

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

July 16, 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 JUNE 18, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of June 18, 2025.

2. **SUBJECT:** **BROESKE ARCHITECTS ON BEHALF OF THE MOSS FAMILY** (PLN-ARC-25-0001): THE ARCHITECTURAL REVIEW FOR AN UPDATED DESIGN OF A PREVIOUSLY APPROVED APARTMENT PROJECT (CASE 21-191). THE REVISED PROPOSAL MODIFIES THE ORIGINAL LAYOUT, WHICH FEATURED A SINGLE LARGE BUILDING, TO INCLUDE FIVE (5) SEPARATE RESIDENTIAL BUILDINGS AND A CLUBHOUSE. ADDITIONALLY, THE UPDATED DESIGN INCREASES THE TOTAL NUMBER OF RESIDENTIAL UNITS BY FIVE (5).

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the revision of a previously approved apartment complex and, if acceptable, approve Case No. ARC-25-0001.

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

OLD BUSINESS:

3. **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. (CONTINUED FROM JUNE 18, 2025)

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.

As part of the motion, the Planning Commission can recommend all, or parts of the Ordinance as appropriate.

NEW BUSINESS:

4. **SUBJECT:** **FAR WEST INDUSTRIES** (PLN-PHE-25-0001): A TENTATIVE TRACT MAP (TTM 20786) ON A 9.18 PROPERTY AT THE NORTHWEST INTERSECTION OF 6TH STREET AND AVENUE G FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN THE RS-10M (SINGLE-RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOT SIZE) LAND USE DISTRICT WHICH WILL INCLUDE A LETTERED LOT FOR DRAINAGE MANAGEMENT AND A PERIMETER FENCE THAT IS 6 FEET IN HEIGHT. THIS SUBMITTAL ALSO INCLUDES ARCHITECTURAL REVIEW FOR THE PROPOSED ONE- AND TWO-STORY HOMES

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

1. Approve Tentative Tract Map No. 20786 (Case No. PLN-PHE-25-0001) subject to the Conditions of Approval as contained in the Agenda Report; and
2. Adopt the Subdivision Findings as contained in the Agenda Report; and
3. Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.
4. Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
5. Direct staff to file a Notice of Determination.

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 7/10/2025, 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 <i>AVS</i> Ana V. Sauseda, MMC City Clerk		



Remove by: 7/17/2025

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City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of June 18, 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 June 18, 2025, at 6:30 PM.

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

ABSENT: Stacey Phillips, Chair
Robert O’Brine, Commissioner

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by 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 JUNE 18, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of June 18, 2025.

ACTION: MOTION BY COMMISSIONER MIHL, SECOND BY COMMISSIONER MULLINS CARRIED, 4-0-2-1, TO APPROVE CONSENT AGENDA ITEM NO. 1. (CHAIR PHILLIPS AND COMMISSIONER O'BRINE ABSENT, COMMISSIONER HICKS ABSTAINED)

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

Vice Chair Miller, Commissioners McCuiston, Hicks, Mihl, and Mullins had no ex parte communications to disclose on any of the items on the agenda.

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.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

Commissioner Mullins asked staff for clarification on DIF's and Mello-roos, and the expiration of the Mello-roos. Deputy Director of Community Development / City Planner Benjamin Matlock provided details.

The applicant's representative, Bernie Mayer, was in attendance and thanked the Commission and Associate Planner Christian Farmer for the presentation.

PUBLIC COMMENT:

The following members of the public spoke:

- Amy Mulder

The Public Hearing was then closed.

Commissioner Hicks noted that the sale of individual lot's is very different than track home sales and that the Commission should request some type of fencing.

ACTION: MOTION BY Commissioner McCuistion, SECOND BY Commissioner Hicks, CARRIED, 3-2-2, (Vice Chair Miller and Commissioner Mullins Voted No, Chair Phillips and Commissioner O'Brine Absent) TO ADD A CONDITION TO PROVIDE ENHANCED FIRE-RESISTANT PERIMETER FENCING.

ACTION: MOTION BY Commissioner McCuistion, SECOND BY Commissioner Mihld, CARRIED, 4-1-2, TO APPROVE AGENDA ITEM NO. 2. (Commissioner Mullins Voted No, Chair Phillips and Commissioner O'Brine Absent) TO APPROVE AGENDA ITEM NO. 2.

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.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

The applicant, Miriam Gharabi, was in attendance. Ms. Gharabi thanked Associate Planner Chistian Farmer for all his help with this project.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner Mihld, SECOND BY Commissioner Hicks, CARRIED, 5-0, TO APPROVE AGENDA ITEM NO. 3. (Chair Phillips and Commissioner O'Brine Absent)

4. **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 Exemption.

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Agenda Report and answered the Commissioners' questions.

ACTION: MOTION BY Commissioner Mihld, SECOND BY Commissioner McCuistion, CARRIED, 3-2-2, TO APPROVE AGENDA ITEM NO. 4. (Vice Chair Miller and Commissioner Mullins Voted No, Chair Phillips and Commissioner O'Brine Absent)

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.

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Agenda Report. Commissioners asked questions regarding the sign code, care facility and mixed-use provisions.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner Hicks, SECOND BY Commissioner Mihld, CARRIED, 5-0, TO CONTINUE AGENDA ITEM NO. 5., TO THE JULY 16, 2025, PLANNING COMMISSION MEETING. (Chair Phillips and Commissioner O’Brine Absent)

ANNOUNCEMENTS: Deputy Director of Community Development /City Planner Benjamin Matlock wished all the Commissioners a happy 4th of July and that the next meeting will be on July 16, 2025.

ADJOURNMENT:

The meeting adjourned at 8:06 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey Phillips
Chair of the Planning Commission



AGENDA REPORT

DATE: July 16, 2025

TO: Honorable Chairperson and Planning Commissioners

FROM: Christian Farmer, Associate Planner *CF*

SUBJECT: **Broeske Architects on behalf of the Moss Family** (ARC-25-0001). The Architectural Review for an updated design of a previously approved apartment project (Case 21-191). The revised proposal modifies the original layout, which featured a single large building, to include five (5) separate residential buildings and a clubhouse. Additionally, the updated design increases the total number of residential units by five (5).

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the revision of a previously approved apartment complex and, if acceptable, approve Case No. ARC-25-0001.

BACKGROUND/DISCUSSION:

At the regular City Council meeting of December 11, 2023, the City Council reviewed a General Plan Amendment to change the land use district from RM-10M (Multiple Residential) to RM-24 (High Density Multiple Residential) of a property at the intersection of 14th Street and Yucaipa Boulevard. This proposal included a Land Use Compliance Review to develop a three (3) story, 144 unit housing Project with Architectural Review and a Density Bonus Request to increase the base density by 20 percent that provides twelve (12) units, or ten (10) percent of the base density allowed, at the low-income affordable level.

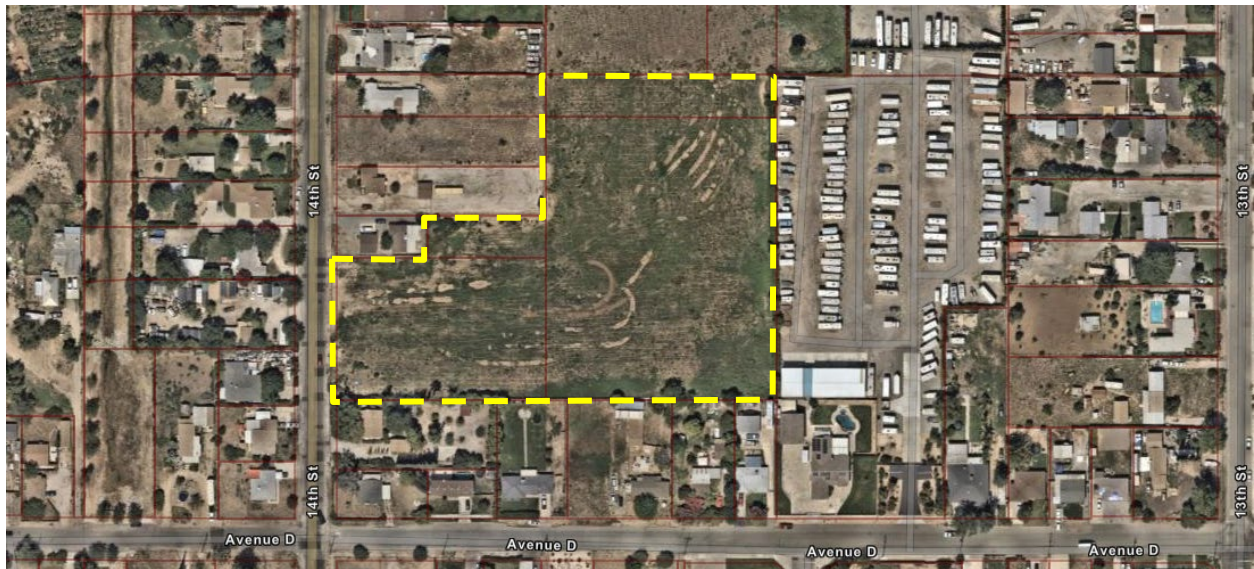


North Elevation
1/8" = 1' 0"



Previous Design

During the preparation of structural plans, it was determined that the previous site design would require significant revisions and grading modification, as the original topography for the engineering plans were inaccurate, which would have made the drainage impossible to accommodate the original layout. The applicant has therefore redesigned the site that is in keeping with the architectural style of the previous approval, and maintains the same required amenities and landscaping palette but in a different configuration. The original proposal included a single building in an “L” shape that spanned the majority of the site with parking along the perimeter, while the revised layout consists of five (5) buildings spread across the site. In order to make the proposed changes, the applicant has provided an updated architectural packet and site plan for review by the Planning Commission.



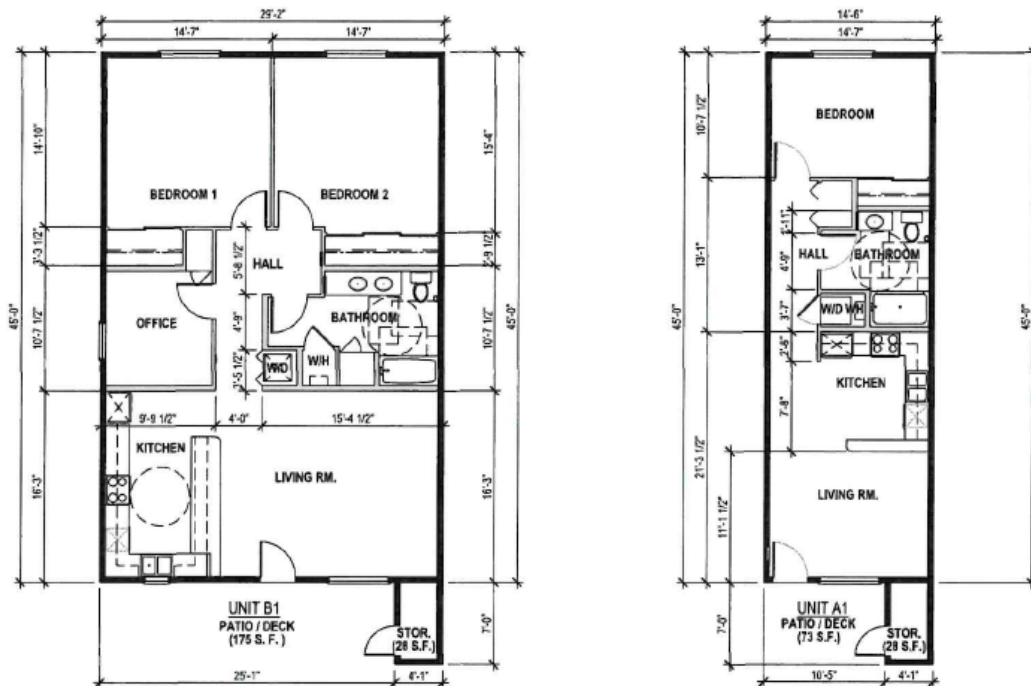
Site Location

Updated Design

The proposed update includes the construction of five (5) buildings (one of which will include an office/community mailroom), a pool, clubhouse, and outdoor amenities. The elevations of the building are included as a part of the staff report package and reflect an architectural design that provides a modern craftsman aesthetic in line with the previous approval. All five (5) of the buildings include a similar three (3)-story design with a maximum height of 40.75-feet-tall (four feet shorter than the previous approval). The structures will include a combination of hipped and gabled roofs with stone veneer accents that are intended to complement the design of other Craftsman-inspired designs within the City of Yucaipa and along Yucaipa Boulevard. Stucco in “Accessible Beige” will be the primary building material for the structure, with “Aurora Brown” vertical siding, stacked stone façade, and wood beam elements with decorative vent features integrated into the structures.



Each building contains a mix of 1- and 3- bedroom floor plans, with 29 three-bedroom units and 120 one-bedroom units. The one-bedroom floor plan is 652.5 square feet with an attached patio and the three-bedroom floor plan is a 1,312.5 square foot floor plan that includes two (2) formal bedrooms with a third “office” space that, per the City’s Development Code, must be considered as a bedroom. The site will also include a monument sign, outdoor recreation facilities, barbeque area, and a pool/spa. At the ground level, the applicant will install a garden wall and landscaping to shield the exterior A/C units. The site includes 169 parking spaces (five (5) spaces in excess of the minimum parking requirements) consisting of a mix of covered and uncovered spaces, with 17 EV parking spaces and 10 ADA spaces. The updated design meets the requirements of the Development Code upon the recordation of the associated Density Bonus Agreement (DBA).





Proposed Layout

The applicant has requested to retain the previously approved landscaping palette, which was designed to complement the architectural character and overall site design of the Project. Per Section 88.01325(a)(12) of the High-Density Multiple Residential Design Guidelines, the applicant is required to provide a minimum of fifty (50) trees per gross acre, with an emphasis on placement along exterior streetscapes and entry nodes. Additionally, the proposed landscaping must comply with the City's Water Conservation Ordinance and will be subject to formal review and approval by the City's Landscape Architect as part of the construction package.

Attachment(s):

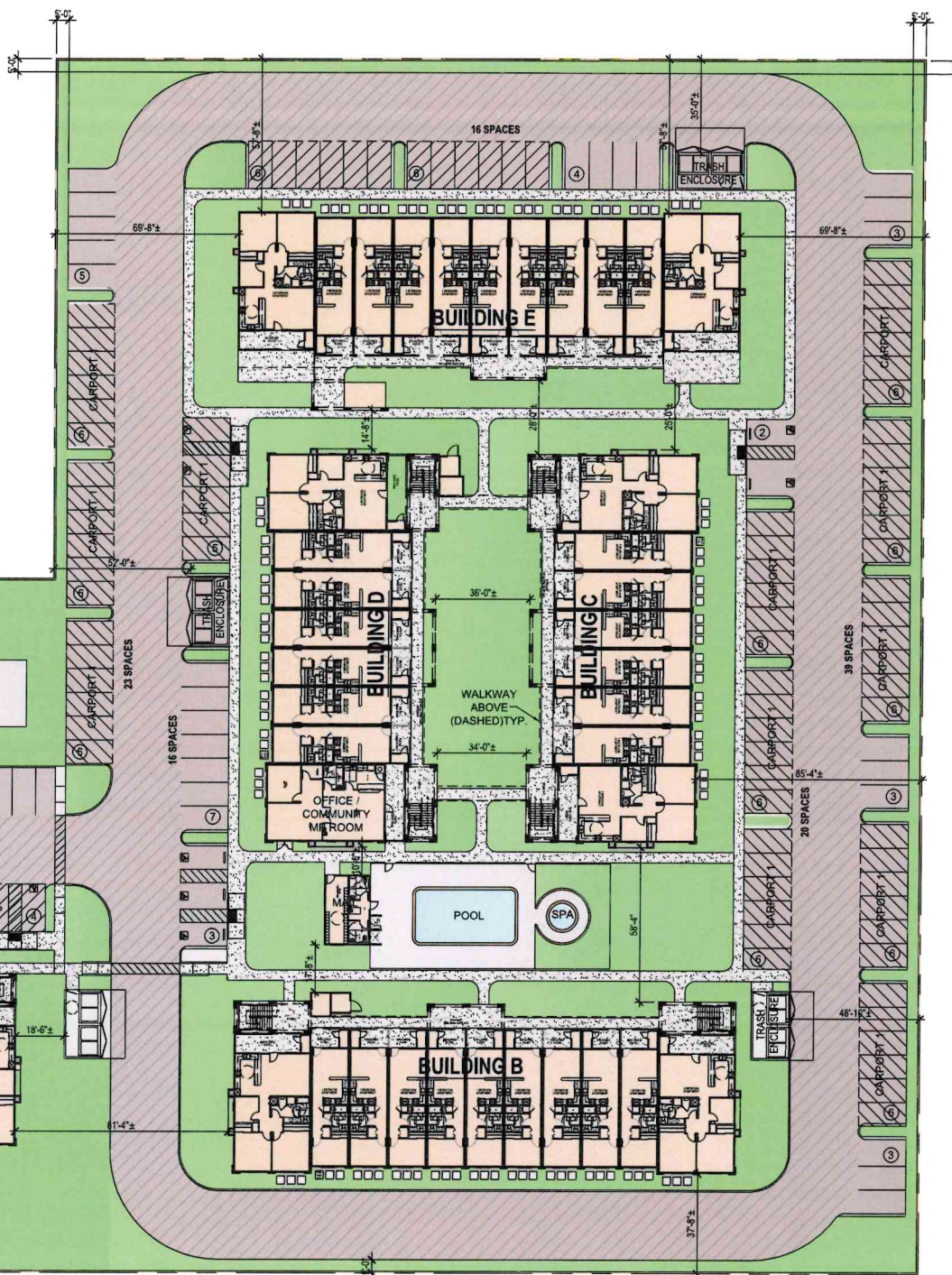
1. Architectural Package

Approved by:

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

CRAFTON SUITES APARTMENTS

12205, 12241, 12233, 12249 14TH ST.,
YUCAIPA, CA 92399



PARKING TABULATION	
PARKING REQUIRED FOR 149 TOTAL UNITS. 1 STALL PER 1-BDRM. UNIT AND 1.5 STALLS PER 2-BDRM. UNIT.	
PARKING PROVIDED ARE UNASSIGNED.	
PER C.B.C. SECTION 1109A.5 AT LEAST 5% OF THE PARKING SPACES SHALL BE ACCESSIBLE.	
PARKING	
29 3-BDRM. UNITS X 1.5 =	44
120 1-BDRM. UNITS X 1 =	120
TOTAL PARKING REQ'D.	164
PRELIMINARY PARKING SHOWN =	168
ADA PARKING REQ'D 5% OF 169	9
ADA PARKING PROVIDED	10
EV PARKING SPACE REQ'D. 10% OF 169	17
EV PARKING SPACE PROVIDED	17

UNIT TABULATION	
BUILDING A:	
3-BDRM. UNITS =	6
1-BDRM. UNITS =	30
TOTAL	36
BUILDING B:	
3-BDRM. UNITS =	6
1-BDRM. UNITS =	27
TOTAL	33
BUILDING C:	
3-BDRM. UNITS =	6
1-BDRM. UNITS =	18
TOTAL	24
BUILDING D:	
3-BDRM. UNITS =	5
1-BDRM. UNITS =	18
TOTAL	23
BUILDING E:	
3-BDRM. UNITS =	6
1-BDRM. UNITS =	27
TOTAL	33
UNIT TOTALS	
3 BEDROOM UNITS =	29
1 BEDROOM UNITS =	120
TOTAL =	149

SITE LEGEND - COLORS :

- NEW ASPHALT PAVING
- NEW CONCRETE SIDEWALKS, CURBS, YARDS
- NEW WALL / FENCE
- NEW LANDSCAPING
- NEW BUILDING

SITE PLAN

1" = 30'-0"

PROJECT DATA

PROJECT DESCRIPTION :
5 NEW APARTMENT BUILDINGS (149 UNITS TOTAL), WITH ASSOCIATED CARPORTS, TRASH ENCLOSURES, LIGHT POLES, SITE AMENITIES.

SITE DATA

AREA :
5.101 AC. GROSS (222,210 S.F.) 5.036 AC, NET (219,382 S.F.)

BUILDING SITE COVERAGE : 41,552 S.F. (18.9%)
BUILDING LANDSCAPE COVERAGE : 70,340 S.F. (32%)
PARKING / PAVING COVERAGE : 72,012 (32.8%)

APN : 0301-051-29,30,48,49

SITE ADDRESS :
0301-051-29 - 12205 14TH ST. YUCAIPA, CA. 92399
0301-051-30 - 12241 14TH ST. YUCAIPA, CA. 92399
0301-051-48 - 12249 14TH ST. YUCAIPA, CA. 92399
0301-051-49 - 12233 14TH ST. YUCAIPA, CA. 92399

GENERAL PLAN DESIGNATION :
PROPOSED : RM-24

BUILDING DATA

OCCUPANCY - R-2, B, A-3, S-2, U

TYPE OF CONSTRUCTION : V-B, SPRINKLERED (NFPA 13)
NO. OF STORIES : 3

HEIGHT OF BLDG. : 40'-8"± (ALLOWABLE BUILDING HEIGHT 45'-0")

PROJECT FUNDING :

PROJECT IS PRIVATELY FUNDED, NO PUBLIC FUNDING USED

NOTES :

1. NO PROTECTED VEGETATION EXISTS ON SITE.
2. NO ROAD EASEMENTS EXIST.
3. PROJECT REQUESTS CONCESSION TO THE REQUIRED BEDROOM MIX.
4. PROJECT REQUESTS TO CONVERT 10% OF THE TOTAL UNITS AS LOW INCOME AFFORDABLE WITH A 205 DENSITY BONUS.
5. PROJECT REQUESTS REDUCTION OF UNIT A1 PATIO SIZE WITH STORAGE SPACE ADDED.

PROJECT DIRECTORY

OWNER/CLIENT INFORMATION

MOSS FAMILY FOUNDATION
6345 BALBOA BLVD. SUITE 310
ENCINO, CA. 91316
OWNER REPRESENTATIVE : KRIS KAKKAR
714-290-5555

ARCHITECT INFORMATION

BROESKE ARCHITECTS & ASSOCIATES, INC.
JAMES L. BROESKE
4344 LATHAM ST., SUITE 100
RIVERSIDE, CA. 92501
(951) 300-1866 (951) 300-1868 fax

CIVIL ENGINEER INFORMATION

MTH2 ENGINEERING, INC.
MARTEN ANDERSON
639 LAKEWOOD DRIVE
RIVERSIDE, CA. 92506
(951) 850-2190

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (AS ADOPTED AND AMENDED BY THE CITY OF YUCAIPA)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL WORK DEPICTED IN THESE PLANS SHALL COMPLY WITH THE REQUIREMENT OF 2022 CALIFORNIA GREEN BUILDING CODE SECTION 301.3

VICINITY MAP

N.T.S.

PROJECT LOCATION



CONSULTANTS

CRAFTON SUITES APARTMENTS

14TH ST., YUCAIPA, CA. 92399

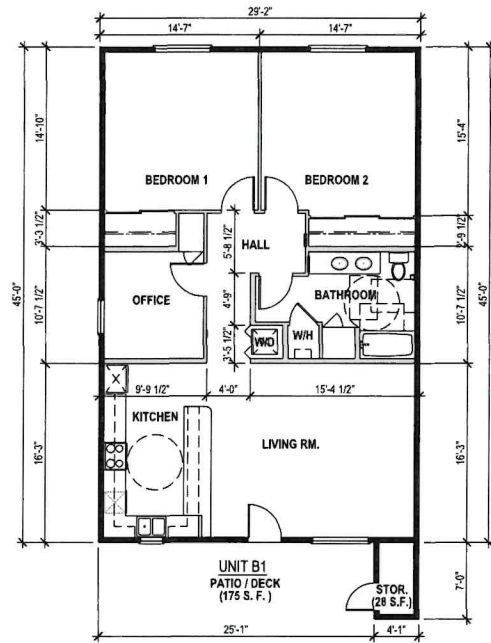
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JOB NO.	•	25-001
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DRAWN BY	•	GAH
CHECKED BY	•	-
SCALE	•	-
REVISIONS	•	△

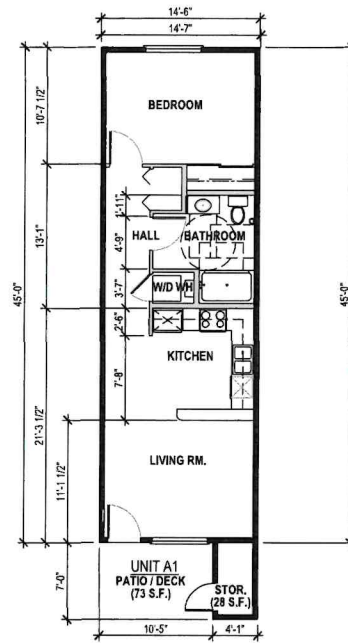
SHEET TITLE
SITE PLAN

SHEET NO.

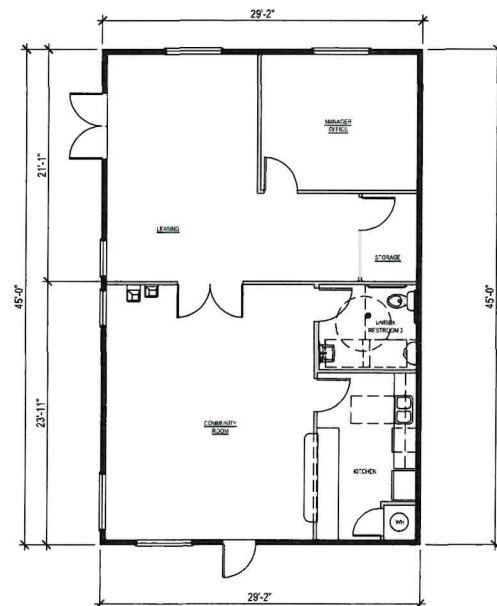
A1.1



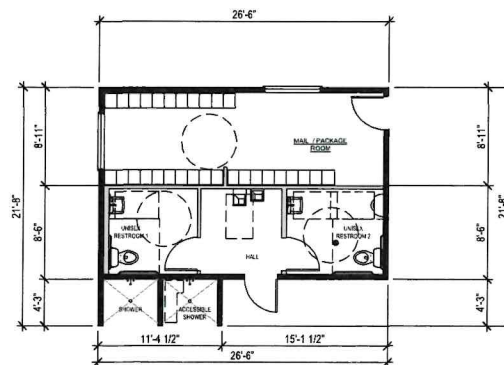
3 BEDROOM 1/8" = 1'-0"
1,312.5 SQ. FT.



1 BEDROOM 1/8" = 1'-0"
652.5 SQ. FT.



COMMUNITY / OFFICE 1/8" = 1'-0"
1,245 SQ. FT. (INTERIOR FACE OF STUD)



MAIL ROOM / POOL RESTROOMS 1/8" = 1'-0"
510 SQ. FT.

CRAFTON SUITES APARTMENTS

14TH ST., YUCAIPA, CA. 92399

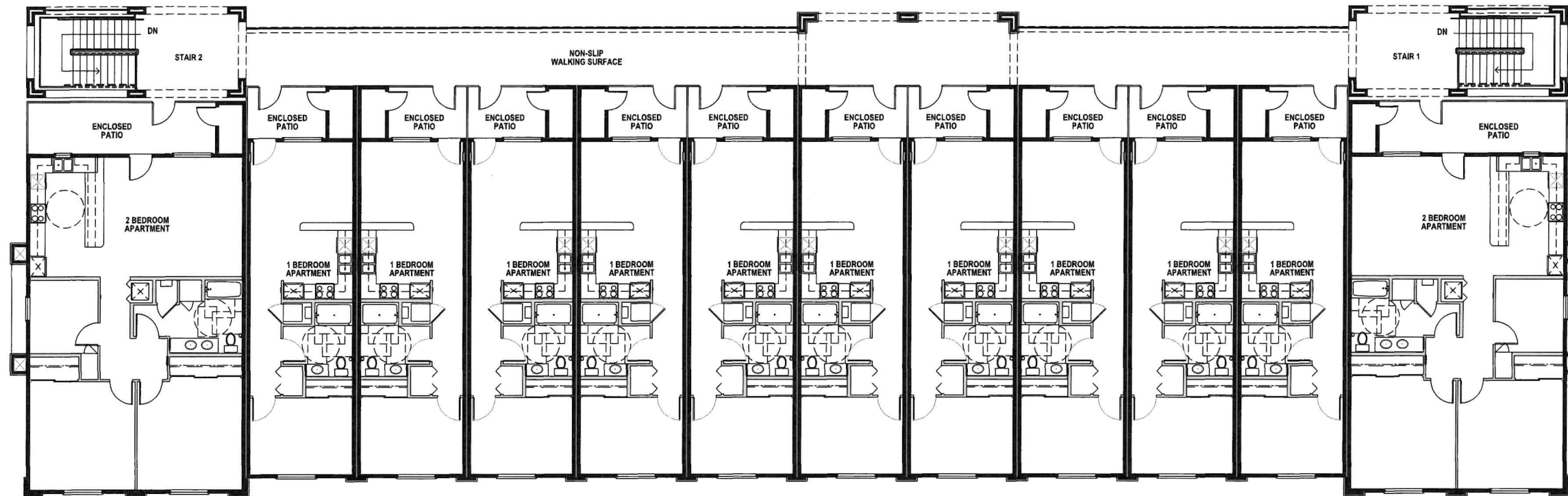
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JOB NO.	•	25-081
DATE	•	03/14/25
DRAWN BY	•	GMH
CHECKED BY	•	-
SCALE	•	-
REVISIONS	△	-

SHEET TITLE
COMMUNITY &
UNIT PLANS

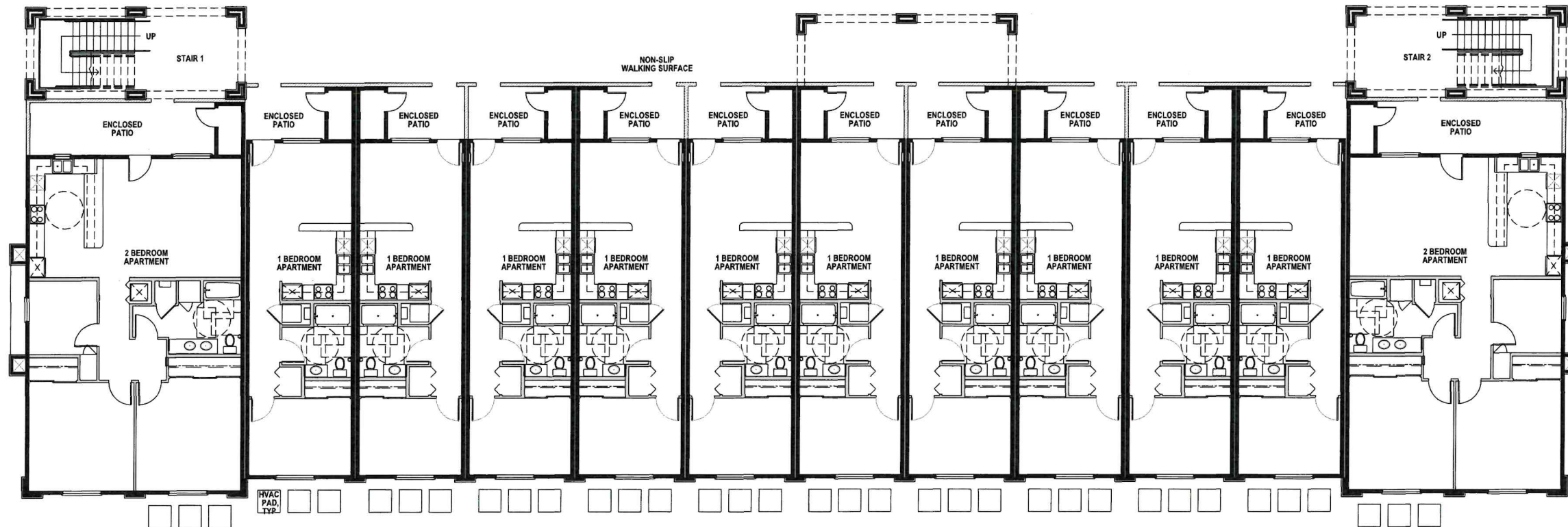
SHEET NO.

