

CITY OF



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

AGENDA

Planning Commission

March 18, 2026

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 planning commission meetings live at: <https://yucaipa.gov/live>.

Possible Live Stream Disruptions:

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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 FEBRUARY 18, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of February 18, 2026.

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

2. **SUBJECT:** LEC ON BEHALF OF LR JOHNSON CONSTRUCTION (CASE NO. **PLN-PHE-25-0010**): A CONDITIONAL USE PERMIT (CUP) AND ARCHITECTURAL REVIEW TO ALLOW AFTER-THE-FACT LEGALIZATION OF A 1,421 SQUARE FOOT MODULAR OFFICE BUILDING, OFF-STREET PARKING IMPROVEMENTS, AND THE PLACEMENT OF SHIPPING CONTAINERS FOR ON-SITE STORAGE IN CONJUNCTION WITH A CONSTRUCTION MATERIAL AND EQUIPMENT STORAGE YARD PREVIOUSLY APPROVED UNDER CASE NO. 21-148/CUP. THE SUBJECT PROPERTIES ARE LOCATED AT 31909 OUTER HIGHWAY 10 AND 31925 OUTER HIGHWAY 10 (APNS: 0301-141-58 AND 0301-141-61).

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

- A) Take one of the following actions regarding the Conditional Use Permit (CUP), architectural design, and conceptual landscaping:

- a) Approve the Conditional Use Permit, and if acceptable, the architectural design and conceptual landscaping, subject to the Conditions of Approval contained in the staff report, if the Planning Commission determines that the required findings can be made based on the evidence presented, including strengthening Findings No. 1 and No. 5 and adopting the updated Findings for the Conditional Use Permit.
- b) Approve the Conditional Use Permit with modifications if changes to the project design, landscaping, screening, or operational aspects are necessary to support the required findings, including strengthening Findings No. 1 and No. 5 and adopting the updated Findings for the Conditional Use Permit.
- c) Deny the Conditional Use Permit, architectural design, and conceptual landscaping if the Planning Commission determines that the required findings cannot be made based on the evidence presented.
- d) Continue the public hearing to allow the applicant to submit revised plans, additional information, or design modifications necessary for the Planning Commission to evaluate the project and make the required findings; and

B) If approved, adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32); and

C) If approved, direct staff to file a Notice of Exemption.

STUDY SESSION:

3. **SUBJECT:** KEY HOUSING LAW – PART #2

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 03/12/2026, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:	
Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California City of Yucaipa website www.yucaipa.gov	
Ana V. Sauseda, MMC City Clerk	



A handwritten signature in black ink, appearing to be "P" or similar.

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of February 18, 2026

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 February 18, 2026, at 6:30 PM.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Miller.

PLANNING COMMISSION ROLL CALL

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

ABSENT: None

Deputy Director of Community Development/City Planner Benjamin Matlock informed the Commissioners that Stacey Phillips resigned her seat as a Planning Commissioner earlier in the day.

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
Crystal Campbell, Associate Engineer
Maria Koolhoven, Planning Commission Assistant

ELECTION OF OFFICERS:

- A. CHAIR: MOTION BY COMMISSIONER MULLINS TO SELECT DENNIS MILLER AS CHAIR, MOTION CARRIED 6-0.**
- B. VICE CHAIR: MOTION BY CHAIR MILLER TO SELECT BRANDON MIHLD AS VICE CHAIR, MOTION CARRIED 6-0.**

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

CONSENT AGENDA

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

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

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

NEW BUSINESS:

2. **SUBJECT:** VANTAGEONE REAL ESTATE. (PLN-ARC-26-0001) AN ARCHITECTURAL REVIEW FOR A 5,463 SQUARE FOOT "CHILI'S" SIT DOWN RESTAURANT AT 31455 YUCAIPA BOULEVARD AS PART OF YUCAIPA POINTE CENTER.

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the proposed "Chili's" sit down restaurant at the Yucaipa Pointe project, if acceptable, approve Case No. PLN-ARC-26-0001

- Staff Presentation

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

- Applicant Presentation

Tom Robinson, with VantageOne Real Estate, addressed the Planning Commissioners. Mr. Robinson stated that he is very happy to have Chili's in the city.

ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE AGENDA ITEM NO. 2

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

PLANNING COMMISSION EX PARTE DISCLOSURE

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

3. **SUBJECT:** DAVID HIGGINSON, ON BEHALF OF JOHN OZASI (CASE NO. PLN-PHE-25-0014), IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW TWO-STORY COMMERCIAL BUILDING TOTALING APPROXIMATELY 3,216 SQUARE FEET. THE PROPOSED DEVELOPMENT INCLUDES A PRIMARY JEWELRY RETAIL ESTABLISHMENT OF APPROXIMATELY 2,720 SQUARE FEET, ALONG WITH A SEPARATE 753-SQUARE-FOOT REALTY OFFICE LOCATED WITHIN THE SAME BUILDING FOOTPRINT. THE APPLICANT ALSO REQUESTING A VARIANCE TO PERMIT A REDUCTION IN REQUIRED ON-SITE PARKING, A REDUCTION IN REQUIRED LANDSCAPING AREA, AND A REDUCTION IN THE REQUIRED SIDE YARD SETBACK FROM 10 FEET TO 3.3 FEET FROM THE PROPERTY LINE. ADDITIONALLY, THE PROJECT INCLUDES A LOT MERGER TO CONSOLIDATE TWO ADJOINING PARCELS (ASSESSOR'S PARCEL NUMBERS 030-013-126 AND 030-013-119) INTO A SINGLE PARCEL TOTALING APPROXIMATELY 0.39 ACRES TO FACILITATE UNIFIED SITE DEVELOPMENT.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve the Conditional Use Permit, architectural design and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32); and 15305 (Class 5); and
- D) Direct staff to file a Notice of Exemption

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0014 6:41 p.m.

- Staff Presentation

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

- Applicant Presentation

The applicant John Ozasi and the applicant's architect David Higginson addressed the commission.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Vice Chair Miller closed the Public Hearing at 6:58 p.m.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE AGENDA ITEM NO. 3. WITH AN EMPHASIS TO WORK WITH STAFF TO ADD ONE MORE PARKING SPACE.

4. **SUBJECT:** MICHAEL KLING (CASE NO. PLN-PHE-25-0018): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW TO ALLOW CONSTRUCTION OF A NEW DETACHED 2,160-SQUARE-FOOT, 17-FOOT-TALL METAL RECREATIONAL VEHICLE AND AUTOMOTIVE STORAGE GARAGE LOCATED AT THE REAR OF THE PROPERTY AT 33659 COLORADO STREET (ASSESSOR'S PARCEL NUMBER 0318-102-11).

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

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

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0018 7:03 p.m.

- Staff Presentation

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

- Applicant Presentation

The applicant's representative Jasmine Hancock addressed the commission.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Vice Chair Miller closed the Public Hearing at 7:05 p.m.

ACTION: MOTION BY VICE-CHAIRPERSON MIHL, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE AGENDA ITEM NO. 4.

STUDY SESSION:

5. SUBJECT: KEY HOUSING LAW BASICS

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Study Session Presentation and provided answers to the Commissioners' questions.

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock informed the Commissioners that the League of California Cities Planning Commissions Academy will be held March 11, 2026, to March 13, 2026, in Anaheim and that Commissioners McCuiston and O'Brine will be attending along with staff. The next Planning Commission meeting will most likely be held on March 18, 2026.

ADJOURNMENT:

The meeting adjourned at 7:49 PM.

Benjamin Matlock
Deputy Director/City Planner

Dennis Miller
Chair of the Planning Commission



STAFF REPORT

DATE: Planning Commission Meeting of March 18, 2026

TO: Honorable Chairperson and Planning Commissioners

FROM: Benjamin Matlock, Deputy Director of Community Development *mf or BM*

PREPARED BY: Kenny Taylor, Planning Consultant

SUBJECT: LEC on behalf of LR Johnson Construction (Case No. PLN-PHE-25-0010): A Conditional Use Permit (CUP) and Architectural Review to allow after-the-fact legalization of a 1,421 square foot modular office building, off-street parking improvements, and the placement of shipping containers for on-site storage in conjunction with a construction material and equipment storage yard previously approved under Case No. 21-148/CUP. The subject properties are located at 31909 Outer Highway 10 and 31925 Outer Highway 10 (APNs: 0301-141-58 and 0301-141-61).

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

- A) Take one of the following actions regarding the Conditional Use Permit (CUP), architectural design, and conceptual landscaping:
- a) Approve the Conditional Use Permit, and if acceptable, the architectural design and conceptual landscaping, subject to the Conditions of Approval contained in the staff report, if the Planning Commission determines that the required findings can be made based on the evidence presented, including strengthening Findings No. 1 and No. 5 and adopting the updated Findings for the Conditional Use Permit.
 - b) Approve the Conditional Use Permit with modifications if changes to the project design, landscaping, screening, or operational aspects are necessary to support the required findings, including strengthening Findings No. 1 and No. 5 and adopting the updated Findings for the Conditional Use Permit.
 - c) Deny the Conditional Use Permit, architectural design, and conceptual landscaping if the Planning Commission determines that the required findings cannot be made based on the evidence presented.
 - d) Continue the public hearing to allow the applicant to submit revised plans, additional information, or design modifications necessary for the Planning Commission to evaluate the project and make the required findings; and

- B) If approved, adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32); and
- C) If approved, Direct staff to file a Notice of Exemption.

