Drainage Channel
- Potential Groundwater Recharge Facility

Note: Where streams/rivers overlap with the drainage channels, the facilities have been channelized.

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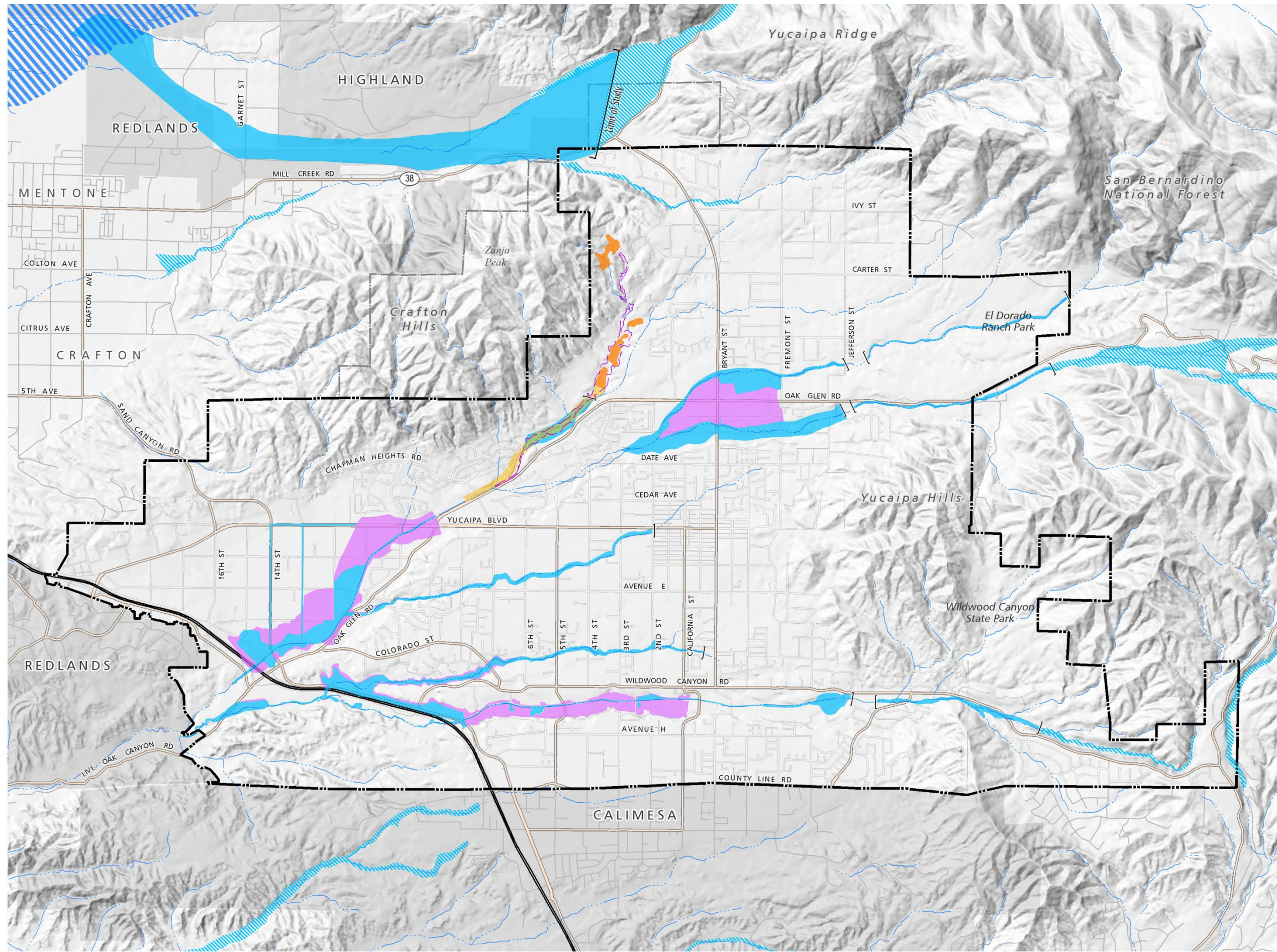
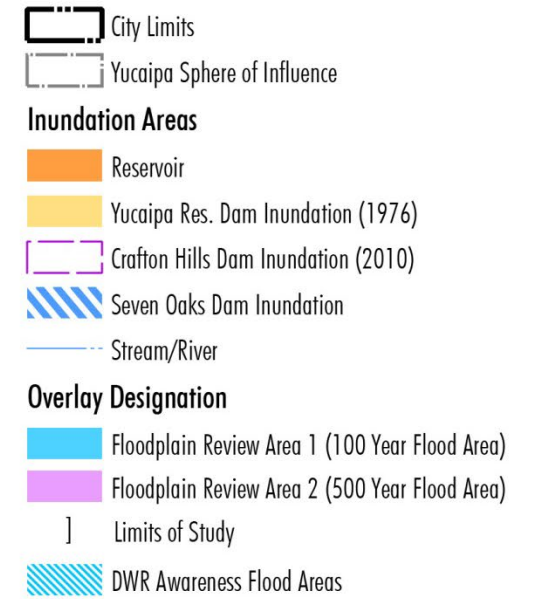


Figure S-2b
FLOODPLAIN SAFETY
OVERLAY DISTRICT



Notes:

1. Floodplain Review Area 1 (FP1): FP1 shall include all areas subject to a 100-year flood as defined by the Federal Flood Insurance Regulations and the Federal Emergency Management Agency (FEMA).
2. Floodplain Review Area 2 (FP2): FP2 shall include all areas between limits of the 100-year flood and subject to a 500-year flood, and certain areas subject to 100-year flooding with an average depth of less than one foot or where the contributing drainage areas are less than one square mile, or areas protected by levees from the base flood.
3. DWR Awareness Flood Areas: The Department of Water Resources has identified areas for potential 100-year flooding that may warrant further studies or analysis to assess the risk of flooding for regulatory purposes, and land use planning.
4. Delineation of FEMA flood zones continues to change in accordance with federal regulations and local flood control projects.

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Dam Inundation

Yucaipa has four open reservoirs. Built in 1978, three reservoirs are located in Yucaipa Regional Park and serve recreational purposes. These dams are owned and operated by the San Bernardino Valley Municipal Water District. The fourth reservoir is located in Crafton Hills, above the Yucaipa Regional Park. Originally built in 2001, the Crafton Hills Dam was improved in 2013, and the reservoir was tripled in size in 2014. An intertie along Mills Creek diverts water from the State Water Project to fill the expanded Crafton Reservoir.

Dam inundation refers to flooding when water retention structures and dams fail during an earthquake or other emergency. In the event of an earthquake or other catastrophic event, these reservoirs present a remote risk of failure or breach. In that event, floodwaters would extend southward along Oak Glen Road, potentially affecting 50 homes in Chapman Heights. To mitigate this hazard, dams are required to pass safety standards and annual inspections by the California Department of Water Resources.

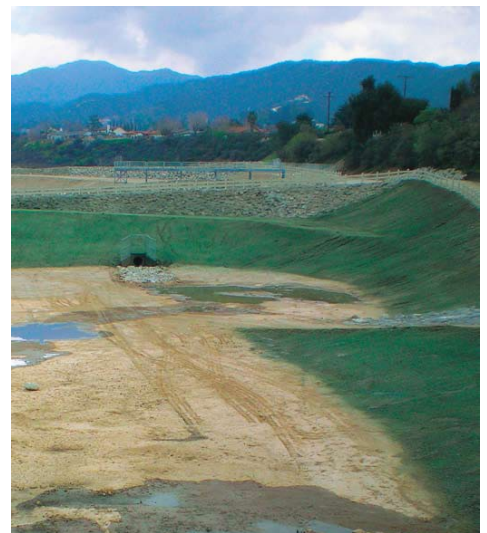
The City of Yucaipa has additional closed reservoirs (either above or below grade) that are owned, operated, and maintained by the Yucaipa Valley Water District, Western Heights Water Company, and South Mesa Water Company. During a significant natural disaster, these reservoirs could fail and lead to localized inundation, although to a significantly lesser degree than dams. Water districts are required to ensure that closed reservoirs are built, maintained, and retrofitted in accordance with state safety standards.

Urban Flooding

Urban flooding refers to the built environment of the city. Although Yucaipa's flood control and drainage infrastructure direct the majority of floodwaters, flooding during intense storms is inevitable due to the volume of water draining from the mountains. Moving debris can quickly overwhelm or impede well-designed channels and basins, spilling onto streets and property. Typically, storm drains are designed for normal rainfall and provide protection from a normal storm event. However, when larger storms occur or storm drains are blocked, flooding may occur.

Several areas in Yucaipa are more susceptible to urban flooding. In particular, Dunlap Acres and areas below the confluence at Yucaipa Creek and Wildwood Creek are subject to flooding. Areas where roads decline below grade (low water crossings) or where limited infrastructure is in place are also susceptible to flooding. The City continues to invest in flood control projects (detention basins, storm drains, streets, and sidewalks, etc.) to reduce flood risks. However, due to Yucaipa's unique topography and built environment, urban flooding remains a concern in Yucaipa.

Yucaipa continues to prioritize flood control projects to reduce potential flooding hazards. The \$6.1 million Oak Glen Creek Basin Project, \$7.2 million Wildwood Creek Basin Project, and other projects have significantly reduced flooding hazards in Dunlap Acres and other areas of the community.



Completion of the Oak Glen Creek Basins resulted in lifting floodplain restrictions for most properties in Dunlap Acres.



Protecting Our Community

Yucaipa protects the community from flooding hazards through the identification of hazards, enforcement of building codes and development standards, implementation of a master plan of drainage and capital improvements, and participation in mutual aid agreements, described below.

Hazard Identification

Yucaipa's Municipal Code has a Floodplain Safety Overlay District that corresponds to FEMA 100-year and 500-year floodplains. These are included on these flood zone boundaries. The Floodplain Safety Overlay District Map identifies areas within Yucaipa needing additional protection from flooding hazards. Floodplain Review Area 1 (FP 1) includes areas subject to a 100-year flood. Floodplain Review Area 1 (FP2) includes all areas between limits of the 100-year flood and subject to a 500-year flood.

Building Codes and Development Standards

Proposed development projects within the Floodplain Safety Overlay District must be designed to meet applicable California building codes and required amendments. Additional mitigation measures for flood hazards may be required, including structure anchoring, construction materials and methods, utility standards, and others as required by the Floodplain Safety Overlay District. Projects must also comply with requirements of the National Flood Insurance Protection Floodplain Management program.

Master Plan of Drainage

The City continuously works on flood control projects to remove properties from delineated floodplains/ floodways and works with FEMA to make map revisions in accordance with federal law. Yucaipa's Master Plan of Drainage (MPD) and the City's capital improvement program outlines planned improvements to flood control infrastructure— including detention basins, desilting basins, flood channel stabilization, and improvements to drainage facilities and infrastructure needed to provide protection from flooding events. MPD projects are consistent with the Hazard Mitigation Plan and Yucaipa's annual Capital Improvement Program.

Mutual Aid Agreements

Yucaipa maintains mutual aid agreements that provide for voluntary cooperative efforts and provision of services from other agencies when local capabilities are exceeded during an emergency. Yucaipa has mutual aid agreements with adjacent jurisdictions, San Bernardino County Flood Control District, Yucaipa Valley Water District, the State of California, federal agencies, Yucaipa-Calimesa Joint Unified School District, and American Red Cross, etc. The California Emergency Management Agency also provides coordination and funding to local disaster areas.



GOAL S-2: FLOOD SAFETY

A community well versed in flood control hazards and protected from or minimally disrupted by flooding and inundation hazards.

Policies

- S-2.1 Flood Hazard Identification.** Maintain and continuously update the City's floodplain safety hazards map in concert with FEMA map amendments and improvements to local drainage facilities.
- S-2.2 Floodplain Development.** Promote the dedication of land within the 100-year floodplain and adjacent areas for park, multi-purpose trails, recreational uses, open spaces, and habitat conservation/mitigation.
- S-2.3 Land Use Regulations.** Prohibit development of new essential and critical facilities and lifeline services in the 100-year floodplain. Prohibit facilities that use, store, transport, or dispose of hazardous materials from developing in the Floodplain Safety Overlay District.
- S-2.4 Building Codes.** Require adherence to the latest building, site, and design codes in the California Building Code, FEMA flood control guidelines, and Floodplain Safety Overlay District to avoid or minimize the risk of flooding hazards in the community.
- S-2.5 Special Flood Hazard Areas.** Support policies, procedures, and recommendations of the National Flood Insurance Program for SFHAs with respect to zoning, subdivision, building codes, and overlays.
- S-2.6 Flood Control Facilities.** Prioritize and fund maintenance and construction of improvements to drainage facilities and roadways identified in the City's Master Plan of Drainage and Hazard Mitigation Plan.
- S-2.7. Stormwater Runoff.** Require new developments that add substantial amounts of impervious surfaces to integrate low impact development best management practices to reduce stormwater runoff.
- S-2.8 Interagency Coordination.** Establish and maintain cooperative working relationships among public agencies with responsibility for flood protection, including San Bernardino County Flood Control District, County Public Works, and other entities.
- S-2.9 Public Education and Preparedness.** Compile and distribute flooding prevention information to Yucaipa residents and business owners; conduct periodic inspections and preparedness events.



FIRE SAFETY

Yucaipa is subject to a range of urban fire hazards due to its built environment—its buildings, roads, and adjacency to other cities. Yucaipa’s dry weather conditions, topography, high winds, and vegetation also place the city at a very high risk of wildfire. Left uncontrolled, fires have the potential to damage or destroy structures, roadways, and utility systems and disrupt the economy.

Fire Hazard Setting

Yucaipa’s fire hazard responsibilities include response to urban fires, wildland fires, and emergency medical response.

Urban Fire

Yucaipa’s built environment has a medium to low fire hazard. Developed areas include some apartments, offices, mercantile, and industrial occupancies not normally requiring extensive rescue. Lower-hazard occupancies include a one-, two- or three-family dwellings, scattered small business, and industrial occupancies. Each year, Yucaipa averages 350 fires, including 100 vegetation fires, 100 structure fires, 75 vehicle fires, and 75 miscellaneous fires. Most urban fires can be extinguished within a few hours.

Yucaipa’s fire service responsibilities extend beyond firefighting suppression to include a range of paramedic and lifeline services. Approximately 70% of CAL FIRE calls (more than 7,000 calls annually) are for medical services. The Fire Department also responds to about 500 traffic collisions each year. Because of Yucaipa’s demographics and the nature of fire service calls, the provision of licensed paramedics trained in advanced life support during emergencies has become increasingly important.

Yucaipa Fire maintains aid agreements with surrounding agencies to provide assistance during and after a fire emergency. Automatic aid agreements are in place with the City of Redlands Fire Department and Riverside County Fire Department. Yucaipa Fire maintains mutual aid agreements with the US Forest Service for wildland areas north and east of Yucaipa. Mutual and automatic aid agreements are also in place with the San Bernardino County Fire Department. Yucaipa Fire also maintains a cooperative agreement with the San Bernardino County Fire Department.

The Insurance Service Office (ISO) is a leading source of information about property casualty insurance risk for local government. ISO helps establish fire insurance premiums for residential and commercial properties based in part on a city’s fire protection. ISO rankings are based on four criteria: a community’s emergency communications, fire department equipment and operations, and water supply. ISO rates each community’s fire suppression system on a 10-point scale, with one (1) being the highest ranking that can be achieved. Yucaipa maintains a Class 3 ISO rating.



Wildland Fire

Wildland fire is a critical concern in Yucaipa. Expansive open areas are susceptible to destructive wildland fires, which can be exacerbated by dry weather and Santa Ana winds. The National Fire Plan designates Yucaipa as a “community at risk” of high wildland fire hazard (CAL FIRE 2014). Vegetation fuel types in the City include annual grasses and a variety of brush with low fuel moisture that are highly susceptible to and capable of carrying fire.

Since 2000, the City of Yucaipa has experienced many wildland fires due to natural causes, human error, and arson. Over the past decade, all of the notable fires have occurred in hillsides surrounding Yucaipa. According to CAL FIRE, USFS, and USGS, notable fires include:

- + 2020 El Dorado Fire Burned 22,744 acres
- + 2015 Mill 2 Fire burned 35 acres
- + 2013 Mentone/Yucaipa Fire burned 534 acres
- + 2011 Mill Fire burned 100 acres
- + 2009 Pendleton Fire burned 860 acres
- + 2009 Oak Glen Fire burned 1,015 acres
- + 2009 Crafton Hills Fire burned 350 acres
- + 2007 Yucaipa Ridge Fire burned 280 acres
- + 2007 Jefferson Fire burned 125 acres

Responsibility for wildland fire prevention and suppression includes the city, state, and federal government. The federal government has the primary responsibility in Wildwood Canyon, Yucaipa Hills, and National Forest. These “federal responsibility areas” (FRA) total 8% of the acreage within the City and sphere of influence. Areas where the State of California has primary responsibility (called “State Responsibility Areas” or “SRA”) comprise 17%, primarily in the Crafton Hills and El Dorado Ranch Park. Local responsibility areas comprise most of the developed areas in Yucaipa.

According to CAL FIRE, half of the City of Yucaipa is designated as a Very High Fire Hazard Severity Zone (VHFHVS) based on fuels, terrain, and weather. These lands are characterized by fire-prone land cover—primarily valley grasslands, mixed chaparral, and shrub communities. Significant residential growth is planned over the buildout of Yucaipa; however, approximately 5,200 units will be located in a VHFHVS. Of those total units, only a fraction is permitted within SRA lands (~200 units) or within FRA lands (~150 units), which are protected by CAL FIRE and the US Forest Service, respectively.

The City of Yucaipa designated fire-prone areas with a fire safety overlay district, which incorporates the most current version of the state’s map of Fire Hazard Severity Zones. **Figure S-3, Fire Safety Overlay District**, designates these areas as FR-1 (Very High Fire Hazard Severity Zones) and FR-2, which are lands vulnerable to fire due to proximity to FR-1 areas. FR-3 areas correspond to Moderate Fire Hazard Severity Zones.





Protecting Our Community

CAL FIRE provides fire service protection for Yucaipa in accordance with its Unit Fire Plan and service contract covering the entire city and surrounding State Responsibility Area. The following section describes CAL FIRE services, City requirements for adequate infrastructure, and municipal code requirements for land uses citywide and in the fire service overlay districts.

Fire Stations

CAL FIRE provides fire suppression and paramedic services for Yucaipa services from three permanent local stations and one reserve station in Oak Glen (volunteer staffed). Table 1 shows Yucaipa's fire stations locations, equipment, and staffing.

Table S-1 Fire Services

Station and Location	Equipment	Daily Staffing
Cal-Fire Station Fire Station No. 1 11416 Bryant	• 1 Front Line Type I Fire Engine • 2 Front Line Type III Fire Engines • Fire Station Heliopad • Utility (Quick Response Rescue)	Each Type I engine is ALS municipally staffed with minimum 3-person crew—incl. 1 captain, 1 engineer, and 1 firefighter. (one paramedic-qualified).
Crafton Station Fire Station No. 2 32664 Yucaipa	• 1 Front Line Type I Fire Engine • 1 Reserve Type I Fire Engine • 1 Type II Fire Engine	Each Type III engine is minimum staffed with 3-person crew, incl. 1 captain or engineer and 2 firefighters.
Wildwood Station Fire Station No. 3 34259 Wildwood	• 1 Front Line Type I Fire Engine • 1 Reserve Type I Fire Engine • 1 Utility (Pick up)	
Oak Glen Station (Volunteer) 11877 Oak Glen	• 1 Type III Fire Engine • 1 Type IV Fire Engine • 1 Type II Water Tender	Varied staffing depends on available reserve (volunteer) firefighters

Yucaipa has opted for the CAL FIRE staffing of 3-person crews, plus an assigned Fire Captain at all times on each engine. Through agreements with cooperating fire departments and assigned Yucaipa fire engines, CAL FIRE makes available a total of 4 to 5 fire engines plus a chief officer on a standard structure fire response depending on the reported type of structure, for a total complement of 13 to 16 personnel. Staff arriving at an incident is paramedic qualified and can provide advanced life support services.

Yucaipa Fire strives to meet National Fire Protection Association (NFPA) standards for responding to fire and other emergencies. NFPA recommends that first responders arrive at the fire scene in five minutes or less at least 90% of the time. Response time is measured from the time of the 911 call to arrival at the scene. Yucaipa Fire currently averages about five minutes to all parts of the city, including the Wildwood Canyon and Oak Glen areas.

Over the past several years, Yucaipa Fire has seen an increase in the number of medical aid calls, which have impacted resource deployment

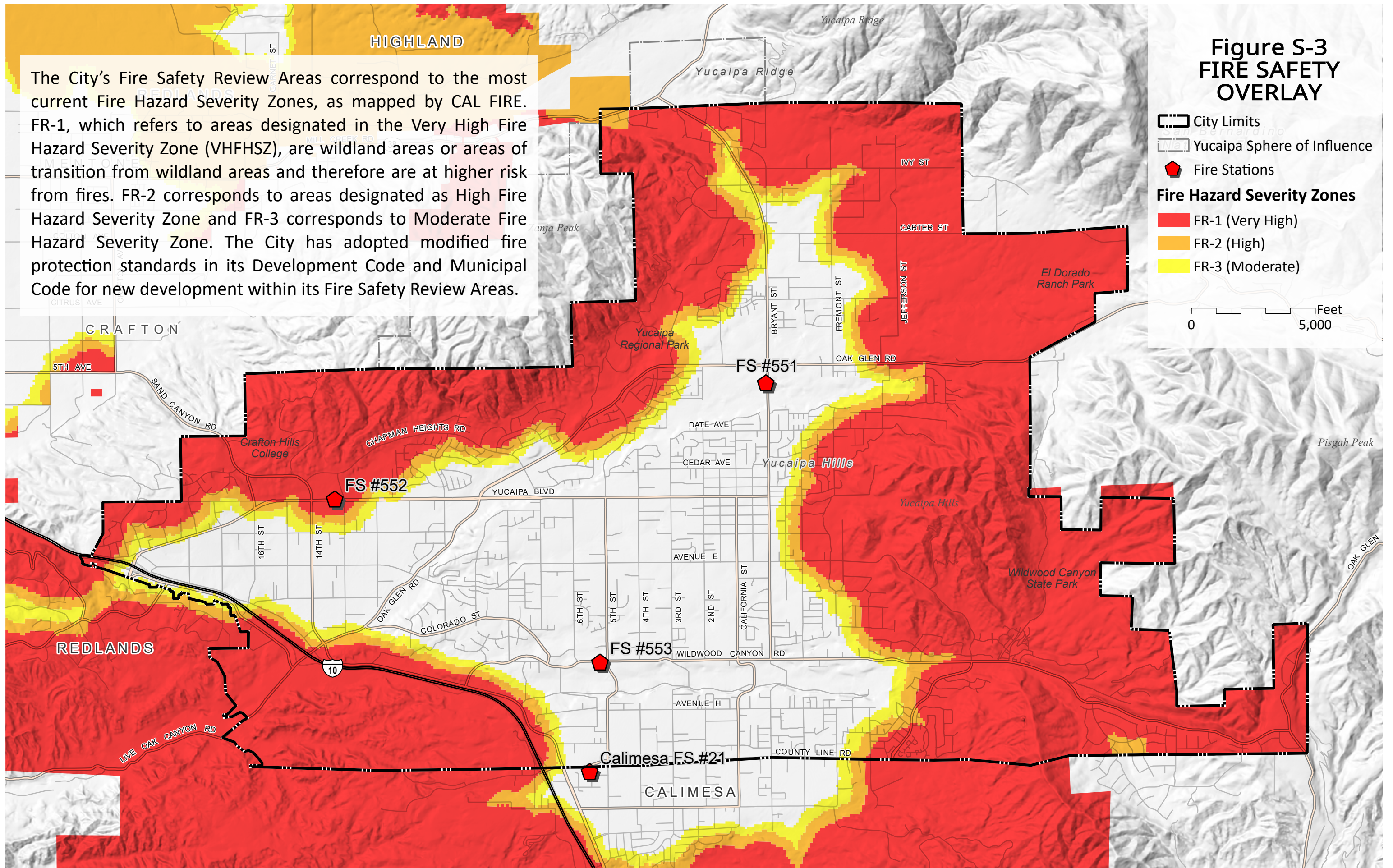


and “high time on task” efforts that result in a corresponding increase to response times. As a result, the City has identified a need for a dedicated medical squad that can result in better resource deployment.



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Water Supply

Adequate and reliable water supplies are essential to suppress fires. Yucaipa adheres to fire infrastructure and flow requirements in accordance with the California Fire Code (2013), National Fire Protection Association standards, and local standards. Table S-2 shows the City's fire flow standards for new development projects.

Table S-2 Fire Flow Standards for New Development

Type of Development	Flow (gpm)	Duration (hours)	Fire Hydrants
Detached Single Family Residential	1,500	2	2
Attached Multifamily Residential	3,000	2	3
Light Commercial/Industrial (incl. schools)	3,000	3	3
Heavy Commercial/Industrial	5,000	4	4

Source: Yucaipa Valley Water District, 2015

Note: The City requires new projects in undersupplied areas to provide fire sprinkler systems and adequately sized on-site reservoirs to provide fire flow requirements

Yucaipa's water system (water lines, tanks, pump stations, etc.) is sized to handle the highest demand on the system. This is calculated assuming a worst-case scenario for the fire hydrant farthest from the connection to the distribution system, at the highest elevation, assuming the supply reservoir is half full. Water pipes are sized to allow a maximum daily flow plus fire flow that provides a residual pressure of 20 psi (pounds per square inch) and maximum velocity of 10 fps (feet per second) system wide.

Yucaipa's water system provides adequate water supply, although some areas may comply with lower standards in effect at that time. CAL FIRE maintains fire pre-plans (included in each assigned fire engine) that address water shortages, building types/construction types, water sources, and other features of the area in question. When a response is initiated in these areas, the Incident Commander can request additional water resources (e.g., water tenders, mutual aid, aerial support, etc.) as needed.

Water supplies can be interrupted or curtailed due to drought, fire, earthquake (which damage facilities and infrastructure), or power failure. In case of emergency, YVWD maintains backup generators for critical infrastructure to avoid supply interruptions. YVWD can maintain or supplement water supplies through interties with adjacent water companies or standby production wells. Critical facilities are compliant with state seismic safety standards.

In cases of extended-attack fires or wildland fires, CAL FIRE uses a triage of strategies. CAL FIRE maintains *emergency land use agreements* with the County and Yucaipa Valley Water District to draw water from Yucaipa Reservoir, Crafton Hills Reservoir, and Yucaipa Regional Park. Water tenders are used to transport water to a fire when hydrants or other supplies are not near the fire. Cooperative agreements with other agencies are also employed.





The City is currently developing a map that identifies residential developments in hazard areas that do not currently have at least two emergency evacuation routes identified.

Fire Access Standards

Yucaipa's has adopted the California Fire Code (CFC) with amendments to address local fire hazard concerns. Specific requirements for fire access include:

- + **Roadway Design.** Access roads and public and private streets shall not exceed a 12% grade, be capable of supporting 75,000 pounds, and built with all-weather driving capabilities
- + **Subdivision Access.** Subdivisions must have two points of vehicular ingress and egress from streets, one of which may be used for emergency purposes only.
- + **Road widths.** Roads shall be at least 24 feet wide citywide and allow for 2-way traffic and 26 feet in FR1 areas; emergency vehicle access only is required to have a 20-foot minimum.
- + **Bridge Design.** Per the California Fire Code, access bridges meet nationally recognized design standards, including a capability of supporting 75,000 pounds.
- + **Project Perimeter.** Projects must provide adequate vehicular access for firefighting vehicles to the perimeter of a project that is adjacent to a fuel modified area or fire hazard area.