A2.0



BUILDING A - 2ND FLOOR PLAN

1/8" = 1'-0" SCALE



BUILDING A - 1ST FLOOR PLAN

1/8" = 1'-0" SCALE

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CRAFTON SUITES APARTMENTS

14TH ST., YUCAIPA, CA 92399

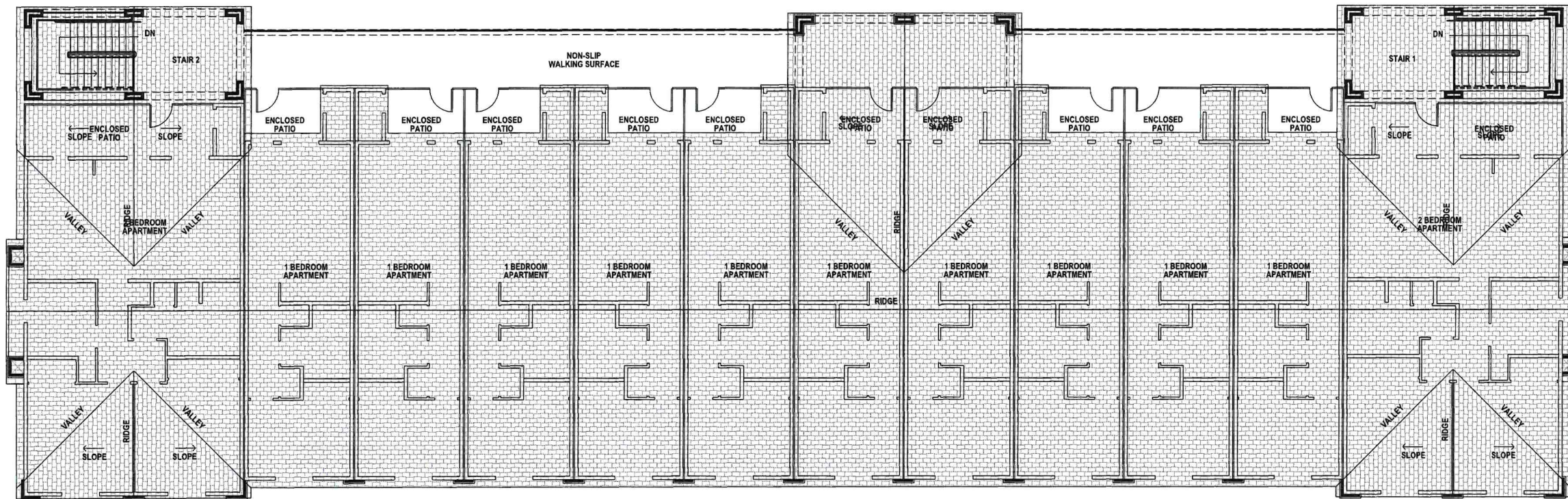
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JOB NO.	•	25-001
DATE	•	03/14/25
DRAWN BY	•	GMH
CHECKED BY	•	-
SCALE	•	-
REVISIONS	△	

SHEET TITLE
1ST FLOOR PLAN,
2ND FLOOR PLAN
- BUILDING A

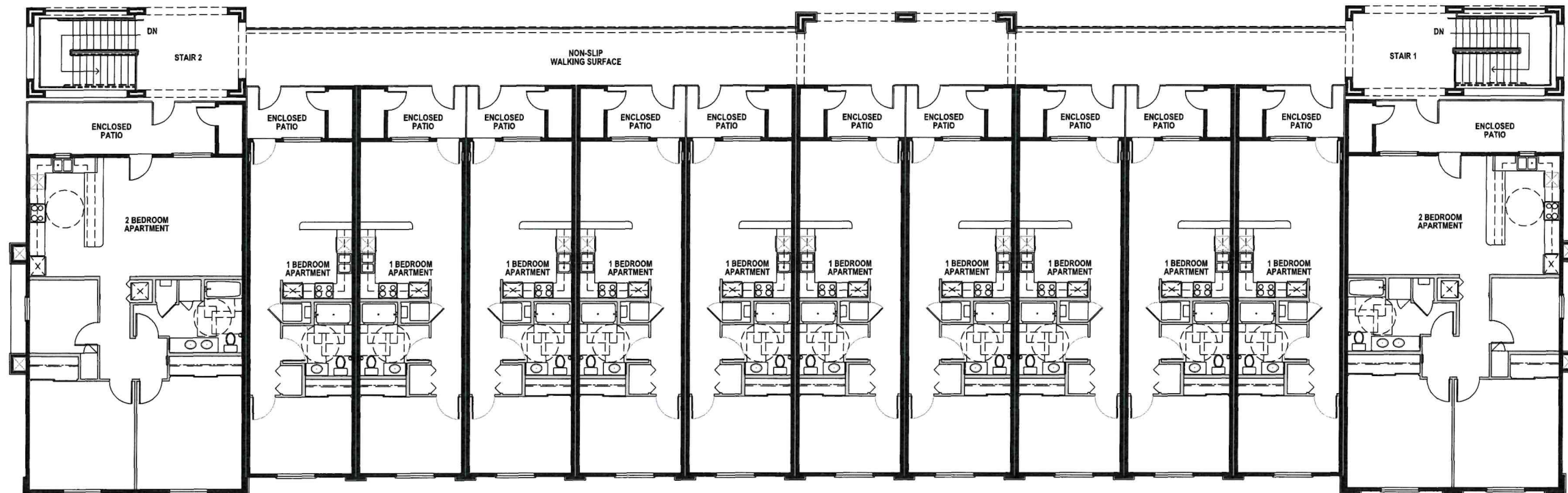
SHEET NO.

AA2.1



BUILDING A - ROOF PLAN

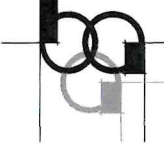
1/8" = 1'-0" SCALE



BUILDING A - 3RD FLOOR PLAN

1/8" = 1'-0" SCALE

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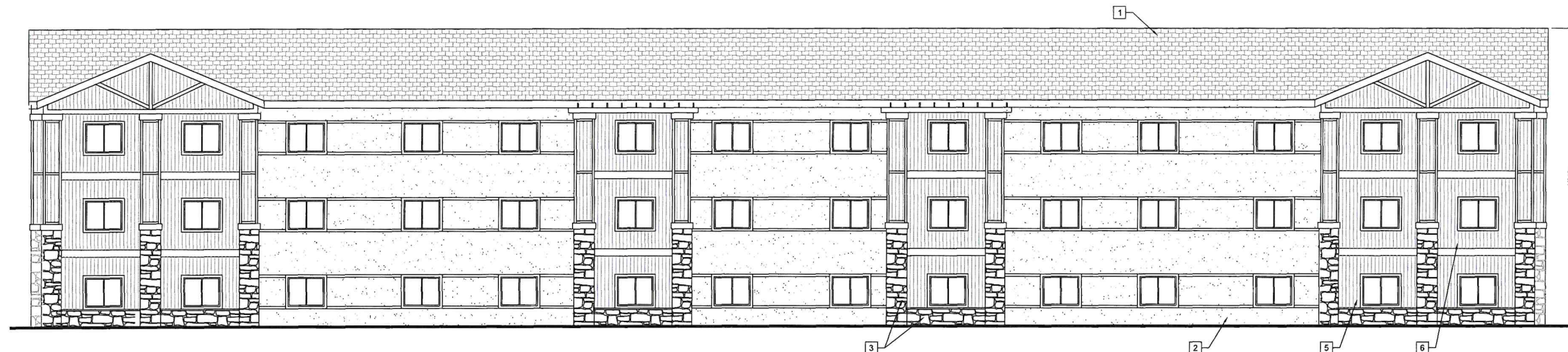
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DATE: * 02/14/25
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CHECKED BY: * -
SCALE: *
REVISIONS: A

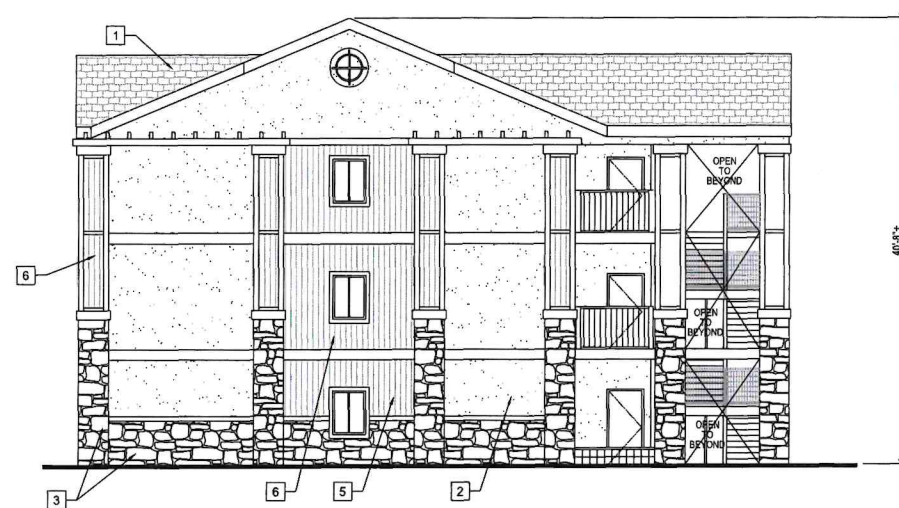
SHEET TITLE
3RD FLOOR PLAN,
ROOF PLAN
- BUILDING A

SHEET NO.

AA2.2



BUILDING 'A' SOUTH ELEVATION



BUILDING 'A' EAST ELEVATION



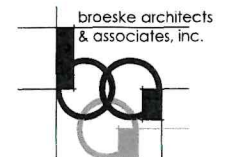
BUILDING 'A' WEST ELEVATION



BUILDING 'A' NORTH ELEVATION

ELEVATION KEYNOTES

- 1 ASPHALT SHINGLE ROOF : CERTANTEED X-25
- COLOR : BURNT SIENNA OR APPROVED EQ.
- 2 CEMENT PLASTER COLOR COAT - TINTED TO MATCH
COLOR : SHERWIN WILLIAMS - ACCESSIBLE BEIGE (SW7036)
OR APPROVED EQ.
- 3 STONE VENEER w/ DECORATIVE CAP
ELDORADO STONE - MESQUITE CLIFFSTONE BLEND
OR APPROVED EQ.
- 4 SPLIT FACE C.M.U. LOW WALL w/ CAP : ORCO BLOCK
COLOR : GRAY LW OR APPROVED EQ.
- 5 WOOD SIDING
COLOR : SHERWIN WILLIAMS - AURORA BROWN (SW2837)
OR APPROVED EQ.
- 6 WOOD SIDING
COLOR : SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.



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REVISIONS:	△

SHEET TITLE

**EXTERIOR
ELEVATIONS
- BUILDING A**

SHEET NO.

AA3.1

EXTERIOR ELEVATIONS - BUILDING A

1/8" = 1'-0" SCALE



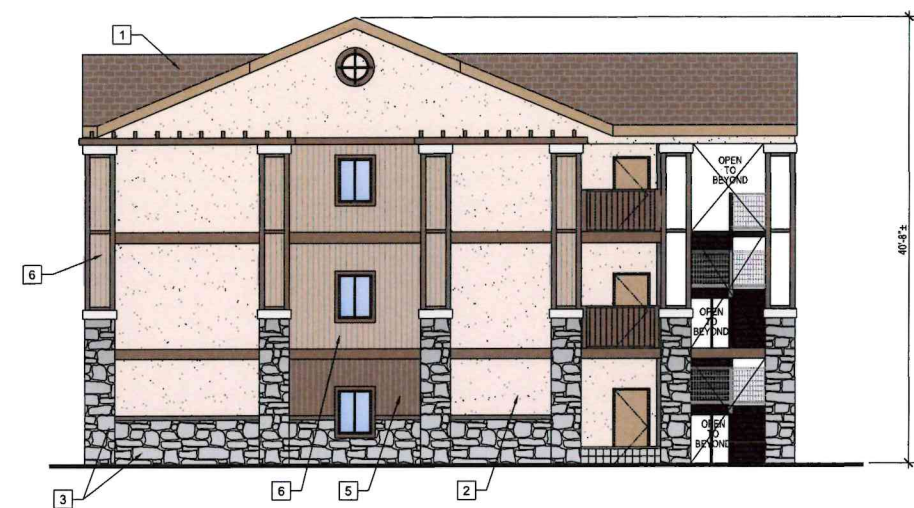


BUILDING 'A' SOUTH ELEVATION

- ### ELEVATION KEYNOTES
- 1 ASPHALT SHINGLE ROOF - CERTAINTED X-25
- COLOR : BURNT SIENNA OR APPROVED EQ.
 - 2 CEMENT PLASTER COLOR COAT - TINTED TO MATCH
COLOR : SHERWIN WILLIAMS - ACCESSIBLE BEIGE (SW7036)
OR APPROVED EQ.
 - 3 STONE VENEER w/ DECORATIVE CAP
ELDORADO STONE - MESQUITE CLIFFSTONE BLEND
OR APPROVED EQ.
 - 4 SPLIT FACE C.M.U. LOW WALL w/ CAP : ORCO BLOCK
COLOR : GRAY LW OR APPROVED EQ.
 - 5 WOOD SIDING
COLOR : SHERWIN WILLIAMS - AURORA BROWN (SW2837)
OR APPROVED EQ.
 - 6 WOOD SIDING
COLOR : SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.

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BUILDING 'A' EAST ELEVATION



BUILDING 'A' WEST ELEVATION



BUILDING 'A' NORTH ELEVATION

EXTERIOR ELEVATIONS - BUILDING A
1/8" = 1'-0" SCALE

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**CRAFTON SUITES
APARTMENTS**

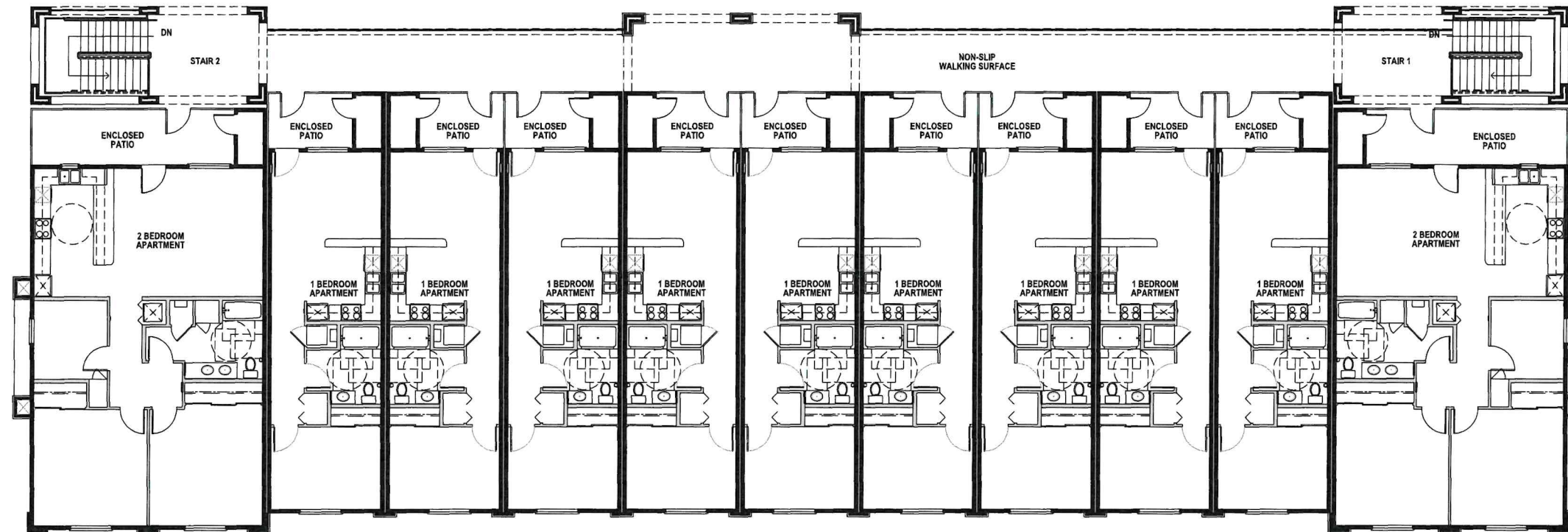
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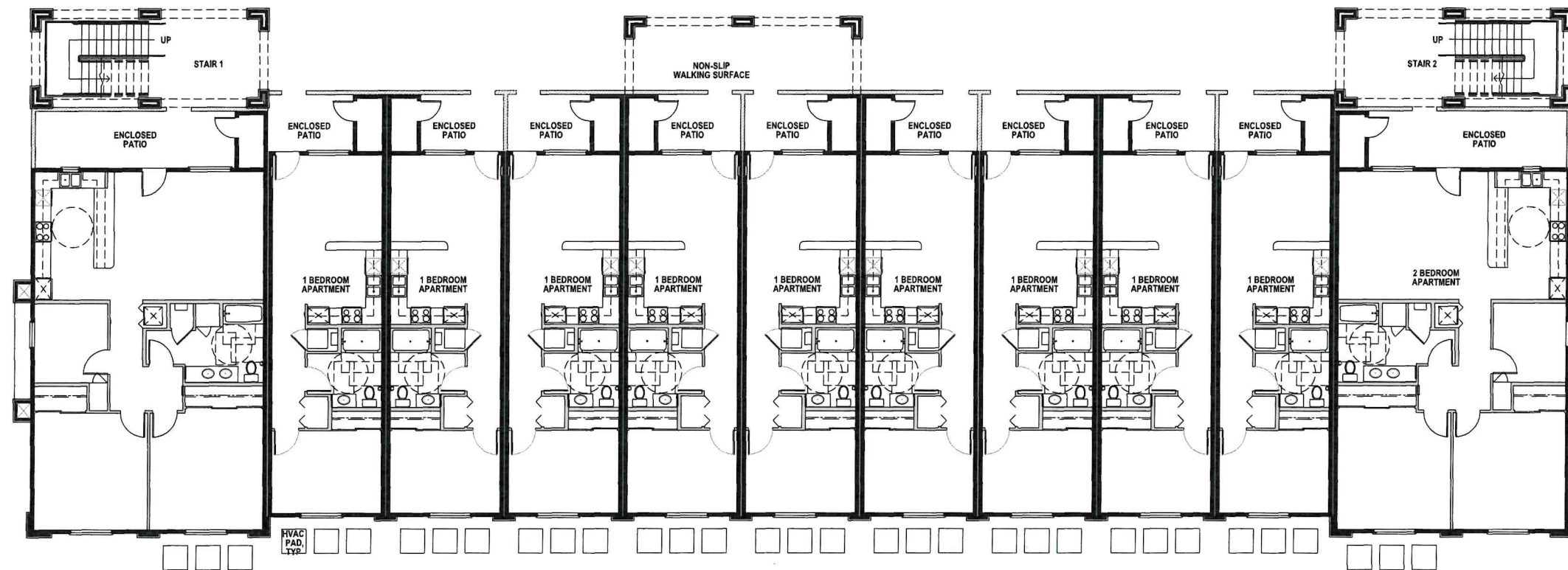
APN	-
JOB NO.	25-061
DATE	03/14/25
DRAWN BY	SMH
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SCALE	-
REVISIONS	△

SHEET TITLE
**EXTERIOR ELEVATIONS
- BUILDING A**

SHEET NO.
AA3.1



BUILDING B - 2ND FLOOR PLAN
1/8" = 1'-0" SCALE



BUILDING B - 1ST FLOOR PLAN
1/8" = 1'-0" SCALE



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CRAFTON SUITES APARTMENTS

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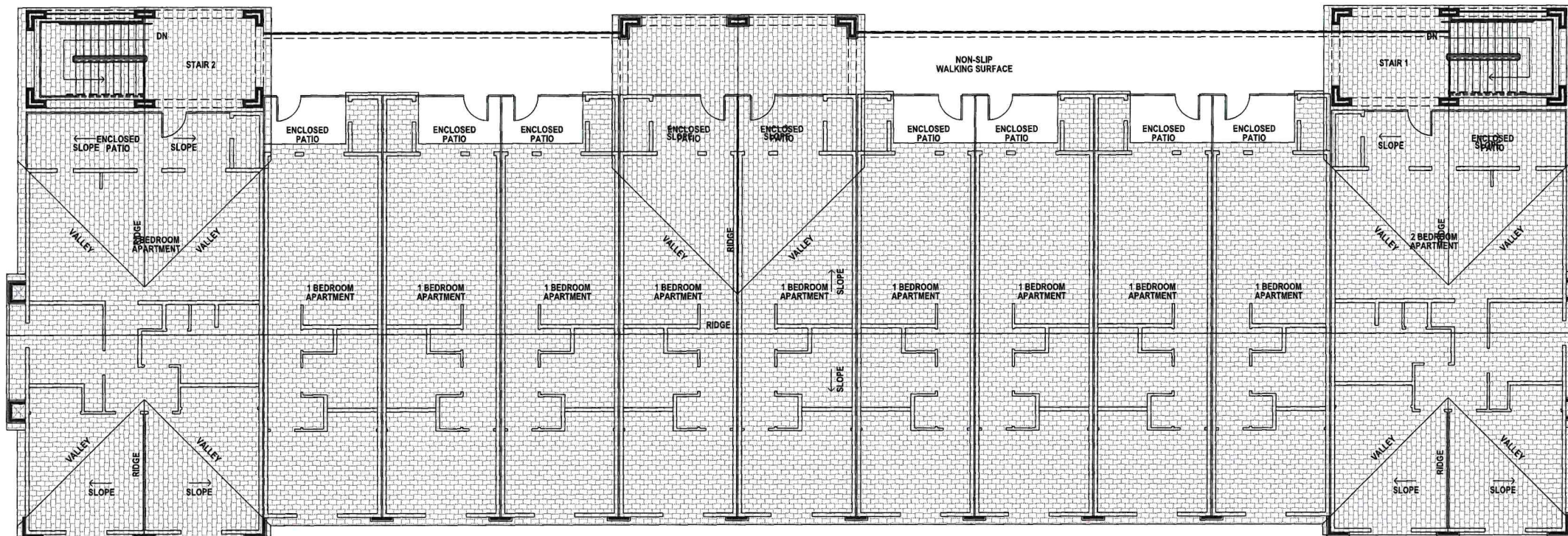
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DATE	•	03/14/25
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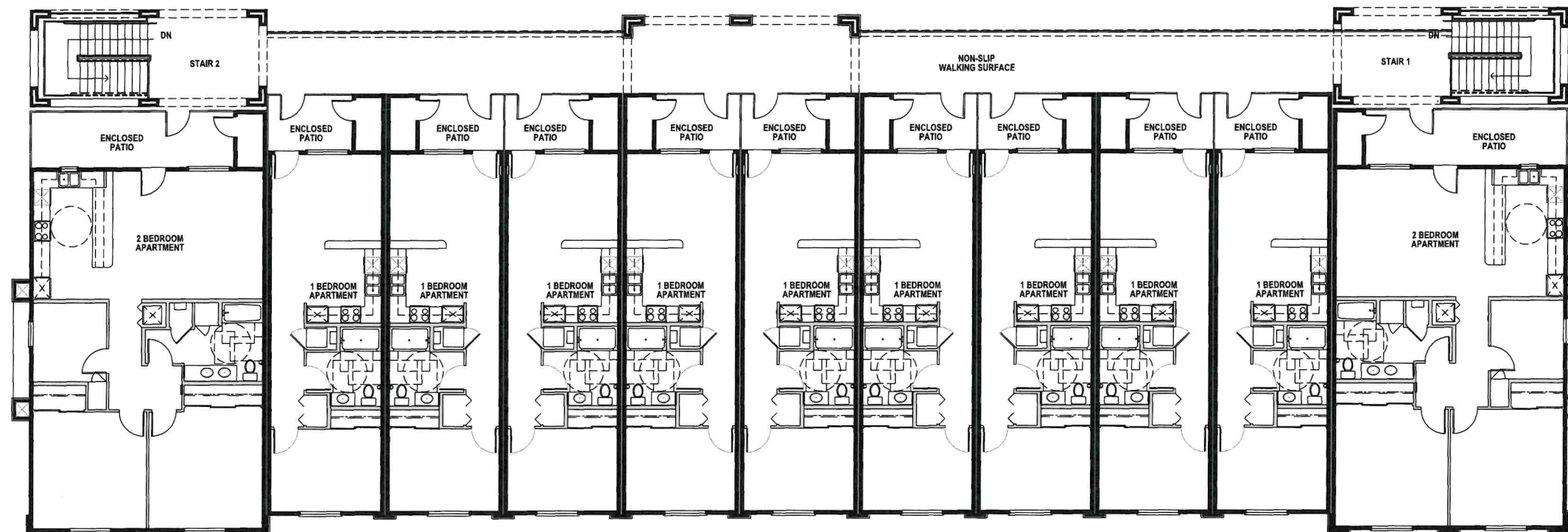
SHEET TITLE
1ST FLOOR PLAN,
2ND FLOOR PLAN
- BUILDING B

SHEET NO.

AB2.1



BUILDING B - ROOF PLAN
1/8" = 1'-0" SCALE



BUILDING B - 3RD FLOOR PLAN
1/8" = 1'-0" SCALE



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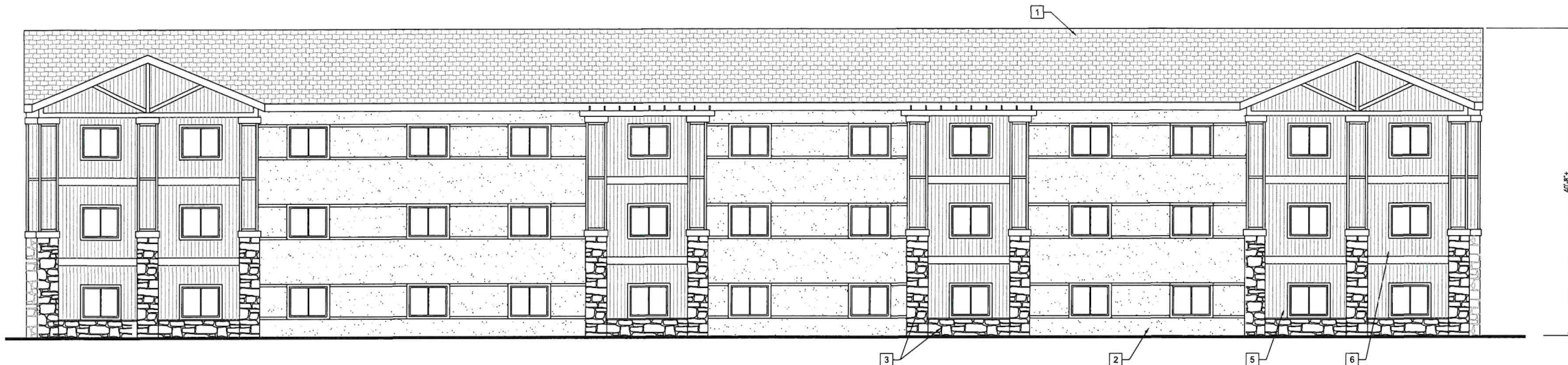
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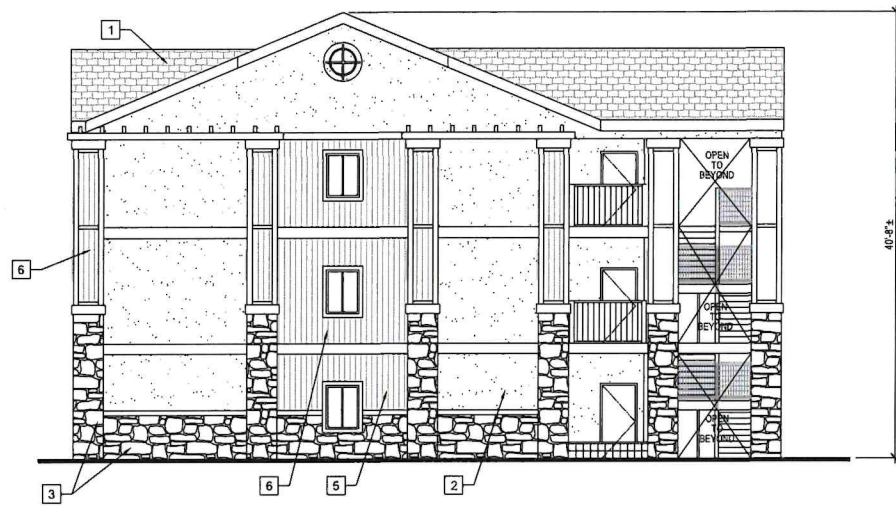
SHEET TITLE
3RD FLOOR PLAN,
ROOF PLAN
- BUILDING B

SHEET NO.

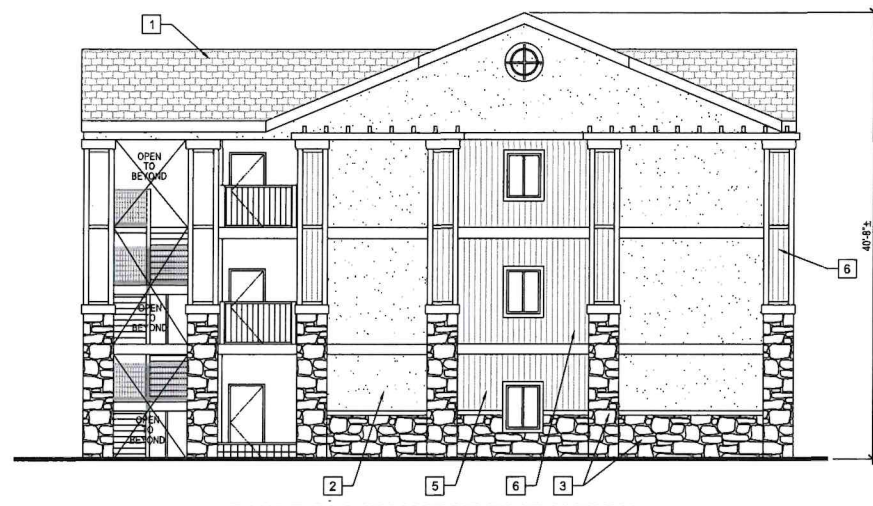
AB2.2



BUILDING 'B' SOUTH ELEVATION



BUILDING 'B' EAST ELEVATION



BUILDING 'B' WEST ELEVATION



BUILDING 'B' NORTH ELEVATION

ELEVATION KEYNOTES

- 1 ASPHALT SHINGLE ROOF: CERTAINTED X-25
COLOR: BURNT SIENNA OR APPROVED EQ.
- 2 CEMENT PLASTER COLOR COAT - TINTED TO MATCH
COLOR: SHERWIN WILLIAMS - ACCESSIBLE BEIGE (SW7036)
OR APPROVED EQ.
- 3 STONE VENEER w/ DECORATIVE CAP
ELDORADO STONE - MESQUITE CLIFFSTONE BLEND
OR APPROVED EQ.
- 4 SPLIT FACE C.M.U. LOW WALL w/ CAP: ORCO BLOCK
COLOR: GRAY LW OR APPROVED EQ.
- 5 WOOD SIDING
COLOR: SHERWIN WILLIAMS - AURORA BROWN (SW2837)
OR APPROVED EQ.
- 6 WOOD SIDING
COLOR: SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.



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REVISIONS	△

EXTERIOR ELEVATIONS - BUILDING B

1/8" = 1'-0" SCALE

SHEET TITLE

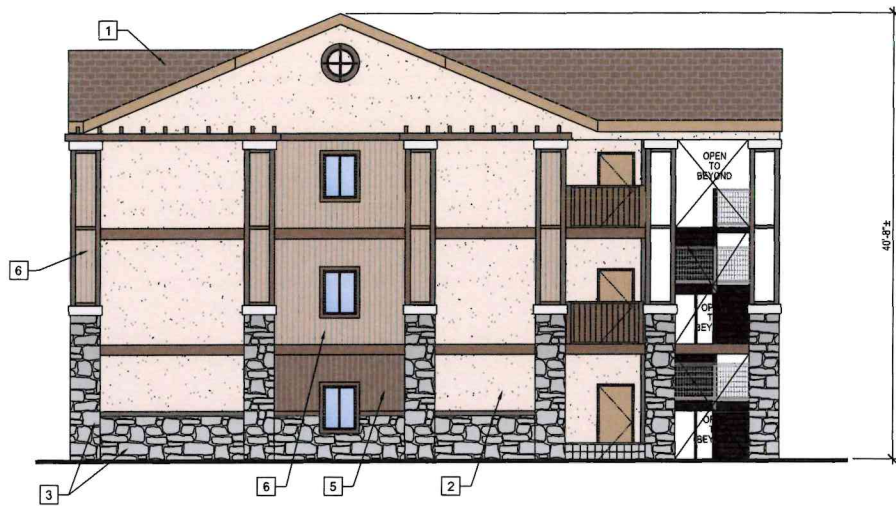
**EXTERIOR
ELEVATIONS
- BUILDING B**

SHEET NO.

AB3.1



BUILDING 'B' SOUTH ELEVATION



BUILDING 'B' EAST ELEVATION



BUILDING 'B' WEST ELEVATION

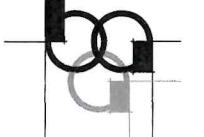


BUILDING 'B' NORTH ELEVATION

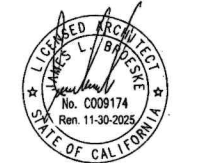
ELEVATION KEYNOTES

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- COLOR : BURNT SIENNA OR APPROVED EQ.
- 2 CEMENT PLASTER COLOR COAT - TINTED TO MATCH
COLOR : SHERWIN WILLIAMS - ACCESSIBLE BEIGE (SW7036)
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COLOR : SHERWIN WILLIAMS - AURORA BROWN (SW2837)
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- 6 WOOD SIDING
COLOR : SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.