BACKGROUND/DISCUSSION:

Surrounding Land Uses:

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

Site:	CS (Service Commercial)	IL-1	Existing storage yard
North:	IC (Community Industrial)	IL-1	I-10 Highway/Baseball field
South:	Highway Commercial (City of Redlands)	IL-1	Storage Commercial lot
West:	CS (Service Commercial)	IL-1	Existing Commercial/Outdoor storage
East:	CS (Service Commercial)	IL-1	Existing Commercial Building/Yucaipa Jewelry & Loan

Location and Setting:

The proposed project is located on two contiguous parcels (APNs 030-114-148 and 030-114-161) comprising approximately 1.06 acres ($\pm 46,173$ square feet). The site is situated on the south side of Outer Highway, adjacent to 17th Street, and is, and is designated within the Service Commercial (CS) Land Use District.

Properties located to the south are within the jurisdiction of the City of Redlands and are primarily developed with residential uses. Properties to the east, along 17th Street, include existing commercial uses, including the Yucaipa Jewelry & Loan storefront. The surrounding land use pattern reflects a transitional area consisting of commercial service uses along major corridors with residential properties located to the south of the project site.

Conditional Use Permit:

The applicant, Land Engineering Construction (LEC), on behalf of LR Johnson Construction, has submitted a Conditional Use Permit (CUP) application to allow the continued operation and expansion of a previously approved storage yard to allow for their Contract Construction Services land use and newly placed structures. The project includes the placement of a modular office building that has been placed without permits, the construction of a decorative patio canopy and entrance deck, the reconfiguration and paving of the on-site parking area, and the placement of shipping containers for storage purposes on the subject property.

The project site was previously approved under Planning Use Permit Case No. 21-148, which authorized the use of the property for a Class I - Limited Wholesale/Warehouse Operations storage yard, as defined by Section 84.0240, Industrial Land Use Types of the City Development Code. Since

that approval, the property has changed owners, and the current owner installed a modular office building on the site without prior approval from the Planning or Building Divisions. In addition, the land use for the site changed to Contract Construction Services, as defined by Section 84.0240, Industrial Land Use Types of the City Development Code, and now features heavy construction machinery and materials.

The requested CUP would allow the Planning Commission to formally review and consider the after-the-fact legalization of the unpermitted modular office building and associated site improvements constructed on the property. The CUP would also authorize shipping containers utilized for storage as part of the LR Johnson Construction operations, as depicted on the submitted site plan. Due to design concerns and visibility of the modular structure and storage operations from Outer Highway 10 and Interstate 10, additional improvements are proposed including an attached deck and patio structure at the primary entrance.

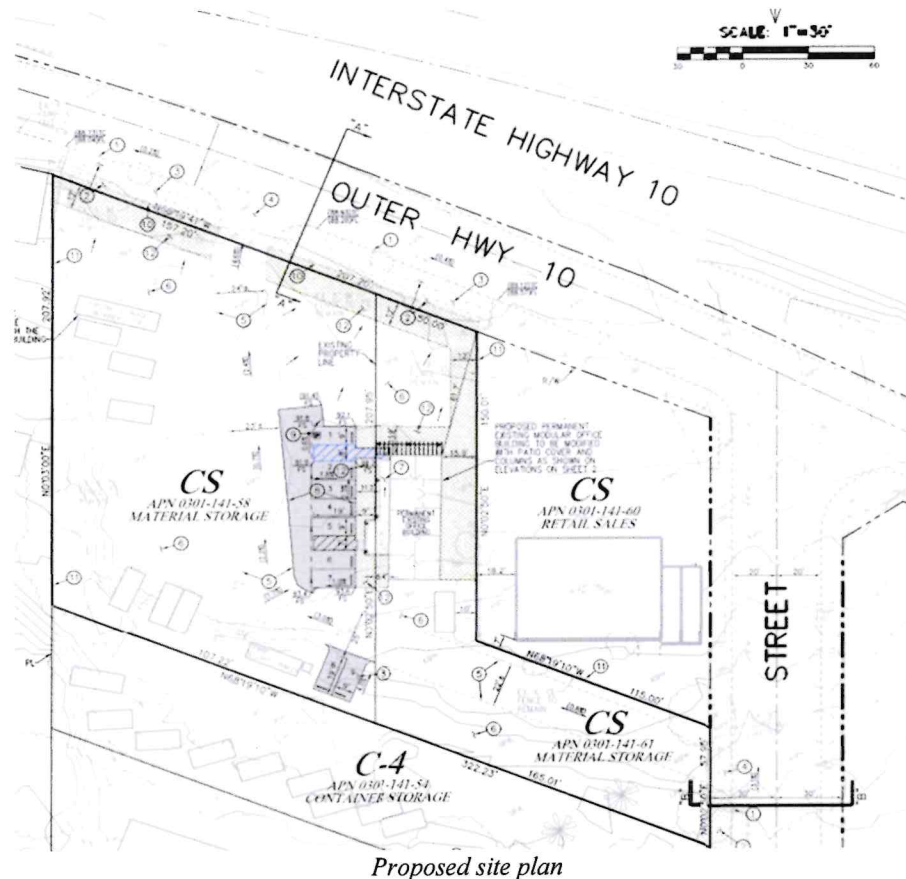
The subject property is located within the Service Commercial (CS) land use district, which allows contractor storage yards and other similar outdoor storage uses subject to Planning Commission review and approval, and also allows the development of ancillary office structures associated with a contractor's yard or storage use. The CUP process provides the required discretionary review to ensure the office structure, associated site improvements, and accessory storage containers are consistent with the City's land use regulations, while establishing operational standards and conditions of approval necessary to ensure the use operates in a manner that protects the public health, safety, and general welfare of the surrounding area.