Vegetation Management

The Yucaipa Municipal Code incorporated the latest 2013 CFC and appendices, and amended it to address vegetation management. New structures in areas containing combustible vegetation must secure a fuel modification plan approved by the Fire Official. The plan must address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space, and vegetation management consistent with the CFC's "Requirements for Wildland-Urban Interface Fire Areas."

In accordance with the California Public Resources Code, properties upon or adjoining hazardous fire areas must maintain a 100-foot defensible space around structures, with most intensive fuel management within the first 30 feet around the structure. Electrical transmission lines must have at least 10-foot clearances. To facilitate emergency access and evacuation, 10-foot clearances are required along each side of portions of highways and private streets that are improved, designed, or ordinarily used for vehicles.

Additional vegetation management strategies are employed in state and federal responsibility areas. The United States Forest Service, CAL FIRE, and San Bernardino National Forest maintain a system of fuelbreaks to protect Yucaipa from wildfires. Fuelbreaks are listed in the Oak Glen/Banning Hazardous Fuel Reduction Project and the Inyo-Mono-San Bernardino Unit Fire plans. Fuelbreaks are located below Yucaipa Ridge, the interface of Yucaipa Hills and Oak Glen, Crafton Hills, and Wildwood Canyon.

Building, Development, and Signage Regulations

Yucaipa has adopted the latest edition of the California Fire Code, with all appendices, and amended it to address local concerns. The Fire Marshall reviews plans for structures and buildings citywide, including fire-prone areas. Checklists are used to address fire code requirements, including but not limited to: street and building signage, water supply, water infrastructure, sprinkler requirements, building requirements (sprinklers, smoke detectors, roofing, etc.), access roads, and vegetation management among others.

The City enforces uniform building address and street sign letters. Street sign letters must be at least 4" in height and 3/8" in width. As required by the Fire Code, addresses for single-family structures shall be 4" in height, 3/8" in width, on contrasting backgrounds, and plainly visible and legible from an access roadway or the street. Commercial and multi-family projects shall have numbers of 8" in height and 1/2" in width, and on contrasting background. Industrial address letters must be 12" in height and 1" in width.

Hazardous Materials

Yucaipa Fire is responsible for inspecting facilities that handle hazardous materials, generate or treat hazardous waste, and/or operate an underground storage tank. Yucaipa Fire also responds to situations where local traffic accidents lead to a spillage of hazardous materials. Additional governmental agencies help protect Yucaipans from hazardous waste and materials. As the certified unified public agency (CUPA), the County of San Bernardino Fire Department implements the hazardous waste and materials standards for Yucaipa. This program covers seven areas.

- + Aboveground Petroleum Storage Act (APSA) Program
- + Area Plans for Hazardous Materials Emergencies
- + California Accidental Release Prevention (CalARP) Program
- + Hazardous Materials Release Response Plans and Inventories
- + Hazardous Material Management Plan (HMMP)
- + Hazardous Waste Generator Program
- + Onsite Waste Treatment Program
- + Underground Storage Tank Program

While Yucaipa does not have large hazardous waste generators or facilities typical for cities, other facilities present key fire hazards. Southern California Gas Company operates a high-pressure gas transmission and distribution pipeline that extends along Interstate 10 and then northward along the western portion of the city and the southernmost section of the community north of the I-10. If this high-pressure gas distribution line ruptured during an earthquake, the released gas could result in a significant fire.



GOAL S-3: FIRE SAFETY

A community that implements proactive fire hazard abatement strategies and, as a result, is minimally impacted by wildland and urban fires.

Policies

- S-3.1 Fire Hazard Identification.** Maintain and continuously update the City's fire hazard overlay map for changes in fire hazard severity overlay district consistent with changes in hazard designations by CAL FIRE.
- S-3.2 Fire Service Levels.** Provide appropriate staffing levels, equipment, facilities, and training to maintain an Insurance Service Office Rating of 3; continue to strive to meet the latest industry standards in fire safety.
- S-3.3 Fire Department Resources.** Provide periodic assessments of existing Fire Department resource utilization and community growth trends to inform planned equipment purchases to best ensure that it will meet future emergency service needs.
- S-3.4 Fire Department Funding.** Use a variety of funding sources, such as facilities districts, to fund and sustain needed resources. As part of such resources, ensure land use planning allows for the full use of new equipment (such as encouraging projects that would directly need and benefit from an aerial ladder truck) to provide an appropriate return on investment. Require dedicated public safety funding sources with new projects. Additional funding shall be required for projects that require specialized equipment, such as an aerial ladder truck.
- S-3.5 Fire Codes.** Require adherence to applicable fire codes for buildings and structures, fire access, and other standards in accordance with Fire Hazard Overlay Districts, California Fire Code, and municipal codes; encourage retrofit of nonconforming land uses.
- S-3.6 Fuel Modification.** Require adherence to fuel modification and defensible space requirements to reduce wildfire hazards; work with CAL FIRE to coordinate fuelbreaks in Very High Fire Hazard Severity Zone. Require new projects to provide a funding mechanism for provide the long term maintenance of clearances.
- S-3.7 Permit Approvals.** Ensure compliance with the Subdivision Map Act requirements for structural fire protection and suppression services, subdivision requirements for on/off-site improvements, ingress and egress, street standards, and other concerns.



- S-3.8 Adequate Water Supply and Redundancy.** Work with public and private water distribution and supply facilities to ensure adequate water capacity and system redundancy to supply emergency firefighting needs.
- S-3.9 Critical Facilities and Structures.** Locate, design, maintain, and upgrade critical facilities, structures, and infrastructure (police stations, roads, utilities, reservoirs, residential development, etc.) to minimize exposure to fire hazards.
- S-3.10 Public Education.** Educate the community about fire prevention and suppression; work with other agencies and private interests to educate private landowners on fire-safe measures to achieve a low risk condition.
- S-3.11 Post-fire Treatment.** Work with CAL FIRE, USFS, USGS, and applicable nongovernmental agencies to create a plan to address post-fire recovery activities and projects that allow burned areas to fully recover and minimize repetitive losses and further damage.
- S-3.12 Comprehensive Public Safety.** Proactively work with local emergency services providers (such as ambulance services and CONFIRE) to maintain Fire Department resource availability to effectively respond to fire service calls.
- S-3.13 Upgrades to Infrastructure.** By 2025, the City will identify existing areas that have inadequate fire department access and evacuation routes, including residential neighborhoods that do not have two access routes available. Provide updates and programs to minimize risks to those neighborhoods.
- S-3.14 Fire Hazard Reduction.** Develop an annual program that provides for fire hazard reduction projects, including community fuel breaks and private road and public road clearance. Encourage the development of “NFPA Firewise USA” Communities in areas of Very High Fire Hazard Severity Zone for resident involvement.



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EMERGENCY PREPAREDNESS

Management of emergencies and disasters consists of: 1) event preparedness; 2) response during or soon after the event; (3) post-event recovery; and 4) hazard mitigation. To accomplish these phases requires quick, dynamic, and effective response from multiple entities. This requires preparation by public agencies, neighborhoods, businesses, and families.

Planning For Disasters

Yucaipa Fire Department, Police Department, and the public safety management within the City Manager's office coordinate emergency preparedness planning, response, and recovery efforts. These include:

Preparedness

Yucaipa adheres to the National Incident Management System (NIMS) for emergency preparedness. NIMS is a systematic approach for government, nongovernmental organizations, critical infrastructure owners and operators, and the private sector to work together to manage threats and hazards. The NIMS provides a comprehensive and standardized incident management system for agencies that are involved in emergency management and/or incident response. The City of Yucaipa is NIMS-compliant as articulated in its Emergency Operation Plan and therefore eligible for federal preparedness grants and award.

Response Phase

Yucaipa follows the Standardized Emergency Management System (SEMS) to structure its response phase of emergency management. Adopted by California, SEMS unifies all elements of emergency management into a single integrated and standardized system. SEMS incorporates an incident command system, field-level emergency response system, multi/inter-agency coordination, mutual aid, and operational area concept. Yucaipa is SEMS-compliant and therefore eligible for reimbursement of response-related costs under state disaster assistance programs.

Recovery/Prevention

Yucaipa coordinates and manages recovery/prevention activities following emergencies/disasters through the City Manager and the Emergency Services Coordinator. City staff may also assist in facilitating and leading the recovery process. For declared emergencies, City staff complete a detailed damage/safety assessment that is forwarded to County OES for inclusion in the County's IDE report. After-Action Reports will identify corrective actions and make recommendations for correcting problems noted in the response/recovery effort, or during exercises and training.

The City's Emergency Operations Plan and Hazard Mitigation Plan provide additional information on these and other topics.



Community events like "Are You Ready Yucaipa?" draw more than 1,000 residents and businesses each year.



Protection and Preservation of Public Facilities, Critical Infrastructure, and Lifeline Services

Disaster planning and recovery depend on a reliable network of public facilities, critical infrastructure, and lifeline services. Public facilities include police and fire stations, schools, community centers, and emergency operations and communication centers. Critical infrastructure includes generators, water and sewer lines, utilities, transportation routes, etc. Lifeline services critical to health and safety include water, sewer, energy, waste disposal, communications, and others. **Figure S-4, Critical Facilities and Infrastructure**, identifies critical facilities and infrastructure.

Emergency preparedness extends beyond construction activities to planning in system redundancies so that a single event (e.g., power failure or road failure) does not prevent the provision of essential services, such as paramedics, water supply, or other service. California law mandates that buildings, bridges, and infrastructure be built in accordance with state and federal building standards to protect from flooding, earthquakes, fire, and other disasters. The City periodically upgrades facilities in accordance with the above.

Evacuation Routes

With its location in the foothills and near wildlands, Yucaipa is subject to natural hazards. These include 100-year floodplains, active faults and geological hazards, Very High Fire Hazard Severity Zone, and other natural hazards. During an emergency, evacuation routes are needed to move people to safe locations and move equipment to affected hazard areas. Yucaipa has three levels of evacuation routes, depending on the emergency.

- + **Local Routes.** Eight arterials (Bryant, Oak Glen, Yucaipa, 14th Street, Wildwood Canyon, County Line, Calimesa Boulevard, and Mesa Grande) are designated as evacuation routes.
- + **Regional Routes.** The San Bernardino County General Plan has designated Oak Glen Road as the primary regional evacuation routes for the Oak Glen Mountain community.
- + **Federal and State Routes.** Interstate 10 is the primary federal evacuation route while Highway 38 is the primary state-designated evacuation route from the mountain communities.

The precise evacuation route to use during an emergency depends on many factors, including the type of natural disaster, location of incident, weather conditions, road conditions, and traffic volume. **Figure S-5, Evacuation Routes in Yucaipa**, identifies the local, regional, and state/federal evacuation routes in the city.



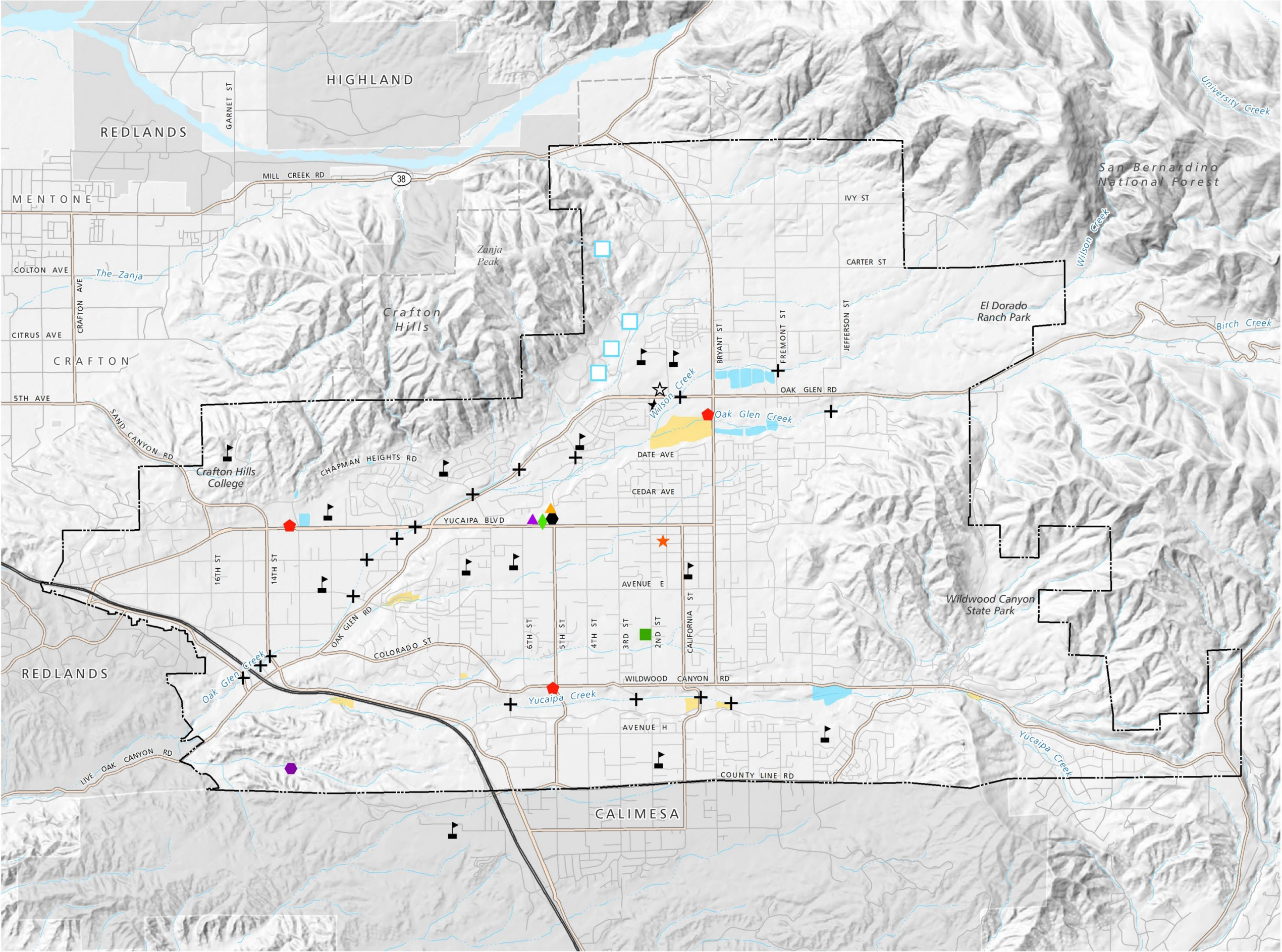


Figure S-4
**CRITICAL FACILITIES
AND INFRASTRUCTURE**

- City Limits
 Yucaipa Sphere of Influence
- Critical Facilities**
- Reservoir
 - School
 - Fire Station
 - Library
 - City Hall/Emergency Operations Center (EOC)
 - Police Dept/Alternative EOC
 - Yucaipa Transit Station
 - Yucaipa Community Center
 - Public Works Yard/Records Center
 - Scherer Community Center
 - Yucaipa Valley Wastewater Treatment Plant
 - Yucaipa Valley Water District
 - Major Bridge
 - Existing Drainage Basin
 - Proposed Drainage Basin
 - Major Roads

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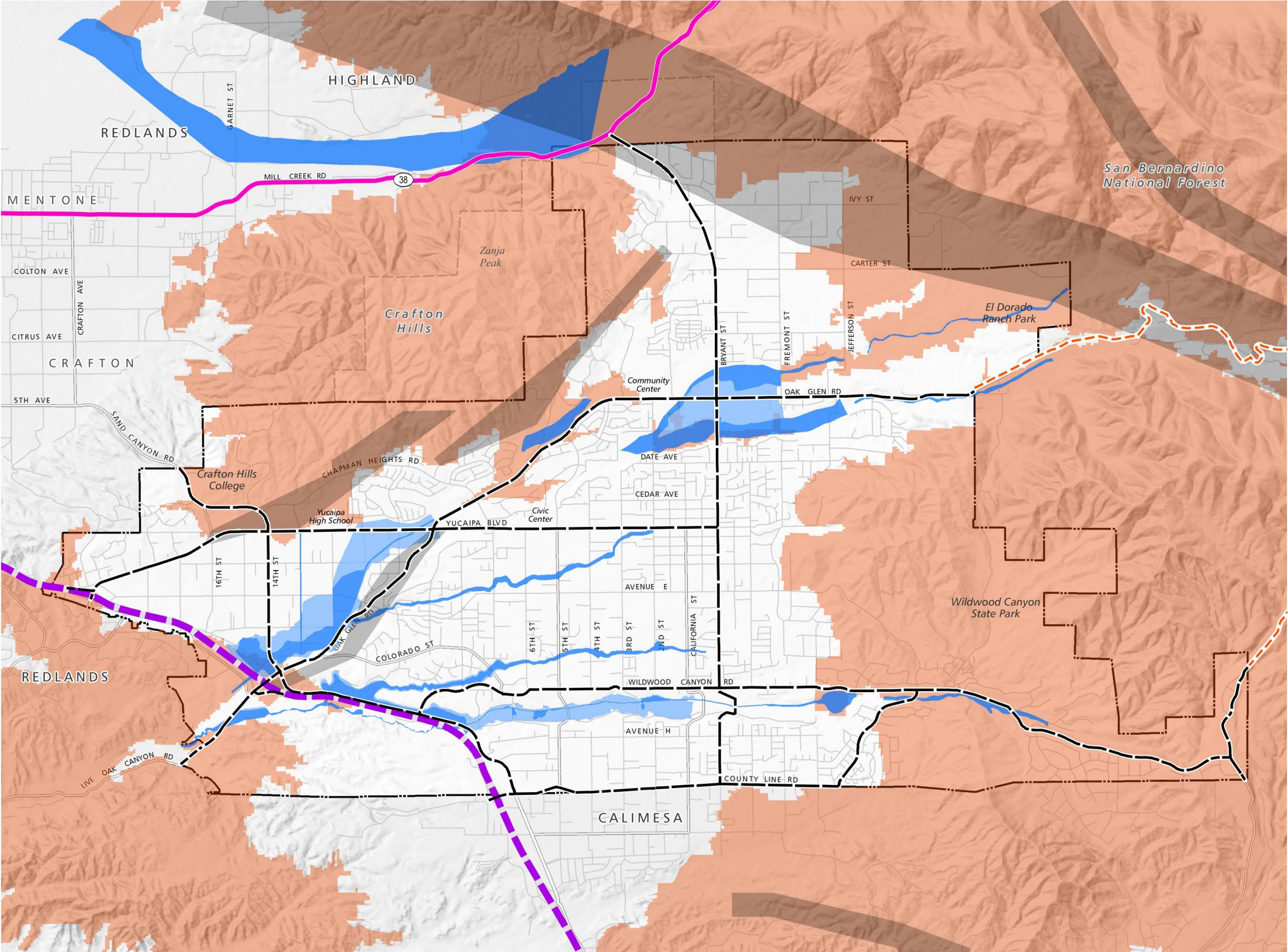


Figure S-5
EVACUATION ROUTES

- City Limits**
- Yucaipa Sphere of Influence**
- Evacuation Routes**
- Local Evacuation Route
 - Regional Evacuation Route
 - State Hwy Evacuation Route
 - Interstate Evacuation Route
- Hazard Designation**
- Alquist Priolo Fault Zone
 - Floodplain Review Area 1 (100 Year Flood Area)
 - Floodplain Review Area 2 (500 Year Flood Area)
 - Fire Safety Review Area 1 (Very High Fire Severity)

Note:

1. Evacuation routes depend on many factors, including the type of emergency or disaster, location of incident, weather conditions, road conditions, and traffic.

2. Delineation of hazard designations are subject to change in accordance with federal and state regulations and local mitigation projects.

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GOAL S-4: EMERGENCY PREPAREDNESS

A comprehensive preparedness program that anticipates the potential for disasters, maintains continuity of life-support functions, and uses community-based disaster response planning.

Policies

- S-4.1 Hazard Planning.** Update the City's hazard mitigation and emergency operations plan on a timely basis; coordinate with relevant agencies responsible for updating water, fire, or other hazard mitigation plans.
- S-4.2 Training.** Require training of City emergency response personnel through coursework, emergency operations plan orientation, disaster service training, emergency operations center training, and other topics.
- S-4.3 Public Education.** Promote education and events that reinforce the responsibility and capability of residents, business owners, and City staff to plan for, respond to, and recover from emergencies and disasters; implement and support local CERT programs.
- S-4.4 Interagency Support.** Sustain mutual aid and automatic aid agreements through the California Disaster and Civil Defense Master Mutual Aid Agreement, and with adjacent service providers (fire, flooding, earthquake, emergency medical, etc.).
- S-4.5 Communications.** Maintain communication protocols and systems for coordinating emergency service providers, public agencies, business, schools, utilities, and other affected parties to respond in an effective manner to emergencies and disasters.
- S-4.6 Critical Facilities and Lifeline Services.** Coordinate with service providers to ensure that essential facilities, lifeline services, and infrastructure (water, sewer, communication, power, roads, etc.) are capable of responding following a disaster.
- S-4.7 Emergency Access and Evacuation.** Maintain, update, and improve, as needed, emergency access, protocols, and evacuation routes for residents, business, equine and large animals; regularly exercise evacuation protocol and procedures to assess their effectiveness and correct deficiencies.
- S-4.8 Disaster Recovery.** Work with emergency service providers to implement post-disaster recovery plans to return public services to a state of normalcy, address ongoing hazard-specific mitigations, and assist community members in recovering from disasters.



Aerial fire support during the El Dorado fire showcases the interagency support to address large-scale disaster events.



S-4.9 Public Safety Funding. Require dedicated public safety funding sources, such as a Community Facilities District, for Police, Fire, and Paramedic services as part of new projects.



Funding is a critical element to ensure that resources are available and can be tailored to meet the needs of the community.

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SEVERE WEATHER

Typically, communities focus public safety programs on addressing community-wide hazards such as earthquakes, fire, flooding, and other hazards that have a widespread impact and cost. However, severe weather conditions can also cause substantial damage to property and infrastructure and result in injuries and loss of life. Yucaipa recognizes that the frequency of severe weather in the community makes it a public safety concern for residents.

Weather Hazards

According to the City's Hazard Mitigation Plan, Yucaipa is generally susceptible to high winds, extreme heat, torrential rain and lightning, and occasional snow or freezes.

High Winds

Yucaipa's location at the base of the San Bernardino Mountains makes it susceptible to straight-line winds that can exceed 100 miles per hour, knocking down trees and power lines and disrupting utility service. From October through February, Yucaipa also experiences warm and dry Santa Ana winds that descend from the high desert and can reach speeds of 100 miles per hour. The most significant hazard from high winds is an increased wildfire danger, but winds can down trees and power lines, damage property, and create hazards for aircraft. Every year, Yucaipa experiences numerous high wind events.

Extreme Heat

Yucaipa is known for exceptionally dry and hot weather, particularly during summer when maximum temperatures often exceed 100 degrees. Extreme heat becomes a broader health hazard when it either affects residents (due to the potential for heat-related illness) or results in electric power outages. Periodic extreme heat events in San Bernardino County influence the ability of utilities to provide electric service. Although formal stage alerts causing service interruption have not occurred frequently in several years, load warnings and voluntary reductions have occurred.

Rainfall and Freezing Weather

Due to elevation and topography, Yucaipa experiences more intense storms than other cities. Thunderstorms from July through September can create lightning strikes, erratic high winds, and torrential rains. Yucaipa's elevation also results in seasonal freezing weather and one to four inches of snow each year. Normal rainfall and snow events rarely lead to significant safety hazards. However, freezing conditions can lead to slippery roads and a higher risk of automobile accidents. Freezing weather, when coupled with power outages, can also leave residents unable to heat homes.



Protecting Our Community

The lead agency responsible for addressing severe weather events and the impacts on the Yucaipa community is incident specific. Utility companies are responsible for service disruption from downed power lines or heat events. The fire department is responsible for wind-driven fires and provides sandbags to protect against rainfall and mudslides. The public works department is responsible for clearing downed trees that block streets. The police department would direct traffic in cases of downed or malfunctioning signals.

GOAL S-5: SEVERE WEATHER

Minimize the impacts of severe weather conditions on residents, businesses, and visitors.

Policies

- S-5.1 Wind Protective Features.** Promote the installation of protective wind barriers on homes and buildings, such as vegetation walls, glass panel windscreens, roof clips, hedges, or rows of trees.
- S-5.2 Public Trees and Vegetation.** Maintain trees and vegetation in public rights-of-way and close to critical facilities (e.g., police, fire, hospital facilities) and utility lines to lessen tree failure and property damage risks.
- S-5.3 Signage.** Require all signage and moving structures susceptible to high wind damage to be tied down appropriately, or brought down or covered when high wind alerts are in effect.
- S-5.4 Roadway Closures.** Close down non-essential roadways and redirect traffic onto other routes during thunderstorms, torrential rain, or snow/freezing conditions where warranted to protect the public.
- S-5.5 Cooling Centers.** Designate public buildings or specific private buildings with air conditioning as public cooling shelters; extend hours at air-conditioned sites during periods of extreme heat and power outage.
- S-5.6 Storms.** Continue to provide access to flood protection resources and services (signage, sandbags, etc.) as feasible at designated public facilities during and after extreme weather events.
- S-5.7 Public Education.** Educate the community about the importance of regular tree maintenance near structures and power lines to minimize risk of downed trees, branches, and power lines during windstorms.





Interstate 10 is the primary source of noise and vibration in southwest Yucaipa.

NOISE AND VIBRATION

Noise is defined as unwanted sound. From the rumbling of trucks on the roadways to the whine of leaf blowers on a quiet morning, noise and vibration can interrupt our conversations, thoughts, and leisure. Many excessive sources of noise (e.g., freeways) are also often accompanied by vibration. Noise and vibration sensitivity varies throughout the day or evening, at different locations, and among receptors. Despite these variations, most people agree that noise and vibration adversely affect health and well-being.

Unlike most cities in southern California, Yucaipa is far from many urban noise sources—airports, railroads, and heavy industry. Yet Yucaipa’s noise and vibration environment still varies throughout the community. While the North Bench and Wildwood Canyon have more localized noise sources, commercial centers or business districts experience higher levels of noise from business, roads, and traffic. Interstate 10 is the largest source of noise and vibration, the contours of which extend for some distance from the freeway.

Measuring Noise and Vibration

Noise is a complex subject and can be measured in different ways. Noise is measured by an A-weighted sound pressure level, or dBA, which accounts for sound pressure level, the pitch of sound, and the way the human ear responds to both pressure and pitch. CNEL is the average sound level over a 24-hour period, with a penalty of 5 dB added from 7 pm to 10 pm and a penalty of 10 dB added for the hours of 10 pm to 7 am. Details on noise fundamentals are found in the noise study conducted for the General Plan update.

Vibration is an oscillatory motion through a solid medium in which the motion’s amplitude can be described in terms of displacement, velocity, or acceleration. Vibration is normally associated with activities such as railroads or vibration-intensive stationary sources, but can also be associated with construction equipment such as jackhammers, pile drivers, and hydraulic hammers. Heavy trucks can also generate significant levels of ground borne vibrations. Potholes, pavement joints, and uneven pavement surfaces can increase the vibration from passing vehicles.

Noise and vibration levels do not affect all land uses or people equally. Certain land uses are more sensitive to levels of noise and vibration. For example, residential, school, health care facilities, and open space/recreation areas (where quiet environments are necessary for enjoyment, health, and safety) are more sensitive to noise. Generally, commercial and industrial uses are not considered noise- and vibration-sensitive uses unless the interior level of noise and vibration exceeds state or federal occupational standards.

Land Use Planning and Compatibility

Yucaipa is responsible for protecting residents and visitors from unacceptable noise and vibration. **Table S-3** shows that the City requires specific land uses to achieve an interior noise level of 45–50 dBA and exterior noise level of 60–65 dBA depending on land use. When non-transportation sources are the primary noise source, the City also uses hourly standards. These standards are intended to ensure that land uses within Yucaipa are compatible and do not detract from quality of life due to unacceptable levels of noise.