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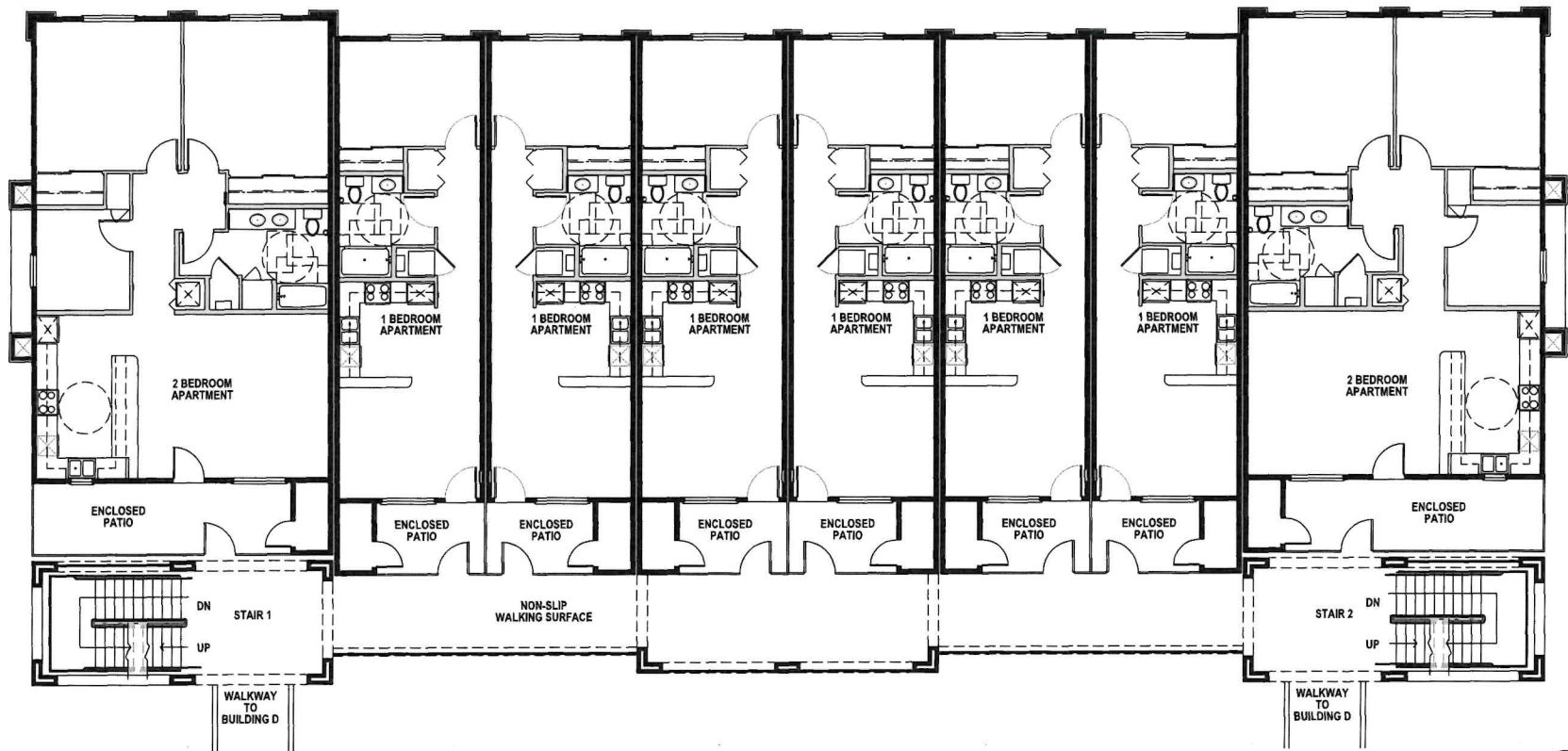
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JOB NO.	•	25-001
DATE	•	03/14/25
DRAWN BY	•	CMH
CHECKED BY	•	-
SCALE	•	-
REVISIONS	△	

SHEET TITLE
EXTERIOR ELEVATIONS
- BUILDING B

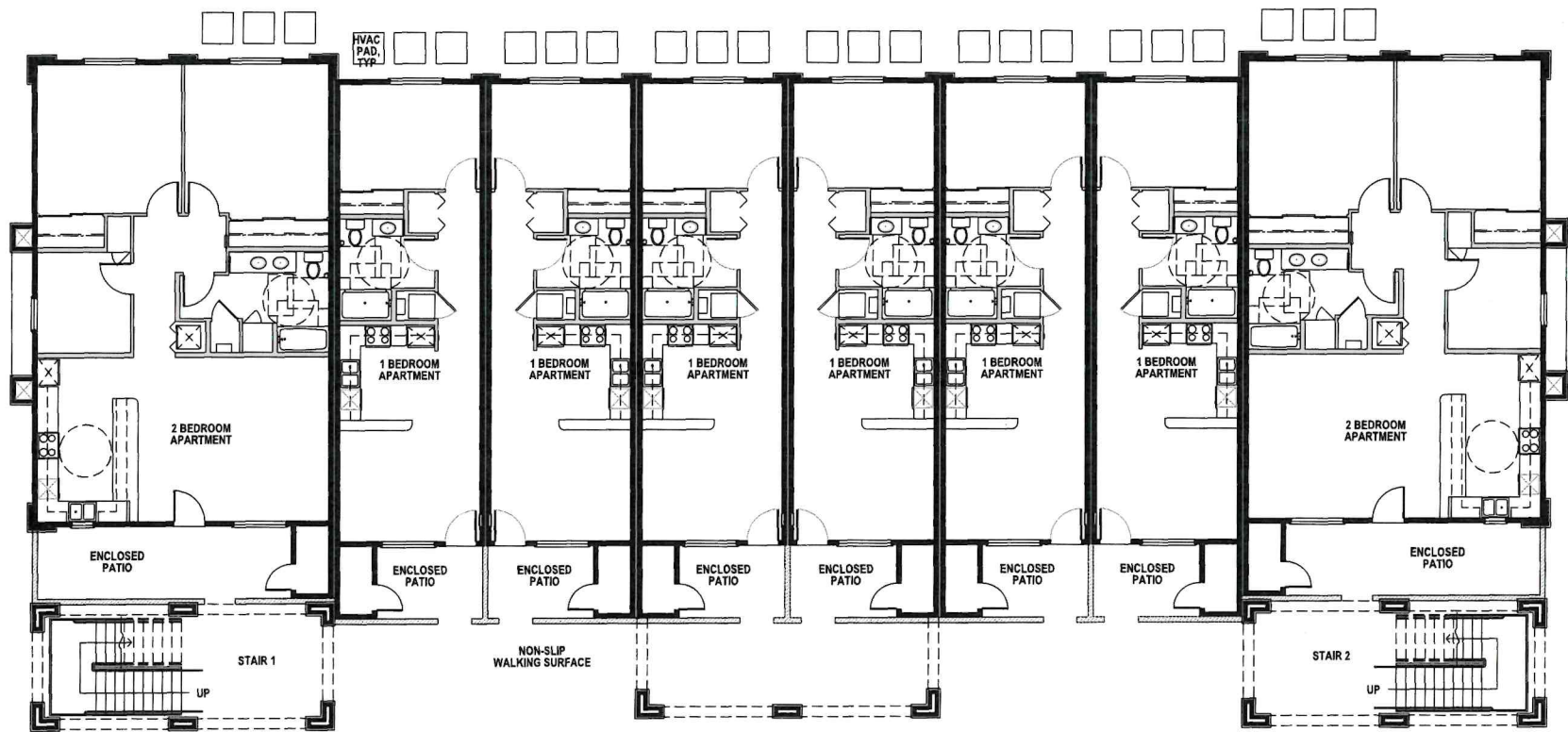
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AB3.1

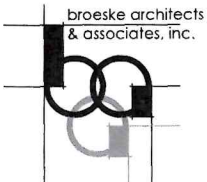
EXTERIOR ELEVATIONS - BUILDING B
1/8" = 1'-0" SCALE



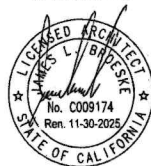
BUILDING C - 2ND FLOOR PLAN
1/8" = 1'-0" SCALE



BUILDING C - 1ST FLOOR PLAN
1/8" = 1'-0" SCALE



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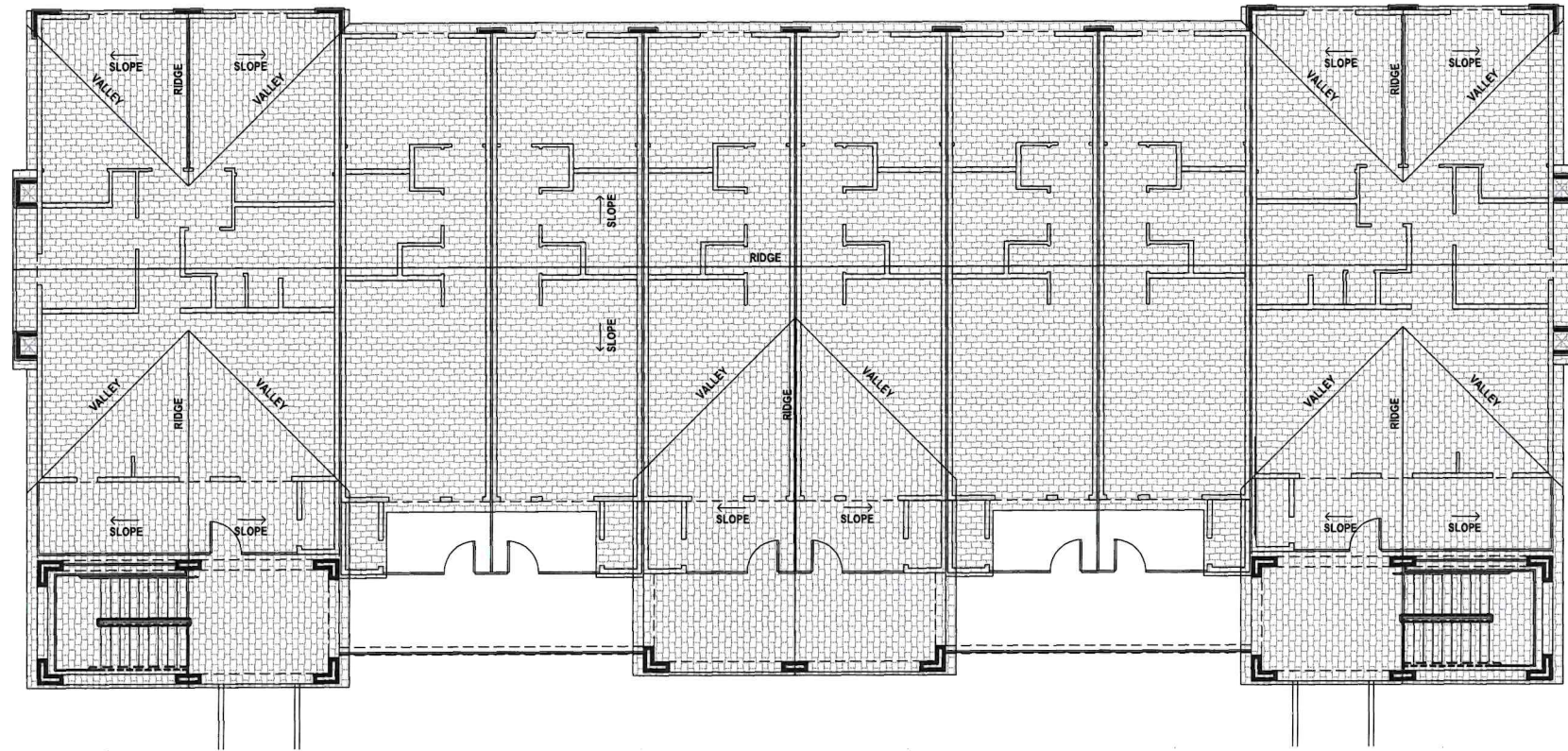
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JOB NO.	25-001
DATE	02/14/25
DRAWN BY	GAR
CHECKED BY	-
SCALE	-
REVISIONS	△

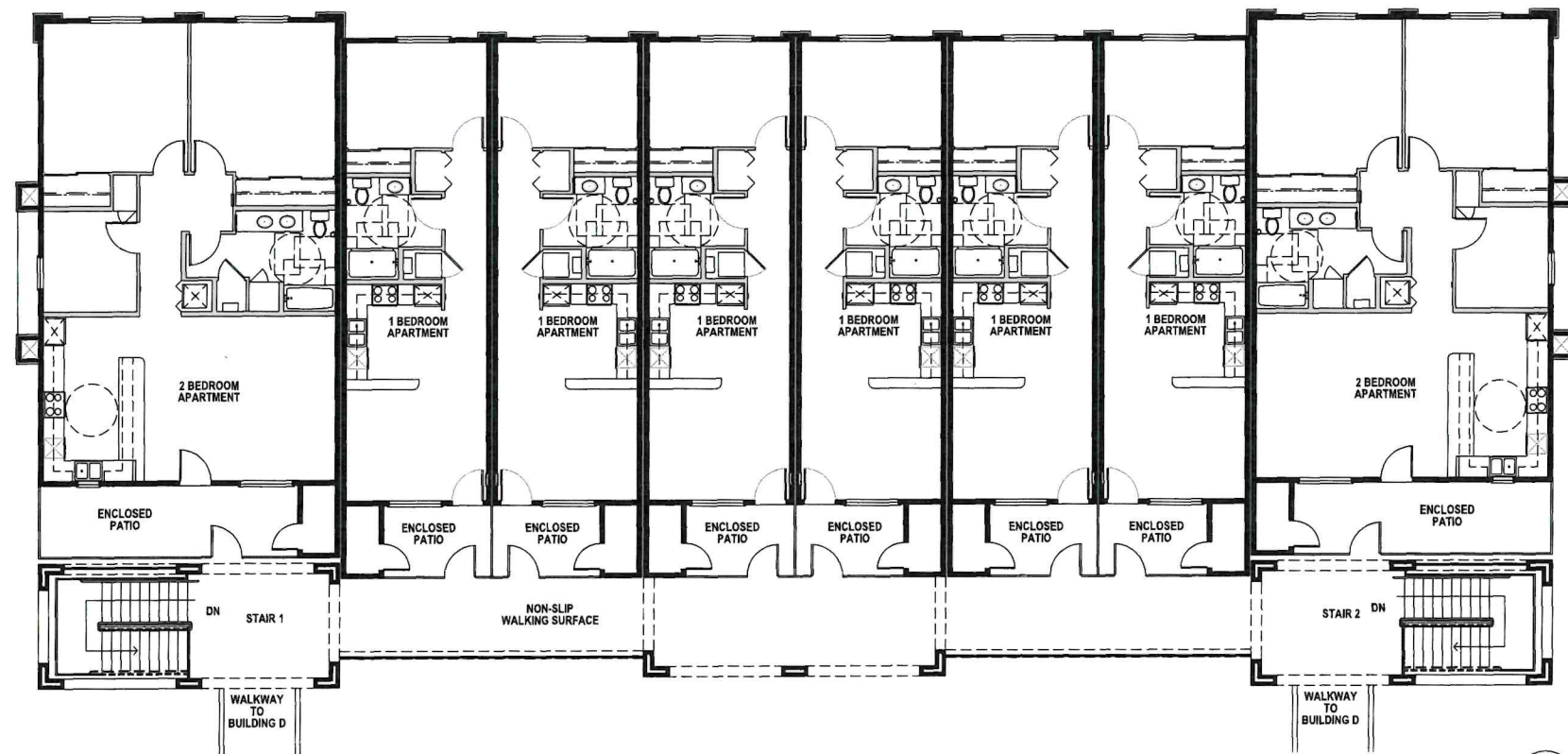
SHEET TITLE
**1ST FLOOR PLAN,
2ND FLOOR PLAN
- BUILDING C**

SHEET NO.

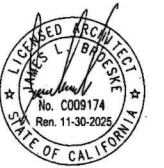
AC2.1



BUILDING C - ROOF PLAN
1/8" = 1'-0" SCALE



BUILDING C - 3RD FLOOR PLAN
1/8" = 1'-0" SCALE



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CRAFTON SUITES APARTMENTS

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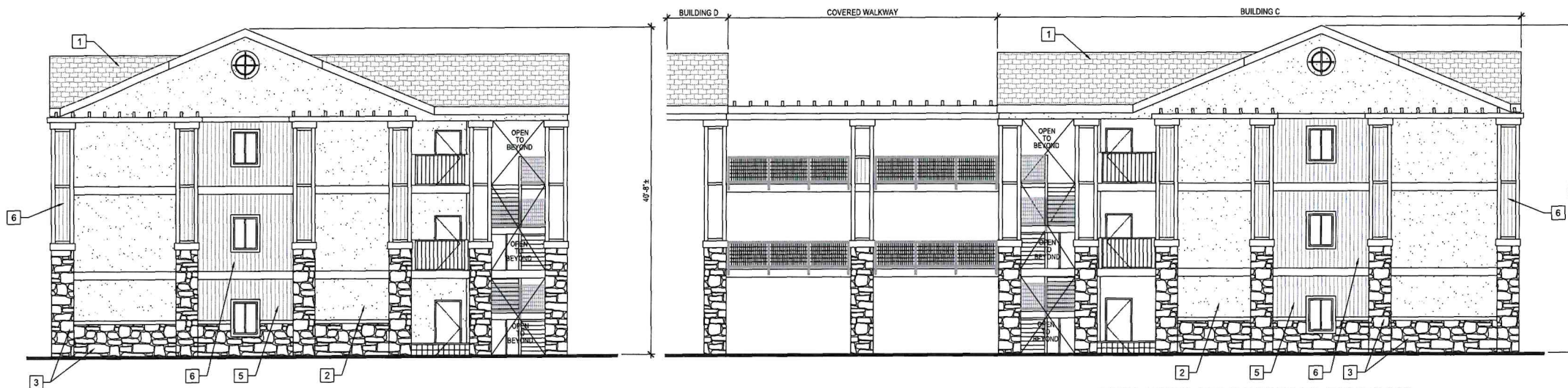
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JOB NO.	25-001
DATE	03/14/25
DRAWN BY	GMH
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SCALE	-
REVISIONS	△

SHEET TITLE
**3RD FLOOR PLAN,
ROOF PLAN
- BUILDING C**

SHEET NO.
AC2.2

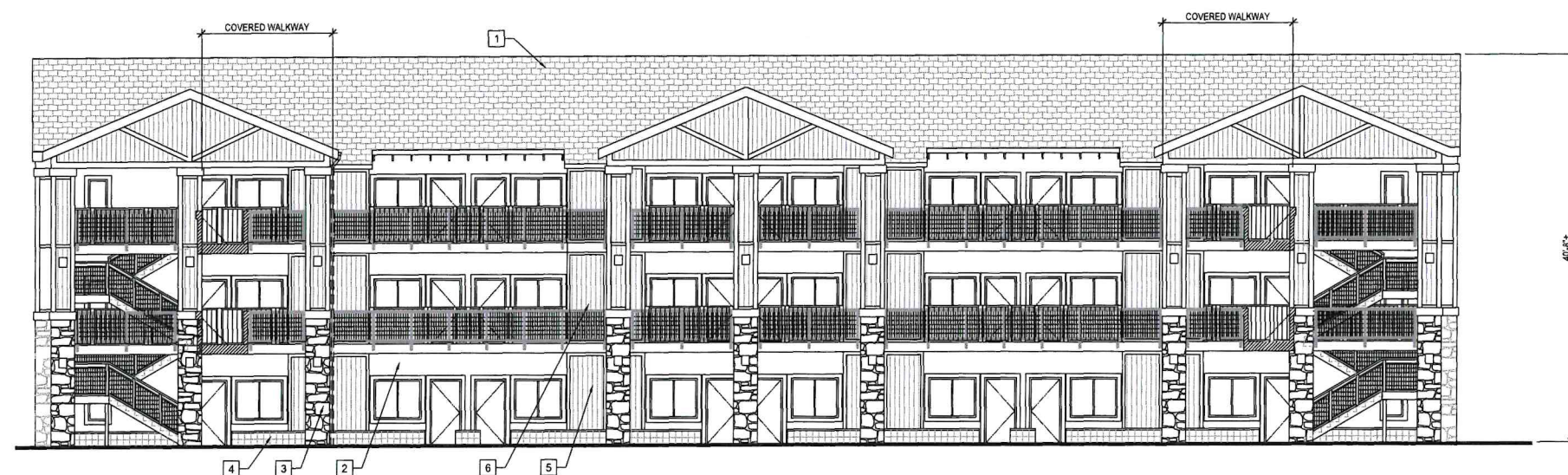


BUILDING 'C' EAST ELEVATION



BUILDING 'C' NORTH ELEVATION

BUILDING 'C' SOUTH ELEVATION



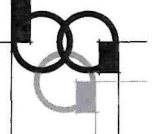
BUILDING 'C' WEST ELEVATION

EXTERIOR ELEVATIONS - BUILDING C
1/8" = 1'-0" SCALE

ELEVATION KEYNOTES

- 1 ASPHALT SHINGLE ROOF - CERTANTEED X-25
- COLOR : BURNT SIENNA OR APPROVED EQ.
- 2 CEMENT PLASTER COLOR COAT - TINTED TO MATCH
COLOR : SHERWIN WILLIAMS - ACCESSIBLE BEIGE (SW7036)
OR APPROVED EQ.
- 3 STONE VENEER w/ DECORATIVE CAP
ELDORADO STONE - MESQUITE CLIFFSTONE BLEND
OR APPROVED EQ.
- 4 SPLIT FACE C.M.U. LOW WALL w/ CAP : ORCO BLOCK
COLOR : GRAY LW OR APPROVED EQ.
- 5 WOOD SIDING
COLOR : SHERWIN WILLIAMS - AURORA BROWN (SW2837)
OR APPROVED EQ.
- 6 WOOD SIDING
COLOR : SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.

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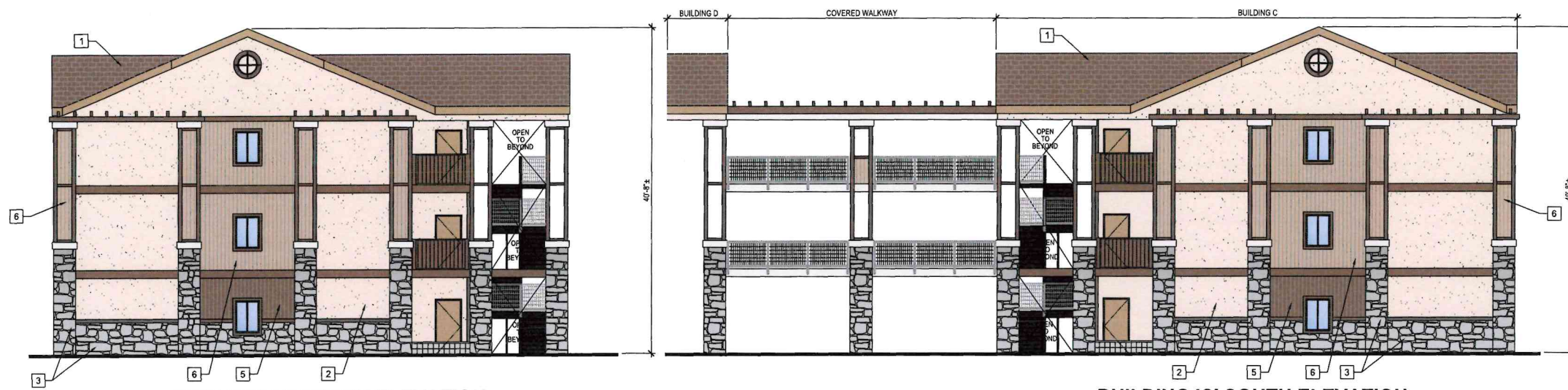
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DATE	*	03/14/25
DRAWN BY	*	GMH
CHECKED BY	*	-
SCALE	*	-
REVISIONS	△	-

SHEET TITLE
EXTERIOR ELEVATIONS
- BUILDING C

SHEET NO.
AC3.1



BUILDING 'C' EAST ELEVATION



BUILDING 'C' NORTH ELEVATION

BUILDING 'C' SOUTH ELEVATION



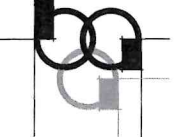
BUILDING 'C' WEST ELEVATION

EXTERIOR ELEVATIONS - BUILDING C
1/8" = 1'-0" SCALE

ELEVATION KEYNOTES

- 1 ASPHALT SHINGLE ROOF : CERTAINTED X-25
- COLOR : BURNT SIENNA OR APPROVED EQ.
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OR APPROVED EQ.
- 6 WOOD SIDING
COLOR : SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.

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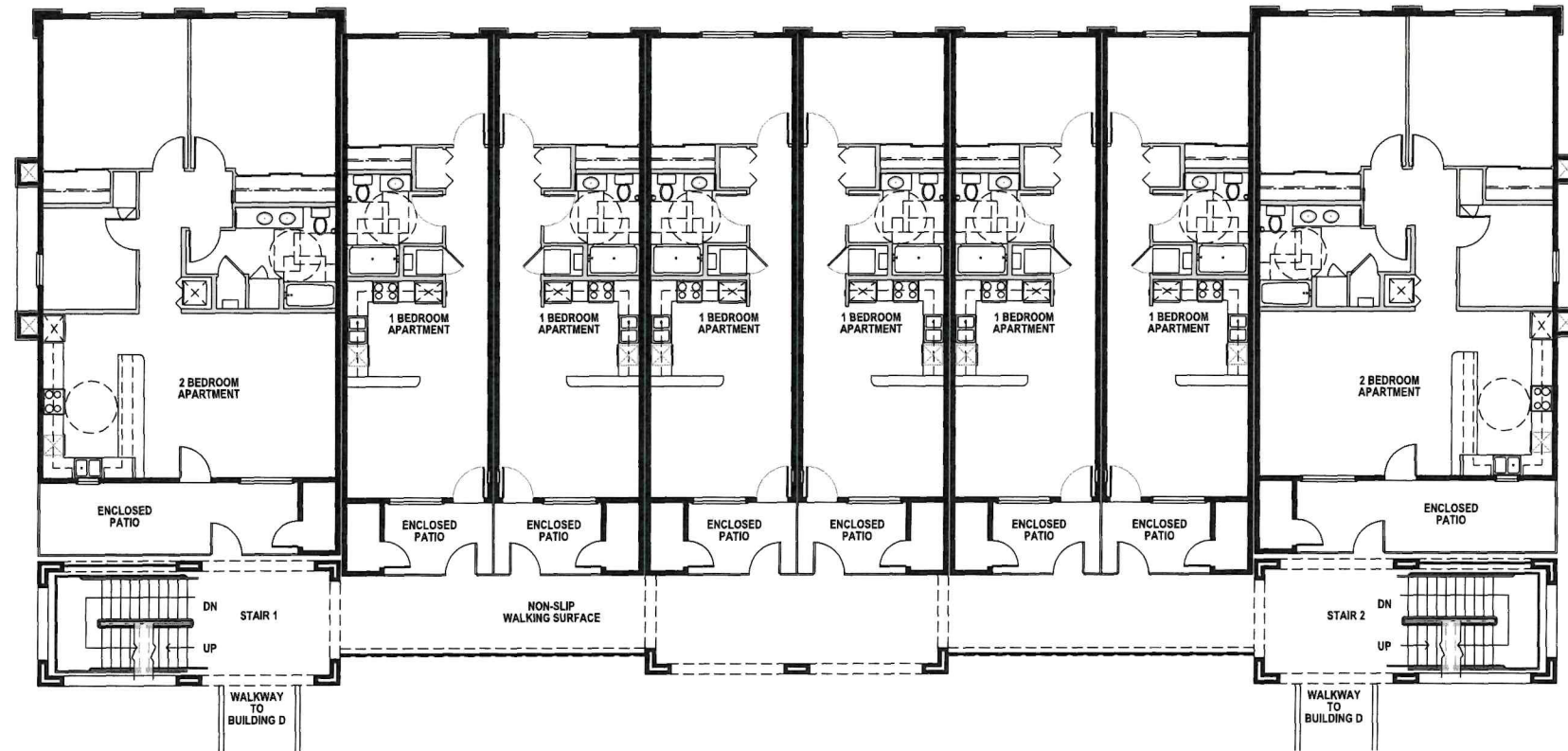
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DATE : 03/14/23
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REVISIONS : A

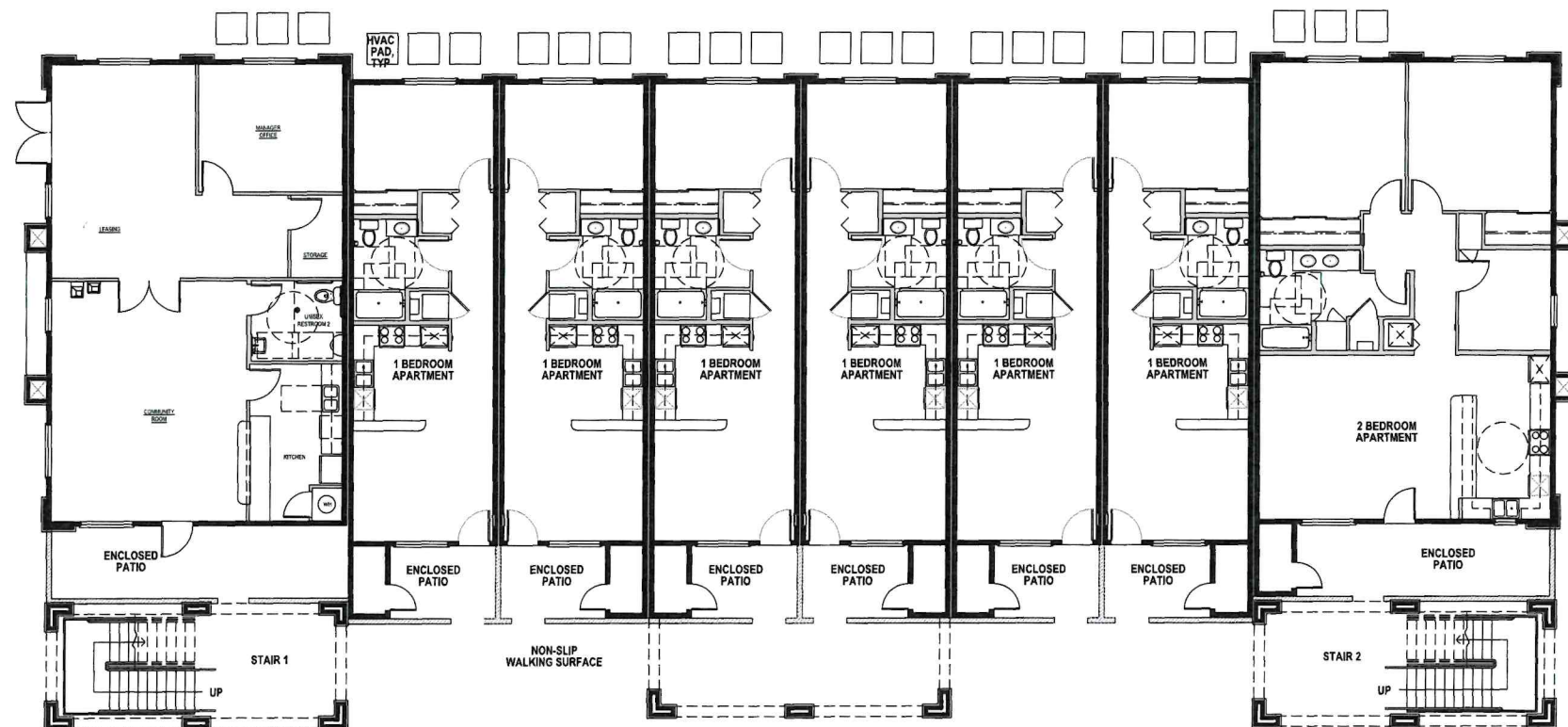
SHEET TITLE
EXTERIOR
ELEVATIONS
- BUILDING C

SHEET NO.