Table S-3 Land Use–Noise Compatibility Standards

Category	Land Uses	Ldn (or CNEL), dB	
		Interior	Exterior
Residential	Single and Multi-family Duplex	45	60*
	Mobile Home	45	60*
	Hotel, Motel, Lodging	45	60*
Commercial	Commercial Retail, Bank, Restaurant	50	---
	Office Building, R&D, Offices	45	65
	Amphitheater, Auditorium, Theater	45	---
Institutional	Hospital, School, Church, Library	45	65
Open Space	Park and Recreational Areas	---	65

Note: *An exterior noise level up to 65 dBA will be allowed, provided exterior noise levels are substantially mitigated through the reasonable use of best available noise reduction technology and interior noise does not exceed 45 dBA with windows and doors closed.

Under the municipal code, no ground vibration is allowed which can be felt without the aid of instruments at or beyond the lot line, or which produces a particle velocity greater than or equal to two-tenths (0.2) inch per second measured at or beyond the lot line. Construction activities are generally exempt during working days.

Future Noise Levels

Yucaipa’s predominant source of noise levels is transportation related. Based on noise measurements, projected noise levels were identified and calculated at buildout of the general plan and then compared with City standards to determine the most noise-impacted areas. Areas having an average day-night sound level (L_{dn}) of 60 dBA (if residential) or 65 dBA or greater (less sensitive uses) were identified. **Figure S-6, Noise Hazard Overlay District**, shows the greatest future sources of noise will be roadways:

- + Sand Canyon
- + Yucaipa Boulevard
- + Avenue E
- + Live Oak Canyon
- + Oak Glen Road
- + Portions of 14th Street
- +
- + Colorado Road
- + County Line Road
- + Calimesa Boulevard
- + Bryant Street
- + Portions of 5th Street
- + Interstate 10



Protecting Our Community

The state and federal government regulate sources of noise from transportation sources or the workplace. Therefore, the City works to control noise through the following programs and policies.

Noise Insulation Standards

Yucaipa enforces State of California Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code. These regulations specify that acoustical studies must be prepared for all new multiple-family projects, condominiums, hotels, and motels proposed for areas within the 60 CNEL contour. In accordance with noise insulation standards, project applicants must demonstrate that building design features can reduce interior noise levels to 45 CNEL or better.

Noise Ordinance and Vibration Standards

The municipal code gives the City authority to regulate noise at its source (except transportation sources), protect noise-sensitive land uses, and regulate the level of vibration. The municipal code also specifies permitted periods for construction and grading activities to exceed specified noise thresholds, vibration thresholds, and exemptions where applicable. Construction activities typically have some level of exemption during working hours. These standards are also applicable to nontransportation sources of noise and vibration and periodic nuisances within the community.

Noise Overlay District

Yucaipa applies a noise hazard overlay district to areas where the L_{dn} is 65 dBA CNEL or greater. For new projects, the 60-dBA CNEL contour represents areas in which proposed noise sensitive land use should be evaluated. Projects should strive to meet the 60-dBA CNEL noise standard. An exterior noise level of up to 65 dBA CNEL will be allowed for new projects, provided exterior noise levels have been substantially mitigated through the reasonable application of the best available noise reduction technology and interior noise exposure does not exceed 45 dBA with windows and doors closed.

Land Use Planning

To ensure land use compatibility, City programs focus on reducing noise and vibration levels by shielding the receiver, thus interrupting the path of noise and vibration. This is achieved by three means: 1) proactive land use planning that separates potentially incompatible uses; 2) building design and site planning; and 3) reducing noise and vibration from the freeway and roadways through appropriate barriers (e.g., walls, landscaping, berms, and other appropriate techniques). Sound walls should be the last resort after all other practical design-related noise and vibration reduction measures have been undertaken.



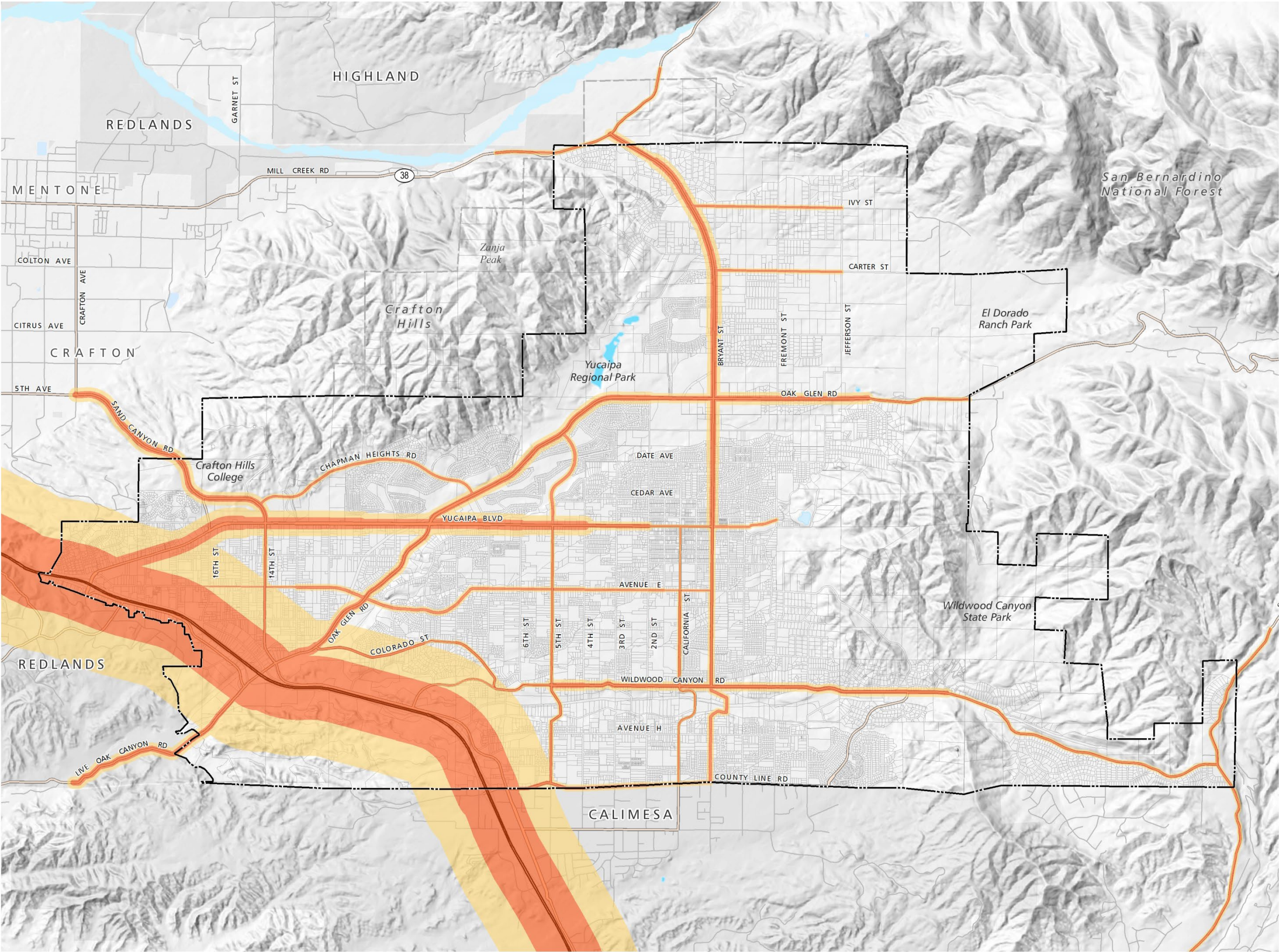


Figure S-6
**NOISE HAZARD
OVERLAY DISTRICT**

- City Limits
- Yucaipa Sphere of Influence
- Overlay Designation**
 - 60 dBA future noise level
 - 65+ dBA future noise level

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GOAL S-6: NOISE AND VIBRATION SAFETY

Appropriate community noise and vibration levels that balance the need for peaceful environments for sensitive land uses with the needs of local businesses and regional land uses.

Policies

- S-6.1 Noise Assessment.** Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing applications for development projects or land use changes.
- S-6.2 Acoustical Studies.** Require acoustical studies for proposed projects within areas that exceed 60 dBA; discourage siting of new noise-sensitive uses in areas exceeding 65 dBA without appropriate mitigation.
- S-6.3 Noise Insulation and Vibration Standards.** Require new projects to comply with noise insulation and vibration reduction standards in local, regional, state, and federal regulations, as applicable.
- S-6.4 Noise Nuisance Standards.** Regulate the control of residential noise nuisances—such as parties, barking dogs, other animals, and limited agricultural operations—through the City's municipal code.
- S-6.5 Development Patterns.** Locate new development in areas where noise levels are appropriate for the use. Limit development of noise-producing uses adjacent to noise-sensitive receptors and require that noise-producing land uses have adequate mitigation.
- S-6.6 Land Use-Noise Compatibility.** Require mitigation of exterior and interior noise to the levels in Table S-1. Encourage the use of building design, site planning, landscaping, and other features to reduce noise levels.
- S-6.7 Vibration Reduction.** Minimize vibration impacts from construction sites, roadways, and other sources with a combination of setbacks, structural design features, and operational regulations as appropriate.
- S-6.8 Street Improvements to Reduce Noise.** Employ noise mitigation practices and materials when designing or improving streets; emphasize use of natural buffers or setbacks between roads and noise-sensitive areas.



AIR QUALITY AND CLIMATE CHANGE

Recent years have seen increasing awareness of how human activities affect the environment. Industrial activities, transportation, and other activities primarily using fossil fuels are known to release pollutants, carbon dioxide, and other gases into the atmosphere. The cumulative effect of these activities has been twofold: air pollution and a global “greenhouse” effect.

Air Quality

Air pollution has long been a health concern in Southern California. Smog is the term used to describe air pollutants, including ground-level ozone (smog’s main ingredient), particulate matter, carbon monoxide, and nitrogen oxide. When released to the air, these gases react with each other in sunlight to produce smog. Ocean breezes then sweep the smog inland, where warmer air traps the smog close to the ground where people live and breathe.

San Bernardino County has long experienced poor air quality. Just 25 years ago, 60% of all days in San Bernardino County had unhealthful air quality in 1990. Since then, stringent regulations implemented by the South Coast Air Quality Management District and technological advances have led to significant improvements in air quality. In 2015, only 30% of the days each year in San Bernardino County have unhealthful air quality.

Southern California is now in compliance with state and federal standards for many criteria pollutants: carbon monoxide (CO), nitrogen oxides (NO₂), sulfur dioxide (SO₂), and lead (Pb). However, the region continues to be in severe and/or extreme nonattainment status for particulate matter (PM₁₀ and PM_{2.5}), and ozone (O₃). The City’s primary source of air pollution is ozone (O₃), while other areas in the County also have high levels of particulate matter.

Even at today’s levels, poor air quality continues to affect health. Breathing ozone can trigger chest pain, coughing, throat irritation, and congestion. It can worsen bronchitis, emphysema, and asthma. Ground-level ozone also can reduce lung function, inflame lung linings, and even permanently scar lung tissue. Ozone is also known to affect sensitive vegetation and ecosystems, including forests, wildlife refuges, and wilderness areas.

Several regulatory agencies are involved in improving air quality. The South Coast Air Quality Management District (SCAQMD) is responsible for assuring that the ambient air quality standards are attained and is responsible for promulgating regulations for stationary sources. The California Air Resources Board focuses its air pollution activities on air pollution emanating from transportation sources—vehicles, trucks, railroads, and marine vessels. The federal Environmental Protection Agency regulates airplane emissions.



Climate Change

Just as air pollution adversely affects health, it also affects climate. The Earth's temperature depends on a balance between incoming energy from the sun, and outgoing energy that is radiated to space as heat. Atmospheric greenhouse gases (GHGs), such as carbon dioxide, methane, nitrous oxide, and other gases trap energy and prevent heat from escaping into the atmosphere. The cumulative impact of millions of GHG-generating activities affects this balance.

The reduction in the release of heat back into the atmosphere has been credited with global warming. The consequences of climate change are hard to predict. Globally, impacts could include warmer temperatures, decreasing snow pack, sea level rise, and impacts on water resources, wildlife, habitat, and agricultural production. However, according to the California EPA, even if actions were taken to significantly curtail GHG emissions, the built-up emissions in the atmosphere would result in some level of climate warming.

The California Assembly Bill 32 (AB 32) and the California Global Warming Solutions Act have attempted to address climate change issues in a comprehensive manner. On the federal government level, the courts have ruled that GHGs are a source of pollution that is covered under the Clean Air Act. As such, state and federal statutes have been expanded to cover a diverse set of topics, such as land use and transportation, energy and renewables, water efficiency and conservation, and waste and recycling.

Yucaipa contributes to the production of greenhouse gas emissions in a variety of direct and indirect ways. Like most jurisdictions in southern California, the City of Yucaipa's greenhouse gas emissions are predominantly the result of five activities: building energy usage, on-road transportation sources (e.g., vehicles), off-road equipment, solid waste management, and wastewater and water services. Consequently, these five areas also represent the best and most productive opportunities for reducing greenhouse gas reductions to meet the City's mandated targets.

SANBAG's Regional Reduction Plan contains a regional assessment of GHG generation and programs for jurisdictions to implement that collectively achieve reductions in regional GHGs. Building off the regional plan, Yucaipa's Climate Action Plan presents the greenhouse gas inventories and sets forth local measures to reduce GHG emissions under the City's jurisdictional control to achieve the City's reduction targets. The CAP is based upon the Regional Reduction Plan, but has been revised to accommodate the growth projections for 2020 from the proposed 2015 General Plan update.



Protecting Our Community

The City of Yucaipa has adopted a number of plans and regulations that attempt to improve air quality in the community, reduce hazards for residents, and address requirements in state and federal law. These programs are summarized below.

Climate Action Plan

The City of Yucaipa has adopted a Climate Action Plan (CAP) to address requirements under the California Global Warming Solutions Act of 2006. The CAP presents the greenhouse gas (GHG) inventory for Yucaipa, identifies the effectiveness of California, regional, and countywide initiatives to reduce GHG emissions, and concludes with City strategies to achieve GHG targets for Yucaipa. The General Plan Environmental Impact Report contains mitigation measures that are being followed through the duration of the general plan to reduce GHG emissions as required by state law.

Public Nuisance Ordinances

If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, the City has the authority to require odor management plans. Such facilities could include, but are not limited to wastewater treatment, composting or recycling, painting/coating operations, food processing facilities, and other such businesses. Commercial poultry ranches must also have an approved manure management plan to control odors and associated public nuisances. Odor management plans shall identify best available control technologies to reduce odors.

Land Use Planning

Air pollution is most acute near freeways, industrial areas, diesel truck routes, and busy/congested roadways. As such, CARB recommends that “sensitive land uses” such as residences, care facilities, schools, day-care centers, playgrounds, or medical facilities not be located near major sources of pollution. The General Plan provides policies to avoid placing sensitive land uses near sources of air pollution without the preparation of a health risk assessment (HRA). Similarly, qualified polluting industries that are relocating to or expanding must also prepare required HRA prior to approval of local permits.

The following goal and policies are intended to support local and regional goals to improve air quality and mitigate climate change.



GOAL S-7: AIR QUALITY AND CLIMATE CHANGE

Clean and healthful air resources that promotes public health, protects the natural environment, and mitigates local impacts to climate change.

Policies

- S-7.1 Integrated Planning.** Integrate air quality planning with land use, economic development, and transportation-related planning to allow for the control and management of air quality.
- S-7.2 Transportation Sources.** Encourage the expansion of transit, buildout of the pedestrian and bicycle route network, support of regional ride-share programs, and other efforts to reduce vehicle miles travelled from Yucaipa and associated vehicle emissions.
- S-7.3 Sensitive Land Uses.** Protect residents from health risks by avoiding the placement of sensitive uses and land uses generating high levels of pollutants within close proximity to one another. Appropriate distances shall be determined based on best available knowledge.
- S-7.4 Regional Cooperation.** Work with the South Coast Air Quality Management District, San Bernardino Association of Governments, local cities, and other agencies and stakeholders in implementing programs that reduce air pollution.
- S-7.5 Energy Usage.** Support the reduction and conservation of energy usage in residential and nonresidential buildings through adoption of building codes, promotion of energy-saving equipment, solar power, and other technology.
- S-7.6 Greenhouse Gas Reductions.** Reduce communitywide greenhouse gas emissions locally through the implementation of Yucaipa's Climate Action Plan; actively support regional efforts to reduce greenhouse gases throughout the county.
- S-7.7 Open Spaces Preservation.** Continue to preserve and protect Yucaipa's open natural spaces, maintain a community forest, and plant public landscaping to help filter air pollutants and improve air quality.
- S-7.8 Odor Management.** Work with businesses to address odors and associated potential public nuisances from operations; where permissible under state law, require odor management plans where needed to minimize odors resulting from business operations.



SAFETY PROGRAMS

In accordance with Section 65302 of the Government Code, this section outlines feasible implementation actions that Yucaipa will undertake to achieve the goals, policies, and objectives in the Safety Element. **Table S-3** provides a summary of the objectives, timeframes, and implementation measures.

1. Drainage Master Plan

Historically, Yucaipa has been subject to intense flooding that has resulted in personal and economic damages in the community. In 1993, Yucaipa completed and adopted a master drainage plan (MPD) that specified \$90 million worth of improvements to its stormwater facilities, including spillover detention and desilting basins. Yucaipa's MPD assesses planned improvements to flood control channels and detention basins; desilting basins; flood channel stabilization; and improvements to drainage facilities and infrastructure needed to provide protection from flooding events.

Action. *Continue to implement projects identified in the Master Plan of Drainage; amend plan as needed to maintain accuracy and relevance for flood planning purposes.*

2. Flood Plain Safety Overlay District Map

Yucaipa's Floodplain Safety Overlay District identifies areas within the city that need additional protection from flooding hazards. In accordance with FEMA regulations, two flood risks were identified. Floodplain Review Area 1 (FP 1) includes areas subject to a 100-year flood. Floodplain Review Area 2 (FP 2) includes areas between the 100-year flood and subject to a 500-year flood. These maps are used for planning purposes, including prioritizing capital improvements to reduce flooding risks and requiring enhanced development regulations for properties within a review area.

Action. *Continue to update plan as capital improvement projects are completed, risks are identified or modified, or flood insurance rate map revisions are made.*

3. Building and Development Standards

The Yucaipa Municipal Code contains enhanced building codes and development standards for projects located within the floodplain. Enforcement of these codes is a precondition for FEMA to make available flood insurance policies for Yucaipa property owners and businesses. Development projects may be subject to FP 1 or FP 2 regulations, flooding studies, or other mitigation. In certain areas where flood risks have not been defined by FEMA, the City Engineer may require additional studies or mitigation.

Action. *Maintain the floodplain management ordinance in accordance with the National Flood Insurance Program and require adherence to the ordinance and state and federal laws.*



4. Low Water Crossings

In 1999, the City Council adopted a resolution to prioritize projects that would eliminate low water crossings at several areas as a precondition for applying for federal grant funding to build bridges over the drainage channels and provide “all weather” crossing for traffic. These roads were always closed to traffic during significant storm events. Since then, the City has built bridges or completed “low water crossing replacements” at 5 locations and the City is currently in the design and/or environmental phase for 6 other locations. In 2015, the City Council approved service level options to budget for improvements at the remaining low water crossings.

Action. *Continue to implement low water crossing replacement projects identified in the City’s capital improvement program and authorizing ordinance.*

5. Flood Management Projects

Yucaipa’s Master Plan of Drainage is the blueprint for how the City will protect the community from flooding through the construction of infrastructure. The City’s Master Plan of Drainage (MPD) provides an assessment of drainage and infrastructure needs and a plan for the construction of detention basins and facilities to protect from flooding hazards. Yucaipa’s Master Plan of Drainage is periodically updated, most recently in 2011 and 2008. Needed improvements to the City’s drainage system are included in the City’s capital improvement program and funded through the annual budget.

Action. *Continue the financing and construction of drainage improvements noted in the capital improvements program that are recommended in the Master Plan of Drainage.*

6. Flood Infrastructure Maintenance

Yucaipa’s extensive network of drainage courses, detention basins, and storm drains requires periodic maintenance to minimize the potential for riverine and urban flooding. The San Bernardino Flood Control District is responsible for maintaining, cleaning, and repairing regional facilities, while the City is responsible for maintaining, cleaning, and repairing all local facilities. The California Department of Water Resources and County Flood Control are responsible for maintaining reservoirs in Yucaipa. To facilitate this maintenance effort, the County operates a master stormwater system maintenance program for regional facilities.

Action. *Maintain agreements to ensure proper clearing, maintenance, and repair of stormwater facilities, detention basins, and channels to protect against flooding.*



7. Fire Code Amendments

The City has adopted the latest edition of the California Fire Code, with all appendices. The City has also amended the code to address roadway and project access, fuel modification, brush clearance and vegetation management, building signage, and other features. Additional structural requirements have been added for projects in the fire review overlay district. These codes are generally consistent with regulations in the National Fire Protection Association, Board of Forestry and Fire Protection, Wildland-Urban Interface Code, etc. However, as conditions in Yucaipa and best practices change over time, a periodic review of City codes is warranted.

Action. Review and revise, if necessary, City fire codes to accommodate applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.

8. Fire Safety Overlay Districts

When Yucaipa incorporated in 1989, City leaders adopted portions of the County's Development Code, including fire safety overlay district requirements that are more stringent than most fire codes. Since then, the FR1 and FR2 overlay district requirements have been amended, but not in a comprehensive manner. Under state law, a city may adopt ordinances, rules, or regulations to provide fire prevention restrictions or regulations that are necessary or more stringent than state law to meet local fire conditions and needs. To implement the updated Safety Element, a comprehensive review of fire safety overlay district regulations is warranted. As part of the development of new Planned Development projects or Specific Plans within the FR1 district, include additional provisions that help improve the fire safety conditions, including the implementation of a fire protection plan.

Action. Review and revise, if necessary, local fire overlay district regulations to accommodate applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.

9. Water Supply for Wildland Areas

The City, CAL FIRE, and Yucaipa Valley Water District require that adequate water supplies be made available to address the water supply and fire flow needs for new development. However, citywide water supply standards have not been adopted for wildland areas. In wildland areas, CAL FIRE has access to emergency land use agreements, water tenders, and other provisions to supply water where needed. While CAL FIRE has the capability to address fire suppression needs in Very High Fire Hazard Severity Zone, the Board of Forestry and Fire Protection recommends that the City review standards (such as water supply standards for wildland areas) for consideration and incorporation.

Action. Review and revise, if necessary, local municipal codes to address water supply standards recommended by the Board of Forestry and Fire Protection.



10. Subdivision Map Requirements

As a condition of subdivision map approval, the City requires that: 1) subdivision design shall provide for safe and ready access for fire and other emergency equipment and evacuation routes; 2) the subdivision shall be served by water supplies for fire protection in accordance with designated standards; and 3) in hazardous fire areas, all flammable or combustible vegetation shall be removed from around all structures in accordance with the Fire Code. However, recently adopted codes (Government 66474.02) require additional findings to be made for the approval of a tentative or parcel map in Very High Fire Hazard Severity Zone.

Action. Review and, if necessary, revise Yucaipa Municipal Code to incorporate criteria for tentative and parcel map approvals specified in Government Code 66474.02.

11. Upgrade and Retrofit Program

Yucaipa's structures, streets, water infrastructure, and other features were built in accordance with fire, seismic, flooding, and other safety codes required at that time. The City strives to ensure that public buildings, roads, water infrastructure, and other features are built or retrofitted to meet required safety standards. However, there may be a need to retrofit older structures, buildings and infrastructure outside the purview of City responsibility, such as privately owned mobile homes, buildings, water facilities, and other infrastructure. The City will continue to explore options for grants, loans, and/or other funding mechanisms to address buildings, structures, and facilities needing upgrade.

Action. Continue to upgrade public facilities in compliance with state and federal law. Explore grants, loans, and other mechanisms to encourage the retrofit of privately owned structures, buildings, infrastructure, and other features to meet current safety codes.

12. Hazard Mitigation/Emergency Operations Plan Update

Yucaipa prepares and implements a Hazard Mitigation Plan (HMP) and Emergency Operations Plan (EOP) to protect the community from disasters. Both plans are updated regularly in accordance with state and federal law. The Safety Element identified potential evacuation routes, depending on the hazard. To address other changing requirements, future updates of the EOP, HMP, and Safety Element will ensure that policies, procedures, and protocols will be mutually supportive and consistent with one another.

Action. Review and, if necessary, revise the HMP and EOP to address protocols, procedures, and mapping for evacuation routes and overlay districts. Update the safety element as required to incorporate climate change and resiliency strategies from the HMP and revisions to the EOP that are made in subsequent updates.



Table S-4 Safety Implementation Programs

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time Frame
Program #1: Drainage Master Plan	Continue to implement projects identified in the Master Plan of Drainage; amend plan as needed to maintain accuracy and relevance for flood planning purposes.	General Fund; Drainage Fees	Yucaipa ED	Ongoing
Program #2: Floodplain Safety Overlay District Map	Continue to update plan as capital improvement projects are completed, risks are identified or modified, or flood insurance rate map revisions are made.	General Fund; Drainage Fees	Yucaipa ED	Ongoing
Program #3: Building and Development Standards	Maintain the floodplain management ordinance in accordance with the National Flood Insurance Program and require adherence to the ordinance and state and federal laws.	General Fund	Yucaipa ES	As part of triennial update
Program #4: Low Water Crossing	Continue to implement low water crossing replacement projects identified in the City's capital improvement program and authorizing ordinance.	General Fund	Yucaipa ED	2016–2025
Program #5: Flood Management projects	Continue the financing and construction of drainage improvements noted in the capital improvements program and recommended in the Master Plan of Drainage.	General Fund	Yucaipa ED	Ongoing
Program #6: Flood Infrastructure Maintenance	Maintain agreements to ensure proper clearing, maintenance, and repair of stormwater facilities, detention basins, and channels to protect against flood.	General Fund	Yucaipa PWD	Ongoing
Program #7: Fire Code Amendment	Review and revise, if necessary, city fire codes to accommodate applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.	General Fund	Yucaipa DSD Yucaipa Fire	As part of triennial update
Program #8: Fire Safety Overlay District	Review and revise, if necessary, fire overlay district regulations to address applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.	General Fund	Yucaipa DSD Yucaipa Fire	As part of triennial update
Program #9: Water Supply for Wildland Areas	Review and revise, if necessary, local municipal codes to accommodate water supply standards recommended by the Board of Forestry and Fire Protection.	General Fund	Yucaipa DSD Yucaipa Fire	Ongoing
Program #10: Subdivision Map Act Requirements	Review and, if necessary revise, Yucaipa Municipal Code to incorporate criteria for tentative and parcel map approvals specified in Government Code 66474.02.	General Fund	Yucaipa DSD	Ongoing – add more Development Code Update
Program #11: Upgrade and Retrofit Program	Continue to upgrade public facilities in compliance with state and federal law. Explore grants, loans, and other mechanisms to encourage the retrofit of privately owned structures, buildings, infrastructure, and other features to meet current safety codes.	General Fund	Yucaipa DSD	Ongoing
Program #12: Mitigation/Emergency Operations Plan Update	Review and, if necessary, revise the HMP and EOP to address protocols, procedures, and mapping for evacuation routes and overlay districts. Update the safety element to incorporate climate change and resiliency strategies from the HMP and revisions to the EOP that are made in subsequent updates.	General Fund	Yucaipa CCD	As required by state and federal law







AGENDA REPORT

DATE: Planning Commission Meeting of June 18, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Benjamin J. Matlock, Deputy Director of Community Development

SUBJECT: Case No. PLN-PDE-25-0002: Consideration of Ordinance No. 450, which adds or modifies 24 different elements of the development code to provide a periodic cleanup and enhancement, including updates to state law, implementing programs of the Housing Element, implementing preliminary economic development and fiscal revenue efforts, enhancing public safety elements, and reflecting longstanding internal procedures and processes.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Approve the introduction and first reading of Ordinance No. 450, an Ordinance of the City of Yucaipa, California, adding Development Code Section 812.19096, Section 812.030143, Chapter 18 (Alcohol Establishments), Chapter 19 (Massage Therapy Establishments) and Chapter 13 (Landscape Regulations), and amending Development Code Sections 83.030105, 83.030323, 83.030305, 83.030505, 83.040110, 84.0335, 84.0330, 87.0630, 87.0701, 87.0705, 87.0710, 87.0725, 84.0905, 83.010305, 83.041120 and 83.030225, and Chapter 2 (Multiple Residential Design Standards) of Division 8 (Specific Use Design Standards), Chapter 4 (Height Regulations) of Division 7 (General Design Standards), and Article 1 (Fire Safety (FR) Overlay District) of Chapter 2 (Hazard Protection) of Division 5 (Overlay Districts) as part of a periodic code requirement cleanup and enhancement; and
2. Adopt an Addendum to the 2016 Yucaipa General Plan Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
3. Direct staff to file a Notice of Determination subsequent to certification of the Addendum to the 2016 General Plan Environmental Impact Report.