AC3.1



BUILDING D - 2ND FLOOR PLAN
1/8" = 1'-0" SCALE



BUILDING D - 1ST FLOOR PLAN
1/8" = 1'-0" SCALE

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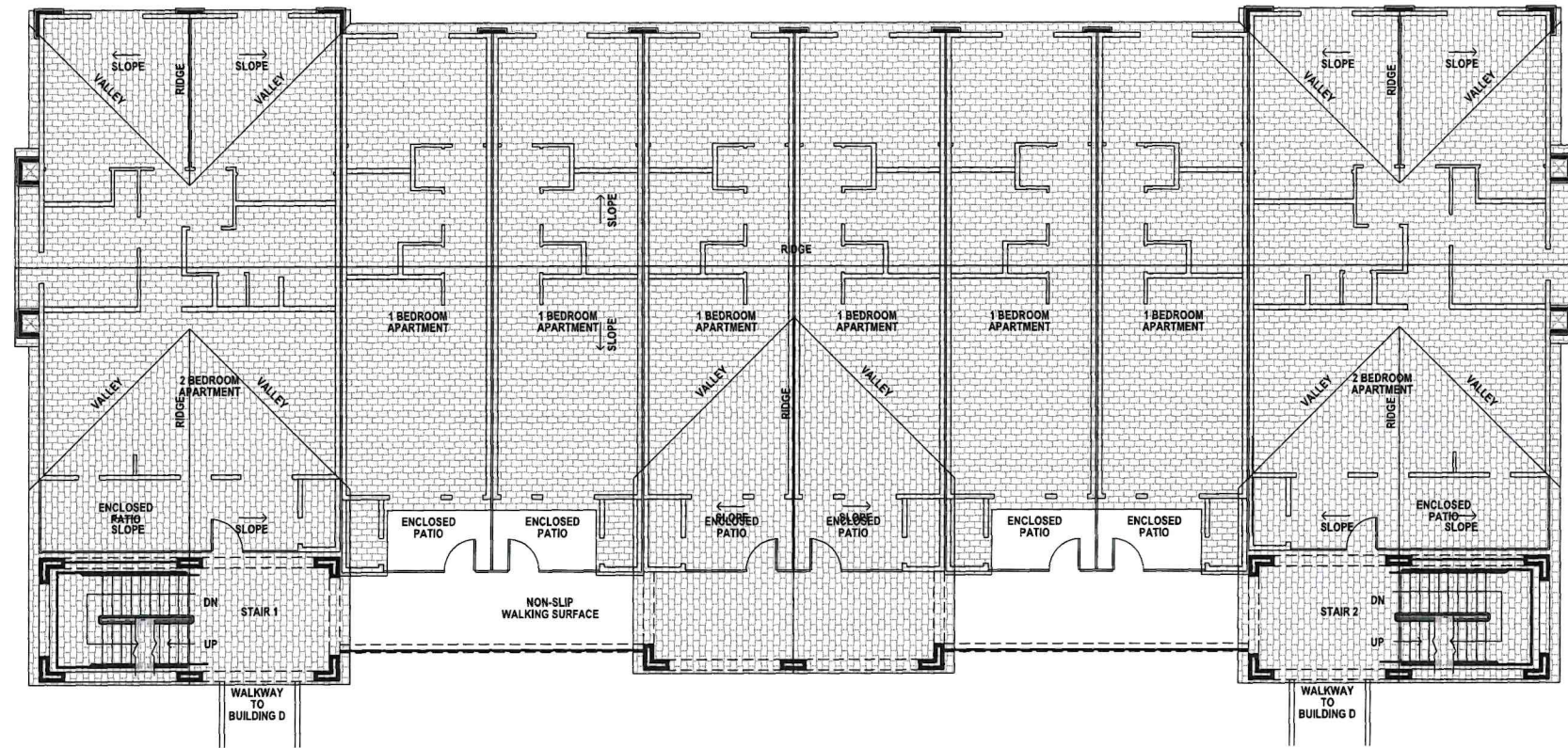
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JOB NO. 25-001
DATE 03/14/25
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REVISIONS

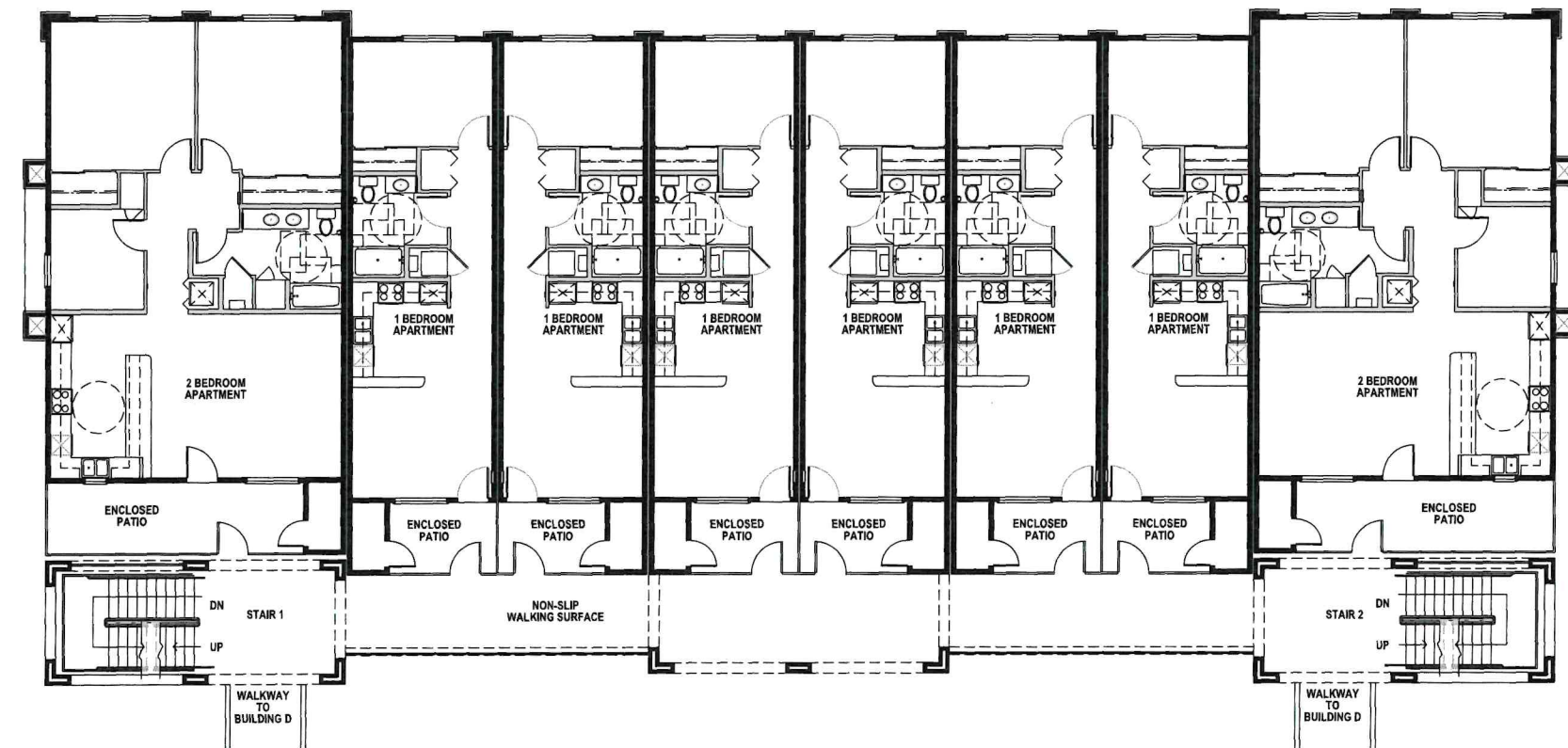
SHEET TITLE
**1ST FLOOR PLAN,
2ND FLOOR PLAN
- BUILDING D**

SHEET NO.
AD2.1



BUILDING D - ROOF PLAN

1/8" = 1'-0" SCALE



BUILDING D - 3RD FLOOR PLAN

1/8" = 1'-0" SCALE



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CRAFTON SUITES APARTMENTS

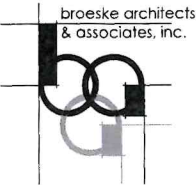
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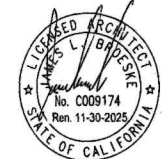
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DATE	•	03/14/25
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CHECKED BY	•	—
SCALE	•	—
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SHEET TITLE
**3RD FLOOR PLAN,
ROOF PLAN,
- BUILDING D**

SHEET NO.
AD2.2



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ELEVATION KEYNOTES

- 1 ASPHALT SHINGLE ROOF : CERTAINTED X-25
- COLOR : BURNT SIENNA OR APPROVED EQ.
- 2 CEMENT PLASTER COLOR COAT - TINTED TO MATCH
COLOR : SHERWIN WILLIAMS - ACCESSIBLE BEIGE (SW7036)
OR APPROVED EQ.
- 3 STONE VENEER w/ DECORATIVE CAP
ELDORADO STONE - MESQUITE CLIFFSTONE BLEND
OR APPROVED EQ.
- 4 SPLIT FACE C.M.U. LOW WALL w/ CAP : ORCO BLOCK
COLOR : GRAY LW OR APPROVED EQ.
- 5 WOOD SIDING
COLOR : SHERWIN WILLIAMS - AURORA BROWN (SW2837)
OR APPROVED EQ.
- 6 WOOD SIDING
COLOR : SHERWIN WILLIAMS - SANDERLING (SW7513)
OR APPROVED EQ.

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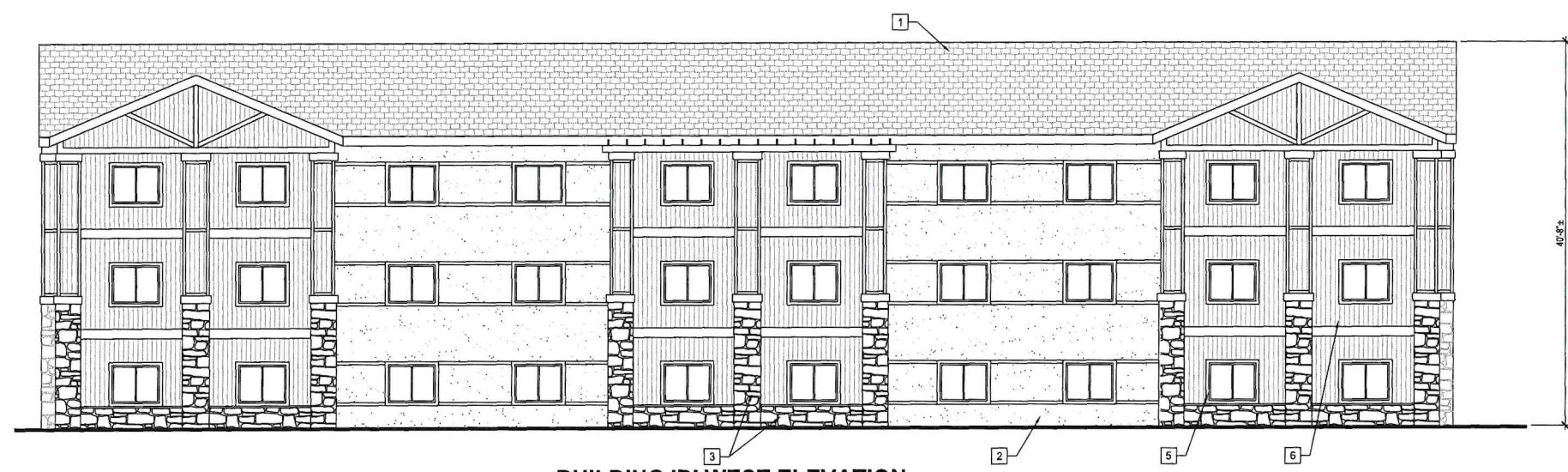
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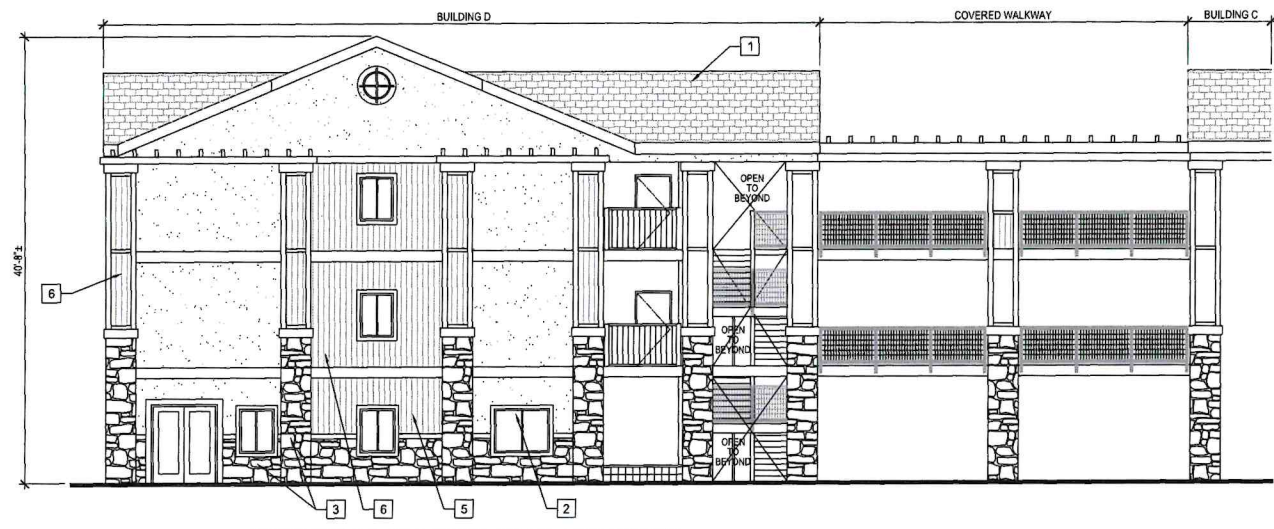
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JOB NO.	25-001
DATE	03/14/25
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CHECKED BY	-
SCALE	-
REVISIONS	△

SHEET TITLE
EXTERIOR
ELEVATIONS
- BUILDING D

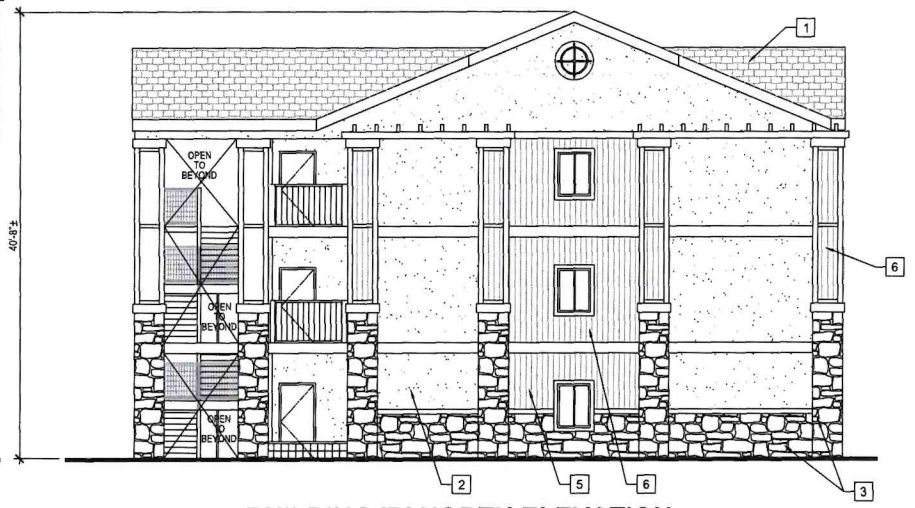
SHEET NO.
AD3.1



BUILDING 'D' WEST ELEVATION



BUILDING 'D' SOUTH ELEVATION



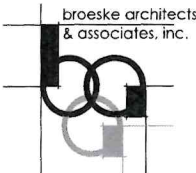
BUILDING 'D' NORTH ELEVATION



BUILDING 'D' EAST ELEVATION

EXTERIOR ELEVATIONS - BUILDING D

1/8" = 1'-0" SCALE



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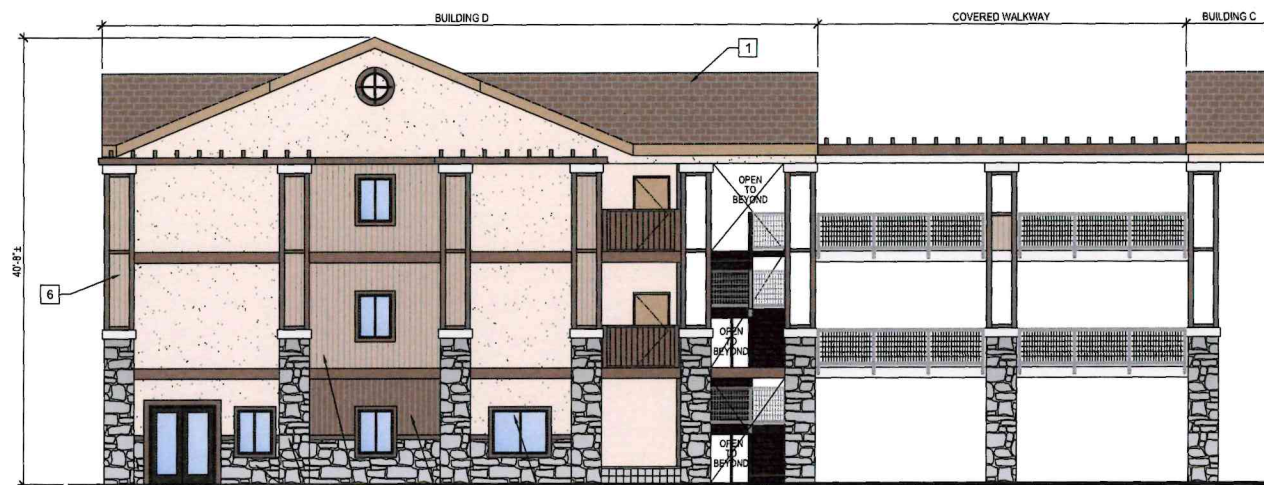


ELEVATION KEYNOTES

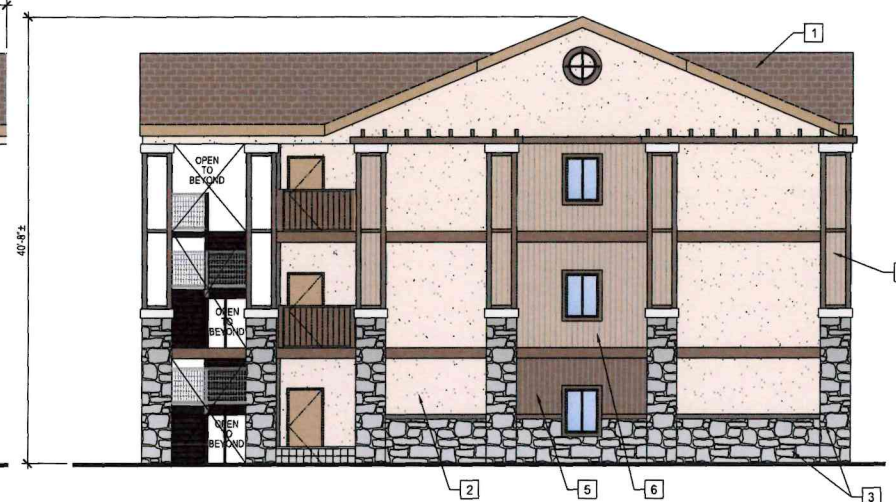
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OR APPROVED EQ.



BUILDING 'D' WEST ELEVATION



BUILDING 'D' SOUTH ELEVATION



BUILDING 'D' NORTH ELEVATION



BUILDING 'D' EAST ELEVATION

EXTERIOR ELEVATIONS - BUILDING D

1/8" = 1'-0" SCALE

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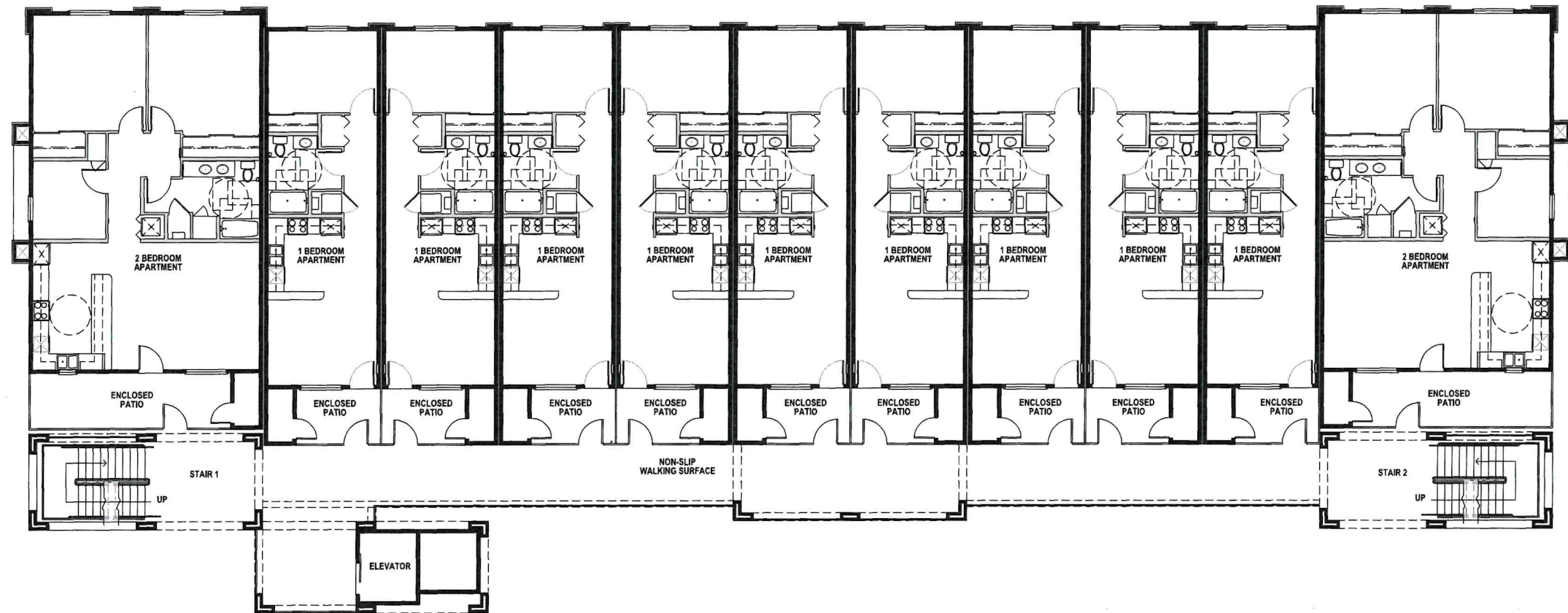
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SCALE	-
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SHEET TITLE
**EXTERIOR
ELEVATIONS
- BUILDING D**

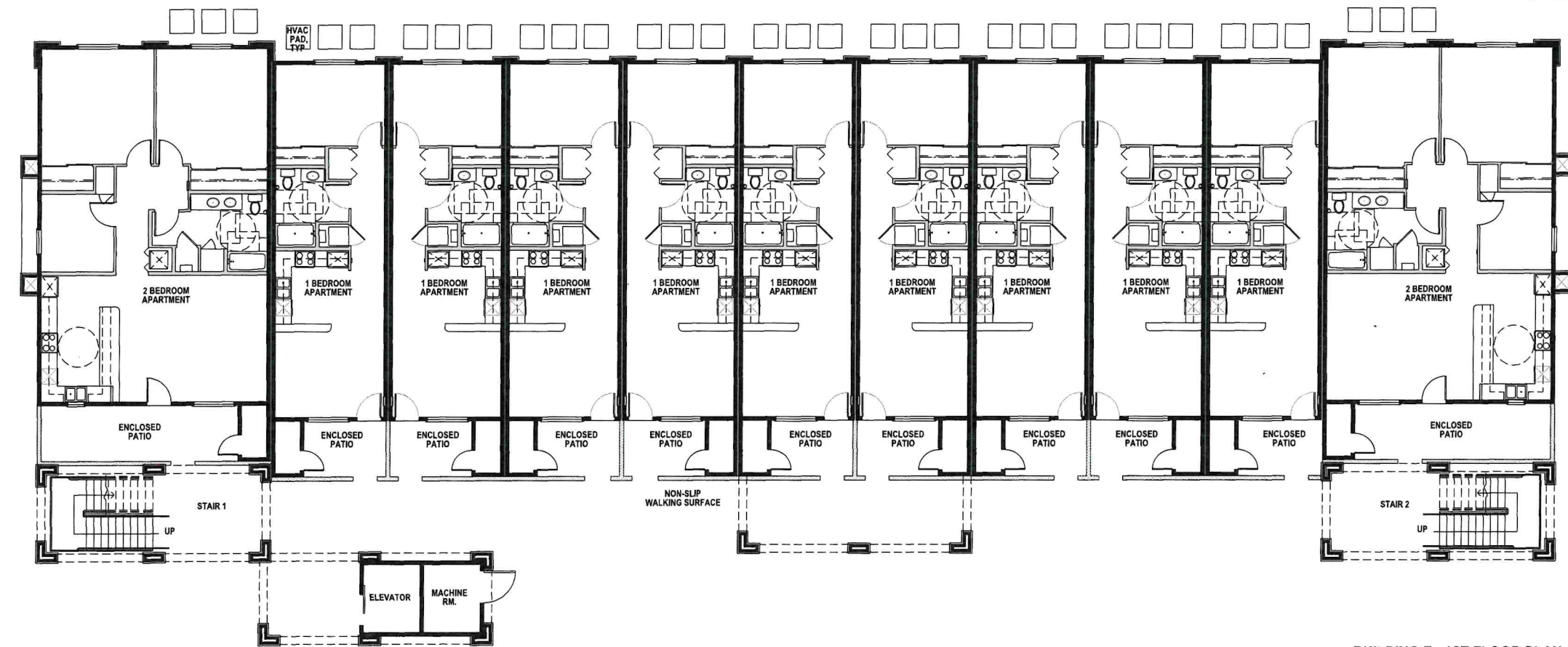
SHEET NO.

AD3.1



BUILDING E - 2ND FLOOR PLAN

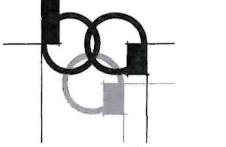
1/8" = 1'-0" SCALE



BUILDING E - 1ST FLOOR PLAN

1/8" = 1'-0" SCALE

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SCALE: -

REVISIONS: A

SHEET TITLE
1ST FLOOR PLAN,
2ND FLOOR PLAN
- BUILDING E

SHEET NO.

AE2.1

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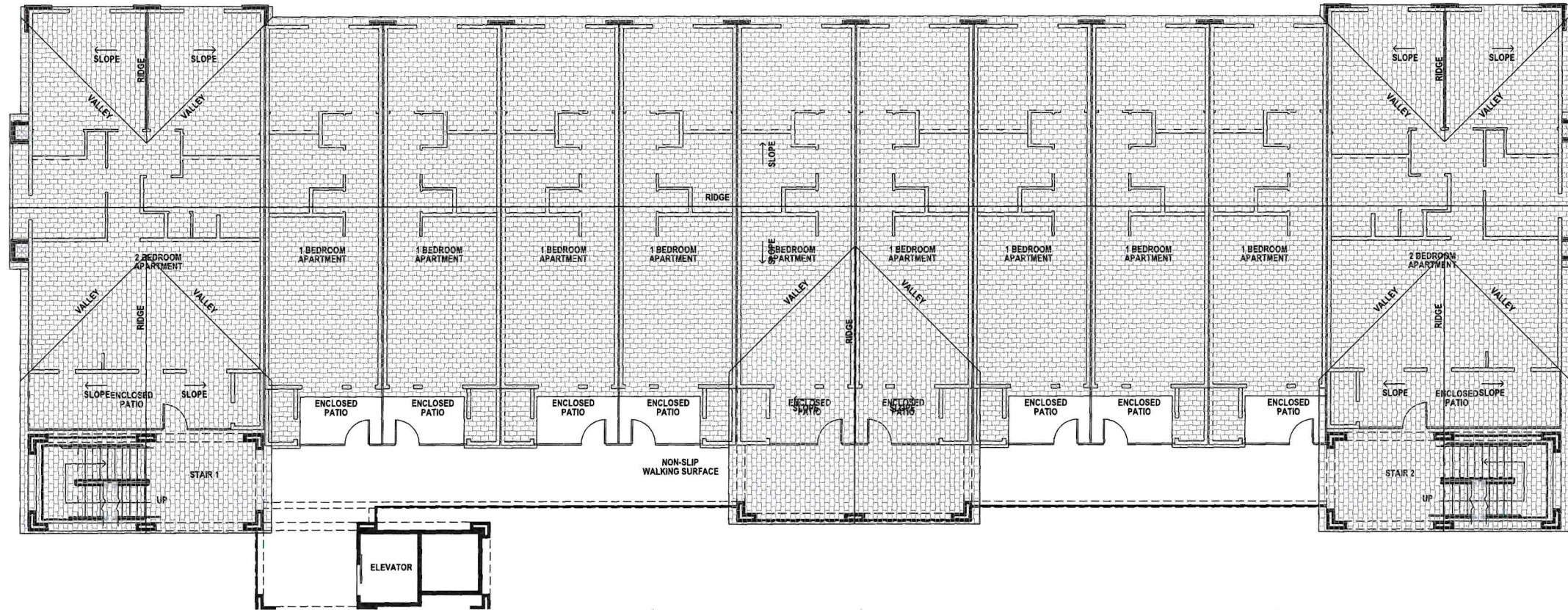
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SCALE: -
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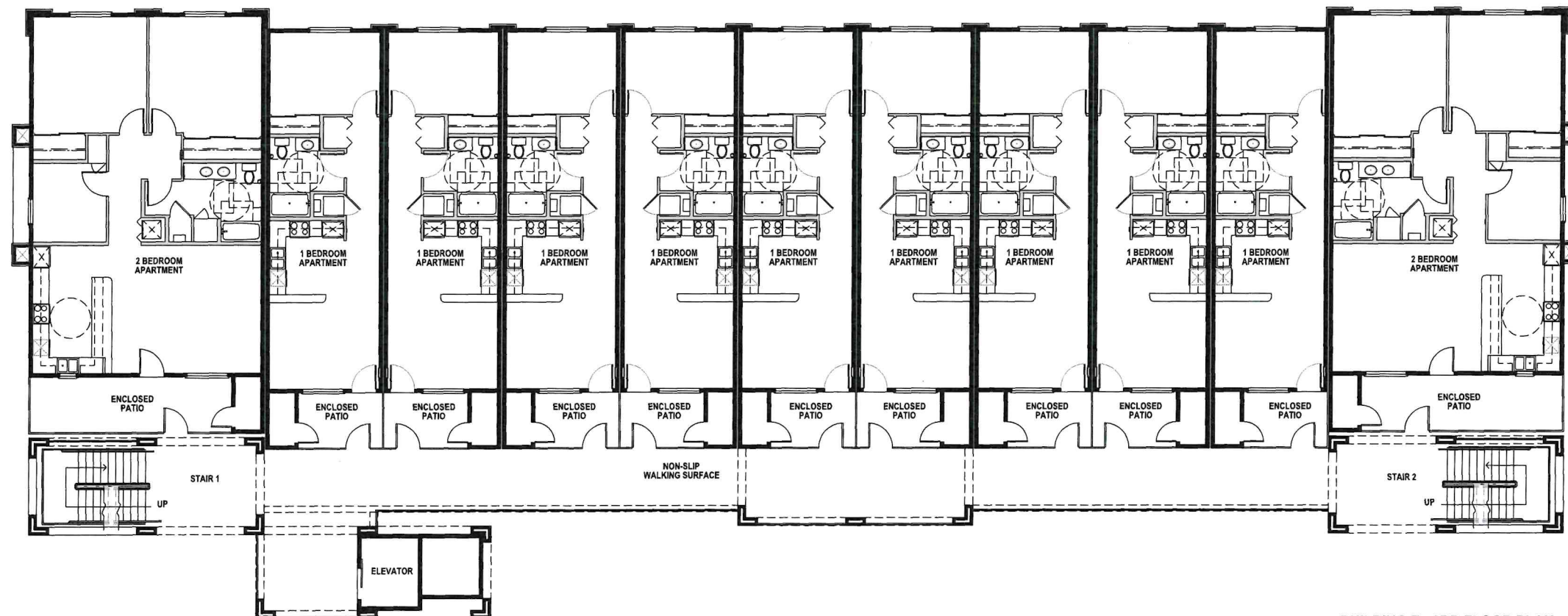
SHEET TITLE
3RD FLOOR PLAN,
ROOF PLAN
- BUILDING E

SHEET NO.
AE2.2



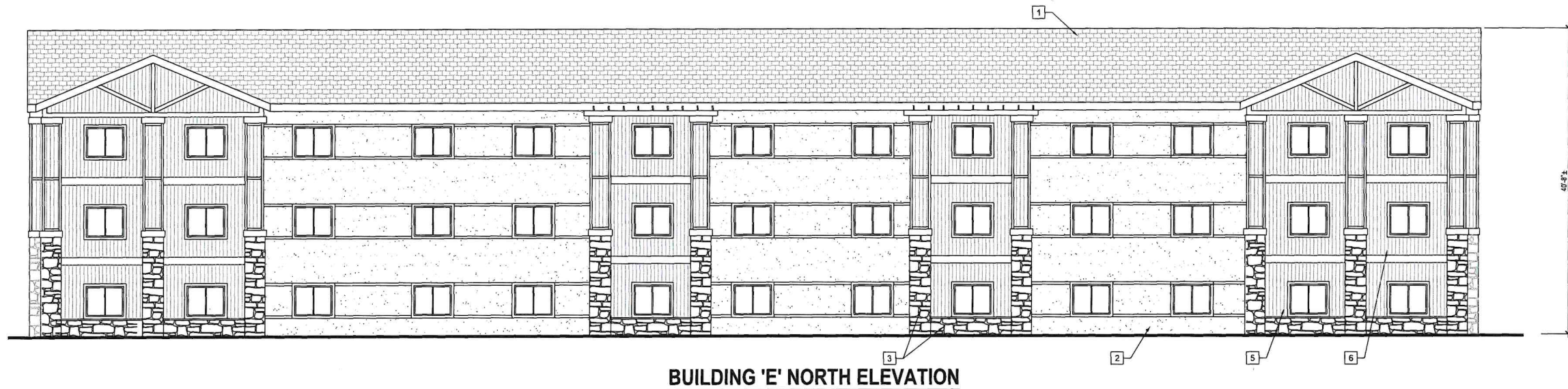
BUILDING E - ROOF PLAN

1/8" = 1'-0" SCALE



BUILDING E - 3RD FLOOR PLAN

1/8" = 1'-0" SCALE



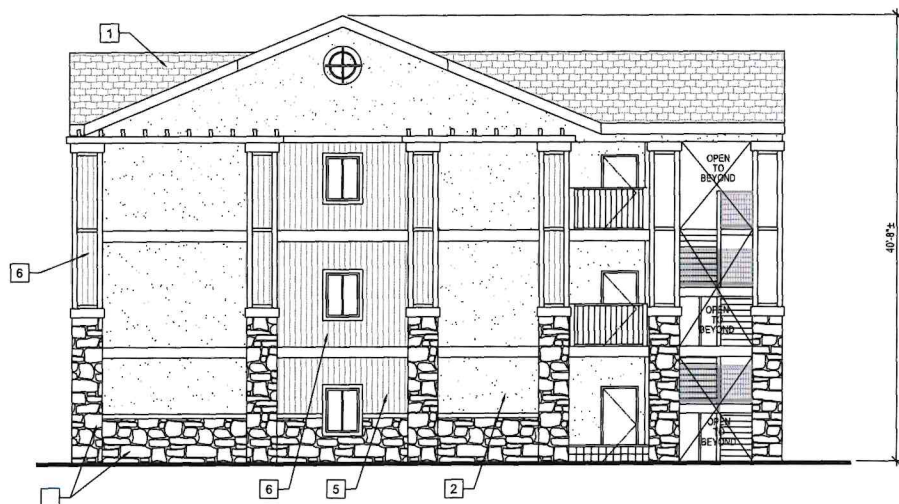
BUILDING 'E' NORTH ELEVATION

ELEVATION KEYNOTES

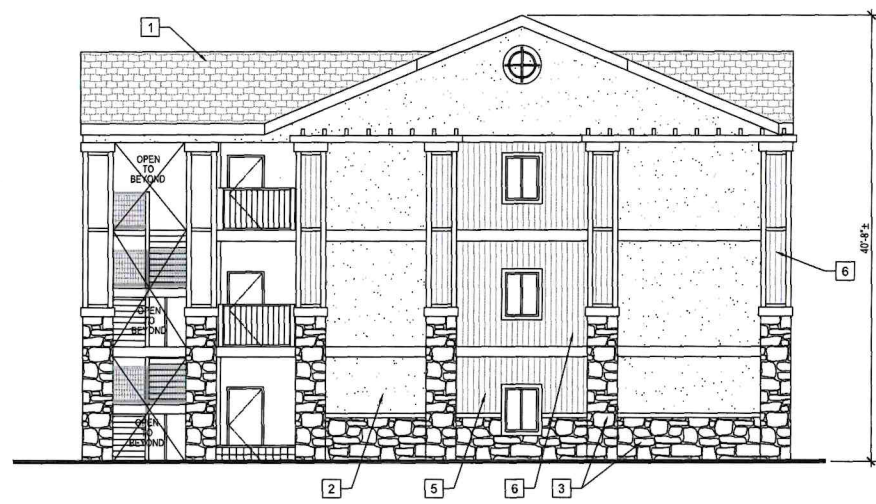
- 1 ASPHALT SHINGLE ROOF - CERTAINTED X-25
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OR APPROVED EQ.