BACKGROUND/DISCUSSION:

On March 14, 1994, the City Council of the City of Yucaipa adopted a comprehensive Development Code that included zoning standards and development review procedures for the City of Yucaipa to evaluate a variety of development and land use proposals. However, this framework was a direct carry

over from the Development Code from the County of San Bernardino and has a variety of elements that are outdated or unorganized for modern use.

To address this concern, the City of Yucaipa has begun the process of a [Comprehensive Development Code Project](#). This effort will take over a year to complete; however, several changes must be made within an earlier timeframe to comply with state law and to implement key City Council initiatives, such as those outlined in the adopted Housing Element. As such, Ordinance No. 450 (Ordinance) has been developed to address these changes. The Planning Division intends to complete annual adjustments to the Development Code after the adoption of the comprehensive code update to ensure that changes to state law and other requirements remain current.

The updated code sections fall under one of the following topics:

- Updates to ensure compliance with state law
- Implementing Housing Element programs
- Implementing economic development and fiscal sustainability goals
- Enhancing public safety elements
- Reflecting longstanding internal procedures and processes
- General cleanup

Each section identified below will correspond to the same section in the Ordinance and will include a reference to which topic above is met, along with a highlighted summary of the code change. Section 1 of the Ordinance refers to the findings and purpose of the Ordinance and is therefore not identified below.

Section 2 – Code Section 83.030105: Conditional Use Permit

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes			Yes	Yes	Yes

Summary of Changes	• Removed duplicative text from Land Use Compliance Review Section • Arcades no longer trigger a Conditional Use Permit • Certain off-site alcohol establishments and massage therapy establishments now triggers a Conditional Use Permit
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The Conditional Use Permit Procedure section changes cover 4 of the 6 key topics of Ordinance No. 450. For compliance with state law, the removal of the specific reference of 4 dwelling units has been made following the adoption of Senate Bills (SB) 1123 and 684, which is carried over into other sections of the Ordinance as appropriate. However, portions of this specific code section, including the housing reference, are duplicative of the Land Use Compliance Review procedures and therefore have been removed as a cleanup component. Lastly, the land uses that directly trigger a Conditional Use Permit have been modified to omit amusement arcades, which reflects an antiquated public safety concern from several decades ago, and the introduction of the permit requirement for certain off-site alcohol establishments and massage therapy establishments, which are further described in Sections 11 and 12, respectively. These specific uses have historically resulted in a higher demand for Code Enforcement and Police support, and the Conditional Use Permit process will assist in ensuring appropriate Conditions of Approval are in place to support the operations of those businesses.

Section 3 – Code Section 83.030323: Revocation

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
				Yes	Yes

Summary of Changes

- Formal revocation procedures for land use entitlements

As part of the standard Conditions of Approval for each land use entitlement, reference is made that noncompliance with the required conditions may result in revocation of such entitlement. However, the Development Code does not directly include those procedures. This item has been introduced to memorialize the required steps and findings, consistent with past practices and the industry standard with other communities.

Section 4 – Code Section 83.030305: Land Use Compliance Review

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes	Yes	Yes		Yes	

Summary of Changes

- Approval for residential projects increased from four (4) units to ten (10), consistent with law
- Clarification that process applies to all ground mounted signs
- Introduces flexibility for mixed-use commercial development with RM-24 districts along major corridors
- Introduces a streamlined process to entitle a recently expired project
- Specifies that Congregate Living Health Facilities are permitted in all residential districts, subject to a Land Use Compliance Review

The City's Land Use Compliance Review process has been the mechanism for reviewing and approving land use projects that are ministerial in nature, meaning they do not require a public hearing and are approved without discretion, provided they meet all of the requirements specified by the Development Code or applicable planning documents. As noted in the changes proposed for Section 4, SB 1123 and 684 have since made projects that propose either multiple family residential or single-family residential subdivisions with ten (10) or fewer lots to be ministerial approvals. The revision includes this change, consistent with state law, and includes the note "unless otherwise specified by an applicable plan" as several of the City's planning documents also include streamlined review procedures.

Consistent with the streamline review philosophy, this section also allows staff to reapprove a project that has expired within the past year, provided there have been no updates to applicable Development Code standards or General Plan policies that would require modifications to the previously approved project design. Due to fluctuations in the market conditions, as well as the recent experience with the Covid-19 Pandemic, the City has seen an increase in projects that are close to expiring but still in motion. This change will reduce both the cost and procedural burden of reviewing a project that was previously approved just a few years before.

The most notable change with this section is to introduce the permitting of mixed-use (Neighbor Commercial uses) development opportunities within our RM-24 (High Density Residential) Land Use District. This is further discussed in Section 7, and pertains to sites specifically located on a Major or Secondary Highway, as identified by the General Plan.

The remaining changes clarify that both types of ground mounted sign (freestanding and monument) are subject to this review process and directly identifies Congregate Living Health Facilities as a specific residential land use subject to this review procedure.

Section 5 – Code Section 83.030505: Certificate of Land Use

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
		Yes		Yes	

Summary of Changes • Establishes a zoning clearance process for new businesses

The City of Yucaipa historically had an annual business license requirement for any entity that was conducting business within the City. This effort often resulted in a cumbersome process, with the Finance Division receiving applications from all City vendors, contractors (including those based outside the area), and brick and mortar establishments, then having to maintain these records and fees annually. As part of the process, the Community Development Department would also be responsible for reviewing and signing off all new applications. For most of these licenses, the Department’s review was perfunctory, as out of area contractors and vendors typically did not present an issue from a land use perspective. However, new businesses within the City were reviewed for compliance with the permitted uses for their subject location. The business license application often lacked sufficient information to support the review, and coordination with the Finance Division liaison added further complexity to the process.

To provide better customer service experience, the City removed the universally applicable annual Business License requirement in 2024. As part of the internal staff review, it was determined that creating a zoning-specific clearance process would better serve the former Community Development Department role in that process. This section modifies an unused section of the Development Code to establish the procedure. As part of its implementation, new business establishments would submit for a zoning clearance review to: 1) ensure that the proposed use is allowed at the subject site, 2) determine if any permits are necessary prior to occupancy, and 3) determine if any other elements may be relevant to the business operator before they open. In lieu of the annual fee required under the previous process, new business owners will now complete a one-time application and receive an Economic Development Resource Package. This package includes support for new businesses, guidance for grand openings, links to Chamber of Commerce discounts, and information on participating in the City’s Local Business Billboard Promotion Program, among other benefits. The intended goal is to ensure that business owners can open their doors as smoothly as possible and be supported along the way.

Section 6 – Code Section 83.040110: Tentative Tract Map Procedures

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes				Yes	Yes

- Summary of Changes
- Ten (10) lots or less, or otherwise specified by a city planning document, is approved ministerially
 - Ministerial projects are not subject to a project notice
 - Removal of provisions to skip public hearings

As noted previously, SB 1123 and 684 make projects that propose either multiple family residential or single-family residential subdivisions with ten (10) or fewer lots to be subject to ministerial approvals. The revision includes this change, consistent with state law, and includes any subdivision subject to a streamlined process if specified by an applicable plan. An additional change to clarify project noticing has also been included – ministerial projects are not subject to any discretion, and the denial or additional hearings of a project would be in violation of state law. This code section originally included language implying that ministerial projects could be subject to a public hearing, and that projects requiring a public hearing could be treated similar as ministerial and avoid a public hearing. To address this, the review procedure has been revised to ensure that the review process remains ministerial, including those requiring public review receive the appropriate level of administrative review.

Section 7 – Code Section 84.0335: High Density Multiple Residential

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
	Yes	Yes			

- Summary of Changes
- Mixed use commercial permitted within high density projects within key corridors

This section introduces the permitting of mixed-use (Neighbor Commercial) development opportunities within the City's RM-24 (High Density Residential) Land Use Districts that are specifically located on a Major or Secondary Highway, as identified by the General Plan. As part of the City's Housing Element, the City is required to plan for a variety of housing units at a range of income levels that are delegated by the Regional Housing Needs Assessment (RHNA) process through the Southern California Association of Governments (SCAG). In a prior housing cycle, areas along Oak Glen Road were designated as RM-24 to provide for the City's lower income categories, and this area was expanded as part of our current 2021-2029 Housing Element.

This proposed section is intended to accomplish two key outcomes. The primary objective is to further encourage the development of these units by offering greater flexibility for the development of such sites where access is readily available, and where the development of the planned units is critical for the City's implementation of the Housing Element. However, the fiscal sustainability of the City's future has become a top priority of the current and prior City Council. Restricting the primary corridors of the City to only residential uses, where substantial traffic counts pass by, represents commercial value that would be lost. The proposed change would allow for additional sales tax opportunities and would facilitate commercial uses that are walkable to those new residential communities to reduce

vehicle miles traveled and to create increased amenities for these new residents. This additional flexibility may also allow a parcel that previously could not be developed due to potential fiscal constraints to become feasible and therefore remain as an eligible site for meeting the City's Regional Housing Needs Assessment.

Section 8 – Code Section 84.0330: Multiple Residential (RM)

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes	Yes	Yes		Yes	

- Summary of Changes
- Approval for residential projects increased from four (4) units to ten (10), consistent with law
 - Development standards cross reference Design Guidelines
 - Provisions for small lot subdivision projects per Housing Element

As noted previously, SB 1123 and 684 make projects that propose either multiple family residential or single-family residential subdivisions with ten (10) or fewer lots to be subject to ministerial approvals. Additional clarity is provided to assist property owners and developers that may develop in the RM Land District that they should also review the Multiple Residential Design Standards and the Citywide Design Guidelines. The final change is noting that small lot subdivisions may modify the standards listed in the code section. Allowing these types of projects was identified under Program #20 of the Housing Element and intended to provide single-family ownership flexibility. In addition, this provides an alternative from the detached condominium that had been frequently entitled in the past as those projects have unique and complicated processing requirements by the state and are also not always preferred by potential buyers.

Section 9 – Code Section 87.0630: Residential Parking Standards

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes	Yes				Yes

- Summary of Changes
- Includes Density Bonus Parking reference
 - Adds Small Lot Subdivision to Detached Condominium category

This section merely adds appropriate references to all applicable residential parking standards so that users of the code can review the required standards.

Section 10 – Multiple Residential Design Standards

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes	Yes			Yes	Yes

- Summary of Changes
- Adds small lot subdivision standards
 - Clarifies RM and RM-24 Distinction
 - Adds reference to Density Bonus and Design Guidelines

- Modifies existing standards on the following topics to be objective:
 - Open Space Amenities
 - Trash Enclosure
 - Tot lot and community focal point
 - Parking lot and perimeter landscaping
- Removal of a two (2) square foot notification sign

Section 11 – Alcohol Establishment Regulations

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
			Yes		

- Summary of Changes
- Establishes performance standards for certain off-site alcohol sales establishments where more than 5% of the retail area is for alcohol sales
 - A Conditional Use Permit shall be required for all new establishments that meet the standards listed in the code
 - Existing establishments are considered as “deemed approved” and shall continue to operate as long as they comply with the performance standards

This section of the Development Code has been added to require a Conditional Use Permit specifically for certain alcohol establishments. In particular, new establishments that primarily focus on offsite alcohol sales would be subject to this requirement. As part of their Conditional Use Permit, operating conditions of approval found in the updated code section would apply to those establishments, along with any other conditions deemed appropriate by the Planning Commission. Existing establishments would not be subject to a Conditional Use Permit requirement and would instead be considered as a “deemed approved” use for as long as they to adhere to the same conditions of approval.

Section 12 – Massage Therapy Establishments

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
			Yes		

- Summary of Changes
- A Conditional Use Permit shall be required for all new massage therapy establishments
 - Existing establishments are considered as “deemed approved” and shall continue to operate as long as they comply with the performance standards listed in code.

This section of the Development Code has been added to require a Conditional Use Permit specifically for massage therapy establishments. As part of their Conditional Use Permit, operating conditions of approval found in the updated code section would apply to those establishments, along with any other conditions deemed appropriate by the Planning Commission. Existing establishments would not be subject to a Conditional Use Permit requirement and would instead be considered as a “deemed approved” use for as long as they to adhere to the same conditions of approval.

Section 13 – Code Section 812.030143: Congregate Living Health Facility

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes					

Summary of Changes

- Adds a definition for Congregate Living Health Facility

The definition of such facilities is directly related to the state law that governs these residential facilities that serve those that are terminally ill.

Section 14 – Code Section 812.19096: Small Lot Subdivision

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
	Yes	Yes		Yes	

Summary of Changes

- Adds definition for small lot subdivisions

Small lot subdivisions are projects that emulate a single-family product type with the density of the City's multiple family land use density in the RM Land Use Districts. Permitting these types of projects was identified under Program #20 of the Housing Element and is intended to add property ownership flexibility to multiple family projects and to serve as an alternative to the detached condominium that had been frequently entitled in the past.

Section 15 – Code Section 87.0701: Sign Regulations - Intent

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
					Yes

Summary of Changes

- Additional statement on sign regulation intent

The following intent has been added for clarification: it is the intent of this chapter to establish sign provisions to maintain control of the number of signs, sign design and sign development where possible to further promote the chapter's purposes.

Section 16 – Code Section 87.0705: Sign Regulations – General Provisions

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
					Yes

Summary of Changes

- Clarifies encroachment into public right of way for City-controlled signs

City communication billboards may encroach into the public right of way.

Section 17 – Code Section 87.0710: Sign Regulations – Prohibited Signs

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
			Yes		Yes

Summary of Changes • Clarifies that flashing signs are prohibited

With the continued advancement of technology, the demand for digital displays to replace traditional sign structures has increased. However, many of these types of signs feature moving elements and flashing lights that can cause visual disruptions to drivers. In addition, some have begun to implement these structures as additional signage beyond what is permitted by the Development Code. The proposed revisions add additional clarity on these elements to ensure that they are permitted consistently and that public safety is maintained.

Section 18 – Code Section 87.0725: Sign Regulations – Primary Signs

Summary of Changes • Adds clarity and provisions for City-Communication Billboards

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
		Yes			Yes

On June 27, 2022, the City Council adopted Ordinance No. 393 that provided provisions for the development of Electronic Message Centers specifically on privately owned property and approved a General Plan Amendment to allow Electronic Message Centers in the City. The proposed section would provide the necessary provisions for such sign structures on City owned and controlled lands, consistent with the General Plan Amendment, as these provisions were not included in the original Ordinance.

Section 19 – Code Section 84.0905: Marijuana Uses Prohibited

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes		Yes			

Summary of Changes • Clarifies that all commercial marijuana uses are prohibited except as permitted by the Municipal Code (ex. Delivery services per state law)

On November 8, 2016, California voters approved the Control, Regulate and Tax Adult Use of Marijuana Act. In response to this initiative, the City adopted Ordinance No. 354 that clarified that commercial cannabis activities were prohibited in the City and reiterated the provisions that were simultaneously updated in the Municipal Code. Since these code provisions were adopted, regulations regarding the delivery of cannabis have changed, which invalidated elements of the code chapter. To better address changes in state law, as well as any potential changes in the future that may occur, the

Development Code modifies the provisions to state that all commercial activities are prohibited unless otherwise provided by the Municipal Code. A subsequent modification to cannabis deliveries will be provided for the City Council in compliance with state law, along with a discussion of any applicable fees.

Section 20 – Height Regulations

State Law	GP – Housing	Econ Dev.	Public Safety	Procedure	Cleanup
		Yes	Yes		Yes

- Summary of Changes
- Integrates the Fair Share provisions from Resolution No. 2024-53 for taller structures to ensure that the future ladder truck is funded
 - Clarifies that the Community Development Director, not the Building Official, determines certain structure increases consistent with historic practice
 - Provides flexibility to create defined building entrances
 - Allows a 25-foot height increase for medical buildings and hotels

The City of Yucaipa has traditionally limited the height of all buildings due to the current fire equipment that is available by the Fire Department. Specifically, the California Fire Code requires that the Fire Department be able adequately access all portions of buildings, and without an aerial ladder truck, they are limited to what may be achieved by a static ladder affixed to the ground. To comply with housing laws, the City of Yucaipa initiated the development of its RM-24 Land Use District following adoption of its 2008 Housing Element on February 23, 2009, to permit projects with 24 dwelling units per acre to accommodate affordable housing. These types of projects result in structures that are three stories and often stretch what can be accommodated by a static ladder without unique design elements that create unusable areas within the site. Similarly, the City approved a three-story hotel project that had similar challenges in site planning, building design, and construction. These intricacies can hinder the feasibility of attracting key uses, even though such uses can provide significant economic benefits to the community.

As more of these types of structures are permitted, the demand and benefit of an aerial ladder truck has been highlighted. As part of the Safety Element Update adopted on July 22, 2024, and as identified in the public safety funding policy adopted on August 12, 2024, a long-term funding strategy was developed for the purchase and operation of this type of fire equipment. In addition, projects within the proposed Freeway Corridor Specific Plan update will be conditioned to participate in the initial cost of the acquisition. Once the equipment has been ordered, the prior constraints to building heights will be resolved. To ensure that there are sufficient participants in the funding program to maintain the annual costs, as well as to capture the economic development benefits realized with hotel projects and to further incentivize the healthcare industry to Yucaipa, the proposed section allows increased flexibility for certain land uses that are located within areas along the freeway to increase their building heights. This ensures that the costs are spread by multiple projects, and that there is appropriate demand for this type of specialize equipment. These changes also remain below the maximum building heights that could otherwise be facilitated with an aerial ladder truck to ensure that the scale of buildings remain appropriate for the community, and include increased setback limitations, which will allow for additional protection for neighboring parcels.

Section 21 – Landscape Regulations

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
				Yes	Yes

Summary of Changes • Integrates the City’s standard Conditions of Approval for landscaping into the Development Code

The City’s landscape design requirements have been historically located within a previously typed document entitled “Administrative Guidelines” and included into the Standard Conditions of Approval for all new projects. As standard practice, these requirements are proposed to be formally added to the Development Code. An additional provision has also been included for enhanced features within a priority pedestrian area, such as a specimen tree, water or rock feature, or artwork.

Section 22 – Code Section 83.010305: Applications for Land Use Decisions

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
				Yes	Yes

Summary of Changes • Automatic withdraw of inactive projects

Most projects that are submitted to the Planning Division move forward through the process efficiently and effectively, with the project proponents eager to arrive at a decision. However, several projects are submitted, and after comments are provided from the City, remain inactive for a substantial period. In some cases, these projects may be inactive for several years before an applicant realizes that they may be able to recover some of the application fees and then formally withdraw their application. To improve customer service, the proposed change would create an automatic withdrawal for projects that remain inactive for a year.

Section 23 – Code Section 83.041120: Subdivision Design and Improvements

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
				Yes	

Summary of Changes • Establishes a Homeowner’s Association requirement for subdivisions over 50 units

For all residential subdivision projects, there are two different methods for maintaining the landscape and related features for the project: a Homeowner’s Association (HOA) managed by the community or a Landscape, Lighting and Maintenance District (LLMD) managed by the City. There are a variety of LLMDs throughout the City, which represent a substantial administrative responsibility and oversight for the work completed. To better facilitate City resources, and to ensure appropriate conditions are in place for new projects, this would formally establish a policy that projects consisting of master planned developments or new subdivisions with over 50 units would be required to form an HOA. Projects that

are smaller would be exempt from the HOA requirement as operating and maintaining an HOA requires enough homeowners to create a board and maintain a quorum for their meetings, and instead would be subject to the LLMD. Condominium projects would still be subject to an HOA.

Section 24 – Code Section 83.030225: Final Map

State Law	GP - Housing	Econ Dev.	Public Safety	Procedure	Cleanup
		Yes		Yes	

Summary of Changes • Establishes flexibility for a “Timely Filed Map”

As part of the steps to subdivide a parcel, a “Final Map” must be reviewed and approved by the County Surveyor, then approved by the City Engineer, and finally adopted by the City Council prior to the expiration date of the Tentative Map. However, there are often delays that may occur during the County review process that can encroach upon the expiration date. To formalize a timely filed extension due to such delays, the proposed section would grant a one-year grace period to complete the process. This would provide flexibility for developers actively engaged in the process, while preventing projects that remain inactive or stalled between review stages beyond what is permissible under the Subdivision Map Act.

Section 25 – Fire Safety Overlay

State Law	GP – Housing	Econ Dev.	Public Safety	Procedure	Cleanup
Yes			Yes		

Summary of Changes • Establishes “FR-3” District to correspond to new Moderate Fire Hazard Severity Zone

In early 2025, the State of California released updated Fire Hazard Severity Zone Maps for all cities and counties to adopt. As part of the new map, a moderate hazard zone was created in addition to the very high and high severity zones. The City of Yucaipa has historically implemented these hazards and their corresponding fire standards through its Safety Element and Municipal Code, identifying FR-1 as areas within the Very High Fire Hazard Severity Zone and FR-2 as the High Fire Hazard Severity Zone. Therefore, a proposed FR-3 would then correspond to the Moderate Fire Hazard Severity Zone. An update to the Safety Element is also proposed to align the City’s General Plan map and references to these updated statewide maps. Matching changes are also required for the Municipal Code section for the City’s adoption of the Fire Code.

ENVIRONMENTAL REVIEW:

The proposed Ordinance does not directly result in the development of any parcel of land does not directly result in the development of any parcel of land but instead modifies the development standards to either: 1) comply with current state law requirements, 2) implement existing policies and procedures, 3) add clarity to existing requirements and/or, 4) Adds flexibility to standards to achieve economic development or public safety goals. An Addendum to the 2016 Yucaipa General

Plan Environmental Impact Report that addresses the changes proposed by the Ordinance has been prepared and requires a recommendation from the Planning Commission as part of the adoption of Ordinance No. 450. This Addendum was prepared pursuant to Section 15164 of the CEQA Guidelines. The analysis contained in the addendum demonstrates that the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent or supplemental EIR have not been met, and therefore a subsequent or supplemental EIR is not required, and that the adoption of the Ordinance would not result in impacts not originally analyzed in the 2016 General Plan EIR.

FISCAL IMPACT:

There is a \$50 Notice of Determination filing fee because of this recommendation.

Attachment(s):

1. Ordinance No. 450
2. Addendum to General Plan EIR

Approved by:  _____

ORDINANCE NO. 450

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUCAIPA, CALIFORNIA, ADDING DEVELOPMENT CODE SECTION 812.19096, SECTION 812.030143, CHAPTER 18 (ALCOHOL ESTABLISHMENTS), CHAPTER 19 (MASSAGE THERAPY ESTABLISHMENTS) AND CHAPTER 13 (LANDSCAPE REGULATIONS), AND AMENDING DEVELOPMENT CODE SECTIONS 83.030105, 83.030323, 83.030305, 83.030505, 83.040110, 84.0335, 84.0330, 87.0630, 87.0701, 87.0705, 87.0710, 87.0725, 84.0905, 83.010305, 83.041120 AND 83.030225, AND CHAPTER 2 (MULTIPLE RESIDENTIAL DESIGN STANDARDS) OF DIVISION 8 (SPECIFIC USE DESIGN STANDARDS), CHAPTER 4 (HEIGHT REGULATIONS) OF DIVISION 7 (GENERAL DESIGN STANDARDS), AND ARTICLE 1 (FIRE SAFETY (FR) OVERLAY DISTRICT) OF CHAPTER 2 (HAZARD PROTECTION) OF DIVISION 5 (OVERLAY DISTRICTS) AS PART OF A PERIODIC CODE REQUIREMENT CLEANUP AND ENHANCEMENT.

WHEREAS, on March 14, 1994, the City Council of the City of Yucaipa (the “City Council”) adopted a comprehensive Development Code that included zoning standards and development review procedures for the City of Yucaipa (the “City”) to use to evaluate a variety of development and land use proposals; and

WHEREAS, periodic updates to the City’s Development Code are warranted to address updated General Plan policies, updated state law requirements, or to remove ambiguities by memorializing prior interpretations made on existing code provisions; and

WHEREAS, on June 18, 2025, the Planning Commission conducted a duly noticed public hearing to consider its recommendation on the Ordinance and after receiving public comments, closed the public hearing, and recommended that the City Council adopt this Ordinance; and

WHEREAS, on _____, the City Council held a duly noticed public hearing on the proposed Ordinance, at which time a staff report was presented and evidence in the record was provided to support the findings required by the Yucaipa Development Code Section 83.020210 as reflected in Attachment A to the City Council Agenda Report, dated _____; and

WHEREAS, the City Council’s approval of the proposed amendments to the Development Code will result in consistency between the Development Code and the policies and objectives of the General Plan; and

WHEREAS, the City Council has made the necessary findings to adopt amendments to the Development Code as required by California law and has taken all other actions as required by California law to amend the Development Code; and

WHEREAS, the proposed amendments to the Development Code constitute a “project” within the meaning of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq.) (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, and the project has been environmentally reviewed as required by law; and

WHEREAS, an Environmental Impact Report (EIR) was previously certified by the City Council on April 11, 2016, for the 2016 General Plan, and based on the City's review of CEQA and the CEQA Guidelines, the City has caused an Addendum ("Addendum") to the certified EIR for the 2016 General Plan Update (et. al.) to be prepared for the proposed amendments to the Development Code in accordance with the CEQA Guideline § 15164, because the proposed project does not require the preparation of a new or supplemental EIR in accordance with CEQA Guideline § 15162 as no new significant impacts are proposed; and

WHEREAS, the project has been adequately considered and evaluated in the EIR for the 2016 General Plan and the EIR Addendum, and the City Council has considered the EIR and EIR Addendum prior; and

WHEREAS, the City Council has considered the facts presented in the case, including the written and oral staff reports on the Proposed Amendment (PLN-PDE-25-0002), public testimony, written and oral evidence presented to the Planning Commission and the Planning Commission recommendation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUCAIPA DOES ORDAIN AS FOLLOWS:

Section 1. Findings, Purpose and Intent.

- A. This Ordinance is adopted by the City Council pursuant to the City's police powers to protect the health, safety, and general welfare of the public.
- B. The City Council finds that the overall use and development of land should be designed for the protection of the public health, safety and welfare; that it is important to ensure that the establishment of all land uses conform to a plan of logical and orderly development of the land, and that present and future land uses be compatible with surrounding land uses; and that incompatible land uses would be aesthetically displeasing, economically detrimental, and harmful to the public health, safety and welfare.

Section 2. Section 83.030105 (Procedures) of Chapter 3 (Land Use Design Procedures) of Division 3 (Procedures) of the Yucaipa Development Code is hereby amended to read:

"83.030105 Conditional Use Permit Review Criteria.