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BUILDING 'E' WEST ELEVATION



BUILDING 'E' EAST ELEVATION



BUILDING 'E' SOUTH ELEVATION

EXTERIOR ELEVATIONS - BUILDING E
1/8" = 1'-0" SCALE

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SCALE	-
REVISIONS	△

SHEET TITLE

**EXTERIOR
ELEVATIONS
- BUILDING E**

SHEET NO.

AE3.1



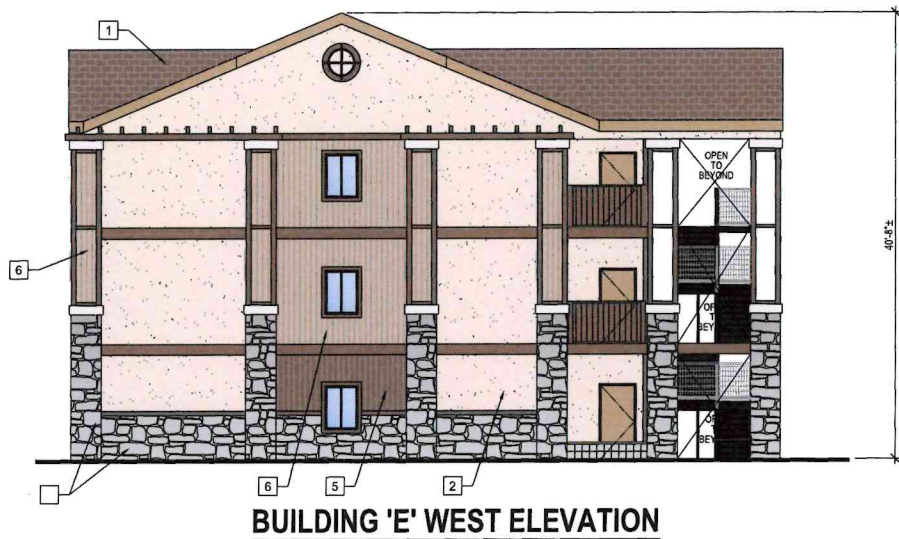
BUILDING 'E' NORTH ELEVATION

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BUILDING 'E' WEST ELEVATION



BUILDING 'E' EAST ELEVATION



BUILDING 'E' SOUTH ELEVATION

EXTERIOR ELEVATIONS - BUILDING E
1/8" = 1'-0" SCALE

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JOB NO.	25-091
DATE	03/14/25
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SCALE	-
REVISIONS	△

SHEET TITLE
**EXTERIOR
ELEVATIONS
- BUILDING E**

SHEET NO.
AE3.1



AGENDA REPORT

DATE: Planning Commission Meeting of July 16, 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. (Continued from June 18, 2025)

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.

As part of the motion, the Planning Commission can recommend all, or parts of the Ordinance as appropriate.

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 | <ul style="list-style-type: none">• 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 |
|--------------------|--|

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. Such signs may be used for commercial purposes or municipal purposes, and would not impact existing electronic sign structures on privately-owned properties.

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 | <ul style="list-style-type: none"> • 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 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.

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 or 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



AGENDA REPORT

DATE: July 16, 2025

TO: Honorable Chair and Planning Commissioners

FROM: Christian Farmer, Associate Planner *CF*

SUBJECT: **Far West Industries** (PLN-PHE-25-0001): A Tentative Tract Map (TTM 20786) on a 9.18 acre property at the northwest intersection of 6th Street and Avenue G for a 28-lot single-family residential development in the RS-10M (Single-Residential 10,000 square foot minimum lot size) Land Use District which will include a lettered lot for drainage management and a perimeter fence that is six (6) feet in height. This submittal also includes architectural review for the proposed one- and two- story homes.

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

1. Approve Tentative Tract Map No. 20786 (Case No. PLN-PHE-25-0001) 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. Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.
4. Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
5. Direct Staff to file a Notice of Determination.

BACKGROUND/Discussion:

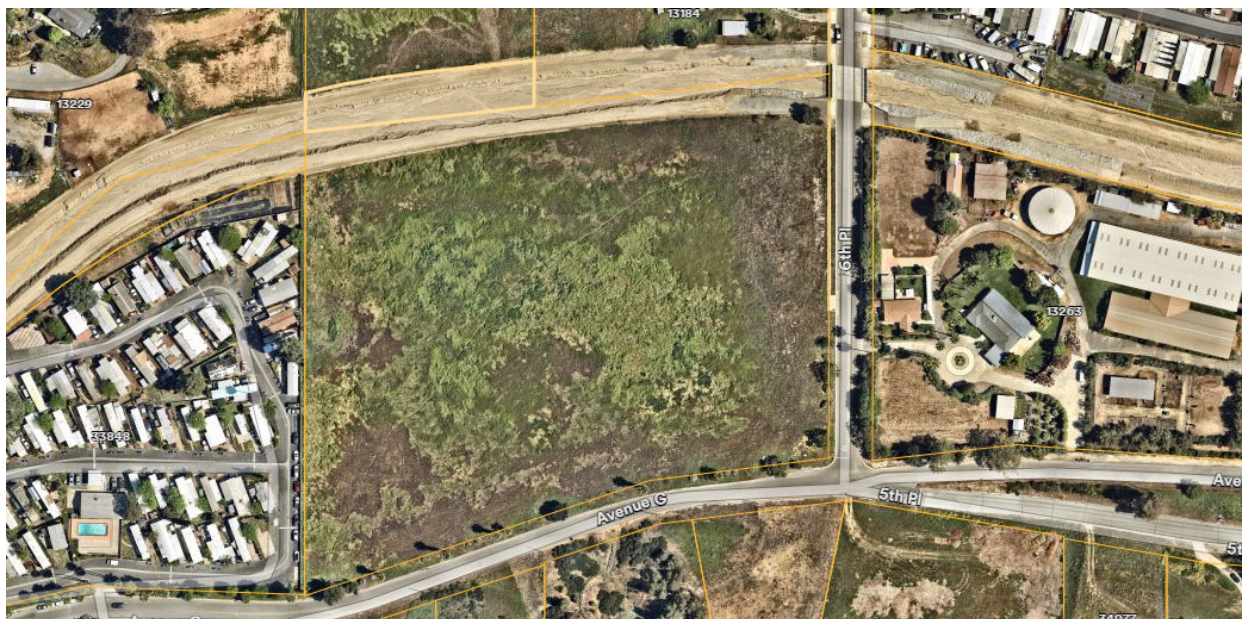
Area Land Use Designations; Improvement Levels; and existing Land Uses:

Site:	RS-10M (Single Residential – 10,000 sq. ft. minimum lot size)	IL-3	Vacant
North:	RL-2.5 (Rural Living – 2.5-acre Minimum lot size)	IL-3	Single-Family Residential
South:	RS-10M	IL-1	Single-Family Residential
East:	RL-2.5	IL-3	Single-Family Residential
West:	RL-2.5	IL-3	Las Casitas Mobile Home Park

Prior Hearings:

At the regular City Council Meeting of December 12, 2018, a General Plan Amendment to change the land use designation of the subject parcel at 6th Place and Avenue G from RL-2.5 (Rural Living, 2.5 acre minimum) to RS-10M (Single Residential, 10,000 square foot minimum) was approved. In addition to the General Plan Amendment, a Tentative Tract Map (TTM 20040) was reviewed and approved, authorizing the subdivision of the property into 28 single family residential lots of at least 10,000 square feet. The Development Code provides that, “Unless all conditions have been complied with and the occupancy, use, or division of land authorized by the land use decision has taken place or been recorded within 36 months after the day the land use decision becomes effective, the land use decision shall become null and void” (Section 83.010350). The Tentative Tract Map had an expiration date of November 7, 2021, and no actions were taken during that time. Therefore, the proposed application (PLN-PHE-25-0001) has been submitted to allow for the continued development of the Project and includes a few minor changes to the initial approval based on the site engineering design efforts.

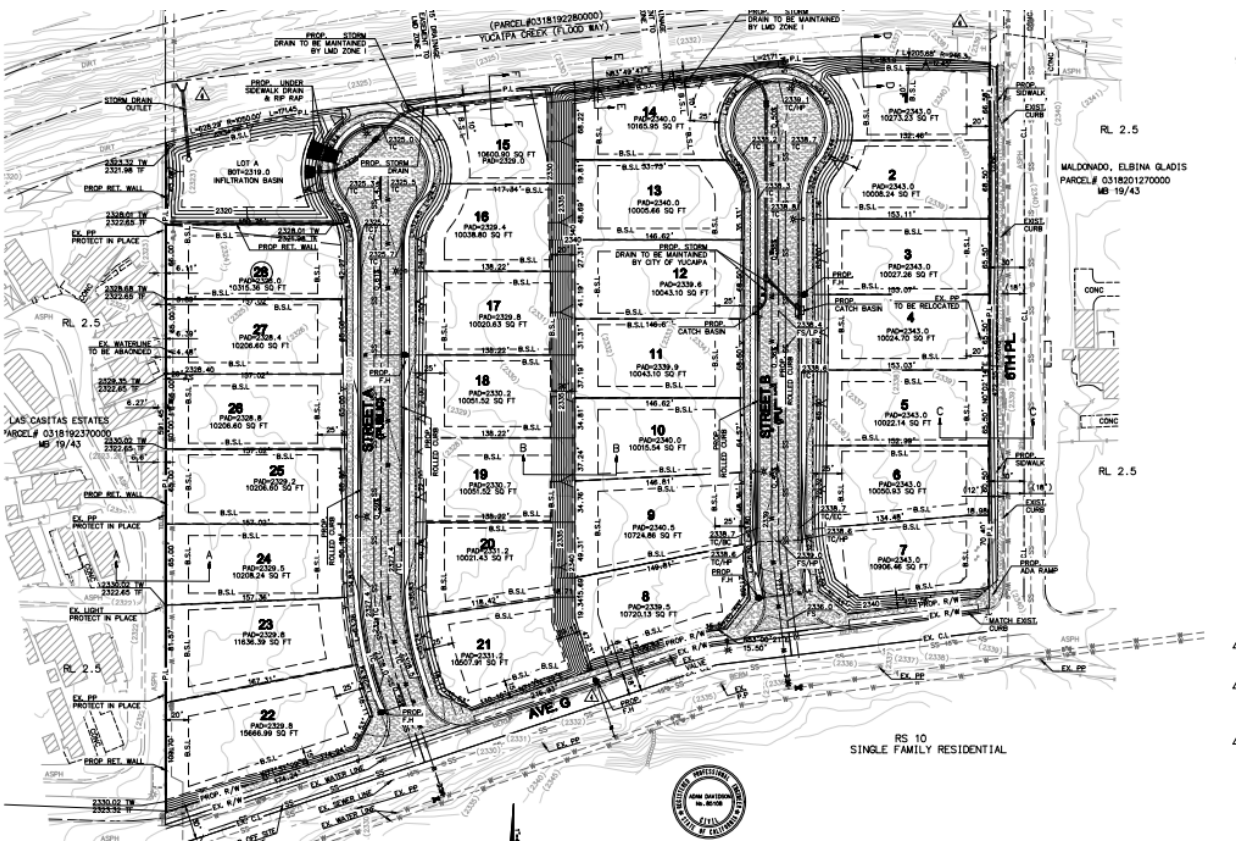
Location and Setting:



The Project is located on an approximately 9.37-acre parcel at the northwest corner of Avenue G and 6th Place. The property is currently vacant and unimproved. The area is generally surrounded by residential uses, including the Las Casitas Mobile Home Park to the west, and is also bordered by the Yucaipa Creek to the north, a soft-bottom drainage channel utilized and maintained by the San Bernardino County Flood Control District. The subject site is mostly flat, with no known biological resources or other natural features.

Tentative Tract Map:

The proposed Project consists of a Tentative Tract Map to subdivide the property into 28 single-family lots that range from 10,005 to 15,667 square feet, consistent with RS-10M Plan Land Use District and associated Development Code standards. As part of the Project development, a 6-foot-tall split-faced block wall is proposed to surround the site to the south and east. Below is a description of the various components of the Tract Map design, which will support a future single-family residential development.



TTM 20789

Circulation:

The Project would consist of arranging the 28 lots on two cul-de-sac streets that will connect to Avenue G. The public street has been designed to meet the City's residential street standards by providing 60 feet of public right-of-way, including 36 feet of curb-to-curb asphalt, a 5-foot sidewalk, and a 6.5-foot landscaped street-adjacent parkway. Pursuant to the Development Code,

subdivision projects are required to provide two points of access for vehicular ingress or egress unless a cul-de-sac is proposed. If a cul-de-sac is proposed, the street shall not exceed 600 feet in length and terminate with a turn-around as specified in the adopted City road standards. The proposed Project's streets provide a turnaround that meets the Fire Code requirements and is therefore consistent with the Development Code. Each lot would receive access off of the proposed street. In addition, the proposed Project would complete the street improvements along the project frontage of Avenue G and 6th Place, including curb, sidewalks, matchup paving, and any necessary gutter transitions to the adjacent properties. To accommodate RV parking in side yards, the applicant has proposed rolled curbs on the interior of the site.

Grading:

Grading for the Project has been designed to raise the existing topography to ensure all lots are outside of the FEMA 500-year flood zone, and to allow the stormwater generated to flow towards a landscaped detention basin located along the southwest corner of the site. As a result of the grading design, retaining walls are proposed along the western property line, and 2:1 slopes along the remaining perimeter of the site.

Drainage:

The site has been designed to maintain historic flows and includes measures that will ensure the required onsite water retention and to meet the City's water quality requirements. The overall drainage of the site utilizes the proposed grading to facilitate the movement of water towards a landscaped detention basin. The basin would then connect to the adjacent Yucaipa Creek.

Architectural Review:



Example of the Cottage Elevation

The applicant is requesting architectural review of the proposed development, as required by the Conditions of Approval. The package includes the building designs, the entry monument sign, and the site's conceptual landscaping. There are two (2) different floor plans proposed, which will provide a total of three (3) elevation types. Plan 1 is a single-story plan that provides 2,935 square feet of living area within a 4-bedroom, 3-bathroom floorplan. Plan 2 is a two-story plan that provides 3,256 square feet of living area within a 4-bedroom, 3-bathroom floorplan. There are two (2) architectural elevations proposed for each floorplan, with three total elevations which provide a contemporary single-family architectural design with some degree of "Farmhouse", "Ranch", and "Monterey" influences. This is demonstrated between the use of different decorative base

treatments, including brick veneer, the use of horizontal and vertical siding along some elevations, and wood fascia.



The applicant has provided conceptual landscaping for the Project. The plans identify plant locations and the mix of plants and trees that will be provided to be consistent with the City's Landscape Conservation Ordinance. It should be noted that the specific species and exact location of plants for the Project will be determined at the time of plan submittal and will be reviewed and approved by the City's contract Landscape Architect. Key features include landscaped common areas and front yards, as well as a decorative entry along each entrance.

Monument Sign:

The proposal includes a monument sign, which would identify the name of the development, "Allure". The sign would be set in the decorative wall at the southeast corner of the project site.



Consistency with the General Plan and Development Code:

The proposed Project consists of 28 lots on approximately 9.3 gross acres. The proposed Project has the following characteristics:

Criteria	Requirements	Compliance with general plan and development code
Lot Size	10,000 Square Feet (net)	Yes. The proposed Project provides lots that range from 10,005 to 15,667 square feet
Roadway Design	Interior Streets: 60-Foot right-of-way, including curb/gutter, and sidewalks	Yes. The design of the internal streets is consistent with the City General Circulation Plan and City of Yucaipa Standard Design Guidelines for Public Works Construction and Grading.
Lot Width and Depth	Width: 60 Feet Depth: 100 Feet	Yes. The lot widths and depths comply with the Development Code requirement of at least 60 feet (including at Building Setback Line for cul-de-sac lots) and lot depths over 100 feet.
Setbacks	Front Yard Setback: 25 Feet Street Side Yard Setback: 15 Feet Side Yard Setbacks: 5 and 10 Feet Rear Yard Setback: 20 Feet	Yes. The Tentative Tract Map delineates the appropriate setbacks.

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 range of housing, including single-family attached and detached, multiple-family housing, and mixed uses, including allowances for flexibility in development standards and lot designs.

Processing and Procedural Actions:

Notices of the Project were sent to all surrounding property owners within a 300-foot radius of the Project site and two responses were received. The first response had concerns about the effect on wildlife, traffic, noise, crime, and fire hazards. It should be noted that the site is substantially

surrounded by development and has been disced on a regular basis, coyotes are not a protected species, and, lastly, the site is not within any Fire Hazard Severity Zone. The second response was received with concerns with the unique geography of the intersection as well as the speeds of traffic in the surrounding area. It should be noted that a stop warrant analysis has been conditioned as a part of this Project; a stop sign will be installed by the applicant if the addition is warranted.

Development Impact Fees:

Based on a net total number of 28 residential units and 86,995 square feet on 9.20 net acres, the project can be expected to generate \$894,308.60 in Development Impact Fees, using the 2025-2026 fee schedule, as follows:

Drainage Facilities:	\$163,550.60
Traffic Facilities:	\$424,535.60
Public Facilities:	\$106,133.90
Fire Facilities:	\$54,806.85
Park Facilities:	<u>\$145,381.65</u>
TOTAL:	\$894,308.60

Fees collected by other agencies, such as Yucaipa Valley Water District and Yucaipa-Calimesa School District, are in addition to this total.

Environmental Review:

A Mitigated Negative Declaration (MND) was prepared and adopted by the City Council as part of the original project approval. The MND prepared for this Project had considered the potential environmental impacts that could occur as a result of this Project. All available evidence indicated that any potentially significant impacts can be mitigated to a less-than-significant level, and these mitigation measures were incorporated into the original Conditions of Approval that were proposed for this Project. Public Resources Code §15162(a) indicates that no subsequent MND shall be required for a project when the following findings can be made:

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- Substantial changes did not occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- No 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 MND was certified as complete shows any of the following:
 - The project will have one or more significant effects not discussed in the previous MND;
 - Significant effects previously examined will be substantially more severe than shown in the previous MND;

- Mitigation measures previously found not to 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
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure.

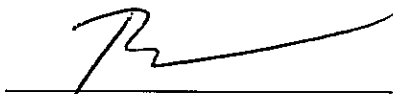
Considering the lack of significant or substantial change in existing conditions, staff recommends that the Planning Commission find that this project requires no further environmental analysis based on the findings contained in Section 15162 of the CEQA Guidelines. There have been no substantial changes to the Project and the Project remains within the scope of the Mitigated Negative Declaration originally adopted for the Project. The original mitigation measures that were adopted for the Project have been included as part of the Project's Conditions of Approval.

Conclusion:

The proposed Tentative Tract Map and Planning Use Permit are consistent with the RS-10M 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: Land Use District & Location Map
 Findings
 Neighbor Responses
 Conditions of Approval
 Mitigation Monitoring and Reporting Plan
 Project Plans

Approved by:



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

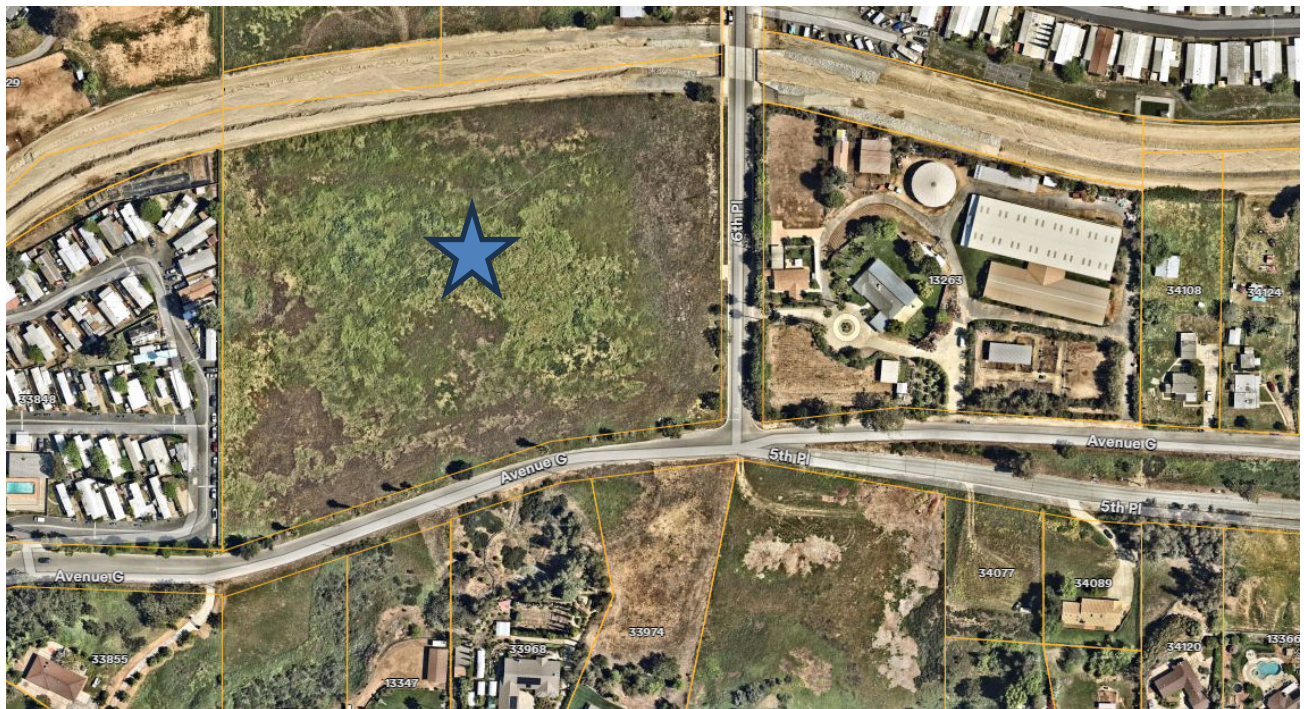
FINDINGS: TENTATIVE MAP NO. 20786

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 28 new lots of approximately 10,000 square feet is consistent with the General Plan Land Use Density and RS-10M (Single Residential, 10,000 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-10M)



LOCATION



SITE PHOTOS





34272 Yucaipa Boulevard, Yucaipa, CA 92399-9950

PROJECT NOTICE

Date: May 29, 2025

Subject: The applicant **Far West Industries** has submitted Case No. **PLN-PHE-25-0001** for the review of a Tentative Tact Map (TTM 20786) on a 9.18 property at the northwest intersection of 6th Street and Avenue G for a 28-lot single family residential development in the RS-10M (Single-Residential 10,000 square foot minimum lot size) Land Use District. This submittal includes architectural review for the proposed one- and two- story homes which will include a lettered lot for drainage management and a perimeter fence of at least 6 feet in height.

Project Location: NW CORNER AVE G + 6TH PL APN(s): 031819210

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 June 12, 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): the same problem I had last time to get to WWC they have to go on 6th Place. There needs to be another 3 way stop or light due to the blind curve. And thank you for not considering ANOTHER CAR WASH there.

SIGNATURE Aan O. Lyons DATE 6.6.25 AGENCY _____

PRINT NAME Aan O. Lyons ADDRESS _____

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING DIVISION, OR PRIOR TO, THE HEARING BODY AT, OR PRIOR TO, THE HEARING. 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

Christian Farmer

From: [REDACTED]
Sent: Wednesday, June 11, 2025 1:44 PM
To: Christian Farmer
Subject: Case No PLN-PHE-25-001

Dear Mr. Farmer and whom it may concern:

We received the letter regarding the proposed development on the corner of Avenue G and 6th place in Yucaipa.

We feel strongly that this would negatively impact not only the community, neighborhood but the wildlife in this area.

This area is a flood zone and there are various wildlife that can be regularly spotted in that field. Bobcats, coyotes, mountain lion, raccoon, rabbits, to name a few.

Our property runs from the middle of Avenue G up to Rimview Court.
Building a large multi-family development on that field will cause substantial traffic contestation, noise and public disturbance.

The intersection of 5th place, Avenue G and 6th place is very dangerous as it is. Traffic speeds along Avenue G across the wash and adding that many more residents with vehicles will only exacerbate the problem making it even more unsafe.

Building a community of that size will increase crime, noise pollution and light pollution.

Yucaipa is a small town and the increased building in this area already taking place has negatively affected the quality of life for its residents.

We have lived here almost 25 years and do not want this many homes, people, vehicles etc crammed onto that corner.

Increased traffic- both vehicular and pedestrian will increase the fire danger to our hillside that goes down to Avenue G as well.

I cannot express my concern and disapproval over this proposed development strongly enough.

I can be reached at [REDACTED] or at this email for any correspondence and updates to this project.

Thank you for your time.

Lisa Reed
[REDACTED]
Yucaipa, Ca 92399

Sent from my iPhone

TTM No. 20786

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. All lots shall have a minimum area of 10,000 square feet, a minimum depth of 100 feet, and a minimum width of 60 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 service shall be by the South Mesa Water Company. The South Mesa Water Company letter dated January 27, 2025, is included as a Condition of Approval.
3. Sewer service shall be by the Yucaipa Valley Water District. The Yucaipa Valley Water District letter dated January 29, 2025, is included as a Condition of Approval.
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. 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.
6. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.
7. 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.

8. A Notice of Determination is being issued for this project, pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, as a Mitigated Negative Declaration (MND) has been previously approved and adopted for the Project. 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.
9. The Tentative Parcel Map shall follow the timelines specified under Section 83.040220(f) of the Yucaipa Development Code. **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 for Tentative Parcel Map.**
10. 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.
11. 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.
12. 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.
13. All proposed road names shall be reviewed and approved by the City Planner.

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

14. Preliminary WQMP shall be submitted for review. If project will not require a WQMP, documentation indicating a WQMP is not required shall be submitted.
15. Submit WQMP Plan for Approval.
16. 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.

17. The natural drainage courses traversing the site shall not be occupied or obstructed.
18. 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.
19. 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.
20. Avenue G and 6th Place shall be designed as a water-carrying streets and their water carrying capacity shall be retained.
21. Adequate elevations/geometry shall be provided on the entrance roads to the site at Avenue G to minimize the possibility of street flow entering the site
22. 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.
23. Roads within this development shall be entered into the City Maintained Road System.
24. 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%.
25. 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.
26. Slope rights shall be dedicated on the Final Tract Map where necessary.
27. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside the public right-of-way.
28. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.
29. A thirty-five (35) foot radius curb return is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius curb return is required for

rounding the corners of intersecting roads if the half-width right-of-way of all intersecting roads is less than forty (40) feet. At intersections, street dedication (right-of-way) shall be a corner cut-off from point of curb return (PCR) to PCR of property line.

30. 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.
31. 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.
32. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

ENGINEERING DIVISION (909) 797-2489 EXT. 254

33. Preliminary WQMP shall be submitted for review. If project will not require a WQMP, documentation indicating a WQMP is not required shall be submitted.
34. Submit WQMP Plan for Approval.
35. 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.
36. The natural drainage courses traversing the site shall not be occupied or obstructed.
37. 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.
38. 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.
39. Avenue G and 6th Place shall be designed as a water-carrying streets and their water carrying capacity shall be retained.

40. Adequate elevations/geometry shall be provided on the entrance roads to the site at Avenue G to minimize the possibility of street flow entering the site
41. 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.
42. Roads within this development shall be entered into the City Maintained Road System.
43. 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%.
44. 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.
45. Slope rights shall be dedicated on the Final Tract Map where necessary.
46. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside the public right-of-way.
47. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.
48. A thirty-five (35) foot radius curb return is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius curb return is required for rounding the corners of intersecting roads if the half-width right-of-way of all intersecting roads is less than forty (40) feet. At intersections, street dedication (right-of-way) shall be a corner cut-off from point of curb return (PCR) to PCR of property line.
49. 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.
50. 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.
51. 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:

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

52. Water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the Fire Prevention Department for review and approval.
53. 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.

ENGINEERING DIVISION (909) 797-2489 EXT. 254

54. A Preliminary WQMP shall be submitted for review. If project will not require a WQMP, documentation indicating a WQMP is not required shall be submitted.
55. Developer shall complete a CAMUTCD stop sign warrant analysis for an all-way stop at the intersection of Avenue G and 6th Pl/5th Pl.
56. Submit WQMP Plan for Approval.
57. 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.
58. The natural drainage courses traversing the site shall not be occupied or obstructed.
59. 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.
60. 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.

61. Avenue G and 6th Place shall be designed as water-carrying streets and their water carrying capacity shall be retained.
62. Adequate elevations/geometry shall be provided on the entrance roads to the site at Avenue G to minimize the possibility of street flow entering the site.
63. 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.
64. Roads within this development shall be entered into the City Maintained Road System.
65. 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%.
66. 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.
67. Slope rights shall be dedicated on the Final Tract Map where necessary.
68. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside the public right-of-way.
69. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.
70. A thirty-five (35) foot radius curb return is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius curb return is required for rounding the corners of intersecting roads if the half-width right-of-way of all intersecting roads is less than forty (40) feet. At intersections, street dedication (right-of-way) shall be a corner cut-off from point of curb return (PCR) to PCR of property line.
71. 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.
72. 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.
73. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

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74. 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.
75. 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.
76. 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.
77. The following building setback lines shall be delineated/noted on the Composite Development Plan:
 - A. A variable front yard building setback line of at least 25 feet and averaging at least 25 feet.
 - B. A side yard building setback line of at least 15 feet adjacent to side streets on corner lots.
78. 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.
79. This project shall annex into a Mello-Roos Community Facilities District as required by the City, and the applicant hereby agrees to waive the right to protest the formation of or annexation into said district.
80. Proof of fee payment of Fish and Game fees pursuant to California State Assembly Bill 3158 shall be submitted.
81. The applicant/owner shall process a Condition Compliance Review through the City for verification of conditions prior to final map recordation.
82. 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.
83. Two copies of the CC&Rs shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.
84. A Homeowners Association shall be established for the on-going maintenance and management of the common open space, recreation facilities, private streets and drainage facilities, and landscaped areas. The front and street side yard and parkway landscaping for each dwelling unit and all exterior fences, shall be maintained by the Homeowners Association and incorporated into a Landscape Maintenance Easement. The Homeowners Association's By-Laws and CC&R's

shall include this requirement for common maintenance of front yard landscaping and exterior fences, they shall prohibit individual garages from being used for the storage of personal belongings to the extent that they shall prohibit the storage of recreational vehicles (boats, trailers, etc.) in the off-street parking spaces. Said By-Laws and CC&R's also shall state that they cannot be amended without the express written consent of the City Planning Commission.

85. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.

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

86. Three copies of a Landscape Documentation Package shall be submitted for Building and Safety Division review and approval. 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.

87. 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.

88. All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.
89. 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:

PLANNING DIVISION (909) 797-2489 EXT. 224

90. 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.
91. No archaeological work is required; however, if prehistoric or historic artifacts over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted and an on-site inspection performed by a qualified archaeologist, to assess the find, determine its significance, and make recommendations for appropriate mitigation measures. For more information, contact the County Museum at 909-307-2669. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543.
92. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.