A Conditional Use Permit or alternate review procedure as allowed by this section shall be required for the construction, alteration, or expansion of every use that is allowed by a land use district subject to a Conditional Use Permit. **Additionally, a Conditional Use Permit shall be required for the following:**

~~(a) A Land Use Compliance Review shall be required to authorize an expansion or change of use which would require additional parking or have an occupant load of more than 30, or result in the development of four (4) or fewer multi-family units.~~

~~(b) A Land Use Compliance Review shall be required to authorize the expansion, alteration, or disturbance of land associated with an existing commercial, industrial, institutional, or multiple residential use which cumulatively involves no more than 25% or 500 square feet (whichever is greater) of the ground area covered by the land use or square footage of the original permitted structure.~~

~~(c) A Land Use Compliance Review shall be required when an existing publicly owned institutional structure which is less than 10,000 square feet in area is altered or expanded by no more than 5,000 square feet.~~

~~(d) A Conditional Use Permit shall be required for all new development and for the expansion, alteration, or any disturbance of land associated with an existing commercial, industrial, institutional, or multiple residential use which involves at least 500 square feet and is greater than 25% of the ground area covered by the land use or square footage of the original permitted structure. Cumulative expansions which meet these criteria also require a Conditional Use Permit.~~

(a) A Conditional Use Permit shall be required for the conversion of non-conforming structures from one primary land use classification to another (e.g., remodeling of a residential structure for retail commercial or industrial use).

~~(b) A Conditional Use Permit shall be required for those locations that propose to install more than ten (10) mechanical play devices, or to expand an existing amusement arcade, and the proposed location shall be reviewed to insure that the use is compatible with adjacent uses and that its location at the site proposed will not be detrimental to surrounding uses.~~

(b) A Conditional Use Permit shall be required for the establishment of any type of land use that proposes to house between two (2) to six (6) parolees. In addition, a new Conditional Use Permit shall be required for the following actions:

(1) The operation of an existing parolee home (unless it was established prior to the effective date of this ordinance).

(2) Any changes in the operating conditions from what was originally imposed by the City, including, but not limited to, the number of parolees or other modifications to the conditions of approval.

(3) Any changes in the operating conditions of an existing parolee home that was lawfully established prior to the effective date of this ordinance.

(4) The sale, transfer, or new lease agreement of a parolee home to another individual or entity.

(5) The re-establishment of an existing parolee home that has not been occupied by parolees for a consecutive period of thirty (30) days.

(c) Message Therapy Establishments

(d) Off-Sale General (Type 21) alcohol establishments where 10% or more of the retail area is dedicated to alcohol sales”

Section 3. Section 83.030323 (Revocation) of Chapter 3 (Land Use Design Procedures) of Division 3 (Procedures) of the Yucaipa Development Code is hereby added to read:

“Section 83.030323 Revocation

(a) Any land use permit granted in accordance with the terms of this Chapter shall be revoked if a finding is made that:

- (1) Any of the conditions or terms of such permit are violated; or
- (2) Any law or ordinance violated in connection therewith; or
- (3) The permit was obtained by fraud or misrepresentation; or
- (4) The use permit as implemented is detrimental to the public health or safety or is a nuisance.

(b) The Planning Commission shall hold a public hearing on any proposed revocation after giving ten (10) days' notice prior to the hearing. The Planning Commission shall report in writing its recommendation to revoke, modify or allow the use permit to remain unchanged to the City Council. The City Council shall hold a public hearing and shall determine the facts and may revoke, modify or allow the use permit to remain unchanged."

Section 4. Section 83.030305 (Procedures) of Chapter 3 (Land Use Design Procedures) of Division 3 (Procedures) of the Yucaipa Development Code is hereby amended to read:

"83.030305 Procedures.

(a) A Land Use Compliance Review application is required to accomplish the following:

(1) A Land Use Compliance Review shall be required to authorize an expansion or change of use which would require additional parking or have an occupant load of more than thirty (30), or result in the development of up to four (4) ~~or fewer~~ **additional** multi-family units **in an existing project**.

(2) A Land Use Compliance Review shall be required to authorize the expansion, alteration, or disturbance of land associated with an existing commercial, industrial, institutional, or multiple residential use which cumulatively involves no more than twenty-five percent (25%) or five hundred (500) square feet (whichever is greater) of the ground area covered by the land use or square footage of the original permitted structure.

(3) A Land Use Compliance Review shall be required when an existing publicly owned institutional structure which is less than ten thousand (10,000) square feet in area is altered or expanded by no more than five thousand (5,000) square feet.

(4) Authorize the construction or addition of new **freestanding or monument** signs.

(5) Authorize the construction of a secondary dwelling unit as defined by, and subject to the standards set forth in, Section 84.0510(a)(1).

(6) Authorize the construction of up to ~~four~~ **ten (410)** multi-family dwelling units, **unless otherwise specified by an applicable plan**.

(7) Authorize the conversion of a residential structure from a residential land use to an office land use. (Conversion to a retail commercial land use requires a Conditional Use Permit.)

(8) Authorizes the construction of multiple residential dwelling units in high density multiple residential (RM-24) districts, **or high density and mixed-use commercial development where permitted.**

(9) Authorize the construction of an accessory dwelling unit as defined by, and subject to the standards set forth in, Section 84.0570.

(10) Reauthorize a previously approved Conditional Use Permit, Planning Use Permit or similar land use entitlement that has been expired within the past year, provided there have been no updates to applicable Development Code standards or General Plan policies that would require modifications to the previously approved project design.

(11) Authorize a state-licensed Congregate Living Health Facility (CLHF) that meets the provisions of California Health and Safety Code 1267.16 (c) for persons who are terminally ill in any residential district.

(b) The Land Use Compliance Review applies to developments that were subject to a Conditional Use Permit authorization or those uses that were legally established prior to establishment of regulations that required Conditional Use Permit authorizations or similar authorizations.

(c) Procedure

Staff Review without Notice

(d) Reviewing Authority

Community Development Director”

Section 5. Section 83.030505 (Procedures) of Article 5 (Certificate of Land Use Compliance) of Chapter 3 (Land Use Design Procedures) of Division 3 (Procedures) of the Yucaipa Development Code is hereby amended to read:

“83.030505 Procedures.

(a) Purpose. A zoning clearance is a ministerial procedure used by the City to verify that a proposed land use and associated business within a physical site in the City complies with the City’s Development Code and is a permissible use within the subject land use district and that it also complies with the occupancy requirements of the existing or proposed structure.

(b) Applicability. A zoning clearance is required prior to the operation of any new business, or any change of business entering a physical site within the City of Yucaipa.

~~(a) The Certificate of Land Use Compliance is used to certify the legal use of property, establish termination dates for nonconforming uses, disclose in public record conditions of operation, and any other long term conditions or restrictions that apply to the subject use or property.~~

~~(b) Filing Criteria~~

~~The Planning Agency may require the filing of a Certificate of Land Use Compliance as a condition of approval of any land use application. The certificate shall reflect the information required by the Planning Agency and acknowledged by the applicant. The Planning Agency shall cause the certificate to be filed for record with the County Recorder.~~

(c) Application Content. The application shall include all information available on the scale and intensity of the proposed business to assist staff in its review of compliance.

~~(1) The certificate shall identify the real property involved.~~

~~(2) The certificate shall certify that a given use is legally authorized by the City and identify any land use application that was filed to authorize the development.~~

~~(3) The certificate shall list the conditions for the development and operation of a use on the site, including any required time limits for the termination of nonconforming uses or structures.~~

(d) Procedure

Staff Review without Notice

(e) Reviewing Authority

Community Development Director

(f) Conditions of Approval. No new conditions of approval shall be issued with associated with a zoning compliance certification; however, disclosures or specific requirements may be attached to a zoning clearance to identify any high-level permit requirement, such as NPDES reporting requirements, Fire Department inspections or Hazardous Waste reporting requirements, or if any land use entitlements or building permits that are necessary to authorize the business/land use as part of the zoning compliance approval. Absent these disclosures, the Conditions of Approval from the prior land use entitlements would continue to apply regardless of the zoning clearance.

(g) Acknowledgment. A zoning clearance approval shall not become effective until the applicant submits a written acknowledgment and agreement to operate the proposed use in a manner that is consistent with the activity described in the approval.

Section 6. Section 83.040110 (Review Procedures) of Chapter 4 (Division of Land Procedures) of Division 3 (Procedures) of the Yucaipa Development Code is hereby amended to read:

“83.040110 Review Procedures.

(a) Tentative Tract Map and Vesting Tentative Map Procedures **with more than 10 lots**

(1) Procedure:

Public Hearing

(2) Reviewing Authority:

Planning Commission

~~(A) Where there has been substantial public opposition to the proposal~~

~~(B) Where the proposal is filed concurrently with an application subject to public hearing review procedures~~

~~(C) Where any member of the Development Review Committee objects to the proposal~~

(b) Tentative Parcel Map/Minor Subdivision Procedures, or Tract Maps with 10 or less lots, or as otherwise authorized through an administrative review process by an adopted Specific Plan or state law requirement

(1) Procedure:

~~Staff Review without Notice procedures shall be used, except that Development Review procedures shall also be used when the project is of the type described in California Government Code Section 66426 (a) (b) (c) or (d).~~

(2) Reviewing Authority:

~~**Community Development Director** The community development director shall be the decision making authority except when, in the opinion of the community development director, the proposal is controversial or when the proposal is filed concurrently with an application subject to public hearing procedures, at which time the proposal shall be referred to the planning commission and the public hearing procedures shall be followed.~~

(c) Findings

Prior to approving an application for a tentative map or a vesting tentative map, a parcel map or a minor subdivision plot plan, the planning agency shall find the following to be true.

(1) The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan and any applicable specific plan.

(2) The site is physically suitable for the type and proposed density of development.

(3) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

(4) The design of the subdivision or the type of improvements are not likely to cause serious public health problems.

(5) The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or the use of property within the proposed subdivision.

(6) The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

(7) The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

(8) If the proposed subdivision is a conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, the Planning Agency must make the additional finding that the proposed subdivision shall comply with the requirements of California Government Code Sections 66427.1 (a) and 66452.10 prior to approving the proposed subdivision.

(9) In the event that the land within a proposed subdivision is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of Chapter 7 of Division 1 of Title 5 of the California Government Code), and the lot areas are less than that required in Subsection [83.040220](#) (a) (2) (C), the planning agency must make one of the following additional findings in order to approve the subdivision.

(A) The lots created can sustain an agricultural use permitted under the contract, or are subject to a written agreement for joint management pursuant to California Government Code Section 51230.1, and the parcels which are jointly managed total at least 10 acres in size, in the case of prime agricultural land, or 40 acres in size, in the case of land which is not prime agricultural land.

(B) One of the parcels contains a residence and is subject to Section 428 of the California Revenue and Taxation Code; the residence has existed on the property for at least five years; the landowner has owned the parcels for at least 10 years; and the remaining parcels shown on the map are at least 10 acres in size, if the land is prime agricultural land; or at least 40 acres in size, if the land is not prime agricultural land.

(10) Land Project Determination

(A) The proposed subdivision is not a land project; or

(B) The proposed subdivision is a land project; a specific plan covering the area proposed to be included within the project has been adopted by the board of supervisors; and the proposed subdivision, together with the provisions for its design and improvement, are consistent with the adopted specific plan.

(d) Notwithstanding Subsection [83.040110](#) (c) (3), the planning agency may approve a tentative map, or a parcel map for which a tentative map was not required, if an Environmental Impact Report was prepared with respect to the project and a finding is made pursuant to Subdivision (c) of Section 21081 of the California Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report.”

Section 7. Section 84.0335 (High Density Multiple Residential (RM-24) District) of Chapter 3 (Land Use Districts) of Division 4 (Land Uses) of the Yucaipa Development Code is amended to read as follows:

“84.0335 High Density Multiple Residential (RM-24) District.

The High Density Multiple Residential (RM-24) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, field, tree, and nursery crop cultivation.
- (2) Multiple-family dwelling units as specified by Chapter 13 of Division 8.
Compatible Neighborhood Commercial uses may be integrated to provide mixed-use development on sites that are located along a Major Highway or Secondary Highway as identified by the General Plan.
- (3) Accessory uses as specified by Chapter 5 of this division.

(b) Property Development Standards

The following property development standards shall apply to all multi-family land uses within the RM-24 District.

Maximum Structure Height	45 feet
Minimum Lot Size	5 gross acres
Maximum Lot Coverage	60%
Maximum Building Coverage	50%
Maximum Lot Dimensions (width/depth ratio) <	10 acres = 1:3
Maximum Lot Dimensions (width/depth ratio) >	10 acres = 1:4
Front Yard Setback (single story)	25 feet min. 30 feet avg.
Front Yard Setback (multi-story)	35 feet min. 40 feet avg.
Side Yard Setbacks (single story)	10 feet
Side Yard Setbacks (multi-story)	20 feet
Rear Yard Setbacks (single story)	15 feet
Rear Yard Setbacks (multi-story)	20 feet
Street Side Yard Setbacks (for local streets)	20 feet
Street Side Yard Setbacks (collector streets)	25 feet
Maximum Housing Density	24 du/ac
Minimum Housing Density	20 du/ac
Minimum District Size	5 gross acres

- (1) The establishment of the High Density Multiple Residential (RM-24) District is intended to facilitate the implementation of General Plan policies that allow for the development of high quality multiple-family housing that may include dwelling units that are also affordable to lower income households. The district provides alternate review procedures and development standards for the existing requirements that are specified by this Code. When the High Density Multiple Residential (RM-24) District is established on any property, including property within the Freeway Corridor Specific Plan, the review procedures and development standards used for that site shall be those that are set forth above and in Chapter 13 of Division 8 of this Code.

(2) Multiple-family dwelling units constructed in the High Density Multiple Residential (RM-24) District shall be permitted by right, pursuant to the administrative review procedures contained in Development Code Section [83.030305](#), and the development review procedures contained in the City's Architectural/Design Review application.

(3) Mixed-use Development shall be granted a maximum height increase of 20%. Projects that exceed the base height shall be designed such that the top two stories are recessed a minimum of 10 feet from the horizontal plane of the building footprint."

Section 8. Section 84.0330 (Multiple Residential (RM) District) of Chapter 3 (Land Use Districts) of Division 4 (Land Uses) of the Yucaipa Development Code is amended to read as follows:

"84.0330 Multiple Residential (RM) District.

The Multiple Residential (RM) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, field, tree, and nursery crop cultivation on parcels of 10,000 sq. ft. or greater. Any structure associated with this activity is limited to 1,000 square feet.
- (2) Single dwelling unit.
- (3) Small residential care facility.
- (4) Accessory uses as specified by Chapter 5 of this division.
- (5) Small family day care home.
- (6) ~~Four~~ **Ten** or fewer multiple dwelling units, subject to Land Use Compliance Review.

(b) Land Uses Subject to Conditional Use Permit

- (1) ~~Five or more~~ **More than 10** multiple-dwelling units.
- (2) Mobilehome parks (minimum parcel size—10 acres).
- (3) Planned developments.
- (4) Parolee homes.
- (5) Supportive housing.
- (6) Transitional housing.
- (7) Large residential care facility.
- (8) Large family day care home.
- (9) Boarding house.
- (10) Bed and breakfast lodge.
- (11) Botanical gardens and arboretums.
- (12) Historic and monument sites.
- (13) Unmanned public utilities and services uses/structures.
- (14) Unmanned radio and television stations/towers.
- (15) Wildlife and nature preserves.

(c) Property Development Standards

The following property development standards shall apply to all land uses within the RM District. Single Residential (RS) District development standards shall apply to all single-family land uses within the RM District. **Projects are also subject to the Multiple Residential Design Standards of this code and the Citywide Design Guidelines.**

Maximum Structure Height	35 feet
Minimum Lot Size (map suffix will modify)	7,200 sq. ft.
Maximum Lot Coverage	60%
Maximum Building Coverage	60%
Maximum Lot Dimensions (width/depth ratio)<	10 acres = 1:3
Maximum Lot Dimensions (width/depth ratio)>	10 acres = 1:4
Minimum Lot Dimensions (width/depth in feet)	75/100 interior
Minimum Lot Dimensions (width/depth in feet)	85/100 corner
Front Yard Setback (Single Story)	25 feet
Front Yard Setback (Multi Story)	30 feet
Side Yard Setbacks (Single Story)	10 feet
Side Yard Setbacks (Multi Story)	20 feet
Rear Yard Setbacks	15 feet
Street Side Yard Setbacks (for local streets)	15 feet
Street Side Yard Setbacks (collector streets)	25 feet
Maximum Housing Density	8.7 du/acre
Minimum District Size	10 gross acres

(1) A final or parcel map may establish front yard setbacks of not less than 22 feet, provided the average setback of all parcels is at least 25 feet.

(2) Smaller lot sizes shall be allowed to facilitate a small-lot subdivision, as defined by the Development Code, which are designed to emulate a traditional single-family subdivision and ownership. Such projects shall comply with the City's design standards that govern Multiple Residential development, as well as the permitted maximum housing density."

Section 9. Section 87.0630 (Residential Uses) of Chapter 6 (Parking Regulations) of Division 7 (General Design Standards) of the Yucaipa Development Code is amended to read as follows:

"Section 87.0630 Residential Uses.

(a) Dwellings, including multiple dwellings: two parking spaces on the same site with the main building for each dwelling unit; such parking spaces shall be located to the rear of the front setback line, except that in mountain areas the parking spaces may be located within the setback areas; tandem parking shall be prohibited except in mountain areas.

(b) Mobilehome parks: two parking spaces (which may be in tandem) on each mobilehome lot; there shall also be established and maintained within each mobilehome park one parking space for each 10 spaces or fraction thereof within the mobilehome park, for visitor use.

(c) Single-family detached condominiums **or small lot subdivisions**: each two bedroom or larger dwelling unit shall be provided with two parking spaces within a fully enclosed garage; plus two additional open parking spaces for each four bedroom unit, and one additional open parking space for each two or three bedroom unit; and guest parking shall be provided at one-half open parking space for each dwelling unit.

(d) **If a housing development meets the requirements of 83.010715, the parking requirement shall be those specified under 83.010730.**

Section 10. Chapter 2 (Multiple Residential Design Standards) of Division 8 (Specific Use Design Standards) of the Yucaipa Development Code is amended to read as follows:

“88.0201 General Provisions.

(a) **INTENT.** The purpose of this chapter is to provide quality development guidelines for multiple-unit residential development within the City of Yucaipa.

(b) **LOCATIONAL REQUIREMENTS.** The Multiple Residential Design Standards shall be applied in the City of Yucaipa in all Residential land use districts where the residential designation is preceded by the RM designation, **except for RM-24.**

(c) **REVIEW REQUIREMENTS.** A **Conditional Use Permit** and a public hearing shall be required for all proposed multi-family projects of ~~five (5) or more~~ **than 10** units in areas of the City zoned RM. **If a “small lot subdivision” is proposed, as defined by Division 12 of the Development Code, a subdivision map shall instead be filed. All common space areas shall be identified as lettered lots.** ~~Factors used to determine specific density shall include: compatibility with neighboring properties, quality of proposed development and amenities to be provided, and the ability of the City to provide adequate infrastructure and service levels.~~

88.0205 Parking Requirements.

(a) Each two bedroom or larger dwelling unit shall be provided with two (2) parking spaces within a fully enclosed garage. Each dwelling unit with a single bedroom shall be provided with two parking spaces within a covered carport or fully enclosed garage, at developer’s option. An attempt shall be made to locate the carport/garage adjacent to the unit being served. If not adjacent to the unit being served, the carport/garage shall be located within one hundred fifty (150) feet of the dwelling unit it is designed to serve. For single-family detached condominiums **or small lot subdivisions**, each two bedroom or larger dwelling unit shall be provided with two (2) parking spaces within a fully enclosed garage; plus two (2) additional open parking spaces for each four bedroom unit, and one (1) additional open parking space for each two or three bedroom unit.

(b) One parking space for each two dwelling units shall be provided for guest parking. Such parking shall be distributed throughout the development site.

(c) Required parking spaces shall be side by side and tandem parking shall not be counted toward minimum parking requirements.

(d) Unless otherwise approved by the Planning Commission and/or City Council, in projects containing more than two units, on-street parking shall not be used to satisfy any of the above parking requirements.

(e) If a housing development meets the requirements of 83.010715, the parking requirement shall be those specified under 83.010730.

88.0210 Dwelling Size and Amenities.

(a) One (1) bedroom units shall be a minimum of seven hundred fifty (750) square feet; two (2) bedroom units shall be a minimum of nine hundred (900) square feet; three (3) or more bedroom units shall be a minimum of one thousand fifty (1,050) square feet.

(b) In no case may any building structure exceed two stories.

(c) All bedrooms in any unit shall have a minimum of one hundred (100) square feet, including any closet space. Projects with plans showing a bonus room, den or other similar nomenclature shall be treated as if an additional bedroom were being proposed, if said room has direct access to a bathroom and/or contains closet space.

(d) A laundry facility, including washer and dryer hook-ups, shall be provided within each residential unit or in an attached garage. Automatic garbage disposal shall be provided in each dwelling unit.

(e) Each dwelling unit shall have a minimum of private open space of one hundred fifty (150) square feet, in the form of patio or private yard, with a minimum dimension of ten (10) feet. For units above the ground unit, one or two balconies with a combined area of one hundred (100) square feet shall be provided. ~~This requirement may be waived by the Planning Commission and/or City Council if the proposed development contains other exceptional design features or amenities.~~

(f) At least three items from the following list of amenities shall be provided to each unit:
*only one (1) of these items can be chosen from 5, 6, 7, or 11.

- (1) fireplace
- (2) bay or kitchen greenhouse windows
- (3) skylights
- (4) oversized closets
- (5) refrigerator*
- (6) automatic dishwasher*
- (7) washer/dryer units*
- (8) entry courtyard or arbor
- (9) decorative doors
- (10) enclosed garage, where not required

- (11) air conditioner*
- (12) security alarm system
- (13) automatic garage door opener
- (14) other comparable features

(g) Each door providing ingress and egress to any dwelling unit subject to this ordinance shall be equipped with the following devices:

- (1) A peephole allowing a person inside the unit to see, at a wide angle, persons outside of the unit at the door, without the person inside being seen. The Planning Commission and/or City Council may consider other options to a peephole which provide like security features.
- (2) A deadbolt lock attached to the construction studding. Attachment to the doorjamb or trim shall not be sufficient to comply with the terms of this ordinance.

(h) All multi-level multiple-family residential structures shall be provided with a water closet on the ground floor.

88.0215 Site Amenities.

(a) Multi-family projects containing more than five (5) units shall provide an entry statement, consisting of at least one of the following:

- (1) hardscape structure (trellis, decorative garden wall, landscaped berming, decorative gate, etc.)
- (2) specimen landscaping (large, distinctive vegetation) or mature trees
- (3) textured or stamped concrete
- (4) monument signage with accompanying landscaping
- (5) or other comparable installations, as approved by the Planning Commission and/or City Council

(b) Trash collection areas shall be provided within two hundred (200) feet of the farthest unit they are to serve, and shall be situated so as to eliminate noise and visual intrusion on adjacent property as well as to eliminate fire hazard to adjacent structures. Trash enclosures shall be of masonry construction, **comply with the City's enclosure design standard, and shall be** easily accessible to all residents. **The location shall also be accessible to and** trash collection vehicles **as determined and approved by the City's franchised waste hauler.**

(c) Each project shall provide outdoor open space for recreation and leisure activities within the development site in the following manner:

- (1) Outdoor open space shall comprise not less than forty (40) percent of the net acreage. Public driveways, parking spaces, or other areas designated for operational functions are not considered open space. Open space may include game courts or room, saunas, tennis courts, putting greens, play lots, outdoor cooking areas, lawn

bowling, and front and rear and side yard setbacks, if landscaped and greater than the minimums required. Private patios and/or yards attached to individual units may be computed as required open space. In ~~multifamily complexes which~~ **projects that** include a majority of two or more bedroom units, the City ~~strongly encourages~~ requires the development of a portion of the required open space as **a children's** play lots.

(2) Swimming pools, with related deck areas, wading pools, fish ponds, volleyball courts, tennis courts, barbecue areas, game rooms, or other recreational facilities provided for the common use of all the residents may be constructed within the required outdoor living space; provided, however, that such facilities shall not occupy more than fifty (50) percent of the required outdoor living space.

(3) Projects containing more than twenty-five (25) units will require installation of at least one (1) community focal point per project. The community focal point should be designed to function as a central meeting space for use by project residents. These areas ~~shall~~**should** include shading, seating, and decorative features consistent with the style and design of the units, or may be enclosed **within a structure, which features the same architectural detailing, including materials, roof projections and slopes, and lighting of the predominate elevation type,** to function as a multi-purpose recreation/meeting room. The focal point should be centrally located and accessible to all individuals. Such facilities may not occupy more than fifty (50) percent of the required outdoor living space.

(d) Under all conditions, the open spaces created pursuant to the provisions of this ordinance shall remain open and available for such use during the life of the development.

88.0220 Architecture.

(a) Architectural plans will be subject to review by the City Architect, and approval of the Planning Commission and/or City Council. In **addition to the Citywide Design Guideline requirements,** ~~general, it is anticipated that~~ the following standards will ~~apply~~**be applied** ~~wherever possible:~~

(1) Building Massing: Buildings must be interesting and should display an integrity of design and style. Flat, unarticulated building faces are strongly discouraged. Simple, stucco-box structures with standard simple roofs and tack on highlights should be avoided. Building shapes and wall massing should be varied. Wall relief should be provided by introducing variables into the building equation. Rectangular box shapes should be avoided in favor of second floor tiering and increasing the number of major building faces.

(2) Unit Entry Areas: Entry areas should be utilized to articulate building faces and provide a recognizable, perhaps more formal entry way to units. Entry areas should be located on different faces of the building to avoid a "motel-look." Stairways and entries should be recessed, covered, or treated in such a fashion as to increase the sense of arrival and provide shelter from natural elements.

(3) Roof and Roof Lines: Wood-shake roof materials are prohibited in new multi-family development due to fire hazards. Roof lines should be varied and interesting.

Long, continuous expanses of simple roofs should be avoided. Hips and gables should be provided when consistent with other architectural elements. Rooftop equipment should be screened from street view.

(4) Scale: Buildings should be in scale for the area in which they are proposed, and should be compatible with surrounding properties. Views of existing residences shall be protected wherever possible.

(5) Perimeter walls, fencing or other screening will be required where appropriate. In general, backyards and parking areas should be screened from street view.

88.0225 Landscape.

(a) Landscape plans will be subject to review by the City Planning Director and approval by the Planning Commission and/or City Council. In **addition to the Citywide Design Guideline requirements**, ~~general, it is anticipated that~~ the following standards will ~~apply~~**be applied wherever possible:**

(1) Setback areas shall include landscape installations.

(2) All parking lots, more than four (4) spaces, ~~should~~**shall** be provided with pockets for trees or shrubs, **unless covered parking is provided**. Landscape plans should be designed to provide reasonable shade for the parking lot areas, **and the following standards shall apply to parking lots:-**

(A) A minimum five (5) foot wide (inside dimension) planter shall be provided at the end of parking aisles that includes shade trees.

(B) A four (4) foot wide (inside dimension) diamond planter island shall be provided after every four (4) parking spaces that includes shade trees.

(C) Areas with double parking rows are encouraged to include planter medians between the rows. Opportunities for pedestrian pathways within the median, and/or the use of bio-swales to support water quality design requirements shall be used wherever possible.

(3) Buildings should be provided with proper landscape screening. Landscape cutouts and pockets should generally be provided along building walls, at building corners, or other highly visible locations around buildings.

(4) All plant and tree material should be verifiably appropriate for use in the Yucaipa area. Consideration should be given to resistance to drought, water requirements, adaptability to wind (if appropriate), longevity, and ease of maintenance. A specific attempt should be made to utilize plant palettes and design plans which serve to promote energy and water conservation.

(5) Invasive species (cottonwood or ash for example) should be installed away from hardscape improvements, or provided with root barriers, or avoided.

(6) Irrigation systems should generally avoid spray methods in favor of bubbler or drip systems. Lines shall be placed underground.

(7) On-site native vegetation should be incorporated into site or landscape plans wherever feasible. Special effort should be made to preserve and incorporate existing trees into design schemes. Mature trees removed from a site shall be replaced two to one with minimum 24 inch box trees, unless prohibited by site

dimensions. Where feasible, natural vegetation should be allowed to re-establish itself.

(8) Parking lots should be screened from street view wherever possible.

(9) Sidewalks are required in conjunction with all new multi-family residential development. Builders/developers should extend landscaping beyond the property to the sidewalk or curb line.

(10) Building faces should be softened by tree installation over a reasonable period of time. **Trees shall be selected to include varieties that will reach the building's height at maturity.**

(11) ~~Buffer areas between potentially conflicting uses should~~ **Areas adjacent to other development shall** be well-planted with large shrubs and fast-growing evergreen trees.

~~88.0230 Notification.~~

~~Developer applicant shall cause a Notice of at least 12" x 24" to be erected on any property where a multi-family housing project of five (5) or more units is proposed. Said sign should be prominently displayed and shall state a description of the project.~~

88.0235 Multiple Residential Building Separations.

The following separations shall apply to any lot containing two or more dwelling units which are in separate detached structures. The separations shall be between opposite exterior walls. Walls shall be considered opposite if a perpendicular line drawn in a horizontal plane from one structure intersects another structure's wall. The front side of a unit is the one containing the primary entrance to the dwelling unit.

Building Orientation	Separation
Side-to-Side	10 feet
Rear-to-Rear or Front-to-Side	15 feet
Front-to-Rear	20 feet
Front-to-Front or Interior Court Space	25 feet
Interior Court Space with Parking Access	30 feet
All Others	20 feet

Section 11. Chapter 18 (Alcohol Establishments) of Division 8 (Specific Use Design Standards) of the Yucaipa Development Code is added to read as follows:

“Section 88.01801 General Provisions

Section 88.01805 Definitions

Section 88.01810 Conditional Use Permits for Certain New Alcohol Beverage Sales Activities

Section 88.01815 Operational Standards

Section 88.01820 Automatic Deemed Approved Status

Section 88.01805 General Provisions

(a) Purpose. The purpose of this article is to establish standards for the City's alcohol establishments, and specifically requires Conditional Use Permits for the operation of certain alcohol beverage sales activities and confers deemed approved status for such existing alcohol beverage sales activities that constitute legal nonconforming uses. Enforcement of these provisions shall be subject to the provisions of Chapter 1.12 of the Municipal Code.

(b) Intent. The regulations described in this chapter have been developed for the following purposes:

- (1) To protect residential, commercial, industrial, civic and institutional areas and minimize the adverse impacts of nonconforming and incompatible uses;
- (2) To provide mechanisms to address problems often associated with the locations of alcohol sale establishments such as litter, loitering, graffiti, and unruly behavior, and ensure that alcohol beverage sales establishments are not the source of public nuisances in the community;
- (3) To provide for properly maintained alcohol beverage sales establishments so that the negative impacts generated by these activities are not harmful to the surrounding environment in any way;
- (4) To monitor deemed approved establishments to ensure they do not substantially change in mode or character of operation;
- (5) To provide opportunities for alcohol beverage sales establishments to operate in a mutually beneficial relationship to each other and to other surrounding uses.

Section 88.01805 Definitions

The meaning and construction of the words and phrases set forth below shall apply throughout this chapter, except where the context clearly indicates a different meaning or construction:

- (a) Alcohol Beverage: Alcohol, spirits, liquor, wine, beer, and any liquid or solid containing alcohol, spirits, liquor, wine or beer, that contains one-half of one percent or more of alcohol by volume and that is fit for beverage purposes either alone or when diluted, mixed or combined with other substances, the sale of which requires an ABC license.
- (b) Alcohol Beverage Sales Facility: The retail sale of alcohol beverages for on site or off site consumption.
- (c) Alcohol Beverage Sales Establishment: An establishment where alcohol beverage sales activity occurs. Alcohol beverage sales establishments including, but not limited to, the following recognized types of establishments: grocery stores, liquor stores, beer and wine stores, convenience markets, specialty food markets, retail sales establishments, wine shops, bowling alleys, billiard or game parlors, service stations, social halls, taverns, cocktail lounges, dance halls, nightclubs, bars, and alcohol beverage tasting rooms. This definition excludes fast food establishments, restaurants (serving of alcohol beverages with meals only), manufacturing, wholesale, and temporary events.
- (d) California Department of Alcohol Beverage Control, or ABC: The department of the state of California empowered to act pursuant to article 20, section 22, of the California

constitution and authorized to administer the provisions of the alcohol beverage control act.

(e) Condition of Approval: Requirements that must be carried out by a new alcohol beverage sales activity in connection with a conditional use permit, or by a legal nonconforming alcohol beverage sales activity to comply with deemed approved performance standards to retain its deemed approved status.

(f) Deemed Approved Activity: Any legal nonconforming alcohol beverage sales activity. Such activity shall be considered a deemed approved activity as long as it complies with the deemed approved performance standards set forth in this chapter.

(g) Deemed Approved Status: The permitted use of land for a deemed approved activity. Deemed approved status replaces legal nonconforming status with respect to an alcohol beverage sales activity and remains in effect as long as the activity complies with the deemed approved provisions and performance standards.

(h) Illegal Activity: An activity which has been determined to be in noncompliance with the deemed approved provisions and performance standards. Such an activity shall lose its deemed approved status and shall no longer be considered a deemed approved activity.

(i) Legal Nonconforming Alcohol Beverage Sales Activity or Legal Nonconforming Activity: An alcohol beverage sales activity which was a nonconforming use pursuant to the City's nonconforming use regulations and for which a valid ABC license had been issued and used in the exercise of the rights and privileges conferred by the license at a time immediately prior to the effective date hereof. Such an activity shall be considered a deemed approved activity and shall no longer be considered a legal nonconforming activity.

(j) Operational Standards: Regulations for the business practice activities and land use for locations with a conditional use permit or those further requirements imposed to achieve these goals. Operational standards constitute requirements which must be complied with by an establishment in order to maintain its conditional use permit.

(k) Performance Standards: Regulations for the business practice activities and land use for locations with deemed approved status or those further requirements imposed to achieve these goals. Performance standards constitute requirements which must be complied with by an establishment in order to retain its deemed approved status.

(l) Permit: A Conditional Use Permit issued pursuant to this chapter.

(m) Permittee: The individual or entity that owns an alcohol beverage sales establishment and to whom a conditional use permit to operate an alcohol beverage sales establishment has been issued by the City.

(n) Restaurant: A bona fide eating establishment where a dining area is provided to eat meals that are prepared and served on the premises and alcohol beverage sales do not exceed fifty percent (50%) of all sales at any time.

(p) Surrogate Sales: The purchasing of alcohol by an individual on behalf of another individual, typically an adult purchasing alcohol on behalf of or for consumption by a minor.

(q) Type 21 Licensed Establishment: A type of license provided by ABC for an establishment that allows for the off-premises sales of beer, wine, and liquor.

Section 88.01810 Conditional Use Permits for Certain New Alcohol Beverage Sales Activities

(a) Conditional Use Permit Requirement. The general purpose of these regulations is to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare by requiring consideration and approval of a discretionary land use approval before certain new alcohol beverage sales activities are permitted. This chapter alone does not allow or permit alcohol beverage sales activities, but only applies to these activities where otherwise allowed or permitted within an applicable land use or zoning district. All new alcohol beverage sales establishments are required to comply with the operational standards and objectives set forth in this chapter. The provisions of this chapter are intended to complement the state of California alcohol related laws. The City does not intend to replace or usurp any powers vested in the ABC. Businesses are also required to have a City-issued business license.

(b) Specific Establishments Subject to Requirement. The following establishments shall require a Conditional Use Permit:

- (1) Type 21 Licensed Establishments, except for grocery and retail stores where alcohol sales are incidental to the interior retail sales of food and home goods and where alcohol sales and alcohol storage occupies no more than 10% of the interior retail store area, excluding areas for tobacco-related products.

(c) Additional Findings for Approval. In addition to the standard Findings for approval of a Conditional Use Permit, the Planning Commission shall also determine that the following is also true:

- (1) The establishment is in a land use district in which the establishment is a conditionally permitted use.
- (2) That the operations of the establishment do not cause or result in adverse effects to the health, welfare, peace or safety of persons visiting, residing, working, or conducting business in the surrounding area.
- (3) That the establishment does not jeopardize or endanger the public health or safety of persons visiting, residing, working or conducting business in the surrounding area.
- (4) That the operations of the establishment will not aggravate existing problems in the neighborhood created by the sale of alcohol such as disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- (5) The establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, social service offices, or other alcohol beverages sales activity establishments.
- (6) The establishment will otherwise be compatible with existing and potential uses within the surrounding area.

(7) If the activity will be in an area that has been determined by the ABC to have an undue concentration of licenses as defined in Business and Professions Code Section 23958.4(a), a separate Finding of "public convenience and necessity" shall also be issued.

(d) Use-Specific Standard Conditions of Approval. As part of the approval of certain alcohol establishments, the Planning Commission may incorporate the following standard conditions of approval:

(1) Operations

(A) Posting of Signs: The following signs may be required to be prominently posted in a readily visible manner in English, Spanish, and the predominant language of the patrons:

(i) "California State Law Prohibits The Sale Of Alcohol Beverages To Persons Under 21 Years Of Age"

(ii) "No Loitering Or Public Drinking"

(iii) "It Is Illegal To Possess An Open Container Of Alcohol In The Vicinity Of This Establishment"

(B) Presentation Of Documents: A copy of the conditions of approval and the ABC license may be required to be kept on the premises of the establishment and presented to any law enforcement officer or authorized state or City official upon request.

(C) Mitigating Alcohol Related Problems: The establishment may be required to operate in a manner appropriate with mitigating alcohol related problems that negatively impact those individuals living or working in the neighborhood including, but not limited to, sales to minors, surrogate sales, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug dealing, drug use, loud noise and litter.

(D) Loitering: The establishment's operators or employees may be required to discourage loiterers and to ask persons loitering longer than fifteen (15) minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so

(E) Hours of Operation: The sale of alcohol beverages may be restricted to certain hours of each day of the week unless limited further by the ABC, particularly to coincide with adjoining land uses (such as school hours)

(F) Business Licenses: Uses subject to the provisions of this Chapter shall maintain an annual City Business License.

(2) Sale Limitations

(A) Single serving beverages. To discourage nuisance activities, alcohol beverage sales establishments may be prohibited from selling one or more of the following products:

(i) Single containers of beer or malt liquor.

(ii) Containers of beer or malt liquor not in their original factory packages of 6-packs or greater.

- (iii) Individual containers of beer or malt liquor larger than twenty-four (24) to thirty-nine (39) ounces.
 - (iv) Distilled spirits in bottles or containers smaller than three hundred seventy-five milliliters (375 ml).
 - (v) Cooler products, either wine in bottles that are less than seven hundred milliliters (750ml), or malt beverage-based beverages, in less than 4-pack quantities.
 - (B) Chilled Alcohol Beverages: An alcohol beverage sales establishment may be prohibited from maintaining refrigerated or otherwise chilled alcohol beverages on the premises.
 - (C) Cups: An alcohol beverage sales establishment may be prohibited from the sale or distribution of paper or plastic cups in quantities less than their usual and customary packaging to their customers.
- (3) Security.
- (A) Security Cameras: The establishment shall be required to implement a video camera safety plan which may include:
 - (i) Digital video camera system which records activity of patrons and employees at service counters, store entrances and exits, parking lot entrances and exits, and primary parking areas.
 - (ii) Video recordings must be stored and retrievable for a minimum period of seven (7) days from the time of recording.
 - (iii) Video clarity must be such that a person's facial features can be identified from the video.
 - (iv) The video system must be engaged, and recording at all times, while the establishment is open to the public. The system must be maintained in working order at all times.
 - (v) The video system must be approved by the Yucaipa Police Department.
 - (B) Vegetation: Any required exterior vegetation shall be maintained in a manner that minimizes its use as a hiding place.

Section 88.01815 Operational Standards

- (a) All new alcohol beverage sales establishments shall be designed, constructed, and operated to conform to all of the following operational standards:
 - (1) That the establishment does not result in adverse effects to the health, welfare, peace or safety of persons visiting, residing, working, or conducting business in the surrounding area.
 - (2) That the establishment does not jeopardize or endanger the public health or safety of persons visiting, residing, working, or conducting business in the surrounding area.
 - (3) That the establishment does not result in repeated nuisance activities within its premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti,

illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.

(4) That the establishment complies with all provisions of local, state and/or federal laws, regulations or orders, including, but not limited to, those of the ABC, California Business And Professions Code sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders.

(5) That the establishment's upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

(6) That the owners and all employees of the establishment complete an approved course in "responsible beverage sales" (RBS) within sixty (60) days of hire for employees hired after the passage of this chapter, or within six (6) months of the passage of this chapter for existing employees. To satisfy this requirement, a certified program must meet the standards of the California coordinating council on responsible beverage service (CCC/RBS) or other certifying/licensing body designated by the state of California.

(b) A copy of the operational standards, any applicable ABC or City operating conditions, and any training requirements shall be posted in at least one prominent place within the interior of the establishment where it will be readily visible and legible to the employees and patrons of the establishment.

(c) Noncompliance with the standards may result in the suspension or revocation of the Conditional Use Permit for the establishment. The City shall utilize its enforcement processes listed under Chapter 1.12 of the Municipal Code, and once the third citation has been issued, the revocation process listed under Section 83.030323 of the Development Code may be initiated.

Section 88.01820 Automatic Deemed Approved Status

(a) The deemed approved alcohol beverage sales regulations shall apply to all alcohol beverage sales activities that are subject to a Conditional Use Permit requirement pursuant to this chapter and that have been legally established and operating, without a Conditional Use Permit, within the City as of the effective date hereof. Each deemed approved activity shall retain its deemed approved status if it complies with the performance standards of this chapter. The occurrence of any of the following shall terminate the deemed approved status of the alcohol beverage sales activity and require the issuance of a Conditional Use Permit to continue the alcohol beverage sales activity:

(1) An existing alcohol beverage sales establishment changes its activity so that ABC requires a different type of license.

(2) There is a substantial modification to the mode or character of operation.

(3) As used herein, the phrase "substantial change of mode or character of operation" includes, but is not limited to, the following:

(A) The off-site alcohol beverage sales establishment increases the floor or land area or shelf space devoted to the display or sales of any alcohol beverage.

(B) The off-site alcohol beverage sales establishment extends the hours of operation.

(C) The alcohol beverage sales establishment proposes to reinstate alcohol sales after the ABC license has been either revoked or suspended for a period greater than thirty (30) days by ABC.

(D) The alcohol beverage sales establishment voluntarily discontinues active operation for more than ninety (90) consecutive days or ceases to be licensed by the ABC.

(4) A substantial change in the mode of character of operation shall not include:

(A) Reestablishment, restoration or repair of an existing alcohol beverage sales establishment on the same premises after the premises have been rendered totally or partially inaccessible by a riot, insurrection, toxic accident or act of God, provided that the reestablishment, restoration or repair does not increase the sales or service of any alcohol beverage, extend the hours of operation of any establishment or add to the capacity, floor or land area or shelf space devoted to alcohol beverages of any establishment that sells or serves any alcohol beverages.

(B) Temporary closure for not more than ninety (90) days in cases of vacation or illness or for purposes of repair, renovation, or remodeling if that repair, renovation, or remodeling does not change the nature of the premises and does not increase the sales or service of any alcohol beverage, extend the hours of operation of any establishment, or add to the capacity, floor or land area, or shelf space devoted to alcohol beverages of any establishment that sells or serves any alcohol beverages.

(5) If it is determined by the City that there has been a discontinuance of active operation for ninety (90) consecutive days or a cessation of ABC licensing, it may be resumed only upon the granting of a Conditional Use Permit as provided in this chapter.

(b) Operational Standards. All deemed approved alcohol beverage establishments shall comply and satisfy the provisions identified in Section 88.01815 of this chapter.

(c) Notification of Deemed Approved Establishments. The City shall notify the owner of each deemed approved activity, and, if not the same, any property owner at the address shown on the property tax assessment records of the activity's deemed approved status. The notice shall be sent by U.S. first class mail and certified mail return receipt requested and shall include a copy of the operational standards in this chapter with the requirement that they be posted in a conspicuous and unobstructed place visible from the entrance of the establishment for public review. This notice shall also provide that the activity is required to comply with all operational standards and that the activity is required to comply with all other aspects of the deemed approved regulations. Failure of any person to receive notice given pursuant to this chapter shall not affect the deemed approved status of the activity.

(d) Enforcement of Violations. Deemed approved establishments shall be subject to the same procedures as those identified under Section 88.01815(c) of this Chapter.

Section 12. Chapter 19 (Massage Therapy Establishments) of Division 8 (Specific Use Design Standards) of the Yucaipa Development Code is added to read as follows:

“Section 88.01901 General Provisions

Section 88.01905 Conditional Use Permits for New Massage Therapy Establishments

Section 88.01810 Automatic Deemed Approved Status

Section 88.01801 General Provisions

(a) Purpose. The purpose of this article is to specifically require Conditional Use Permits for the operation of Massage Therapy Establishments and confers deemed approved status for such Massage Therapy Establishments that constitute legal nonconforming uses. Enforcement of these provisions shall be subject to the provisions of Chapter 1.12 of the Municipal Code.

(b) Definitions

The meaning and construction of the words and phrases set forth below shall apply throughout this chapter, except where the context clearly indicates a different meaning or construction, and support the definitions found in Chapter 5.22 of the Municipal Code:

(1) Deemed Approved Activity: Any legal nonconforming message therapy establishment. Such activity shall be considered a deemed approved activity as long as it complies with the deemed approved performance standards set forth in this chapter.

(2) Deemed Approved Status: The permitted use of land for a deemed approved activity. Deemed approved status replaces legal nonconforming status with respect to a massage therapy establishment and remains in effect as long as the activity complies with the deemed approved provisions and performance standards.

(3) Illegal Activity: An activity which has been determined to be in noncompliance with the provisions found in Chapter 5.22 of the Municipal Code. Such an activity shall lose its deemed approved status and shall no longer be considered a deemed approved activity.

(4) Permit: A Conditional Use Permit issued pursuant to this chapter.

Section 88.01905 Conditional Use Permits for New Massage Therapy Establishments

(a) Conditional Use Permit Requirement. The general purpose of these regulations is to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare by requiring consideration and approval of a discretionary land use approval before any new message therapy establishment is permitted. This chapter alone does not allow or permit any message therapy establishment, but only applies to these activities where they are otherwise allowed or permitted within an applicable land use or zoning district.

Individual on-call massage therapists are not subject to this requirement. Businesses are also required to have a City-issued business license.

(b) Conditions of Establishments. All establishments shall, at a minimum, comply with the provisions listed in Chapter 5.22 of the Municipal Code. Noncompliance with the standards may result in the suspension or revocation of the Conditional Use Permit for the establishment. The City shall utilize its enforcement processes listed under Chapter 1.12 of the Municipal Code, and once the third citation has been issued, the revocation process listed under Section 83.030323 of the Development Code may be initiated.

Section 88.01910 Automatic Deemed Approved Status

(a) The deemed approved message therapy establishment regulations shall apply to all message therapy establishment that are subject to a Conditional Use Permit requirement pursuant to this chapter and that have been legally established and operating, without a Conditional Use Permit, within the City as of the effective date hereof. Each deemed approved activity shall retain its deemed approved status if it complies with the underlying Conditions of Approval for their Message Therapy Establishment permit under Chapter 5.22 of the Municipal Code. The occurrence of any of the following shall terminate the deemed approved status of the message therapy establishment and require the issuance of a Conditional Use Permit to continue the message therapy establishment:

- (1) There is a substantial modification to the mode or character of operation.
- (2) As used herein, the phrase "substantial change of mode or character of operation" includes, but is not limited to, the following:

(A) The message therapy establishment increases the floor area dedicated to message activities, including the addition of beds, rooms, or additional message therapists during a single shift.

(B) The message therapy establishment extends the hours of operation.

(C) The message therapy establishment voluntarily discontinues active operation for more than ninety (90) consecutive days or ceases to be licensed by the ABC.

- (3) A substantial change in the mode of character of operation shall not include:

(A) Reestablishment, restoration or repair of an existing message therapy establishment on the same premises after the premises have been rendered totally or partially inaccessible by a riot, insurrection, toxic accident or act of God, provided that the reestablishment, restoration or repair does not increase the operation of the message therapy establishment as it was prior to such event.

(B) Temporary closure for not more than ninety (90) days in cases of vacation or illness or for purposes of repair, renovation, or remodeling if that repair, renovation, or remodeling does not change the nature of the premises and does not increase the operation of any establishment as it was prior to such event.

(b) Notification of Deemed Approved Establishments. The City shall notify the owner of each deemed approved activity, and, if not the same, any property owner at the address shown on the property tax assessment records of the activity's deemed approved status. The notice shall be sent by U.S. first class mail and certified mail return receipt requested. This notice shall also restate that the activity is required to comply with all its conditions of approval and all other aspects of the deemed approved regulations. Failure of any person to receive notice given pursuant to this chapter shall not affect the deemed approved status of the activity.

(c) Enforcement of Violations. Deemed approved establishments shall be subject to the same procedures as those identified under Section 88.01905 (b) of this Chapter.

Section 13. Chapter 3 (Definitions Beginning with “C”) of Division 12 (Definitions) is hereby amended to add:

“Section 812.030143 Congregate Living Health Facility

A Congregate Living Health Facility is a state licensed facility meeting the definition under Health and Safety Code 1267.16(c) that provides care for persons who are terminally ill within a single-family residential structure that conforms to the R-2.1 Building Code Occupancy requirements. Such facilities shall appear consistent with the size of the adjoining single family residential structures, including average height and square footage, and shall comply with all separation requirements listed under state law.”

Section 14. Chapter 19 (Definitions Beginning with “S”) of Division 12 (Definitions) is hereby amended to add:

“Section 812.19096 Small Lot Subdivision

A small lot subdivision is a multiple family development project that features individual, fee-simple lots to provide traditional single-family ownership with the density, setting, and community amenities found in the Multiple Residential Land Use District.”

Section 15. Section 87.0701 (Intent) of Chapter 7 (Sign Regulations) of Division 7 (General Design Standards) of the Yucaipa Development Code is amended as follows:

“87.0701 Intent.

The provisions of this chapter establish general regulations for the use of signs and other exterior advertising formats within the City of Yucaipa. Additional standards and regulations may be adopted as part of a land use district. ~~Also, it~~ **is the intent of this chapter to recognize that the eventual elimination of existing signs that do not conform with the provisions of this Code is as important as is prohibiting new signs that would violate these regulations. Also, it is the intent of this chapter to establish sign provisions to maintain control of the number of signs, sign design and sign development where possible to further promote the chapter’s purposes.**

Sign provisions are established to safeguard and enhance property values, to protect public and private investment in buildings and open spaces, to improve the appearance of the City as a place in which to live and work, and as an attraction to nonresidents who come to visit or trade; to encourage sound signing practices as an aid to business, and to provide information to the traveling public; to prevent excessive and confusing sign displays; to reduce hazards to motorists and pedestrians, and to promote the public health, safety, and general welfare.”

Section 16. Section 87.0705(d) (General Provisions) of Chapter 7 (Sign Regulations) of Division 7 (General Design Standards) of the Yucaipa Development Code is amended as follows:

“87.0705 General Provisions.

(...)

(d) **Except for City-Communication Billboards, no** No-sign or any portion thereof shall extend over a property line onto an adjacent property, public right-of-way, or public property.

(...)”

Section 17. Section 87.0710 (Prohibited Signs) of Chapter 7 (Sign Regulations) of Division 7 (General Design Standards) of the Yucaipa Development Code is amended as follows:

“87.0710 Prohibited Signs.

The following signs are prohibited.

- (a) Signs having any animated, moving, or rotating parts, **or emulates those parts through a display.**
- (b) Signs attached to or painted on trailers or vehicles parked on private property, **or affixed to the window of a structure,** for the purpose of gaining unauthorized sign area.
- (c) Signs which make sounds.
- (d) Signs which obscure, imitate, or otherwise limit the effectiveness of official traffic control signs or devices.
- (e) Signs which display any statement or symbol of an obscene or immoral nature as to offend the public morals or decency.
- (f) Tethered balloon(s) or other inflatables used to draw attention to a use or event, except as otherwise provided in this chapter.
- (g) Signs and/or support structures with flashing ~~neon~~ elements.
- (h) Signs which are not effectively shielded so as to prevent beams or rays of light being directed at any portion of the traveled way or which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver of a motor vehicle.
- (i) Permanent primary signs and outdoor advertising structures (billboards) that advertise or identify a business, function, establishment, or product at a location other than the

property on which such business or establishment is located or such product is manufactured or sold, except as permitted in Section [87.0725](#).

(j) Any sign or lighting device, whether on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, blinking, or strobe light illumination.

Section 18. Section 87.0725 (Primary Signs) of Chapter 7 (Sign Regulations) of Division 7 (General Design Standards) of the Yucaipa Development Code is amended to add:

“(d) City-Communication Billboard

(1) General Definitions

For purposes of this section, the following terms shall have the following meanings:

(A) “City-Communication Billboard” is a billboard, as defined in Section 87.0725(c)(1)(A), located on property owned or controlled by the City or City-related public entity whose primary purpose is City-related communications, with the City to have the first option to utilize and control all unsold digital display space free of charge and the ability to control the entire sign display for use in case of emergency. Such billboard is to be used for purposes including but not limited to: traffic, special events, public safety notifications, passive income to the City and other municipal purposes the City deems worthy.

(2) Design and Performance Requirements

A City-Communication Billboard matches the decor and architecture of the City and its design guidelines are within the City’s control and discretion. City-Communication Billboards that are classified as internally or externally illuminated billboards that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically shall meet the Design and Performance Requirements listed in Section 87.0725(c)(5).

(3) License Agreement

A City-Communication Billboard is subject to approval of a license agreement between the City and applicant that is approved by the City Council. The license agreement will include the terms of development of the City-Communication Billboard and shall, at a minimum, include terms providing the City with a percentage of the royalties generated from the sponsorship of the sign as consideration for the license agreement. The license agreement may contain other terms and conditions acceptable to the parties. A site plan and elevations shall be included as part of the Agreement.”

Section 19. Section 84.0905 (Marijuana Uses Prohibited) of Chapter 3 (Land Use Districts) of Division 4 (Land Uses) of the Yucaipa Development Code is amended to read as follows:

“84.0905 Marijuana Uses Prohibited.

A. Commercial marijuana activity is prohibited in all zones and all specific plan areas in the City, **unless otherwise provided by the Municipal Code**. No person shall **otherwise** establish, operate, maintain, conduct or allow commercial marijuana activity anywhere within the City. ~~The City shall not approve any application for a building permit, conditional use permit, variance, or any other entitlement authorizing the establishment, operation, maintenance, development, or construction of any commercial marijuana activity.~~ The prohibitions set forth in this section shall not apply to any conduct allowed under local law pursuant to Health and Safety Code Section 11362.1.

B. A property owner shall not rent, lease or otherwise permit any business that engages in **unauthorized** commercial marijuana activity to occupy real property in the City. A property owner shall not allow any person or business to establish, operate, maintain, conduct, or engage in **unauthorized** commercial marijuana activity on any real property owned or controlled by that property owner that is located in the City.

C. In addition to any other enforcement authorized under Chapter 2 of Division 1 of the City Development Code, the City Attorney may bring a civil action for injunctive relief and civil penalties against any person or entity that violates this section. In any civil action brought pursuant to this section, a court of competent jurisdiction may award reasonable attorneys’ fees and costs to the prevailing party.

D. Notwithstanding the penalties set forth in Chapter 2 of Division 1 of the City Development Code, this Chapter 9 does not authorize a criminal prosecution, arrest or penalty inconsistent with or prohibited by Health and Safety Code Section 11362.71 et seq., or 11362.1 et seq., as the same may be amended from time to time. In the event of any conflict between the penalties enumerated under Chapter 2 of Division 1 of the Development Code and any penalties set forth in State law, the maximum penalties allowable under State law shall govern.”