ENGINEERING DIVISION (909) 797-2489 EXT. 254

93. Preliminary WQMP shall be submitted for review. If project will not require a WQMP, documentation indicating a WQMP is not required shall be submitted.
94. Submit WQMP Plan for Approval.
95. 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.

96. The natural drainage courses traversing the site shall not be occupied or obstructed.
97. 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.
98. 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.
99. Avenue G and 6th Place shall be designed as a water-carrying streets and their water carrying capacity shall be retained.
100. Adequate elevations/geometry shall be provided on the entrance roads to the site at Avenue G to minimize the possibility of street flow entering the site
101. 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.
102. Roads within this development shall be entered into the City Maintained Road System.
103. 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%.
104. 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.
105. Slope rights shall be dedicated on the Final Tract Map where necessary.
106. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside the public right-of-way.
107. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.

108. A thirty-five (35) foot radius curb return is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius curb return is required for rounding the corners of intersecting roads if the half-width right-of-way of all intersecting roads is less than forty (40) feet. At intersections, street dedication (right-of-way) shall be a corner cut-off from point of curb return (PCR) to PCR of property line.
109. 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.
110. 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.
111. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

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

112. 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.
113. 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.
114. 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.

115. Three (3) copies of the grading plan shall be submitted to the Engineering Division for review and approval. A grading permit shall be obtained through Building and Safety after plan approval.
116. 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.
117. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.
118. 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.
119. Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within the garage.
120. 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."
121. 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.** Developers for residential subdivisions shall provide landscape for all front yard and common areas. 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.

122. 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.
- 8. 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 rights-of-way of 6th Place and Avenue G.

- 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.
123. 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.
124. 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.

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

125. Prior to any construction, the entire fuel modification zone required and approved by the Fire Department shall be completed. Any phased implementation of the required fuel modification zone shall be done only with prior approval of the Fire Department.
126. 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.
127. 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.
128. 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.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

129. Submit engineered road improvement plans to the City Engineer.
130. 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

131. 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.

132. 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.
133. 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.
134. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.

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

135. 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.

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

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

136. 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.
137. 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.
138. Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).
139. 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.

140. The public and/or private roadways serving this project shall be named.
141. Street name signs shall be installed with approved names.
142. Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single-family dwellings shall have numbers of 4" height, 3/8" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.
143. Approved fire hydrant pavement markers shall be installed.
144. 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.
145. 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.
146. Carbon Monoxide detectors shall be installed pursuant to manufacturer specifications.
147. 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.
148. A class "A" roof covering structure with "bird stops" shall be installed.

149. 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.
150. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.
151. 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.
152. A one-hour, solid core, self-closing and latching door shall be installed between an attached garage and living space.
153. Submit to Fire Marshal's office building and/or structure plans for Fire Department Review.

ENGINEERING DIVISION (909) 797-2489 EXT. 254

154. Preliminary WQMP shall be submitted for review. If project will not require a WQMP, documentation indicating a WQMP is not required shall be submitted.
155. Submit WQMP Plan for Approval.
156. 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.
157. The natural drainage courses traversing the site shall not be occupied or obstructed.
158. 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.
159. 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.
160. Avenue G and 6th Place shall be designed as a water-carrying streets and their water carrying capacity shall be retained.

161. Adequate elevations/geometry shall be provided on the entrance roads to the site at Avenue G to minimize the possibility of street flow entering the site
162. 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.
163. Roads within this development shall be entered into the City Maintained Road System.
164. 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%.
165. 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.
166. Slope rights shall be dedicated on the Final Tract Map where necessary.
167. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside the public right-of-way.
168. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.
169. A thirty-five (35) foot radius curb return is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius curb return is required for rounding the corners of intersecting roads if the half-width right-of-way of all intersecting roads is less than forty (40) feet. At intersections, street dedication (right-of-way) shall be a corner cut-off from point of curb return (PCR) to PCR of property line.
170. 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.
171. 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.
172. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

173. 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

174. 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.
175. The applicable planting, irrigation, walls, monuments, and other improvements shown on the approved landscaping and irrigation plan shall be installed.
176. 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.
177. Developers of residential development projects greater than a single dwelling unit, commercial properties and multi-family dwellings shall submit a report, including invoices or proof of recovered organic waste product procurement (either through purchase or acquisition) pursuant to 14 CCR Section 18993.1, and submit records to the City's designee. Records shall include the source of product, including name, physical location, and contact information for each entity, operation, or facility from whom the recovered organic waste products were procured, type of product, quantity of product in tons or yards, invoice or other record demonstrating procurement.
178. Residential projects shall comply with all objective design requirements as listed in the City's Development Code and Citywide Design Guidelines.
179. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.

MITIGATION MONITORING AND REPORTING PROGRAM

6TH PLACE AND AVENUE G (TTM 20786)

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines to provide for monitoring of the mitigation measures required by adoption of a Mitigated Negative Declaration prepared for an amendment to the City of Yucaipa General Plan to change the Land Use Designation of a 9.37 acre parcel located at 6th Place and Avenue G from RL-2.5 (Rural Living, 2.5 acre minimum) to RS-10M (Single Residential, 10,000 square foot minimum) and Tentative Tract Map No. 20040 to subdivide the property into 28 single family residential lots. Section 21081.6 of the Public Resources Code and Section 15091(d) of the CEQA Guidelines require public agencies to “adopt a reporting or monitoring program for changes to the Project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” The lead agency must define specific reporting and/or monitoring requirements to be enforced during Project implementation prior to final approval of the proposed Project.

The City of Yucaipa (City) is the lead agency for the proposed Project and is responsible for administering and implementing the MMRP. The MMRP stipulates how all required mitigation measures are to be implemented and completed during the appropriate Project phase. It also facilitates documentation necessary to verify that mitigation measures were in fact properly implemented.

3.7.1 Mitigation Monitoring and Reporting Program Procedures

Since the proposed mitigation measures would apply to the construction of a future project that could be permitted with the new land use designation, the MMRP will be in effect, as applicable, during preconstruction activities and during the construction period. This MMRP gives the City the primary responsibility for taking all actions necessary to implement the mitigation measures according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate responsibility for measure implementation and monitoring, or portions thereof, to other responsible individuals, such as a licensed contractor. Specific responsibilities for the City include:

- Coordination of all mitigation monitoring activities
- Management of the preparation, approval, and filing of monitoring or permit compliance reports
- Maintenance of records concerning the status of all approved mitigation measures
- Quality control assurance of field monitoring personnel
- Coordination with other agencies regarding compliance with mitigation or permit requirements

- Reviewing and recommending acceptance and certification of implementation documentation
- Acting as a contact for interested parties or surrounding property owners who wish to register complaints, observations of unsafe conditions, or environmental violations; verifying any such circumstances; and developing any necessary corrective actions

3.7.2 Mitigation Monitoring and Reporting Program Matrix

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column titled “Responsible for Monitoring,” refers to the agency responsible for ensuring that the mitigation measure is implemented. The third column “Monitoring Frequency” and the fourth column “Timing of Verification” refer to when monitoring will occur. The fifth column “Method of Verification” will be used by the lead agency to ensure what implementation of the mitigation will look like. The sixth column “Verified Date/Initials” will document the person who verified that the mitigation measure was satisfactorily implemented and will include the date on which this verification occurred. The last column titled “Sanctions for Non-Compliance” will be used to assist the lead agency in determining consequences for failing to comply with the mitigation measure. The mitigation measures are presented by environmental issue area.

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
CULTURAL RESOURCES							
CR-1: Prior to grading, arrangements acceptable to the County Museum shall be made to have present during grading a qualified vertebrate paleontologist to monitor in the event paleontologic resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the County Museum for review prior to issuance of building permits. For more information, contact the County Museum at 909-307-2669	Planning Division	Project Developer / Inspector	Throughout construction	During grading and construction	Notification to the City by the archaeological and/or paleontological monitor and on-site inspection		Issuance of a Stop Work Order
GEOLOGY AND SOILS							
GS-1: No dwelling units or other habitable structures shall be placed within the area identified as part of the Geologic Hazard Overlay unless additional geotechnical investigations occur that identify and minimize any potential risks to people	Planning Division and Building and Safety	Project Developer/Plan Checker	Verify during Final Map process	Prior to recordation of Final Map	Site review to ensure no buildable lots within General Plan Hazard Overlay		Require geotechnical investigation - Withhold Building Permit or Map Recordation
GREENHOUSE GAS EMISSIONS							
GHG-1: As a condition of approval prior to issuing building permits, development proposals associated with the Project shall be required to demonstrate that the residential unit(s) would obtain at least 100 points from the Screening Tables for residential projects in the City of Yucaipa CAP.	Planning Division	Plan Checker	Prior to Building Permits	Prior to issuance of Building Permits	Review of construction documents		Withhold Building Permit
TRIBAL RESOURCES							
TRI-1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the future developer shall contact the San Manuel Band of Mission Indians and Soboba Band of Luiseño Indians (Consulting Tribes) to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer and Consulting Tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the project.	Planning Division	Project Developer / Inspector	Prior and or during construction	Prior to construction	Communication between tribes and developer		Issuance of a Stop Work Order

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
The developer shall make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site. In specific circumstances where existing and/or new resources are determined to be unavoidable and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resource to a nearby open space or designated location on the property that is not subject to future development, erosion or flooding.							
TRI-2: Archaeological Monitoring/Testing. Due to the existence of a Sacred Lands File near the project site and concerns about the possibility of present archaeological materials within the project site, as detailed by the Consulting Tribes, one of the following shall occur: Archaeological testing shall be conducted prior to any and all ground-disturbing activity. The testing plan shall be approved by the Consulting Tribes and should be created upon review of available geological information, such as a geotechnical study, USGS geology maps, and USDS soil maps. Testing shall be implemented in-field by at least one Secretary of Interior Standards qualified archaeologist with at least 3 years of regional experience in archaeology and at least one Tribal representative from the Consulting Tribes. Any findings during testing shall be properly recorded on-site and reburied within the original find location (no collection shall be permitted). A testing report shall be completed, to include recordation documents (if any finds occur), and be provided to the Lead Agency for dissemination to the Consulting Tribes. The Lead Agency shall, in good faith, consult with the Consulting Tribes concerning the results of the testing plan and, if positive, work toward avoidance of the resources, if feasible, as well as implement the monitoring process, by way of an Archaeological Monitoring Plan. Should no findings occur during Tribal-approved testing, monitoring shall not occur on-	Planning Division	Project Developer / Inspector	Throughout construction	During grading and construction	Notification to the City by the archaeological and/or paleontological monitor and on-site inspection		Issuance of a Stop Work Order

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
site and the Consulting Tribes will be notified of any inadvertent discoveries. OR - At least 30-days prior to application for a grading permit and before any ground disturbing activities on the site take place (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], etc., the future developer shall retain a Secretary of Interior Standards qualified archaeologist with at least 3 years of regional experience and Tribal monitors representing the Consulting Tribes to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. Prior to the issuance of a grading permit, the applicant shall provide the City of Yucaipa evidence of monitors that meet the requirements of the San Manuel Band of Mission Indians and Soboba Band of Luiseño Indians Should monitoring occur, the archaeologist, in consultation with Consulting Tribes, the developer, and the City of Yucaipa, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: - Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; - The development of a rotating or simultaneous schedule in coordination with the developer and the							

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to a consensus on the rotating or simultaneous schedule of tribal monitoring, the Lead Agency shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); The protocols and stipulations that the developer, City, Consulting Tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.							
TRI-3: Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, archaeological testing, etc., for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries: - Avoidance and Preservation in Place: Avoidance and preservation in place shall be the preferred treatment for any and all discoveries of archaeological materials. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented following the guidelines within Treatment and Final Disposition of Removed Resources, as noted below. - Temporary Curation and Storage for Removed Resources: For resources that cannot be left in place,	Planning Division	Future Lot Developer / Individual Owner, and Project Developer as applicable / Inspector	Throughout construction	During grading and construction	Notification to the City by the archaeological and/or paleontological monitor and on-site inspection		Issuance of a Stop Work Order

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
they shall be temporarily curated in a secure location onsite at an agreed to location that is secure and accessed only by a limited number of on-site supervisors, specified Tribal monitors, and the archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and ▪ Treatment and Final Disposition of Removed Resources: For resources that cannot be left in place, the landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Yucaipa with evidence of same: ○ Accommodate the process for onsite reburial of the discovered items with the Consulting Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archeologist and approved by the Consulting Tribes have been completed, all documents should be at a level of standard professional practice to allow the writing of a report of professional quality; ○ A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for							

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
further study, should the resources not be candidates for reburial. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; ○ If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default. ▪ At the completion of all ground disturbing activities on the site, a Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City and Consulting Tribes. Should the resources be placed within a curation facility as a final treatment, copies of all reports will be provided to the facility to remain with the collection.							
TRI-4: Discovery of Human Remains. In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100	Planning Division	Project Developer / Inspector	Throughout construction	During grading and construction; if remains are	Notification to the City, County Coroner, and NAHC by the archaeological		Issuance of a Stop Work Order

Mitigation Measure	Responsible for Monitoring	Responsible for Implementation	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
feet of the find. The project proponent shall then inform the San Bernardino County Coroner and the City of Yucaipa Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s)(MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains shall be overseen by the MLD to determine the most appropriate means of treating the human remains and any associated grave artifacts. The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the San Bernardino County Museum. According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k))				encountered and determined to be prehistoric or Native American the coroner will notify the NAHC within 24 hours.	and/or paleontological monitor and on-site inspection		

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IN THE CITY OF YUCIAPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 20786
YUCAIPA 28, SINGLE FAMILY RESIDENTIAL
PORTIONS OF N.W 1/4 SECTIONS 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,

PROJECT SITE

VICINITY MAP:

OWNER/ APPLICANT:

FAR WEST INDUSTRIES
17731 MITCHELL N, SUITE 200
IRVINE, CA. 92614
CONTACT BRIAN BERKSON

ENGINEER:

AD ENGINEERING
135 E. FLORIDA AVE.
HEMET, CA. 92544

LEGAL DESCRIPTION

A.P.N 0318-192-10-0-000
BLOCK 133, ACCORDING TO THE MAP OF
SUBDIVISIONS
NO/ 8 AS PART OF YUCAIPA VALLEY, IN THE
COUNTY OF SAN BERNARDINO, STATE OF
CALIFORNIA, PER PLAT
MAP RECORDED IN BOOK 19, PAGES 43 AND 44
INCLUSIVE OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAN BERNARDINO COUNTY.

ZONING:

EXISTING ZONING: RS10
REQUESTED ZONING: RS10

UTILITY PURVEYORS

WATER :
SOUTH MESA WATER CO.
321 W. AVENUE L
CALIMESA, CA. 92320
909-795-2401

SEWER:
YUCAIPA VALLEY WATER DISTRICT
12770 SECOND STREET
YUCAIPA, CA. 92399
909-797-5118

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
REDLANDS, CA. 92374
909-335-7854

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
P.O. BOX 287
REDLANDS, CA. 92373
909-875-6420

PHONE:
VERIZON
1980 ORANGE TREE LAND
REDLANDS, CA. 92373
800-756-7777

CABLE:
ADELPHIA
P.O. BOX 3003
REDLANDS, CA. 92373

LEGEND

R/W
LOT LINES
RECORDED EASEMENT
RIGHT OF WAY
PROPERTY LINE
AC STREETS
CONCRETE WALKWAY

FEMA FLOOD PLAIN:

FLOOD ZONE AO
2 FOOT DEPTH FOR 100
YEAR FLOOD.
BUILDING PAD ELEVATIONS WILL BE ESTABLISHED
AT MIN 1' ABOVE BASE FLOOD ELEVATION AS
SHOWN ON LOMR 14-09-0135P

DRAINAGE:

NO HILLY TERRAIN DRAINAGE PROBLEMS EXIST.

PLANT AND TREE PROTECTION:

VARIOUS TREES ARE SCATTERED THROUGH OUT THE UNIMPROVED
PORTION OF THE EXISTING ROW ALONG 6TH PLACE AND AVENUE G.
SEVEN (7) OF THE TREES HAVE A DIAMETER OF 6" OR GREATER
WHEN MEASURED 4.5 ABOVE GROUND LEVEL, AND ALL SEVEN ARE
PALM TREES AND OTHER MISC. NO PROTECTED TREES OR VEGETATION
EXIST ONSITE.

EXISTING EASEMENT NOTES:

- AN EASEMENT FOR PIPELINES AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A
DOCUMENT RECORDED IN BOOK 464, PAGE 381 OF
DEEDS. SAID DOCUMENT DOES NOT REFERENCE
SUBJECT PROPERTY.
- AND EASEMENT IN FAVOR OF REDLANDS AND YUCAIPA
WATER COMPANY, FOR PUBLIC UTILITIES AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT
RECORDED IN BOOK 716, PAGE 33 OF DEEDS. SAID
EASEMENT CANNOT BE LOCATED FROM THE RECORDS
AND IS CONSIDERED BLANKET NATURE.
- AN EASEMENT IN FAVOR OF SAN BERNARDINO COUNTY,
FOR FLOOD CONTROL AND RIGHTS THERETO, AS
GRANTED IN A DOCUMENT RECORDED FEBRUARY 22,
1962 IN BOOK 5653, PAGE 525 OF OFFICIAL
RECORDS.

SHEET INDEX

1. SITE PLAN & CONCEPTUAL GRADING PLAN
2. CROSS SECTIONS AND LOT DATA TABLES

ENGINEERING GROUP
135 E. FLORIDA AVENUE, SUITE 4
HEMET, CA 92543
951.766.5180

Plans Prepared Under Supervision Of
R.C.E. No. _____ Date _____

CITY OF YUCIAPA

APPROVED _____ 20 ____

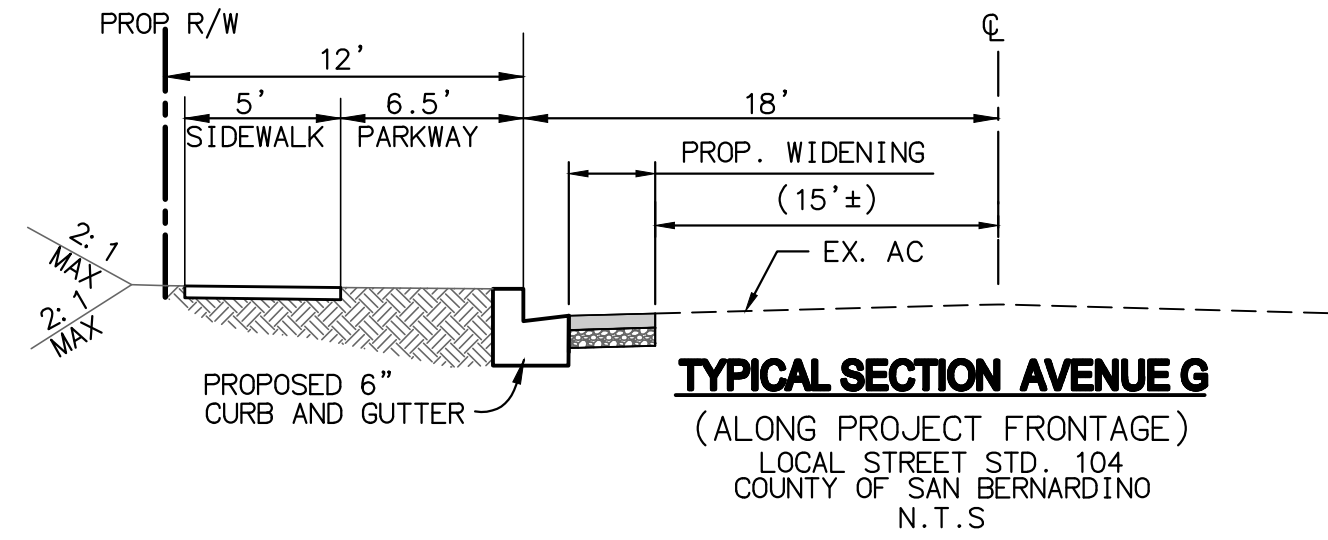
BY: _____

TTM 20786
YUCAIPA 28
SINGLE FAMILY RESIDENTIAL
SITE PLAN AND
CONCEPTUAL GRADING

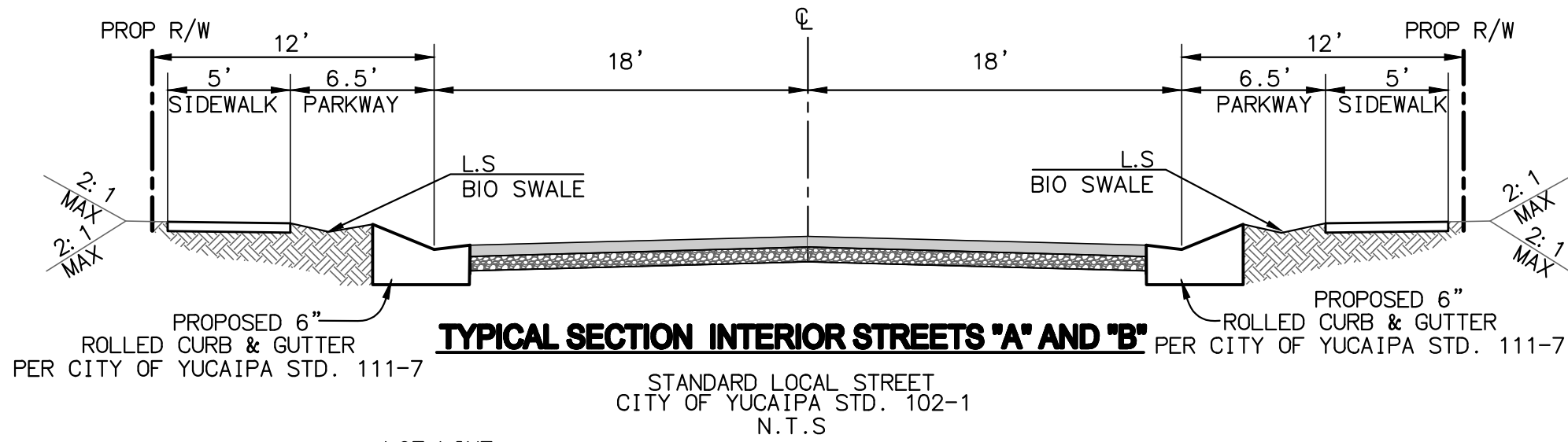
PREPARED FOR:

SHEET 1

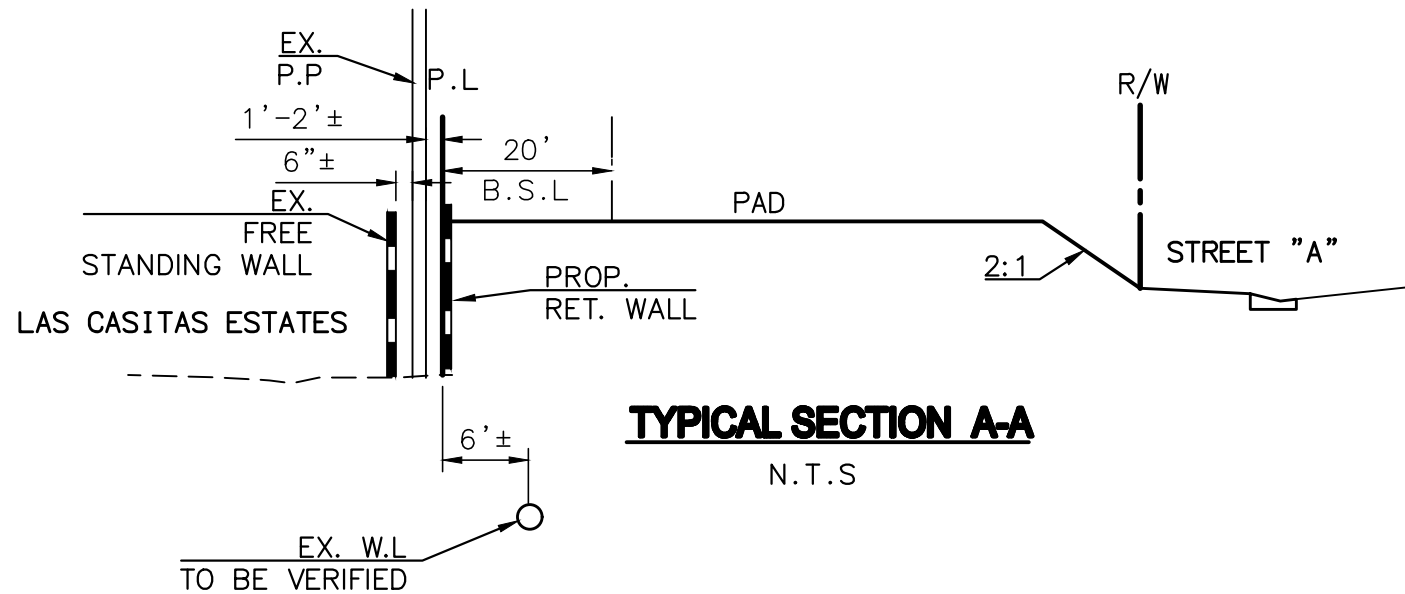
OF 2



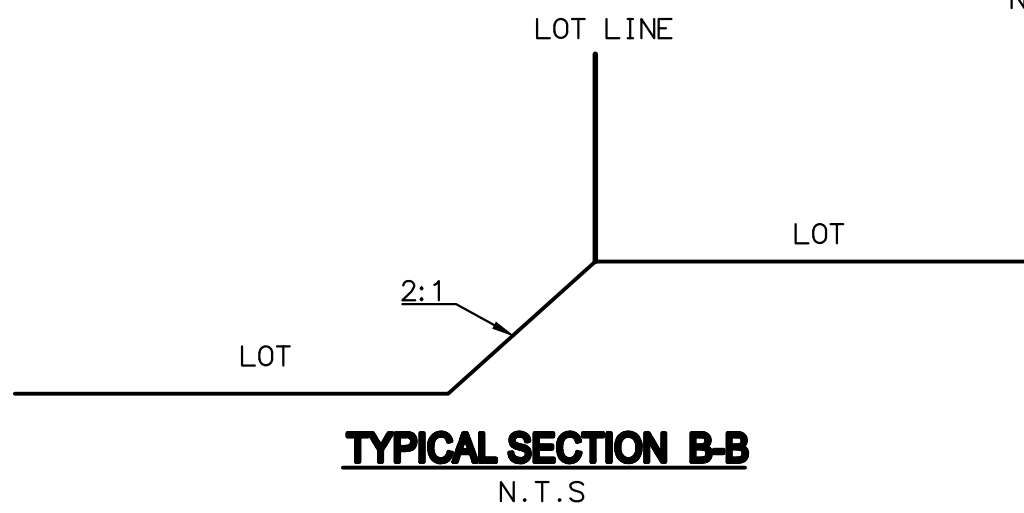
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(ALONG PROJECT FRONTAGE)
LOCAL STREET STD. 104
COUNTY OF SAN BERNARDINO
N.T.S



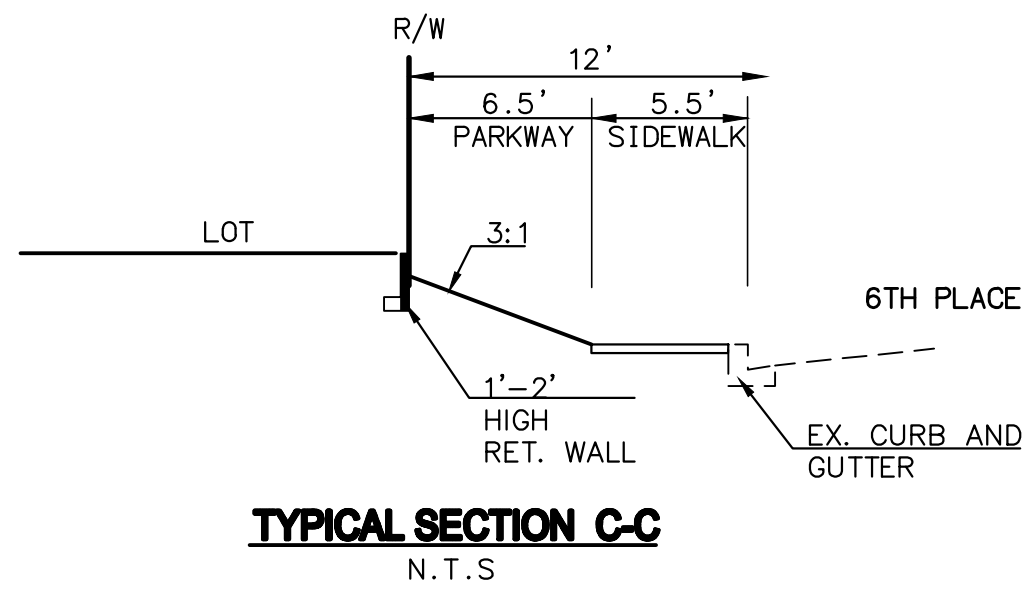
TYPICAL SECTION INTERIOR STREETS "A" AND "B"
STANDARD LOCAL STREET
CITY OF YUCAIPA STD. 102-1
N.T.S