Section 20. Chapter 4 (Height Regulations) of Division 7 (General Design Standards) of the Yucaipa Development Code is amended as follows:

“87.0401 General Provisions.

(a) Any structure permitted that is three (3) or more stories in height or results in a building floor with conditioned space above the height of 30 feet or any building higher than 45 feet tall shall be subject to the City’s adopted Resolution No. 2024-53 pertaining to the fair share cost and ongoing funding of an aerial ladder truck, as required by the General Plan.

(b) The maximum structural height development standards established by the land use districts may be increased as specified by this chapter, provided such increase does not conflict with airport safety regulations or approved conditions of approval.

(c) A shade and shadow analysis may be required to assess the impacts on surrounding properties.

87.0405 Permitted Structural Height Increases.

(a) Single Dwelling

Single dwellings in land use districts that impose a height limitation of 35 feet or less may exceed the height limit by up to 25 feet when two side yards of at least 20 feet are provided.

(b) Institutional Structures

Institutional buildings in land use districts that impose a height limitation of 35 feet or less may exceed the 35-foot height limit by up to 25 feet when the required front, side, and rear yards are increased an additional one foot in excess of minimum requirements for each four feet in height above 35 feet.

(c) Miscellaneous Structures

The maximum structure height specified in a land use district may be exceeded by no more than 50% for the following structures, subject to an approved Land Use Compliance Review by the **Community Development Director** ~~Building Official~~.

- (1) Cupolas, domes, skylights, and gables
- (2) Ornamental towers and spheres
- (3) Church steeples and towers
- (4) Flag poles
- (5) Birdhouses
- (6) Residential chimneys, flues, smokestacks, and enclosures
- (7) Mechanical equipment and its screening
- (8) Elevator housings
- (9) Bulkheads and skylights
- (10) Monuments
- (11) Barns, silos, grain elevators, windmills, and other farm buildings or structures in **the Rural Living District** ~~Conservation or Agricultural Districts~~
- (12) Noncommercial antennae up to 65 feet in residential districts
- (13) Fire or parapet walls
- (14) Fire and hose towers
- (15) Stairway housing
- (16) Water tanks
- (17) Cooling towers, gas holders, smokestacks, or other structures in industrial districts which are required by permitted industrial processes
- (18) Windmills and solar energy collectors in residential or commercial districts

- (19) Water towers
- (20) Observation and carillon towers
- (21) Radio and television station towers
- (22) Distribution and transmission cables and towers
- (23) Outdoor theater screens
- (24) Sign spires
- (25) Penthouses
- (26) Other roof structures and mechanical appurtenances similar to those listed above
- (27) Up to a 20% increase in height for building corners or the primary entrance where a defined architectural emphasis is created that includes a minimum 6-foot change to the elevation plane along with changes to the building materials from the primary wall structure**

(d) Business and Commercial Uses

The maximum structure height specified in a land use district, including Specific Plan areas, may be modified as noted below. As part of the development of such structures, enhanced landscaping shall be provided that includes the planting of trees that will reach the building height at maturity.

- (1) Medical buildings, such as clinics and hospitals, that are located within land use districts that impose a height limitation of 45 feet may exceed the 45-foot height limit by up to 25 feet when the required front, side, and rear yards are increased an additional one foot in excess of minimum requirements for each four feet in height above 45 feet.**
- (2) Hotels located within land use districts that impose a height limitation of 45 feet may exceed the 45-foot height limit by up to 25 feet when the required front, side, and rear yards are increased an additional one foot in excess of minimum requirements for each four feet in height above 45 feet.”**

Section 21. Chapter 13 (Landscape Regulations) is hereby added to Division 7 (General Design Standards) of the Yucaipa Development Code and is as follows:

“Chapter 13 Landscape Regulations

Section 87.1305 General Provisions

(a) Intent

The landscape development standards, procedures and guidelines established by this Chapter are meant to be complementary to those found in the City of Yucaipa’s standard project Conditions of Approval, as well as the landscape provisions found in the City’s Development Code, including Division 8, Specific Use Design Standards, and Chapter 4, Water Conservation, under Division 10, Soil and Water Conservation.

(b) Applicability

The landscape requirements shall apply to all new development projects in the City of Yucaipa.

(c) Duty to Maintain

All projects shall maintain their approved landscaping.

Section 87.1310 Development Standards

Landscaping shall consist of drought tolerant vegetation appropriate to the local climate. The requirements are as follows:

(a) Compost

Compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six percent (6%) organic matter in the top six (6) inches of soil are exempt from adding Compost and tilling. Compost procurement shall be coordinated with the City and its Purchasing Policies and Procedures related to SB 1383 for eligible compost and State regulation 14 CCR Chapter 3.2 of Division 7.

(b) Trees

(1) 15-gallon size:

- (A) 1 for each 600 sq. ft. of total landscaped area (one required, minimum)
- (B) 80% of total trees required in a Project shall be at least 15 gallon
- (C) At least 1 tree per every 12 parking stalls, unless otherwise specified by more stringent regulations

(2) 24-to-96-inch box trees:

- (A) 20% of total trees required (one required, minimum).

(3) Tree Spacing and Locations:

- (A) Small trees: 20 feet on center max.
- (B) Large trees: 30 feet on center max.
- (C) Street trees: 30 feet on center max.
- (D) Typical landscape trees shall be a minimum of 6 feet from curbs, paving and sidewalks; Street trees located in the parkway between sidewalk and curb shall be provided with a linear root barrier.

(4) Project shall include both deciduous and evergreen trees. Areas that serve as a buffer shall include evergreen trees.

(c) Shrubs

- (1) 60% of total shrubs shall be 5 gallon.
- (2) 40% of total shrubs shall be one gallon.
- (3) General Shrub Requirements:
 - (A) 10 shrubs for each 300 square feet of landscaped area
 - (B) Areas designed to be re-established as natural landscaping may utilize a hydroseed mix that provides shrubs, subject to approval by the City's Landscape Architect

(d) Ground Cover:

- (1) Maximum spacing: 12 inches on center, unless otherwise specified by the suitability of the varietal
- (2) Hydroseeding may be used, and shall identify the recommended mixture, and the weight or volume per unit area as part of a landscape plan

(e) Mulch

- (1) A minimum three- (3-) inch layer of mulch shall be provided on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. Procurement shall be coordinated with the City and its Purchasing Policies and Procedures related to SB 1383 for eligible mulch. To provide habitat for beneficial insects and other wildlife, leave up to five percent (5%) of the landscape area without mulch. Designated insect habitat must be included in the landscape design plan as such.

(f) Pedestrian Activity Areas

For commercial centers, multiple family residential development projects or mixed use residential and commercial uses, an enhanced landscape design is required for priority pedestrian activity areas. Such features may include the planting of a specimen tree, a decorative rock and boulders feature, a water feature such as a pond or water fountain, or public artwork. Priority pedestrian areas are the pedestrian entrances, including sidewalks, to the project development from the public right-of-way and parking lots.

(g) Design Considerations

- (1) The City of Yucaipa is a foothill community, serving as a transition from the San Bernardino Valley west of the City, and the San Bernardino National Forest to the northeast. A mixture of evergreen vegetation, including pines and cedars, should be used to provide a year-round landscape appearance that is enhanced by flowering deciduous trees and shrubs to add additional color and texture.

(2) Development projects that include an accessory monument or freestanding sign shall consider their sign height and landscape plantings to ensure that conflicts are avoided.

(3) Rocks and gravel may be used in conjunction with groundcover but shall not be a substitute for plants.

(4) Detention basins that are publicly visible shall include landscaping.”

Section 21. Section 83.010305 (Applications for Land Use Decisions) of Chapter 1 (General Procedures) of Division 3 (Procedures) is hereby amended to read:

“83.010305 Applications for Land Use Decisions.

(a) Applications for all land use decisions shall be made at the offices of the reviewing authority on forms supplied by that authority. Each application for a land use decision shall be accompanied by such information and materials deemed necessary to render the requested land use decision before such application is deemed complete and accepted for filing. Any application made under the provisions of the Development Code may be initiated by the City Council or by any interested party unless otherwise indicated in this Code.

(b) Any application that has been submitted and remained inactive for one year following City corrections shall be deemed as withdrawn.”

Section 23. Section 83.041120 (Subdivision Design and Improvement Standards) of Chapter 4 (Division of Land Procedures) of Division 3 (Procedures) is hereby amended to add:

“Section 83.041120 Subdivision Design and Improvement Standards

(...)

(f) Common Area Funding and Maintenance

All subdivision projects shall include provisions for the ongoing funding and maintenance of common area features. Any new subdivision that consists of more than 50 units, or any Tract Map that is associated within a larger planned development or specific plan project, shall include a Homeowner’s Association to manage and fund such areas.”

Section 24. Section 83.030225 (Final Map) of Chapter 4 (Division of Land Procedures) of Division 3 (Procedures) is hereby amended to read:

“Section 83.030225 Final Map

(...)

(c) Filing Official Copy of the Final Map

If the advance copy of the Final Map has been found satisfactory by the County Surveyor, the subdivider shall cause the Final Map to be officially filed with the City Engineer at least 20 days prior to expiration of the approval or conditional approval or any approved extension of time as provided by this division. **Delays that occur from the County Surveyor review of a “timely filed” map may extend the expiration date by no more than one year.** The Final Map shall not be officially filed until the engineer or surveyor has received notification from the City Engineer that all provisions of the Tentative Map approval, the Subdivision Map Act, City Code and City standards have been complied with. The official filing of the Final Map with the City Engineer will constitute the Final Map filing date.

Section 25. Article 1 (Fire Safety (FR) Overlay District) of Chapter 2 (Hazard Protection) of Division 5 (Overlay Districts) is hereby amended to read:

“Article 1 Fire Safety (FR) Overlay District

Sections:

[85.020201](#) **Intent**
[85.020205](#) **Locational Requirements**
[85.020210](#) **General Provisions**
[85.020215](#) **Division of Review Areas**
[85.020220](#) **Area FR1, FR2 and FR3 Requirements**
[85.020225](#) **Additional Area I (FR1) Requirements**
[85.020230](#) **Alternate Hazard Protection Measures**

85.020201 Intent.

The Fire Safety Overlay District is created to provide greater public safety in areas prone to wildland brush fires by establishing additional development standards for these areas.

85.020205 Locational Requirements.

The Fire Safety Overlay District shall be designed in high fire hazard areas as mapped on the City General Plan Hazards Maps with the locations derived from the California Department of Forestry and U.S. Forest Service, **and may be updated from time to time. The most current version of the state’s Fire Hazard Severity Zones shall officially govern.**

85.020210 General Provisions.

- (a) The provisions of this section shall apply to all phases of a development project.
- (b) A notice of all land use applications and/or development permits that would lead to the construction of structures or the subdivision of land within the Fire Safety Overlay District shall be filed with the responsible fire authority by the Community Development Department.

- (c) All proposed land use applications that would lead to the construction or expansion of a structure or the subdivision of land shall be submitted to the responsible fire authority or review and recommendation. Any recommendations received shall be indicated in any staff report and/or presentation for the proposed development and shall be incorporated into the conditions of approval where possible.
- (d) All proposed development must meet all other applicable standards set forth by the responsible fire authority.
- (e) The development standards established by a land use district and any applicable overlay district shall apply, except where a planning area provision provides that a different standard shall apply.
- (f) When an addition, alteration, enlargement or reconstruction of a structure equals or exceeds 50% of the existing structure or 25% of the roof for the roofing requirements only, the provisions of Subsections 85.020220(a)(b)(1)(C) and 85.020225(a) regarding construction requirements shall apply to the entire structure and/or the whole roof as applicable. Such structures and/or roofs shall be entirely retrofitted to comply with the provisions of this section.

85.020215 Division of Review Areas.

The Fire Safety Overlay District is divided into ~~two~~**three** review areas, each of which represents a different level of wildland hazard. A different set of requirements is applied in each review area. The provisions for these requirements are cumulative in that all of the requirements that are specified for Fire Safety Review Area 2 shall also apply to Fire Safety Review Area 1, in addition to those specified for only Fire Safety Review Area 1, and similarly for Fire Safety Review Area 3.

(a) Fire Safety Review Area 1 (FR1)

Fire Safety Review Area 1 includes wildland areas that are marginally developable, areas which are not likely to be developed, and the area of transition between wildlands and areas that are partially developed or are likely to be developed in the future. The area of transition is often characterized by an abrupt slope change. Natural hazards are prevalent throughout Area 1, especially in areas with natural ungraded slopes greater than 30%. Area 1 includes areas of very high to extreme fire hazard.

(b) Fire Safety Review Area 2 (FR2)

Land within Area 2 is relatively flat and is either partially or completely developed, or, if it is not developed, is usually suitable for development. Present and future development within Area 2 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Area 1.

(c) Fire Safety Review Area 3 (FR3)

Land within Area 3 provides for the transition from the wildlands areas of FR1 and FR2 to the developed portions of the City and this Area is often developed. Present and future development within Area 3 is exposed to the impacts of wildland fires and other natural hazards that would come from Area 1 and extend past Area 2.

85.020220 Area FR1,~~and~~ FR2 **and FR3** Requirements.

(a) Construction Requirements

- (1) Roof coverings shall be either non-combustible or fire-retardant with a minimum Class A rating, as defined in the Uniform Building Code. Class A wood shake or shingle roof coverings shall have passed a 10-year natural weathering test, and proof of such test shall be provided to the Building Official prior to the issuance of a building permit.
- (2) Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with a spark arrester. An approved spark arrester shall mean a device constructed of stainless steel, copper, or brass, woven galvanized wire mesh, 12-gauge minimum of three-eighths (3/8) inch minimum to one-half (1/2) inch maximum openings, mounted in or over all outside flue openings in a vertical and near vertical position, adequately supported to prevent movement and visible from the ground.
- (3) Louvers, ventilators, or openings in walls, roofs, attics, and underfloor areas having headroom less than four feet in height which are not fitted with sashes or doors shall be covered with wire screen. The screen covering such openings shall be of galvanized metal or copper and shall have a maximum mesh of one-quarter (1/4) inch.
- (4) Eave-type attic ventilators are prohibited.
- (5) The space between rafters at exterior walls shall be solidly filled with tight-fitting wood blocks at least one and one-half (1 1/2) inches thick.
- (6) Fuel tanks (e.g., liquefied petroleum tanks) shall be located at least 10 feet away from any structure and in accordance with the Uniform Fire Code, the Table of Projections, and the Storage Standards specified by Fire Hazard Performance Standards in Chapters 5 and 9 in Division 7 of this Title.
- (7) All non-accessory buildings shall have reflective and non-combustible building address numbers with at least three-inch high lettering visible from the road on which the structure fronts.
- (8) All buildings on lots which abut a National Forest that were created after March 9, 1988 shall be set back at least 30 feet from the boundary of the San Bernardino National Forest.
- (9) Structures in areas with slopes exceeding 30% and 30 feet in height shall comply with the following.
 - (A) Where structures are proposed or within 200 feet of slopes that are greater than 30% prior to grading and where such slopes are at least 30 feet in height, the vegetation on such slopes shall be treated in such a manner that it becomes a fuel modified area. Such fuel modified areas shall be maintained for either the entire slope, or 100 feet, or to the property line, whichever distance is less.
 - (B) Where grading is utilized which does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes which are greater than 30% and which are greater than 30 feet in height, structures shall be

set back at least 30 feet from the edge(s) of the graded area adjacent to such natural ungraded slopes.

(10) All areas used for the storage of firewood or other flammable materials shall either be at least 30 feet away from all structures, or wholly enclosed within a structure.

(11) Fire hydrants shall be identified by a method specified by the Fire Authority.

(12) There shall be vehicular access at least 12 feet in width to within at least 10 feet of any static water source including pools, lakes, swimming pools, reservoirs, and water storage tanks. Access shall be either to a plumbed outlet with two and one-half (2 1/2) inch National Hose Thread Fitting, or directly to the source. This requirement shall be waived if the fire authority determines that the water source is sufficiently below the elevation of existing or proposed roads or driveways to make drafting of water from the source through a plumbed outlet infeasible, and that direct vehicular access to the water source would require an impractical extension of a road or driveway.

(b) Building Separations.

(1) Building Separation Standards.

(A) All buildings on parcels created after the effective date of this section and all other parcels with lot widths of 60 feet or greater shall have exterior wall separations of at least 30 feet.

(B) All buildings on parcels created prior to the effective date of this section with lot widths less than 60 feet shall have interior side yard setbacks of 20% of the lot width, provided that such interior side yards shall not be less than five feet and need not exceed 15 feet. In no case shall exterior wall separations be less than 10 feet for all buildings, including those on adjoining parcels.

(C) When exterior walls of residential and accessory buildings or portions thereof are within 15 feet of interior side or rear lot lines, or the exterior wall separation is less than 30 feet, the following shall apply: 1) the outside of all such exterior walls or portions thereof shall be covered with materials which are approved for exterior locations and are of fire-resistive construction as defined in the Uniform Building Code; 2) all exterior doors made of wood or wood portions shall be solid core wood; and 3) windows, sliding glass doors or glass inserts in doors shall be constructed of approved dual-pane glass.

(2) Intent of Standards

The intent of the exterior wall separation standards is to reduce the exposure and risk from adjacent structural fires and to reduce the potential spread of fire from structure to structure.

(3) Alternate Measures (Exterior Wall Separation)

Pursuant to Section [85.020230](#) of this section and dependent upon site specific conditions, the following measures or combinations thereof may be substituted for the exterior wall separation requirements for all buildings specified in Subsection [85.020220\(b\)\(1\)\(A\)](#) above, provided that in no case shall such exterior wall separations be less than 10 feet.

- (A) The expansion of fuel modified areas around the perimeter of the development project beyond that required through the provisions of this section or other parts of the City Code
- (B) A substantial transfer of density from steeper slopes, including areas with slopes less than 30% if they exist on site, to less steep areas within the development project
- (C) Clustering of structures away from the development perimeter and away from fire hazard areas
- (D) The provisions of more fire-resistive construction standards than normally required through the provisions of the Fire Safety (FR) Overlay District and otherwise required through the Uniform Building Code or Uniform Fire Code
- (E) Other alternate measures if approved by the Planning Agency pursuant to the provisions of Section [85.020230](#) of this Article

(c) Project Design Requirements

(1) All development projects and each phase thereof, except for a development project located exclusively on a cul-de-sac, shall have a minimum of two points of vehicular ingress and egress, designed to City road standards, with a minimum width of 26 feet of all weather surface as defined in the Uniform Fire Code, from existing and surrounding streets. One such point of vehicular access may be an emergency access route with an all-weather surface, if the Planning Agency makes and justifies all of the following findings.

- (A) Two points of non-emergency access shall be physically infeasible.
- (B) Provisions shall be made to reasonably ensure that the emergency access will be maintained.
- (C) Based on the review and consideration of the Fire Authority's recommendation, the emergency access route will provide adequate vehicular ingress and egress during emergencies.

(2) All development projects shall provide 6-inch or larger circulating (loop) water mains as required by the Uniform Fire Code and proper hydrant location and spacing, and shall have sufficient water storage capacity to provide the minimum fire flow duration requirements (gallons per minute [GPM] for a minimum number of hours or portions thereof) as specified by the minimum system standards established by the Fire Authority. Circulating (loop) mains are not required for cul-de-sacs and are not required for subdivisions that exclusively take all access from cul-de-sacs. In areas not served by water purveyors, on-site fire flow and water storage requirements will be as specified by the Uniform Fire Code.

(3) All public or private streets within or bordering a development project shall have noncombustible and reflective street name signs designed to City standards and visible at all street intersections.

(4) Fuel Modification Areas

- (A) A permanent fuel modification area may be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The recommended

width of the fuel modification area shall be determined by the responsible Fire Authority in conjunction with the County Fire Warden, but in no case shall it be less than 100 feet in width as measured from the development perimeter. The width of the fuel modification area shall be determined based upon the following factors.

(I) The natural ungraded slope of the land within the project and in the areas adjacent to the project

(II) Fuel Loading

(III) Access to the project and direct access to the fuel-modified area

(IV) The on-site availability of water that can be used for fire fighting purposes

(V) Adequate provisions shall be made for the continual maintenance of such areas and, where feasible, such areas shall be designated as common open space rather than private open space.

(VI) Fuel modification areas shall also incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.

(B) When development projects are phased, individual phases may be required to provide temporary fuel modification areas where the development perimeter of a phase is contiguous to a subsequent phase of a project which in its undeveloped state is a hazardous fire area. The need for a temporary fuel modification area shall be determined by the responsible fire authority in conjunction with the County Fire Warden and shall be based upon the same considerations described in Subsection (c)(4)(A) of this section for permanent fuel modification areas.

(d) Erosion and Sediment Control

All development projects, building permits, grading and any other significant land disturbing activity shall install erosion control measures in compliance with the provisions established by the Development Code for such erosion control measures.

85.020225 Additional Area 1 (FR1) Requirements.

The following requirements apply only to Area 1, in addition to those specified for both Areas 1 and 2.

(...)"

SECTION 26. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase

thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 25. CEQA.

The City Council finds that this Ordinance does not directly result in the development of any parcel of land does not directly result in the development of any parcel of land but instead modifies the development standards to either: 1) comply with current state law requirements, 2) implement existing policies and procedures, 3) add clarity to existing requirements and/or, 4) Adds flexibility to standards to achieve economic development or public safety goals. An Addendum to the 2016 Yucaipa General Plan Environmental Impact Report that addresses the changes proposed by the Ordinance has been prepared and requires a recommendation from the Planning Commission as part of the adoption of Ordinance No. 450. This Addendum was prepared pursuant to Section 15164 of the CEQA Guidelines. The analysis contained in the addendum demonstrates that the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent or supplemental EIR have not been met, and therefore a subsequent or supplemental EIR is not required, and that the adoption of the Ordinance would not result in impacts not originally analyzed in the 2016 General Plan EIR.

SECTION 26. Effective Date. This Ordinance shall be effective the 31st day following its adoption by the City Council

SECTION 27. Publication and Posting. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause the ordinance or a summary thereof to be published in accordance with state law.

PASSED, APPROVED and ADOPTED this ____ day of ____, 2025.

Jon Thorp, Mayor

ATTEST:

APPROVED AS TO FORM

Ana V. Sauseda, MMC
Director of General Services/City Clerk

Steven Pacifico, City Attorney

ADDENDUM TO THE YUCAIPA GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

ORDINANCE 450



PREPARED BY:

MADELINE JORDAN & CHRISTIAN FARMER

**CITY OF YUCAIPA
34272 YUCAIPA BOULEVARD
YUCAIPA, CA 92399**

June 2025

INTRODUCTION

This document has been prepared to provide compliance with the requirements of the California Environmental Quality Act (CEQA) for a proposed “clean-up” ordinance that provides modified development standards for certain uses, Ordinance Number 450, (hereafter referred to as the “Ordinance”). The proposed Ordinance will address updated General Plan policies, implement portions of the City’s Housing Element and ensure compliance with state law requirements; the update further seeks to remove ambiguities by memorializing interpretations made of existing Development Code provisions, and to encourage the development of certain commercial uses.

Purpose

The purpose of this Addendum to the 2016 Yucaipa General Plan Environmental Impact Report, inclusive of all subsequent analysis including the Housing Element Addendum to the General Plan EIR (hereafter referred to as the “EIR”), hereafter referred to as the “Addendum,” is to explain that the adoption of the City proposed Ordinance would not create any new or substantially more severe significant effects on the environment that were not analyzed in the EIR, and augments the EIR analysis to be consistent with the Ordinance.

Background

The Yucaipa City Council adopted the 2016 General Plan update, and the associated EIR was certified on April 11, 2016. The EIR was prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. This EIR covers the policies and programs identified in the City’s General Plan Amendment, and should be considered inclusive of all subsequent analysis, including for the City’s Housing Element.

On March 14, 1994, the City Council of the City of Yucaipa adopted a comprehensive Development Code that included zoning standards and development review procedures for the City of Yucaipa to evaluate a variety of development and land use proposals. However, this framework was a direct carry over from the Development Code from the County of San Bernardino and has a variety of elements that are outdated or unorganized for modern use.

To address this concern, the City of Yucaipa has begun the process of a [Comprehensive Development Code Project](#). This effort will take over a year to complete; however, several changes must be made within an earlier timeframe to comply with state law and to implement key City Council initiatives, such as those outlined in the adopted Housing Element. As such, Ordinance No. 450 (Ordinance) has been developed to address these changes. The Planning Division intends to complete annual adjustments to the Development Code after the adoption of the comprehensive Development Code update to ensure that changes to state law and other requirements remain current.

The updated code sections for the Ordinance fall under one of the following topics:

- Updates to ensure compliance with state law
- Implementing Housing Element programs
- Implementing economic development and fiscal sustainability goals
- Enhancing public safety elements
- Reflecting longstanding internal procedures and processes

- General cleanup

PROJECT DESCRIPTION

This Project is the consideration of Ordinance No. 450, which adds or modifies 23 different elements of the Development Code to provide a periodic cleanup and enhancement, including updates to state law, implementing programs of the Housing Element, implementing preliminary economic development and fiscal revenue efforts, enhancing public safety elements, and reflecting longstanding internal procedures and processes. Most of the updates are simply procedural, ensuring compliance with state law as well as current City practices. Other areas provide objective requirements for areas of the code lacking specificity. Given the nature of many of the changes, they do not require additional analysis and are highlighted in Appendix A; however, the revisions that are pertinent to this Addendum will be the following sections:

Section 4 – Code Section 83.030305: Land Use Compliance Review

The most notable change with this section is to introduce the permitting of mixed-use (Neighborhood Commercial uses) development opportunities within the City’s RM-24 (High Density Residential) Land Use District. This is further discussed in Section 7 and pertains to sites specifically located on a Major or Secondary Highway, as identified by the General Plan.

Section 7 – Code Section 84.0335: High Density Multiple Residential

This section introduces the permitting of mixed-use (Neighborhood Commercial) development opportunities within the City’s RM-24 (High Density Residential) Land Use Districts that are specifically located on a Major or Secondary Highway, as identified by the General Plan. As part of the City’s Housing Element, the City is required to plan for a variety of housing units at a range of income levels that are delegated by the Regional Housing Needs Assessment (RHNA) process through the Southern California Association of Governments (SCAG). In a prior housing cycle, areas along Oak Glen Road were designated as RM-24 to provide for the City’s lower income categories, and this area was expanded as part of our current 2021-2029 Housing Element. To ensure the long term fiscal sustainability of the City, this proposed section is intended to accomplish two key outcomes. The primary objective is to further encourage the development of these units by offering greater flexibility for the development of such sites where access is readily available, and where the development of the planned units is critical for the City’s implementation of the Housing Element. However, the fiscal sustainability of the City’s future has become a top priority of the City Council. The proposed change would allow for additional sales tax opportunities and would facilitate commercial uses that are walkable to those new residential communities to reduce Vehicle Miles Traveled (VMT) and to create increased amenities for these new residents.

Section 20 – Height Regulations

Summary of Changes:

- Integrates the Fair Share provisions from the adopted Resolution No. 2024-53 related to taller structures to ensure that a future ladder truck is funded
- Clarifies that the Community Development Director, not the Building Official, determines

- certain structure increases consistent with historic practice
- Provides added architectural flexibility to create defined building entrances
- Allows a 25-foot height increase for medical buildings and hotels

The City of Yucaipa has traditionally limited the height of all buildings due to the current fire equipment that is available by the Fire Department. As part of the Safety Element Update adopted on July 22, 2024, a long-term funding strategy was developed for the purchase and operation of this type of fire equipment. In addition, projects within the proposed Freeway Corridor Specific Plan update will be conditioned to participate in the initial cost of the acquisition. Once the equipment has been ordered, the prior constraints to building heights will be resolved. To ensure that there are sufficient participants in the funding program to maintain the annual costs, as well as to capture the economic development benefits realized with hotel projects and to further incentivize the healthcare industry to Yucaipa, the proposed section allows increased flexibility for certain land uses that are located within areas along the freeway to increase their building heights. This ensures that the costs are spread by multiple projects, and that there is appropriate demand for this type of specialized equipment. These changes also remain below the maximum building heights that could otherwise be facilitated with an aerial ladder truck to ensure that the scale of buildings remain appropriate for the community, and include increased setback limitations, which will allow for additional protection for neighboring parcels.