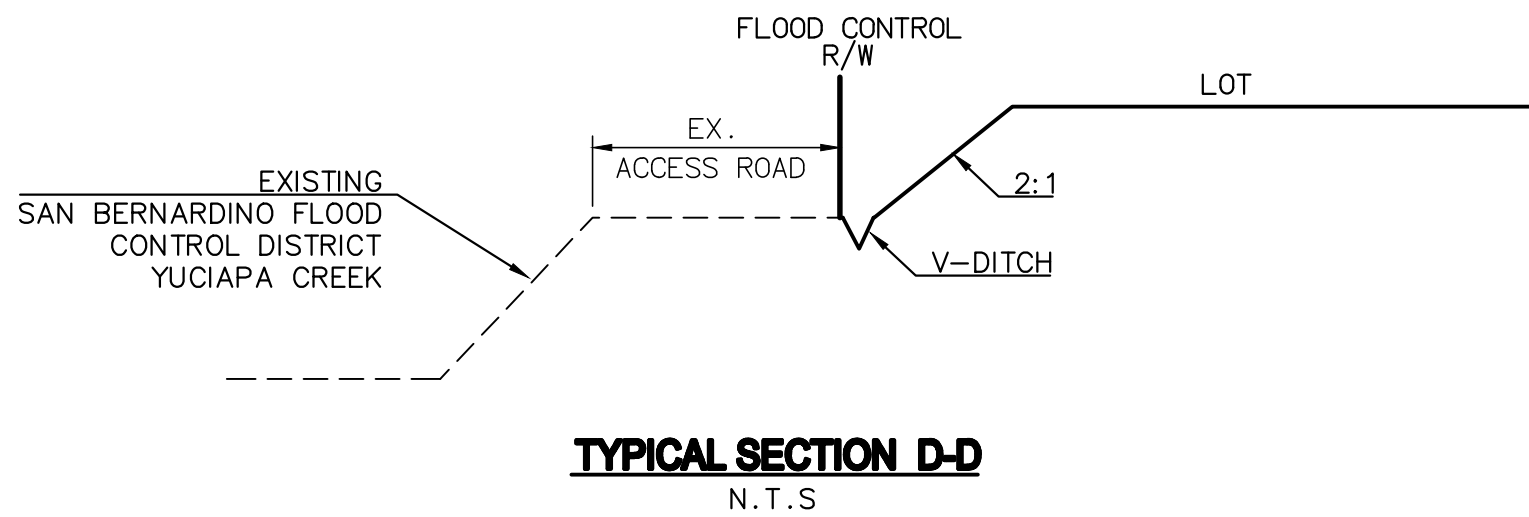
TYPICAL SECTION A-A
N.T.S



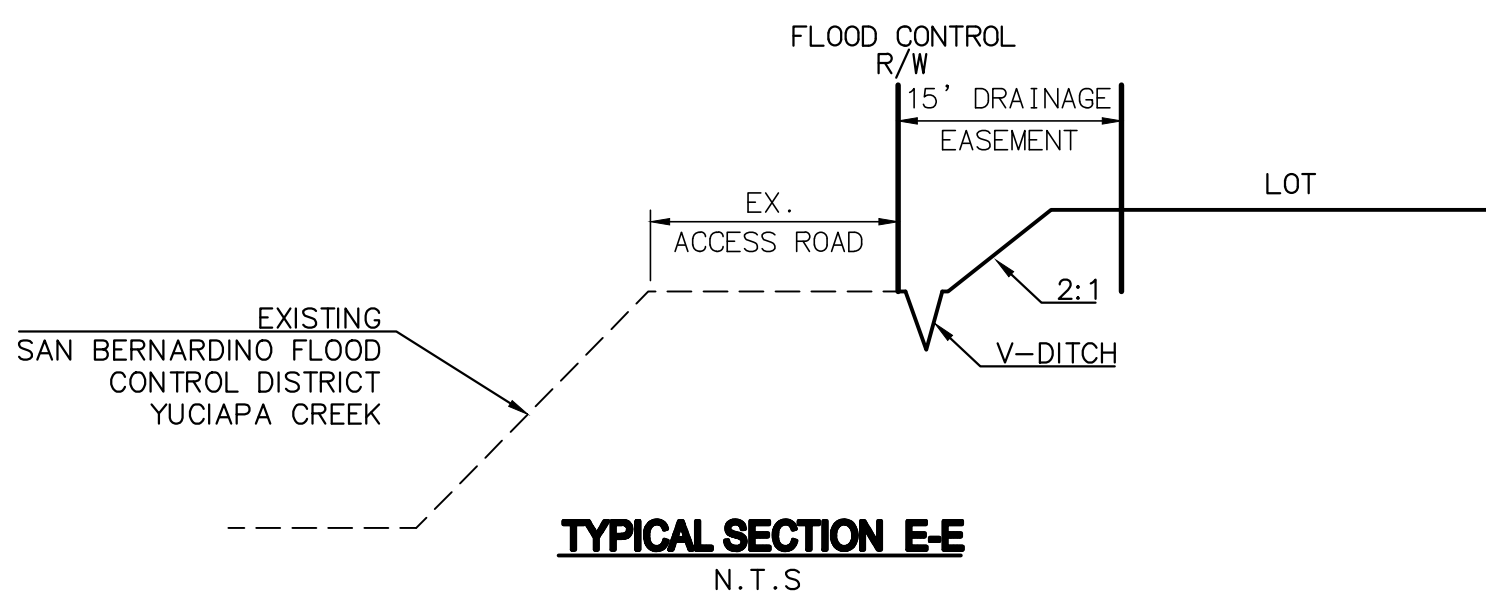
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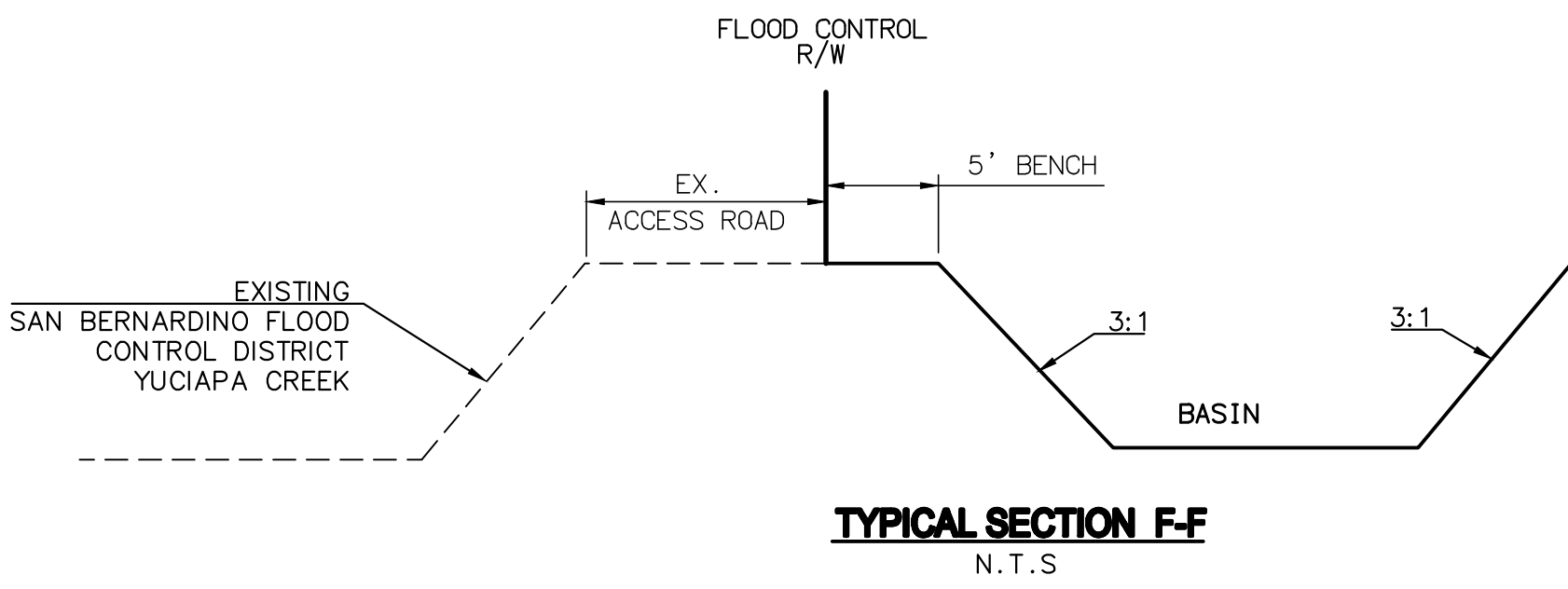
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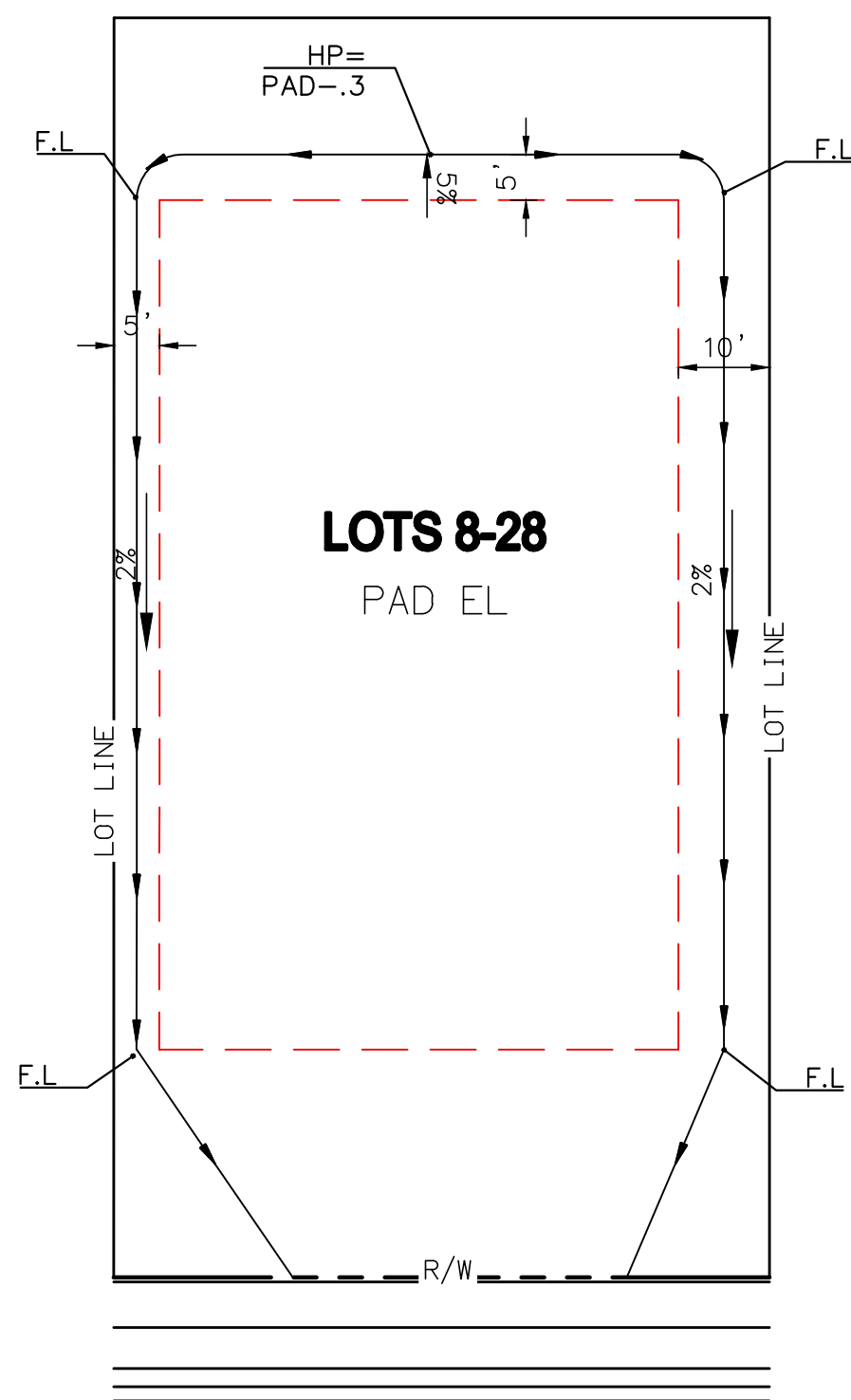
TYPICAL SECTION D-D
N.T.S



TYPICAL SECTION E-E
N.T.S



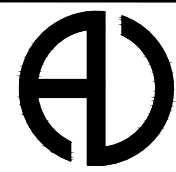
TYPICAL SECTION F-F
N.T.S



TYPICAL LOT GRADING
1"=20'

Parcel Table		
Parcel #	AREA SF	Segment Lengths
1	10273.23	66.577
		132.464
		93.398
		5.638
		183.970
2	10008.24	68.500
		153.108
		17.158
		32.454
		23.443
3	10027.26	65.500
		153.069
		65.500
		153.108
		153.069
4	10024.70	65.500
		153.030
		65.500
		153.069
		153.030
5	10022.14	65.500
		152.991
		65.500
		153.030
		153.030
6	10050.93	72.319
		152.991
		60.503
		18.984
		134.485
7	10906.46	70.399
		123.561
		32.527
		21.593
		32.258
8	10720.13	134.485
		18.984
		32.527
		106.831
		47.233
9	10724.85	48.358
		13.801
		149.814
		48.308
		35.760
10	10015.54	146.615
		64.574
		146.806
		36.840
		35.209
11	10043.10	31.309
		146.615
		68.500
		146.615
		37.191
12	10043.10	68.500
		146.615
		41.191
		27.309
		146.615
13	10043.10	32.454
		35.328
		146.615
		48.691
		19.809
14	10165.95	133.728
		3.904
		112.936
		133.728
		68.223

Parcel Table		
Parcel #	AREA SF	Segment Lengths
15	10600.90	169.957
		68.223
		19.809
		117.343
		92.529
16	10038.80	7.026
		138.216
		24.191
		32.454
		24.311
17	10020.63	117.343
		48.691
		27.309
		138.216
		72.500
18	10006.81	138.216
		41.191
		31.309
		72.400
		138.216
19	10034.45	37.191
		35.209
		138.216
		72.600
		138.216
20	10018.61	35.760
		138.216
		45.758
		36.831
		118.258
21	10371.46	48.308
		16.692
		18.714
		118.258
		18.714
22	14420.29	18.338
		47.233
		28.338
		18.107
		32.527
23	12724.84	50.243
		118.258
		18.714
		18.338
		47.233
24	10051.46	174.236
		94.699
		169.668
		62.267
		169.668
25	10049.57	95.573
		157.404
		48.178
		15.825
		157.025
26	10049.57	157.025
		64.000
		157.025
		64.000
		157.025
27	10049.57	64.000
		157.025
		64.000
		157.025
		64.000
28	10087.52	47.271
		157.025
		64.000
		153.745
		17.894



ENGINEERING GROUP
135 E. FLORIDA AVENUE, SUITE A
HEMET, CA 92543
951.766.5180

Plans Prepared Under Supervision Of _____ Date _____
R.C.E. No. _____

DATE	BY	MARK	REVISIONS	APPR.	DATE
DESIGNED BY: KY			DRAWN BY: KY		CHECKED BY: KY

CITY OF YUCIAPA

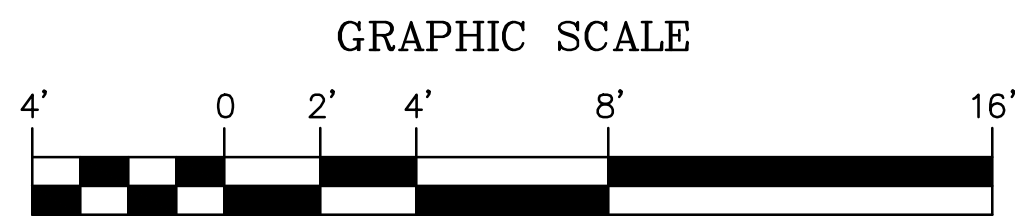
APPROVED _____ 20 ____

BY: _____

TTM 20786
YUCAIPA 28
SINGLE FAMILY RESIDENTIAL
TYPICAL SECTION AND
LOT DATA TABLE

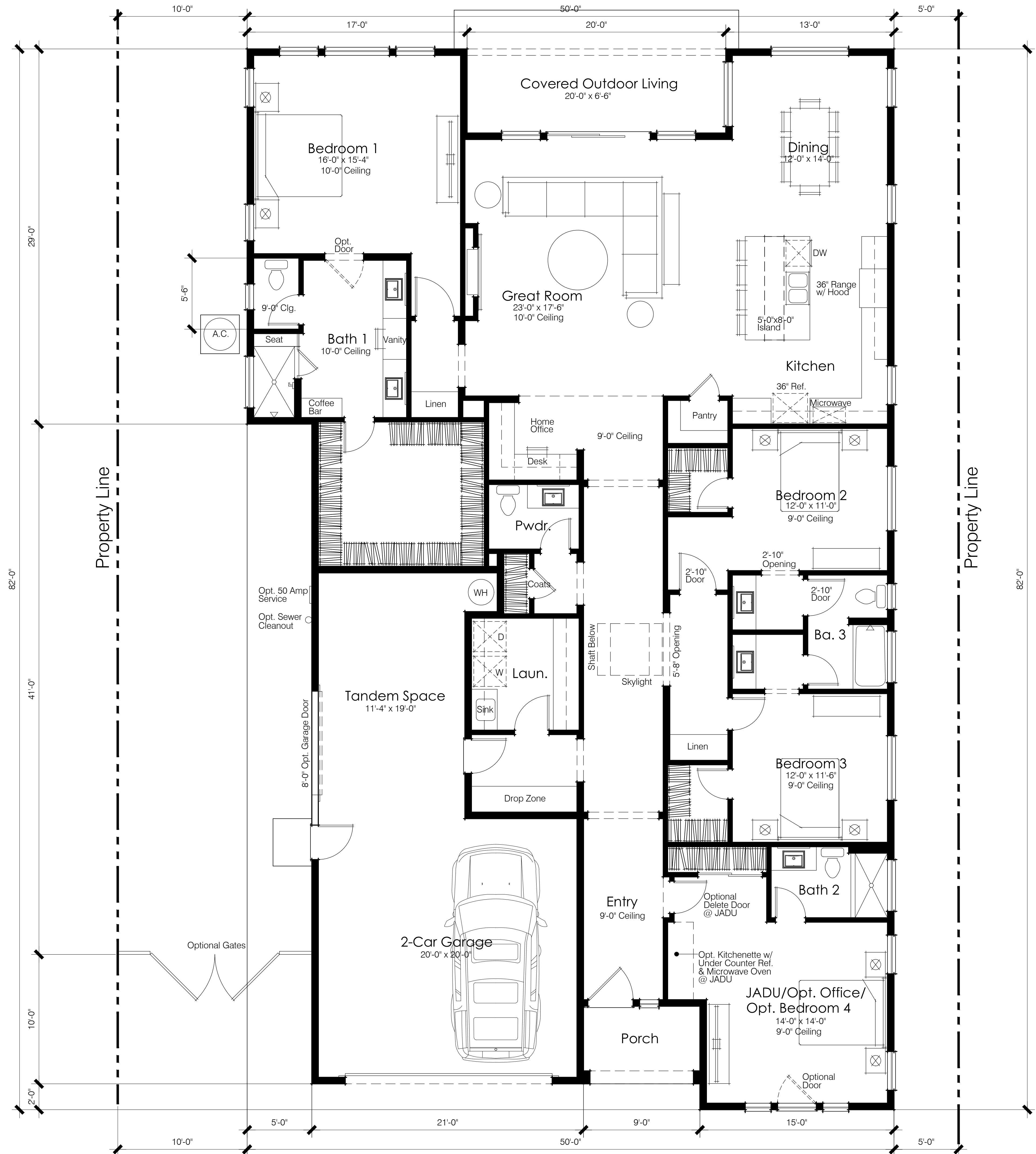
PREPARED FOR:

SHEET 2
OF 2



Floor Plan

Floor Plan:	2,935 sq. ft.
2-Car Garage:	423 sq. ft.
Tandem Space:	232 sq. ft.



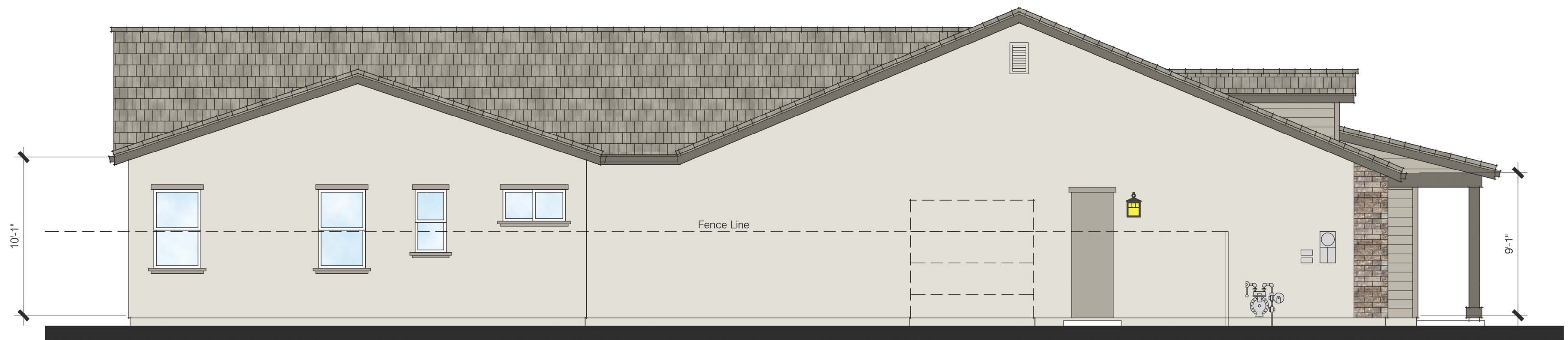


Rear Elevation

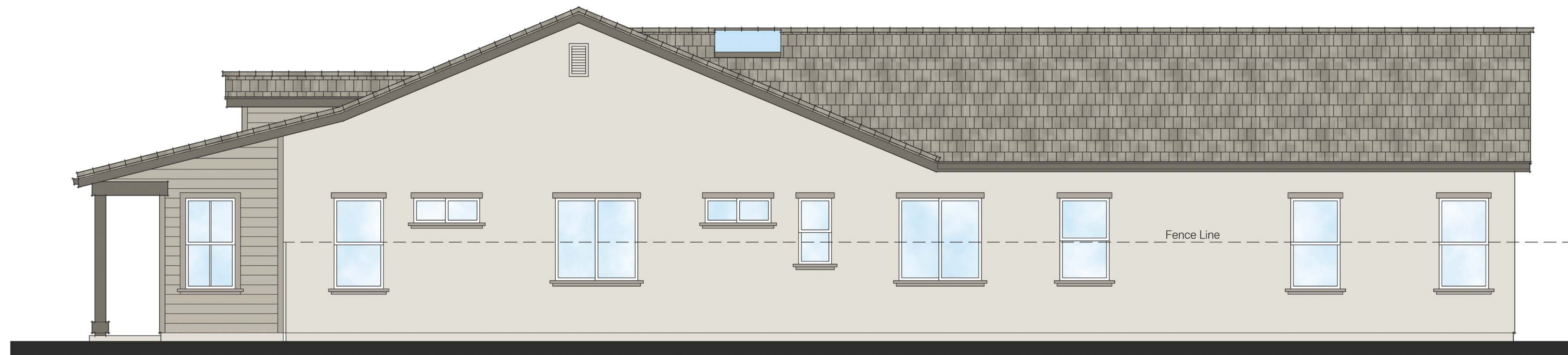


Front Elevation

Scheme R1



Left Elevation



Right Elevation



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Far West Industries

Allure, Yucaipa CA

Title
Plan 1
Ranch

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"

Revision
March 5, 2025

Sheet No.
A-2-1

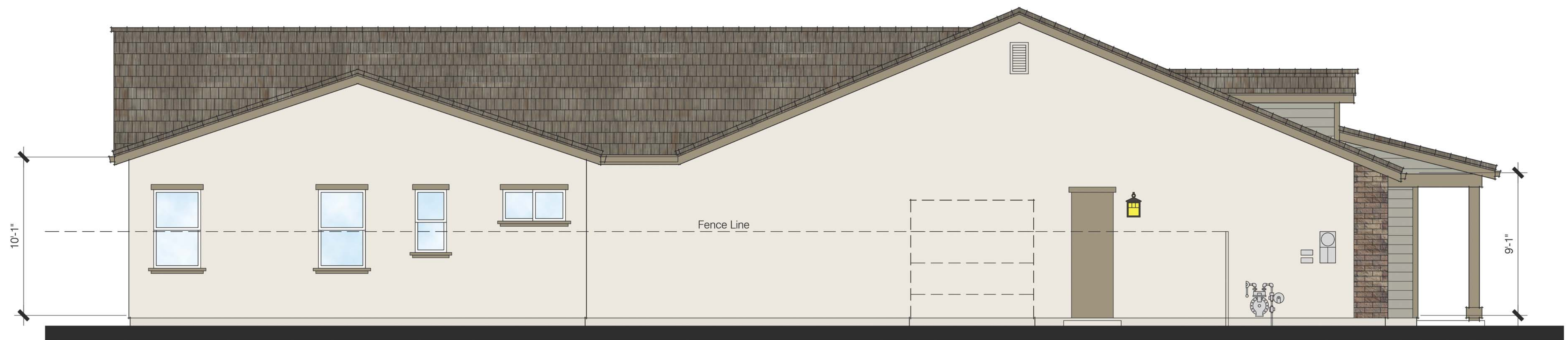


Rear Elevation



Front Elevation

Scheme R2



Left Elevation



Right Elevation



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Far West Industries

Allure, Yucaipa CA

Title
Plan 1
Ranch

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"
Revision
March 5, 2025

Sheet No.
A-2-2

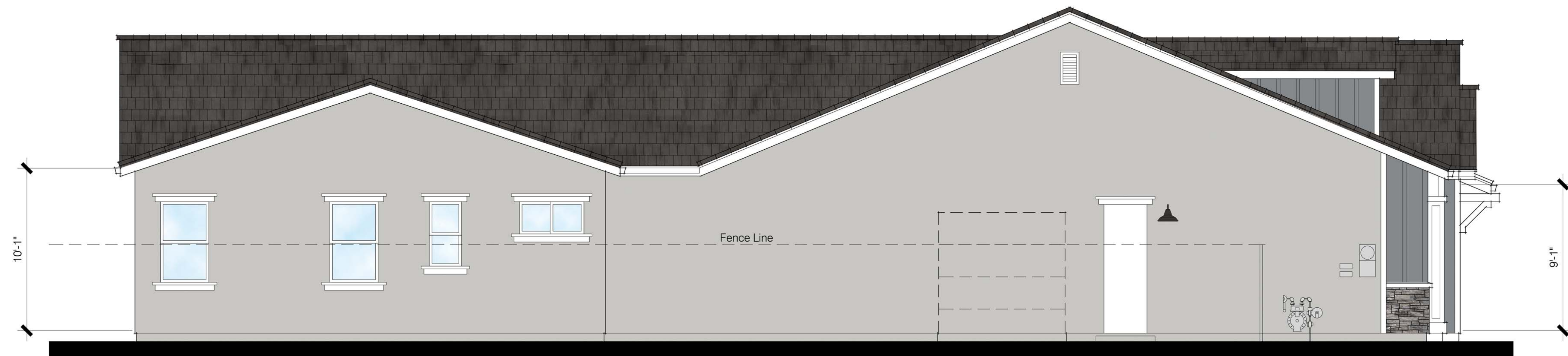


Rear Elevation



Front Elevation

Scheme F1



Left Elevation



Right Elevation



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Far West Industries
Allure, Yucaipa CA

Title
Plan 1
Farmhouse

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"
Revision
March 5, 2025

Sheet No.
A-3-1

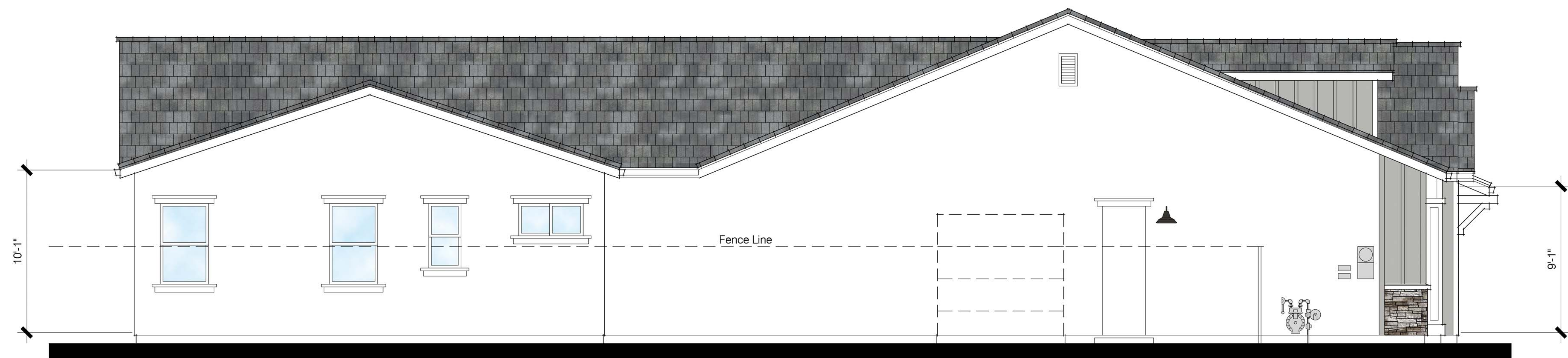


Rear Elevation



Front Elevation

Scheme F2



Left Elevation



Right Elevation



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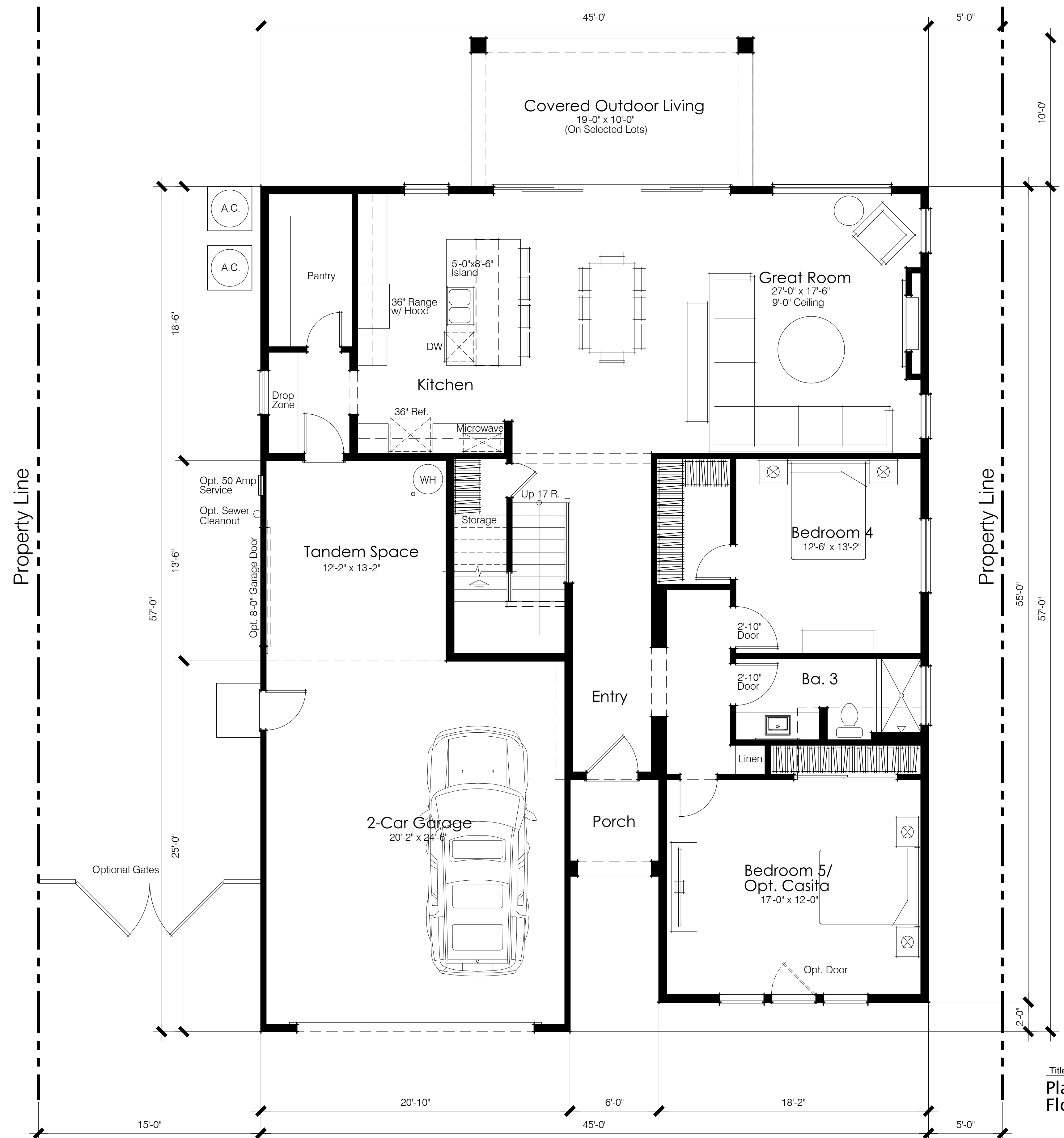
Title
Plan 1
Farmhouse

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"
Revision
March 5, 2025

Sheet No.
A-3-2

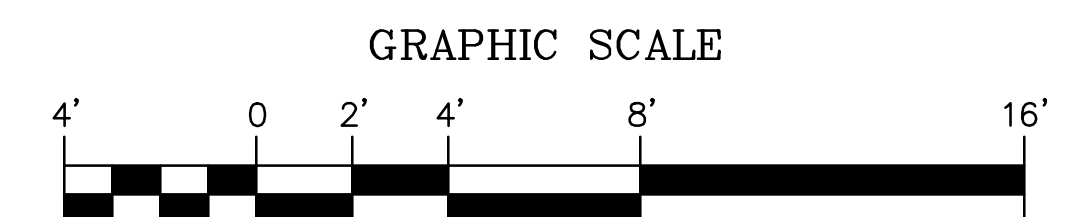


Second Floor Plan

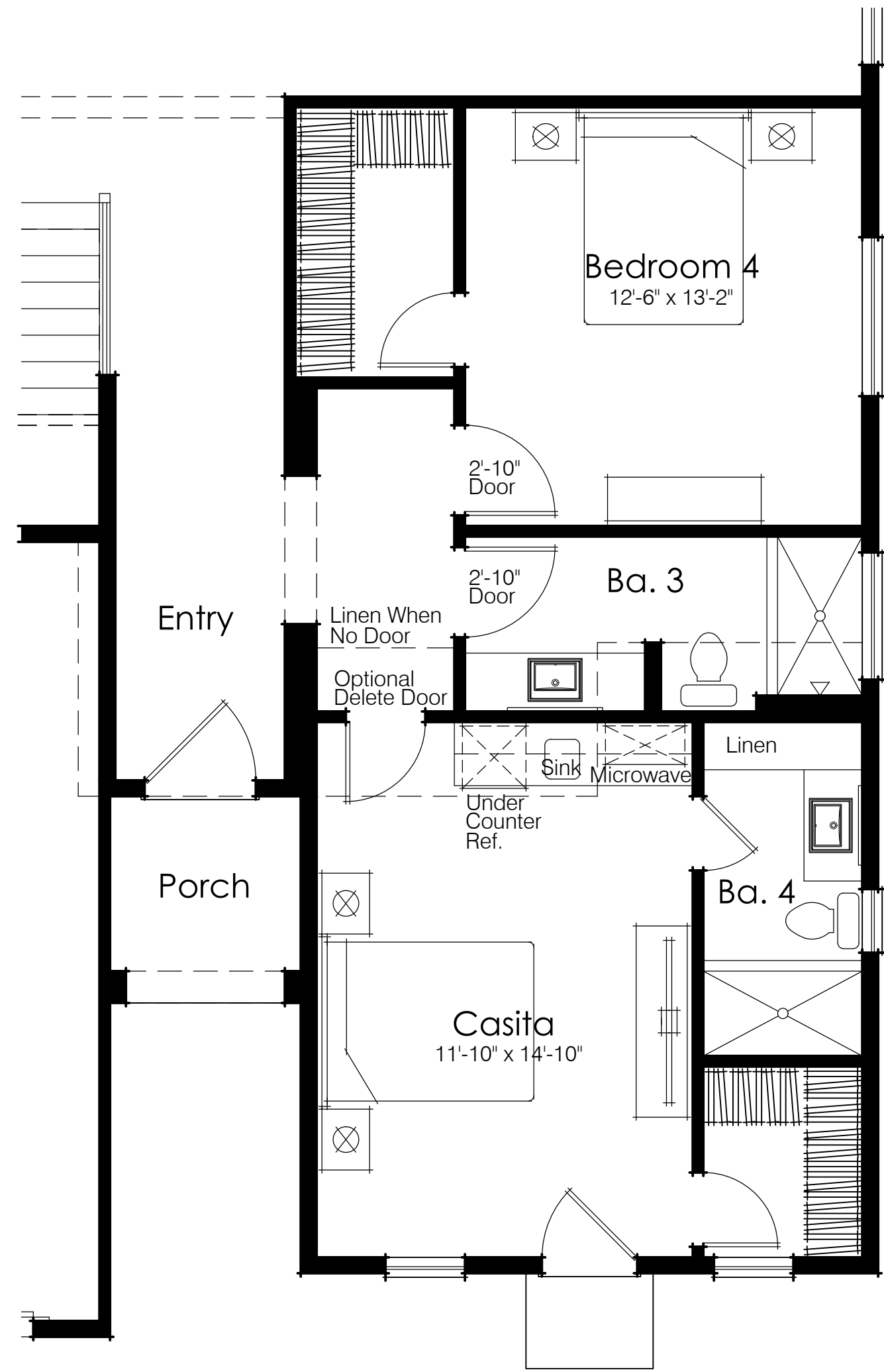


First Floor Plan

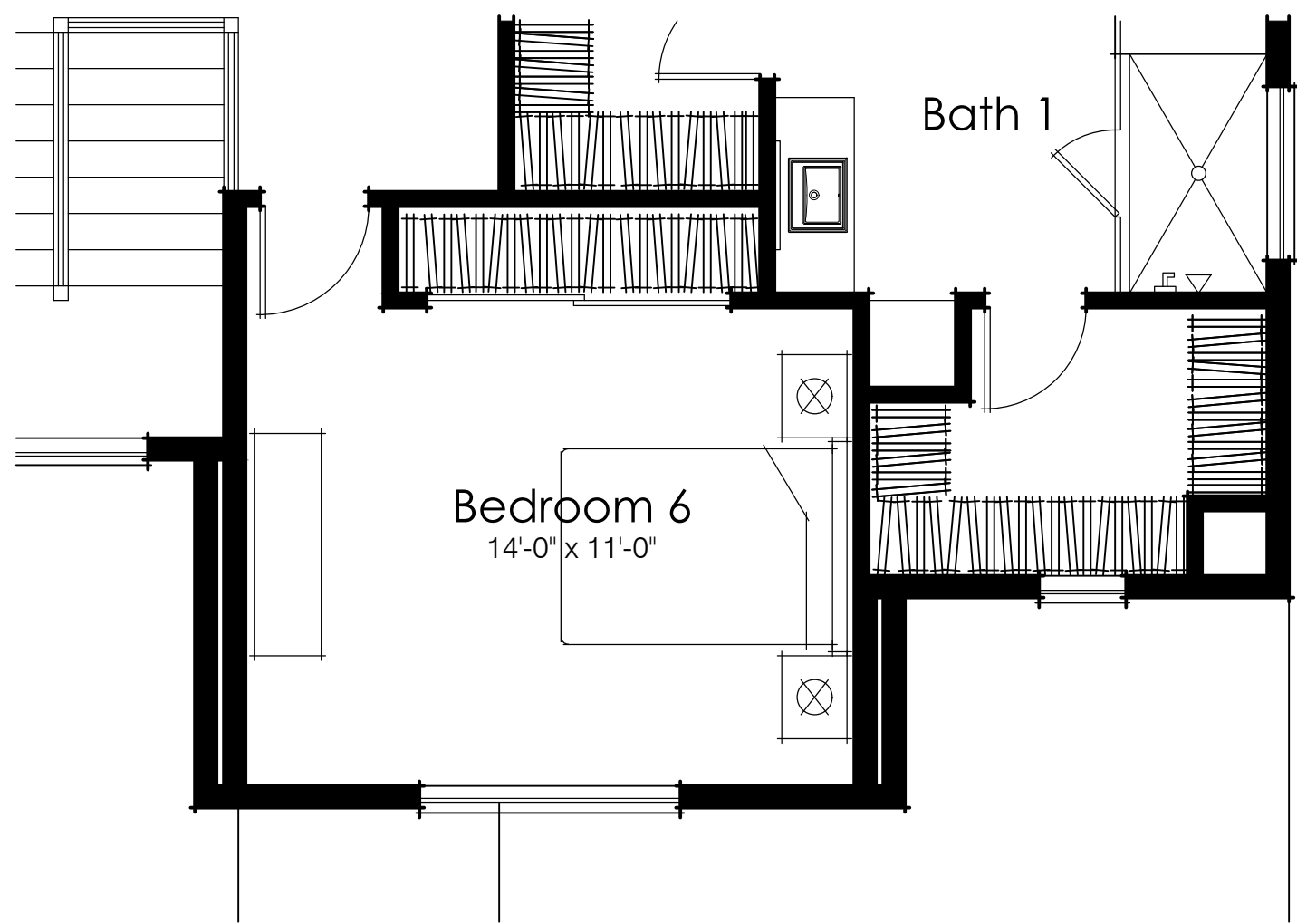
First Floor Plan:	1,740 sq. ft.
Second Floor Plan:	1,516 sq. ft.
Total:	3,256 sq. ft.
2-Car Garage:	518 sq. ft.
Tandem Space:	169 sq. ft.



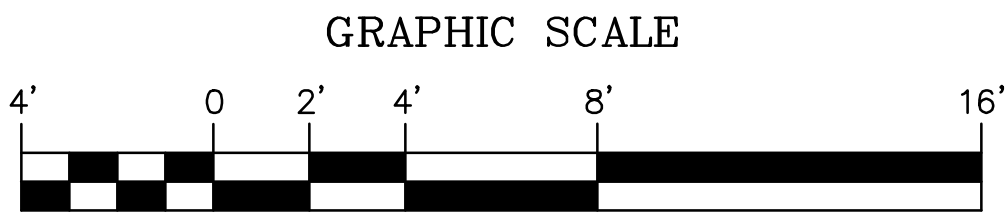
Date
January 30, 2025
Project Number
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Scale
1/4" = 1'-0"
Revision



Casita Option



Bedroom 6 Option



Far West Industries

Allure, Yucaipa CA

Title	Plan 2 Floor Plan Options
Date	January 30, 2025
Project Number	4560
Scale	1/4" = 1'-0"
Revision	





Left Elevation



Front Elevation
Scheme M1



Right Elevation



Rear Elevation



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Far West Industries
Allure, Yucaipa CA

Title
Plan 2
Monterey

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"
Revision
March 5, 2025

Sheet No.
A-6-1



Left Elevation



Front Elevation
Scheme M2



Right Elevation



Rear Elevation



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Far West Industries
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Title
Plan 2
Monterey

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"
Revision
March 5, 2025

Sheet No.
A-6-2



Left Elevation



Front Elevation
Scheme F3



Right Elevation



Rear Elevation



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Far West Industries
Allure, Yucaipa CA



Title
**Plan 2
Farmhouse**

Date
January 30, 2025
Project Number
4560
Scale
1/4" = 1'-0"
Revision

March 5, 2025

Sheet No.
A-7



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES (STREET TREES)					
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	24" BOX	LOW	16
	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT GALLERY PEAR	24" BOX	MEDIUM	14
	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX STD	LOW	15

TREES (FRONT YARD)		BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	24-INCH BOX	LOW
		GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24-INCH BOX	MED
		KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24-INCH BOX	LOW
		MAGNOLIA GRANDIFLORA 'SAINT MARY'	SAINT MARY SOUTHERN MAGNOLIA	24-INCH BOX	MED
		RHUS LANCEA	AFRICAN SUMAC	24-INCH BOX	LOW

PLANT LEGEND

SHRUBS (FRONT YARD)		BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		ALOE BARBADENSIS	BARBADOS ALOE (MEDICINAL ALOE)	5 GAL.	LOW
		CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	LOW
		CRASSULA ARGENTEA	JADE PLANT	5 GAL.	LOW
		DALEA GREGGII	TRAILING INDIGO BUSH	5 GAL.	LOW
		DIANELLA REVOLUTA 'VARIEGATED'	VARIEGATED FLAX LILY	5 GAL.	LOW
		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	LOW
		OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL.	LOW
		VIBURNUM TINUS	LAURUSTINUS	5 GAL.	MED
		WESTRINGIA FRUTICOSA 'WES04'	GREY BOX™ DWARF COAST ROSEMARY	5 GAL.	LOW
		WESTRINGIA FRUTICOSA 'NFL25'	MUNDI™ COAST ROSEMARY	5 GAL.	LOW

GROUND COVERS (FRONT YARD)

GROUND COVERS (FRONT YARD)		BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
		COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL.	MED	36-INCH O.C.
		LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	LOW	36-INCH O.C.
		ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	LOW	48-INCH O.C.

GROUND COVERS (PARKWAY)

GROUND COVERS (PARKWAY)		BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
		KURAPIA 'NEW WHITE'	WHITE KURAPIA	PLUGS	LOW	18-INCH O.C.
		RUSCHIA LINEOLATA 'NANA'	DWARF CARPET OF STARS	PLUGS	LOW	12-INCH O.C.

SHRUBS (REAR YARD SLOP)

SHRUBS (REAR YARD SLOP)		BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLE BRUSH	5 GAL.	LOW
		DALEA GREGGII	TRAILING INDIGO BUSH	5 GAL.	LOW
		ELAEAGNUS PUNGENS	THORNY ELEAGNUS	5 GAL.	LOW
		SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL.	LOW
		WESTRINGIA FRUTICOSA 'NFL25'	MUNDI™ COAST ROSEMARY	5 GAL.	LOW

GROUND COVERS (REAR YARD SLOP)

GROUND COVERS (REAR YARD SLOP)		BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
		BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH	1 GAL.	LOW	36-INCH O.C.
		LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	LOW	24-INCH O.C.
		ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	LOW	48-INCH O.C.

BASIN PLANT LEGEND

BASIN PLANT LEGEND		SHRUBS	COMMON NAME	SIZE	WUCOLS
		BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL.	LOW
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	LOW
		ENCELIA FARINOSA	BRITTLE BUSH	1 GAL.	LOW
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	LOW
		ROMNEYA COULTERI	MATILUA POPPY	5 GAL.	LOW
		SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	1 GAL.	LOW
		TAGETES LEMMONII 'COMPACTA'	COMPACT COPPER CANYON DAISY	1 GAL.	LOW

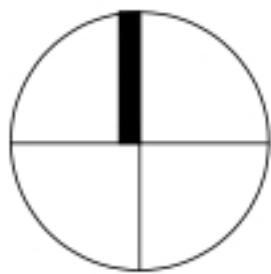
CONCEPTUAL SITE LANDSCAPE PLAN

ALLURE

TRACT #20040 - YUCAIPA, CA

FAR WEST INDUSTRIES

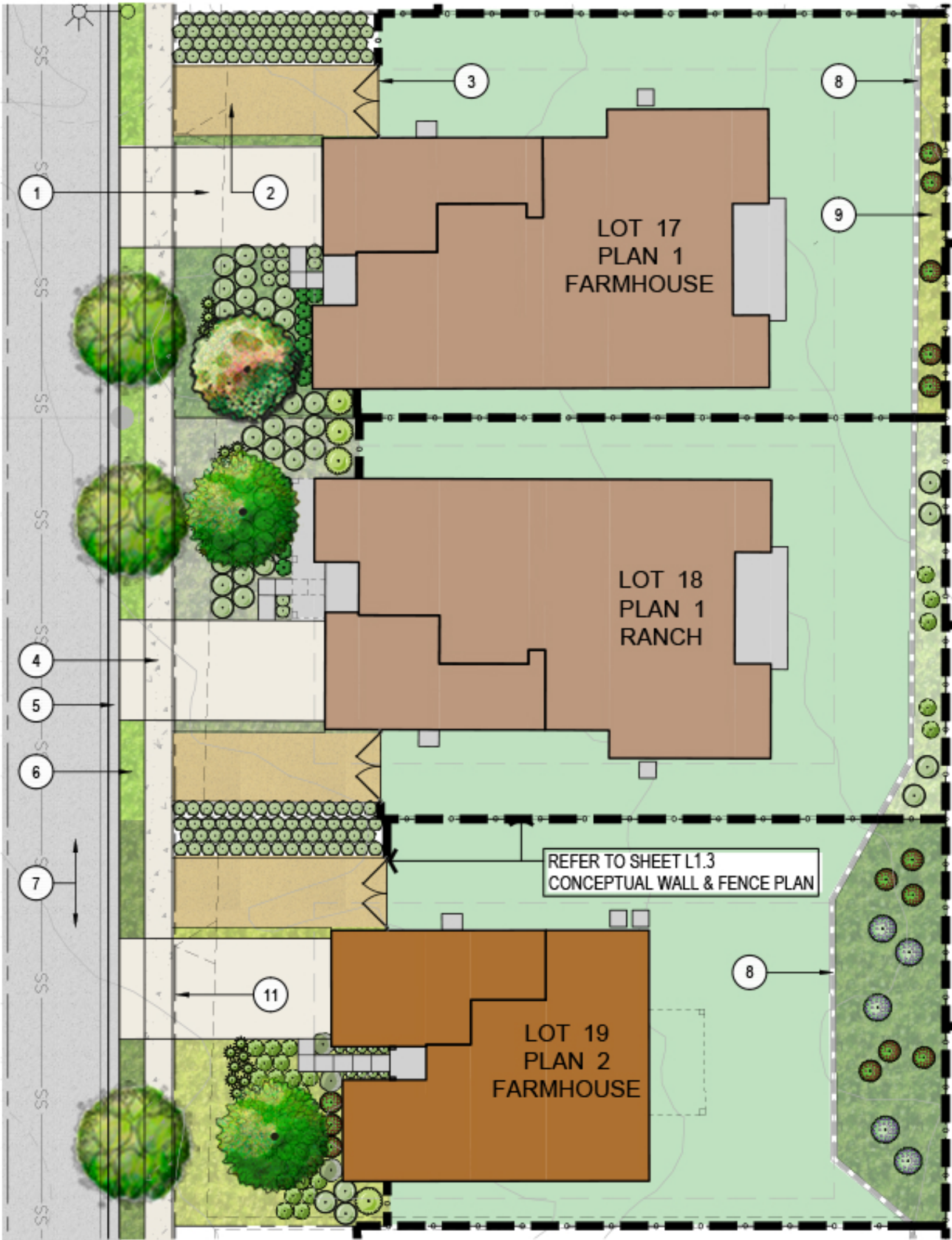
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Phone: (949) 224-1970 Contact: Jorge Alvarez



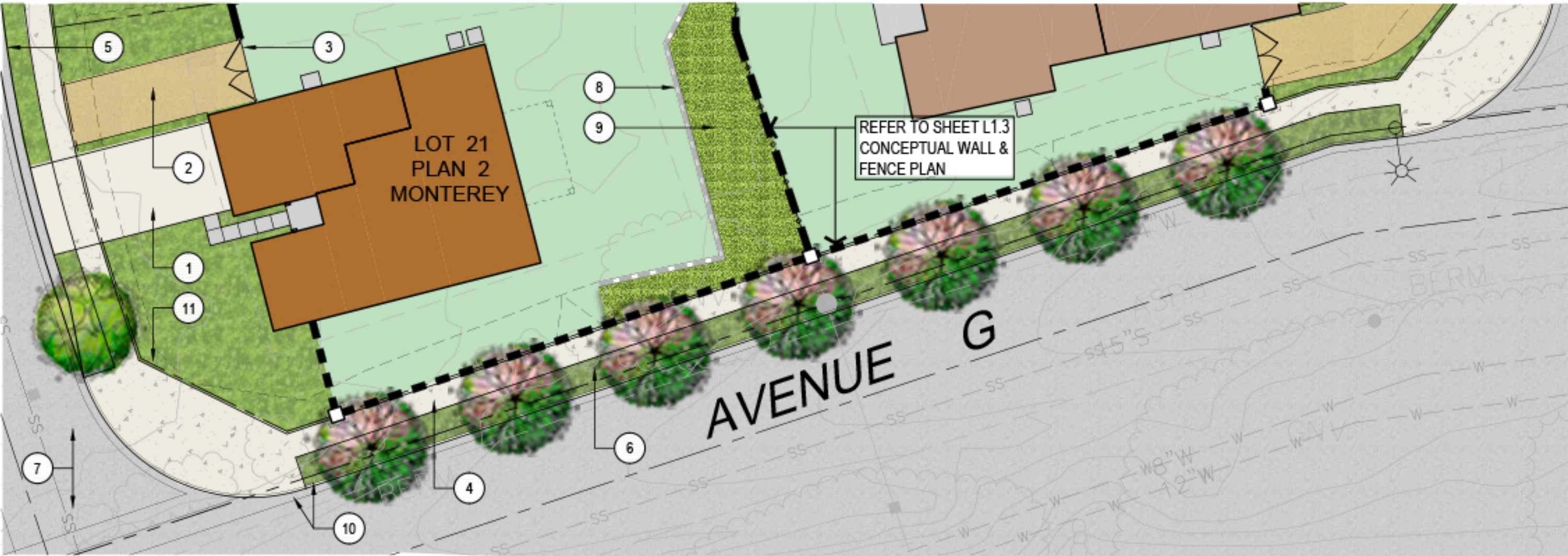
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L1.1

7/2/25



TYPICAL FRONT YARD AND REAR YARD SLOPE



STREETSCAPE ON AVENUE G

LEGEND

CODE	DESCRIPTION
1	CONCRETE DRIVEWAY
2	3-INCH BARK MULCH FILL WITH EPIC EDGE HEADER - OPTIONAL RV DRIVEWAY
3	OPTIONAL TWO (2) 6-FT SWING GATES
4	5-FEET STANDARD CITY CONCRETE SIDEWALK
5	6-INCH ROLLED CURB AND GUTTER PER CITY OF YUCAIPA STD. 111-7
6	LANDSCAPE PARKWAY (LLMD MAINTAINED)
7	AC ROAD PAVING
8	RETAINING WALL
9	2:1 SLOPE
10	6-INCH CONCRETE CURB AND GUTTER
11	RIGHT-OF-WAY

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
TREES					
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE STANDARD	24" BOX	MEDIUM	
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MEDIUM	
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	LOW	
	MAGNOLIA GRANDIFLORA 'ST. MARY'	ST. MARY SOUTHERN MAGNOLIA	24" BOX	MEDIUM	
	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX STD	LOW	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
SHRUBS					
	ALOE BARBADENSIS	BARBADOS ALOE	5 GAL	LOW	30" o.c.
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW	48" o.c.
	CRASSULA ARGENTEA	JADE PLANT	5 GAL	LOW	36" o.c.
	DALEA GREGGII	TRAILING INDIGO BUSH	5 GAL	LOW	36" o.c.
	DIANELLA REVOLUTA 'VARIEGATED'	VARIEGATED FLAX LILY	5 GAL	LOW	24" o.c.
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	48" o.c.
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	LOW	60" o.c.
	VIBURNUM TINUS	LAURUSTINUS	5 GAL	MEDIUM	60" o.c.
	WESTRINGIA FRUTICOSA 'NFL25'	MUNDI™ COAST ROSEMARY	5 GAL	LOW	48" o.c.
	WESTRINGIA FRUTICOSA 'WES04'	GREY BOX™ COAST ROSEMARY	5 GAL	LOW	30" o.c.
GROUND COVERS					
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH	1 GAL	LOW	36" o.c.
	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL	MEDIUM	36" o.c.
	KURAPIA 'NEW WHITE'	WHITE KURAPIA	PLUGS	LOW	18" o.c.
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	LOW	36" o.c.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	LOW	48" o.c.
	RUSCHIA LINEOLATA 'NANA'	DWARF CARPET OF STARS	PLUGS	LOW	12" o.c.

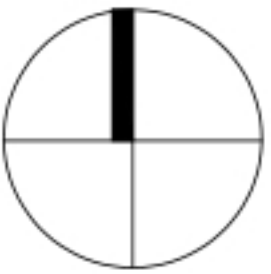
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ALLURE

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FAR WEST INDUSTRIES

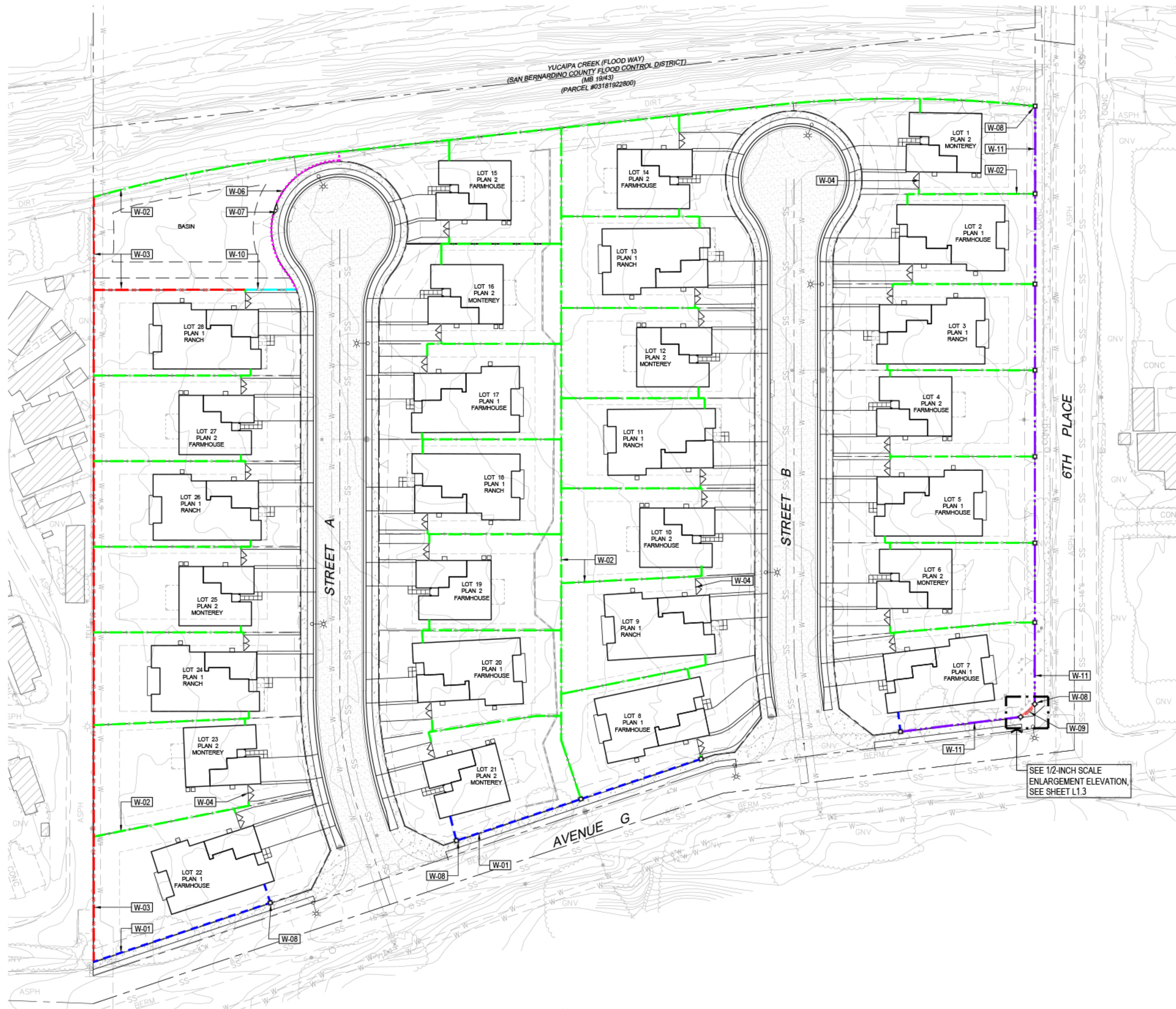
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Phone: (949) 224-1970 Contact: Jorge Alvarez



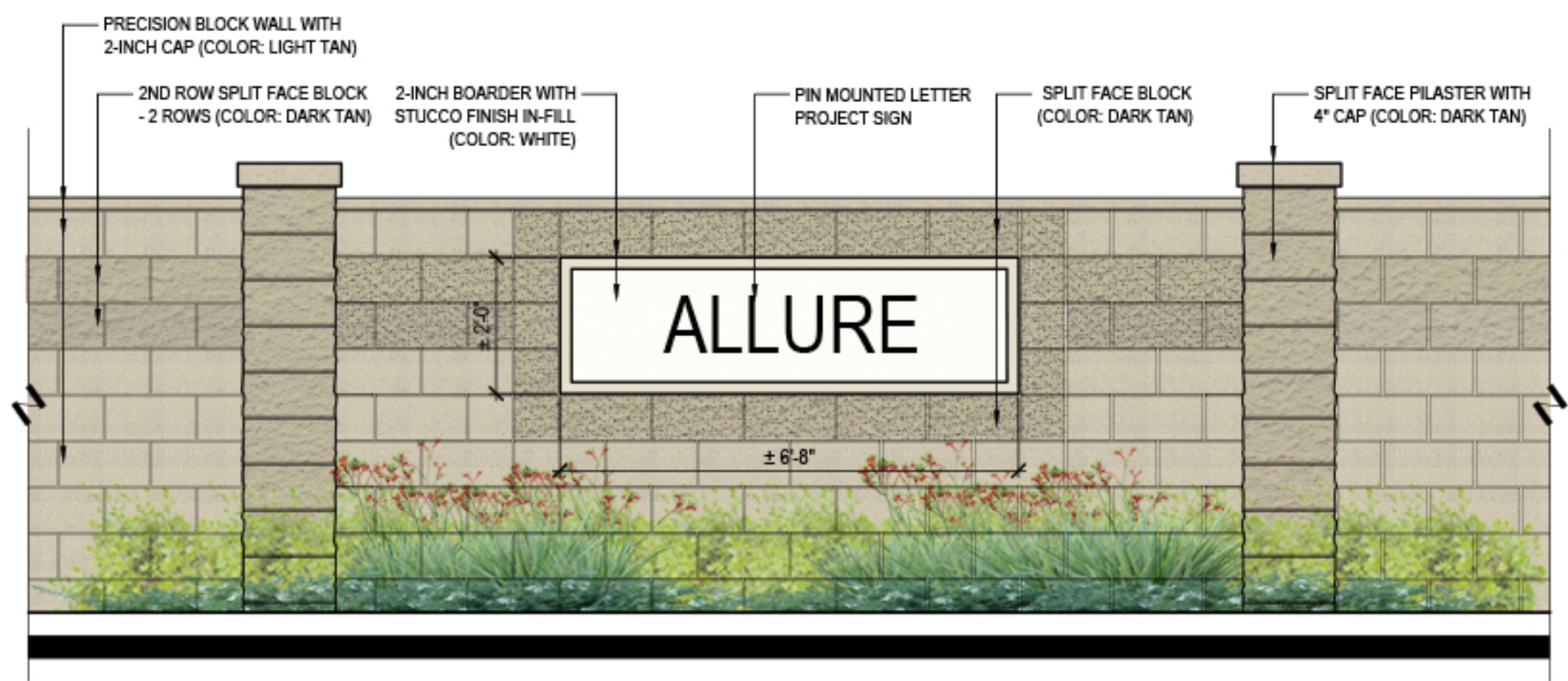
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L1.2

7/2/25



WALL / FENCE LEGEND		
CODE	DESCRIPTION	QTY
W-01	6-FT HIGH BLOCK WALL - FREE STANDING BLOCK TYPE: 6-INCH X 8-INCH X 16-INCH PRECISION (2ND ROW FROM TOP TO BE SPLIT FACE - 2 ROWS) AND SPLIT FACE BLOCK - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL BLOCK COLOR: LIGHT TAN GROUT COLOR: LIGHT TAN CAP TYPE: 8-INCH X 2-INCH X 16-INCH PRECISION CAP - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL CAP COLOR: LIGHT TAN	387 LF
W-02	5-FT 6-INCH HIGH VINYL PRIVACY FENCE - FREE STANDING VINYL FENCE COLOR: WHITE OR TAN - BUILDER'S CHOICE	4,136 LF
W-03	5-FT 6-INCH HIGH VINYL FENCE ON PRECISION BLOCK RETAINING WALL COLOR: WHITE OR TAN - BUILDER'S CHOICE	696 LF
W-04	12-FT WIDE VINYL RV GATE (OPTIONAL) COLOR: WHITE OR TAN - BUILDER'S CHOICE NOTE: IF HOMEOWNER CHOOSES NOT TO INSTALL RV GATE A STANDARD 3-FEET WIDE VINYL GATE WILL BE INSTALLED.	28
W-06	5-FT 6-INCH HIGH TUBULAR STEEL FENCE FENCE COLOR: BLACK	128 LF
W-07	10-FT WIDE TUBULAR STEEL ACCESS GATE AT BASIN FENCE COLOR: BLACK	1
W-08	6-FT 6-INCH HIGH SPLIT FACE PILASTER WITH 4" CAP 16" SQ. COLUMN BLOCK SPLIT FACE - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL BLOCK COLOR: TAN GROUT COLOR: TAN CAP TYPE: 4" X 16" SQ. PRECISION CAP - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL CAP COLOR: TAN	14
W-09	ENTRY MONUMENT SIGN SIGN TYPE: --- SIGN MFR: --- SIGN WEB: --- UP LIGHT MODEL: --- LIGHT MFR: --- LIGHT WEB: --- NOTE: CONTRACTOR TO SUBMIT QUOTES FOR ELECTRICAL LINE HOOK UP EQUIPMENT. BLOCK TYPE: 8-INCH X 8-INCH X 16-INCH PRECISION AND SPLIT FACE BLOCK - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL BLOCK COLOR: LIGHT TAN GROUT COLOR: LIGHT TAN STONE VENEER: --- BY --- STONE TYPE: --- / COLOR: --- WEB: ---	1
W-10	5-FT 6-INCH HIGH TUBULAR STEEL FENCE ON RETAINING WALL FENCE COLOR: BLACK	39 LF
W-11	6-FT HIGH BLOCK WALL ON 3-FT RETAINING WALL BLOCK TYPE: 6-INCH X 8-INCH X 16-INCH PRECISION (2ND ROW FROM TOP TO BE SPLIT FACE - 2 ROWS) AND SPLIT FACE BLOCK - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL BLOCK COLOR: LIGHT TAN GROUT COLOR: LIGHT TAN CAP TYPE: 8-INCH X 2-INCH X 16-INCH PRECISION CAP - AVAILABLE FROM ORCO BLOCK OR APPROVED EQUAL CAP COLOR: LIGHT TAN	546 LF



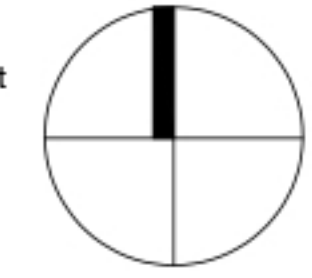
MONUMENT SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"

ALLURE

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7/2/25

CONCEPTUAL WALL & FENCE PLAN



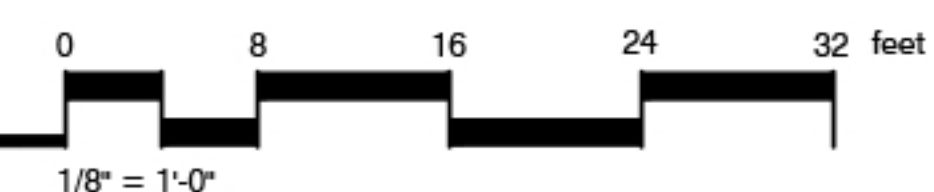
LEGEND	
CODE	DESCRIPTION
1	CONCRETE DRIVEWAY
3	OPTIONAL TWO (2) 6-FT SWING GATES
4	5-FEET STANDARD CITY CONCRETE SIDEWALK
5	6-INCH ROLLED CURB AND GUTTER PER CITY OF YUCAIPA STD. 111-7
6	LANDSCAPE PARKWAY (LLMD MAINTAINED)
10	6-INCH CONCRETE CURB AND GUTTER
11	RIGHT-OF-WAY
12	ENHANCED CONCRETE PAVING
13	2-INCH DEEP BIRD'S EYE PEBBLE MULCH
14	CONCRETE BIRD BATH
15	24X24 TILE PAVERS ON CONCRETE SUB-BASE
16	FLAGSTONE PAVING ON SAND SUB-BASE
17	CAST-IN-PLACE CONCRETE STEPPERS
18	DECOMPOSED GRANITE (DG) PAVING
19	EPIC EDGE HEADER
20	3-INCH BARK MULCH
21	LOW ACCENT WALL WITH 24-INCH SQUARE PILASTER AT LOT 6
22	SELF-CONTAINED FOUNTAIN
23	RAISED WOOD VEGETABLE GARDEN BEDS
24	WOOD / STEEL MESH TRELLIS FEATURE
25	FAUX FESCUE STYLE TURFGRASS
26	LOW PILASTER WITH POTTED PLANTER
27	CORNHOLE BOARD
28	BBQ WITH SERVING ISLAND AT LOT 6
29	FAUX BERMUDA TURF BOCCIE / CROQUET PLAY COURT
30	GAS FIRE PIT
31	ACCENT PLANTERS
32	STEEL FRAME OVERHEAD STRUCTURE WITH CANVAS ROMAN SHADE COVER
33	TRELLIS WITH POTTED FOREGROUND CITRUS TREES
34	SQUARE GAS FIRE PIT
35	CHAIR / TABLE FURNISHINGS (BY OTHERS)
36	LOW LANDSCAPE TIE RETAINING WALLS
37	BBQ WITH SERVING ISLAND AT LOT 7
38	CONCRETE PAVING
39	3-FEET WIDE VINYL GATE OR OPTIONAL TWO (2) 6-FT SWING GATES

ALLURE

TRACT #20040 - YUCAIPA, CA

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L1.4

7/2/25

CONCEPTUAL LANDSCAPE MODEL HOMES