The remainder of the updates within the Ordinance pertain to procedural updates and development regulations, none of which would directly result in new development. As such, the remaining changes implemented through the Ordinance would not generate additional environmental impacts. These proposed modifications are either environmentally neutral or are expected to reduce potential impacts and, therefore, are not analyzed further herein.

GENERAL PLAN CONSISTENCY

In addition to the discussion below, a general plan consistency has been completed to show conformity with the policies of the City's General Plan. The changes to the Development Code contained in Ordinance 450 align with the many General Plan Policies, including but not limited to:

- CDL-1.1 Places to Live
- CDL-1.2 Places for Commerce
- CDL-1.7 Centers of Activity
- CDL- 10.1 Development Review
- CDL-10.5 Private Landscaping and Parks
- CDL-10.11 Building Footprint
- HN-2.1 Balanced Housing Stock
- HN-2.6 Multiple-Family Housing
- HN-3.2 Entitlement Process
- HN-3.3 Housing Incentives
- ED-1.1 Employment and Revenue Focus
- ED-1.2 Employment Needs of Residents
- ED-1.3 Infrastructure

- ED-2.1 Retail Sales Growth
- ED-4.1 Fiscal Return of Land Use and Development
- ED-5.5 Business Attraction
- PSF-7.1 Capital Improvements
- PSF-7.3 Fair Share Funding

ENVIRONMENTAL PROCESS

CEQA Guidelines Section 15164 provides a lead or responsible agency the ability to prepare an addendum to a previously certified EIR if some changes or additions are necessary to adequately reflect a revisions to a proposed project or circumstances surrounding the project, and if there is substantial evidence that the revisions would not trigger the preparation of a Subsequent or Supplemental EIR, as provided in CEQA Guidelines Section 15162. The requirements for Section 15162 are as follows:

15162. Subsequent EIRs and Negative Declarations.

"(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent decline to adopt the mitigation measure or alternative."

As demonstrated in the environmental analysis contained herein, none of the potential impacts that

had been analyzed in the EIR would change with adoption and implementation of the proposed Ordinance. Adoption and full utilization of the Ordinance would result in marginal commercial growth which would be a nominal addition relative to the original analysis. As such, an Addendum to the certified Final EIR is appropriate because there have been only minor modifications and technical additions/changes to the project, and none of the conditions described in Section 15162 have occurred. The modifications do not constitute substantial changes to the Project and do not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to Section 15164 regarding an Addendum, this document is not required to be circulated for public review but can be included in or attached to the final EIR. The City Council shall consider the addendum with the Final EIR prior to making a decision on the Ordinance.

ANALYSIS

This Addendum will utilize the topical listings contained in the California Environmental Quality Act (CEQA) Appendix G Checklist as a method of evaluating the proposed Ordinance (the Project) and its potential impact upon the environment and relates to the original analysis in the EIR. The analysis begins with the list of the resource topics from the Checklist. Following the list is a response that summarizes the impacts originally identified and a discussion noting any potential changes that may have occurred. The analysis concludes with a statement noting if there are any additional changes to impacts that have resulted from the revised Project.

Aesthetics

Since the EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response:

The EIR concluded that impacts on aesthetics would be less than significant from the General Plan, and found no significant impacts to scenic vistas, scenic resources, visual quality, or light/glare. The Ordinance does not propose specific development, but provides a mechanism to streamline new development, to allow new mixed-use development in key corridors, and to allow for an increase in height for hotel and medical uses from the ground floor to the top of the roof/parapet. These projects would be subject to the same architectural guidelines and policies that govern any other development in the City. Additionally, while increases in height would be allowed, there will be a corresponding increase in setbacks for each additional floor that is added. Further, while the implementation of the Ordinance may result in taller buildings, the overall Floor-Area Ratio (FAR) will remain the same, resulting in a smaller building footprint which result in corresponding increases to parking areas, open space and landscaping. It should be noted that other districts in the City, such as Institutional, would continue to allow for structures higher than the revisions proposed, and therefore structures would not exceed what was previously permissible within the City.

There have not been changes nor any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan. Implementation of projects that could be developed under the Ordinance for new and existing development would be consistent with those in the General Plan and would be required to be consistent with adopted City policies and standards that reduce aesthetic and visual impacts.

Finding:

Neither the Project as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant aesthetic impact; therefore, the changes in the Project do not result in a new significant environmental effect on aesthetics or a substantial increase in the severity of significant aesthetic effects previously identified in the Final EIR.

Agriculture and Forestry

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for, or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response:

The EIR found less than significant impacts to agricultural or forest resources. The City of Yucaipa is not located within a designated Forest Land area. The San Bernardino County Important Farmland Map 2010, Sheet 2 of 2, prepared by the California Department of Conservation, designates there are no sites within the City designated as "prime farmland". Implementation of the Ordinance would encourage the development of urban uses within the City core and would not impact any existing agricultural lands. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant impact to agricultural or forest resources; therefore, the changes in the Project do not result in a new significant environmental effect on agricultural or forest resources or a substantial increase in the severity of significant agricultural or forest resources effects previously identified in the Final EIR.

Air Quality

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Air Quality Management Plan or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response:

The EIR concluded that implementation of the General Plan would result in significant and unavoidable air quality impacts. The EIR analysis notes that the net emissions that result from the City's buildout under the Yucaipa General Plan, even with implementation of the General Plan mitigation measures, would result in a cumulatively considerable contribution to criteria air pollutants for which the Basin is in nonattainment (ozone, suspended particulates, and fine particulates). In addition, the proposed growth contemplated in the General Plan would exceed the growth anticipated in the South Coast Air Quality Management District's 2012 Air Quality Management Plan. Certification of the Final EIR included the adoption of Statement of Overriding Considerations pursuant to Section 15093 of the CEQA Guidelines. The Statement of Overriding Considerations included a number of the General Plan Policies that are designed to create a greater

quality of life, among other things, for the City of Yucaipa. General Plan Policies were related to a number of environmental topical areas, including air quality and greenhouse gas emissions.

Adoption of the proposed Ordinance would change the baseline that was assessed in the EIR in two ways. First, the update would allow for a modification to the height requirements for hotels and medical uses allowing up to 25 additional feet in height; however, the result would result in no net change to the square footage of the development as the overall development as the Floor-Area Ratio (FAR) would provide the same 1:1 limit, therefore resulting in no net change to development intensity. Secondly, the adoption of the Ordinance would result in modifications to development standards for RM-24 High Density Housing sites along select corridors within the City. These changes would allow for Neighborhood Commercial uses to be integrated with the residential uses, encouraging alternative modes of transit and reducing Vehicle Miles Traveled (VMT). The additional commercial growth would be a nominal addition relative to the original analysis, and the significant and unavoidable air quality impacts that were originally identified in the EIR would remain. The adoption of Statement of Overriding Considerations would continue to apply for the Ordinance. Therefore, there are no changes to the project, or any new information of substantial importance, which indicate that the proposed Ordinance would significantly exacerbate air quality impacts beyond the analysis and conclusions in the EIR.

Finding:

The Project itself, as analyzed in the Final EIR, would result in significant air quality impacts. However, the proposed Ordinance would not result in a new significant environmental effect on air quality or a substantial increase in the severity of significant air quality effects previously identified in the Final EIR.

Biological Resources

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response:

The EIR concluded that implementation of the General Plan could potentially result in significant impacts to biological resources, and that even with mitigation, impacts pertaining to a loss of biological habitat would be significant and unavoidable. Certification of the Final EIR included the adoption of Statement of Overriding Considerations pursuant to Section 15093 of the CEQA Guidelines and included a number of General Plan policies that were related to biological resources. The proposed Ordinance would encourage development along existing developed corridors and on parcels which are already slated for high density residential development and for commercial

development. As such, the Ordinance would pertain to development already authorized, and does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts to biological resources relative to the General Plan.

Finding:

The Final EIR concluded that the General Plan would result in significant impacts to biological resources. However, the changes in the Project do not result in a new significant environmental effect on biological resources or a substantial increase in the severity of significant biological resource effects previously identified in the Final EIR.

Cultural Resources

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response:

The EIR concluded that implementation of the General Plan could result in potentially significant impacts to cultural resources which could be mitigated to a less than significant level. The proposed Ordinance would not impact undeveloped parcels that may have potential archeological or paleontological resources as the Ordinance would be limited to urbanized areas of the City and areas already identified as sites for development. There have been no changes to the project or new information of substantial importance which indicate that the proposed Ordinance could result in new or more severe impacts to cultural resources.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance, with mitigation, would result in a significant cultural resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on cultural resources or a substantial increase in the severity of significant cultural resource effects previously identified in the Final EIR.

Geology and Soils

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading,

subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response:

The EIR concluded that implementation of the General Plan would not result in any direct or indirect significant effects related to geology and soils. The proposed Ordinance would provide a mechanism to implement residential and commercial uses. The building code requirements and General Plan policies pertaining to reducing geological hazards would apply to any projects that occur in the future. There have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant geology or soils impact; therefore, the changes in the Project do not result in a new significant environmental effect on geology or soils or a substantial increase in the severity of significant geology or soils effects previously identified in the Final EIR.

Greenhouse Gas Emissions

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response:

The EIR concluded that implementation of the General Plan in the City of Yucaipa would result greenhouse gas emissions over the long term that were significant and unavoidable. Certification of the Final EIR included the adoption of Statement of Overriding Considerations pursuant to Section 15093 of the CEQA Guidelines. The Statement of Overriding Considerations included a number of the General Plan policies that are designed to create a greater quality of life, among other things, for the City of Yucaipa. Policies were related to a number of environmental topical areas, including air quality and greenhouse gas emissions.

Adoption of the proposed Ordinance would potentially result in a change in two changes to the baseline analysis but would not result in new significant impacts. First, new hotels and medical uses would be permitted to build to a taller maximum height; however, the development intensity will remain limited by the FAR as identified in the City's General Plan, maintaining the overall development intensity of sites. Secondly, the implementation of the Ordinance would allow for mixed-use development along key corridors within the RM-24 land use district. This implementation would allow for neighborhood commercial and local serving uses adjacent to dense housing sites and would reduce car related trips and help to encourage alternative modes of transportation. This growth would be a nominal change relative to the original analysis, and the significant and unavoidable greenhouse gas impacts that were originally identified in the EIR would remain.

The adoption of Statement of Overriding Considerations would continue to apply for the Ordinance. Therefore, there are no changes to the project, or any new information of substantial importance, which indicate that the proposed Ordinance would significantly exacerbate Greenhouse Gas impacts beyond the analysis and conclusions in the EIR.

Finding:

The Project itself, as analyzed in the Final EIR, would result in a significant Greenhouse Gas impacts. However, the proposed Ordinance would not result in a new significant environmental effect on Greenhouse Gas emissions or a substantial increase in the severity of significant Greenhouse Gas effects previously identified in the Final EIR.

Hazards and Hazardous Materials

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response:

The EIR concluded that implementation of the General Plan would result in less than significant impacts pertaining to hazards and that during the planning review process for individual projects, impacts to hazards and hazardous materials would be appropriately assessed. The proposed Ordinance would provide a mechanism to implement mixed-use development standards as well as modify the Development Code requirements pertaining to the maximum height for certain uses. The building code requirements and General Plan policies pertaining to reducing hazards would apply to any development projects that occur in the future. Further, the proposed revisions for the building height are intended to encourage development that would directly benefit from the City's fire equipment investment, and would provide a long-term funding source for the sustained operation of the equipment. There have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant hazard impacts; therefore, the changes in the Project do not

result in a new significant environmental effect with respect to hazards or a substantial increase in the severity of significant hazard effects previously identified in the Final EIR.

Hydrology and Water Quality

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

Response:

The EIR concluded that the General Plan would not significantly impact hydrology, water quality, or create flood hazards through implementation of standard conditions of approval and adherence to General Plan policies and regulatory requirements. The proposed Ordinance does not directly permit the construction of any specific projects, but provides a mechanism to implement mixed-use development standards and modifies the Development Code requirements for the permitted height of medical and hotel uses. Any potential impacts would be specific to future development requests, and each project would be subject to their own design review. Potential impacts would be based on a number of factors that relate to the proposed design and development approach utilized for each respective development proposal. However, all of the individual projects associated with implementation of the Ordinance would be subject to applicable regulations, feature the standard conditions of approval to minimize or mitigate any potential impacts, and be required to meet all regulatory requirements pertaining to water quality impacts. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant hydrology /water quality impacts; therefore, the changes in the Project do not result in a new significant environmental effect on hydrology/ water quality or a substantial increase in the severity of significant hydrology/ water quality effects previously identified in the Final EIR.

Land Use Planning

Since the previous EIR was certified, are there any changes in the project, changes in circumstances

under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response:

The EIR concluded that implementation of the General Plan would result in a less than significant impact for land use and planning. The proposed Ordinance would implement the goals and policies of the General Plan and include provisions to allow for the development of mixed-use projects in the RM-24 Land Use District. In addition, the Ordinance establishes a new height requirement that provides greater flexibility for future proposals to support goals and policies related to land use compatibility, high quality design, and greater site amenities. As such, there have been no new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant land use impact; therefore, the changes in the Project do not result in a new significant environmental effect on land use or a substantial increase in the severity of significant land use effects previously identified in the Final EIR.

Mineral Resources

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response:

According to the Yucaipa General Plan, the City is located within the MRZ-3 designation established by the State of California Division of Mines and Geology. The MRZ-3 Zone is defined as "an area containing mineral deposits, the significance of which cannot be evaluated based upon available data." The EIR concluded that there would be less than significant impacts to mining resources. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant mineral resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on mineral resources or a substantial increase in the severity of significant mineral resource effects previously identified in the Final EIR.

Noise

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response:

The EIR concluded that the General Plan would result in substantial noise impacts that would remain significant and unavoidable after mitigation, and certification of the Final EIR included the adoption of Statement of Overriding Considerations pursuant to Section 15093 of the CEQA Guidelines. The proposed Ordinance does not directly permit construction but provides a mechanism for the development of mixed-use projects within certain parts of the City and allows for increased flexibility for the construction of certain uses within commercial land use districts. Future development projects may result in temporary construction-related noise impacts. While construction activities will periodically raise noise levels above their current levels, the level of noise increase is not expected to be substantial and will only occur during the limited time associated with these activities, and any future project would also be required to adhere to Section 87.0905(e) of the Yucaipa Municipal Code. Specific proposals would be evaluated for their context relative to adjacent uses to determine project-level specific noise related impacts during operation. However, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan. In addition, the adoption of Statement of Overriding Considerations would continue to apply for the Ordinance.

Finding:

The Project itself, as analyzed in the Final EIR, would result in a significant noise impacts. However, the proposed Ordinance would not result in a new significant environmental effect on noise; therefore, the changes in the Project do not result in a new significant environmental effect on noise or a substantial increase in the severity of significant noise effects previously identified in the Final EIR.

Population and Housing

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response:

The EIR concluded that the General Plan would result in less than significant impacts to population and housing. However, implementation of the General Plan would result in population and employment growth with the City of Yucaipa relative to baseline conditions. The Ordinance would

incentivize mixed-use development within the City's RM-24 Land Use District to further encourage the development of areas designated for higher density housing as well as providing local employment opportunities. In addition, the Ordinance would encourage the development of hotels and the medical field within the City of Yucaipa which could provide employment growth to the local economy. The Ordinance would not result in an increased demand for housing nor would it result in permanent employment-generating activities that would generate demand for housing, but would help facilitate the City's housing goals, as listed in its Housing Element. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant population or housing impact; therefore, the changes in the Project do not result in a new significant environmental effect on population or housing, or a substantial increase in the severity of significant population or housing effects previously identified in the Final EIR.

Public Services

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response:

The EIR concluded that while the General Plan would induce growth, service ratios, response times, or performance objectives for public services would not be significantly affected as the existing facilities in conjunction with the City's Development Impact Fees are adequate to accommodate the potential growth. In addition, the General Plan includes a variety of goals and policies that relate to improving public facilities. Through implementation of the Ordinance, the City can address several General Plan policies that have an impact to public services, including the following:

- CDL-1.2 Places for Commerce
- CDL-5.7 Neighborhood Quality
- CDL-7.5 Financing and Infrastructure
- CDL-11.1 Community Preservation
- HN-1.3 Public Services and Infrastructure
- PR-1.8 Funding Parks
- ED-1.1 Employment and Revenue Focus
- ED-1.3 Infrastructure

Development Impact Fees, the fair share provisions for Resolution No. 2024-53, and other pertinent General Plan policies would apply to development applications under the proposed Ordinance.

Therefore, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant public services impact; therefore, the changes in the Project do not result in a new significant environmental effect on public services or a substantial increase in the severity of significant public service effects previously identified in the Final EIR.

Recreation

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response:

The EIR concluded that there would be less than significant impacts to recreational resources. The Ordinance does not directly permit any recreational facilities, but through the mixed-use development and incorporation of the City's multiple family development standards, a variety of residential amenities would be included as part of the development of any RM-24 sites. Review of any specific project would be subject to City policies and applicable federal and state regulations. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would result in a significant recreation impact; therefore, the changes in the Project do not result in a new significant environmental effect on recreation or a substantial increase in the severity of significant recreation effects previously identified in the Final EIR.

Transportation and Traffic

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a

design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response:

The EIR concluded that General Plan would result in significant and unavoidable impacts to Caltrans' freeway mainline and interchanges, and the feasible mitigation measures for the City are not available because such measures are outside of the City's jurisdiction to implement. Since the adoption of the General Plan EIR, there has been a shift from Level of Service based traffic analysis to a Vehicle Miles Traveled (VMT)-based analysis. The implementation of the Ordinance would not include any specific project but would instead provide a mechanism for mixed-use development as well as modified development standards for hotel and medical uses. The implementation of mixed-use development would provide additional neighborhood commercial uses to higher density residential areas, providing amenities that would reduce VMT by providing the convenience of nearby uses and encouraging alternative modes of transportation. In addition, the increase in height for commercial uses would not induce a higher VMT, as the net development capacity would remain the same. As such, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan. In addition, the adoption of Statement of Overriding Considerations would continue to apply for the Ordinance.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance, with mitigation, would result in a significant cultural resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on transportation and traffic or a substantial increase in the severity of significant cultural resource effects previously identified in the Final EIR.

Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

Response:

The EIR concluded that implementation of the General Plan could result in potentially significant impacts to cultural resources, including tribal cultural resources, which could be mitigated to a less than significant level. The proposed Ordinance would be limited to urbanized areas of the City and areas already identified as sites for development. There have been no changes to the project or new information of substantial importance which indicate that the proposed Ordinance could result in new

or more severe impacts to tribal cultural resources.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance, with mitigation, would result in a significant cultural resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on cultural resources or a substantial increase in the severity of significant tribal cultural resource effects previously identified in the Final EIR.

Utilities and Service Systems

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

Response:

The EIR concluded that the implementation of the General Plan would result in significant impacts to utilities and service systems as the persistent drought conditions have created uncertainty over long-term water availability with full buildout of the General Plan. As such, certification of the Final EIR included the adoption of Statement of Overriding Considerations pursuant to Section 15093 of the CEQA Guidelines. The proposed Ordinance would provide a mechanism for mixed-use development in the City's RM-24 Land Use District along major corridors and for the increased height of certain commercial uses. With implementation of the Ordinance, a marginal increase to commercial space over baseline could potentially occur, but will be required to comply with all conditions, requirements from external agencies and state law as existing baseline. However, this addition represents a nominal difference from the General Plan EIR. Therefore, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan. In addition, the adoption of Statement of Overriding Considerations would continue to apply for the Ordinance.

Finding:

The Final EIR concluded that the General Plan would result in significant impacts to utility / services. However, the changes in the Project do not result in a new significant environmental effect on utilities / services or a substantial increase in the severity of significant utility / services effects previously identified in the Final EIR.

Wildfire

If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project: substantially impair an adopted emergency response plan or emergency evacuation plan? Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Response:

Wildfire was not a formally designated review section for the General Plan EIR, but was identified in the Hazards analysis of the EIR. However, the implementation of this Ordinance would not significantly impact wildfire impacts and could actually reduce the impacts by allowing mixed-use and encouraging development on key corridors within the core of the City. The Ordinance will incentivize development in areas that are the least impacted by wildfire, and will not create any additional hazards by impairing evacuation routes. Additionally, the Ordinance would fund additional emergency services through the fair share provisions of Resolution No. 24-053, providing additional resources and tools for emergency services.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance, with mitigation, would result in a significant Wildfire impact; therefore, the changes in the Project do not result in a new significant environmental effect on Wildfire.

Mandatory Findings of Significance

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response:

The analysis in the EIR concluded that the General Plan would have a significant effect on the environment for the City of Yucaipa, as additional growth could impact a variety of environmental topic areas. As such, Certification of the Final EIR included the adoption of Statement of Overriding Considerations pursuant to Section 15093 of the CEQA Guidelines. However, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Ordinance would result in new or more severe impacts relative to the General Plan. The Statement of Overriding Considerations of continue to apply for the proposed Ordinance.

Finding:

Neither the Project itself as analyzed in the Final EIR nor the project including the proposed Ordinance would trigger one of the mandatory findings of significance.

CONCLUSION

This Addendum was prepared pursuant to Section 15164 of the CEQA Guidelines. The analysis contained herein demonstrates that the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent or supplemental EIR have not been met, and that the adoption of the Ordinance would not result in impacts not originally analyzed in the 2016 General Plan EIR et al.

Appendix A

As noted in the project description, many of the elements proposed as part of Ordinance No. 450 reflect minor changes that correspond to required updates under state law or memorialize existing practices and procedures. The following table provides a summary of these changes.

Ordinance Section No.	Relevant Topic	Summary of CEQA Exemption
2. Code Section 83.030105: Conditional Use	Removes duplicative text from Land Use Compliance Review Section, and modifies which uses trigger a Conditional Use Permit	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), as changes are procedural and can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
3. Code Section 83.030323: Revocation	Formal revocation procedure for land use entitlements	Exempt under CEQA Guidelines Section 15061(b)(3) and 15321 (Class 21): Enforcement Actions By Regulatory Agencies. The revocation process will not lead to any development but provides the City formal procedures for revocation.
4. Code Section 83.030305: Land Use Compliance Review	- Approval for residential projects increased from four (4) units to ten (10), consistent with law - Clarification that process applies to all ground mounted signs - Introduces a streamlined process to entitle a recently expired project - Specifies that Congregate Living Health Facilities are permitted in all residential districts, subject to a Land Use Compliance Review	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only, except for residential approvals. Residential approvals are related to new state law where 10 units are now to be approved through a ministerial process.
5. Code Section 83.030505: Certificate of Land	Establishes a zoning clearance process for new businesses	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), as changes are procedural and can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
6. Code Section 83.040110: Tentative Tract Map Procedures	Ten (10) lots or less, or otherwise specified by a city planning document, is approved ministerially	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment

	- Ministerial projects are not subject to a project notice - Removal of provisions to skip public hearings	as the update is procedural only, except for residential approvals. Residential approvals are related to new state law where 10 units are now to be approved through a ministerial process.
8. Code Section 84.0330: Multiple Residential (RM)	Approval for residential projects increased from four (4) units to ten (10), consistent with law Development standards cross reference Design Guidelines Provisions for small lot subdivision projects per Housing Element	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only. Residential approvals are related to new state law where 10 units are now to be approved through a ministerial process.
9. Code Section 87.0630: Residential Parking Standards	Includes Density Bonus Parking reference Adds Small Lot Subdivision to Detached Condominium category	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), as changes are procedural and can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Small Lot Subdivisions are the same product type as condominiums but with different fee ownership, and density bonus parking requirements are established by state law.
10. Multiple Residential Design Standards	Adds small lot subdivision standards Clarifies RM and RM-24 Distinction Adds reference to Density Bonus and Design Guidelines Modifies existing standards on the following topics to be objective: - Open Space Amenities - Trash Enclosure - Tot lot and community focal point - Parking lot and perimeter landscaping Removal of a two (2) square foot notification sign	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), as the changes add clarity to the existing standards or remove subjective requirements to better align towards statewide requirements for the review of housing projects, and the changes themselves therefore can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
11. Alcohol Establishment Regulations	Establishes certain performance standards and permitting requirements for certain off-site alcohol sales establishments; existing establishments are considered as “deemed approved”	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only. Establishments subject to the

		permitting process would be exempt pursuant to Section 15301 of the CEQA Guidelines.
12. Massage Therapy Establishments	Establishes a Conditional Use Permit requirement for all new massage therapy establishments; existing establishments are considered as “deemed approved”	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only. Establishments subject to the permitting process would be exempt pursuant to Section 15301 of the CEQA Guidelines.
13. Code Section 812.030143: Congregate Living Health Facility	Adds a definition for Congregate Living Health Facility	Exempt pursuant to CEQA Guidelines Section 15060(c)(3) as providing the definition does not constitute a project per section 15378.
14. Code Section 812.19096: Small Lot Subdivision	Adds definition for small lot subdivisions	Exempt pursuant to CEQA Guidelines Section 15060(c)(3) as providing the definition does not constitute a project per section 15378.
15. Code Section 87.0701: Sign Regulations - Intent	Additional statement on sign regulation intent	This modification is exempt pursuant to CEQA Guidelines Section 15060(c)(3) as providing the definition does not constitute a project per section 15378.
16. Code Section 87.0705: Sign Regulations – General Provisions	Clarifies encroachment into public right of way for City-controlled signs	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), as changes are procedural and can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
17. Code Section 87.0710: Sign Regulations – Prohibited signs	Clarifies that flashing signs are prohibited	This modification is exempt from CEQA pursuant to Sections 15060(c)(2) of the Title 14 of the California Code of Regulations because it will not result in a direct or reasonably foreseeable indirect physical change in the environment. Revisions clarify and amplify existing restrictions.
18. Code Section 87.0725: Sign Regulations – Primary Signs	Adds clarity and provisions for City-Communication Billboards	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), as changes are procedural and can be seen with certainty that there is no possibility that the activity in

		question may have a significant effect on the environment.
19. Code Section 84.0905: Marijuana Uses Prohibited	Clarifies that all commercial marijuana uses are prohibited except as permitted by the Municipal Code (ex. Delivery services per state law	This modification would be exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only.
21. Landscape Regulations	Integrates the City’s standard Conditions of Approval for landscaping into the Development Code	Exempt pursuant to CEQA Guidelines Section 15061(b)(3), because incorporating the existing Conditions of Approval that are applied towards all new development projects formally into the development code can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only.
22. Code Section 83.010305: Applications for Land Use Decisions	Automatic withdraw of inactive projects	This modification is exempt from CEQA pursuant to Sections 15060(c)(2) of the Title 14 of the California Code of Regulations because it will not result in a direct or reasonably foreseeable indirect physical change in the environment.
23. Code Section 83.041120: Subdivision Design and Improvements	Establishes a Homeowner’s Association requirement for master planned communities or for subdivisions over 50 units	This modification would be exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only. Maintenance activities for landscaping are exempt pursuant to Section 15301.
24. Code Section 83.030225: Final Map	Establishes flexibility for a “Timely Filed Map	This modification is exempt from CEQA pursuant to Sections 15060(c)(2) of the Title 14 of the California Code of Regulations because it will not result in a direct or reasonably foreseeable indirect physical change in the environment. Subdivision projects would have been subject to their own specific review.

Appendix A – Revisions that do not result in environmental impacts

25. Fire Safety Overlay	Updates Fire Hazard Overlay references to correspond to new Fire Hazard Severity Maps issued by the Office of State Fire Marshal. Establishes “FR-3” District to correspond to new Moderate Fire Hazard Severity Zone	This modification would be exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment as the update is procedural only.
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