View of project site looking south from Outer Highway

Site Plan:

The site was previously approved under Planning Use Permit Case No. 21-148 for a Class I - Limited Wholesale/Warehouse Operations storage yard. The original approved site plan established the general layout for the site, including fenced outdoor storage areas, the internal circulation for equipment storage, and access from Outer Highway 10 and 17th Street. The previously approved plan primarily consisted of open equipment storage areas with limited structural improvements, and the site functioned primarily as an light duty, outdoor storage yard with perimeter fencing and basic site improvements.

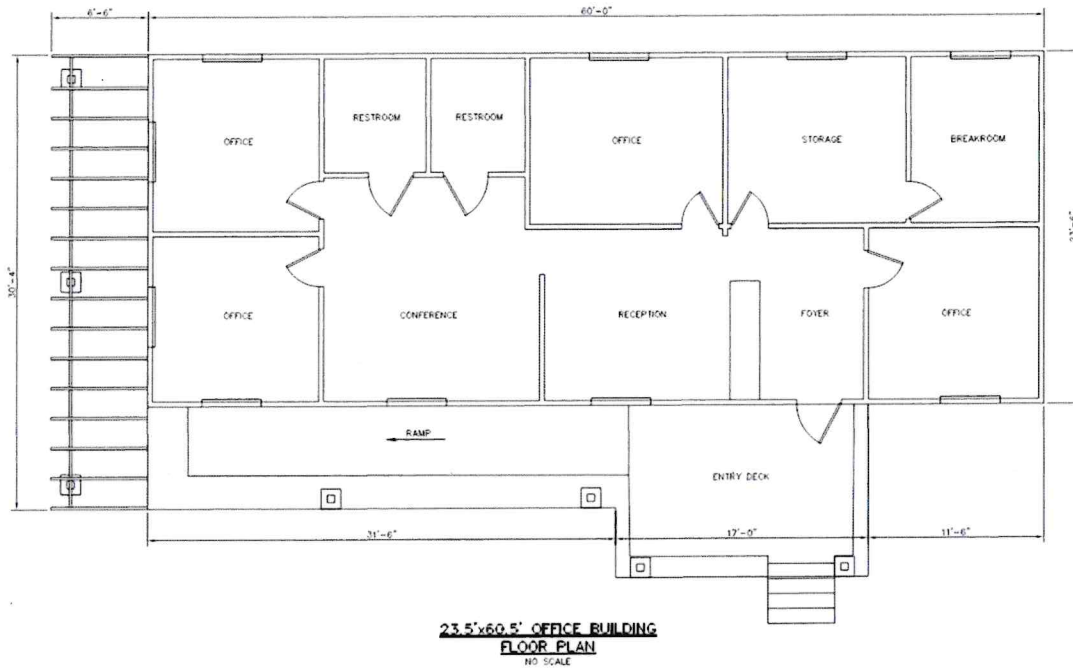


Overall, the general use of the property as a contractor material and equipment storage yard remains consistent with the previously approved use except with larger equipment that may be stored onsite, as well as the addition of new structures and operational elements—specifically the modular office building, storage containers, and associated parking and landscaping improvements—that were not part of the original approval.

Floor Plan:

The proposed modular office building consists of a single-story prefabricated structure measuring approximately 23.5 feet by 60 feet, resulting in approximately 1,410 square feet of floor area. The building is designed to function as an administrative office supporting the contractor equipment and material storage yard operations on the site.

The interior floor plan includes several functional office and support spaces arranged along a central circulation corridor. The layout includes four individual office rooms, which are intended to accommodate administrative staff associated with the contractor operations. The plan also includes a conference room, which provides space for internal meetings and project coordination activities.

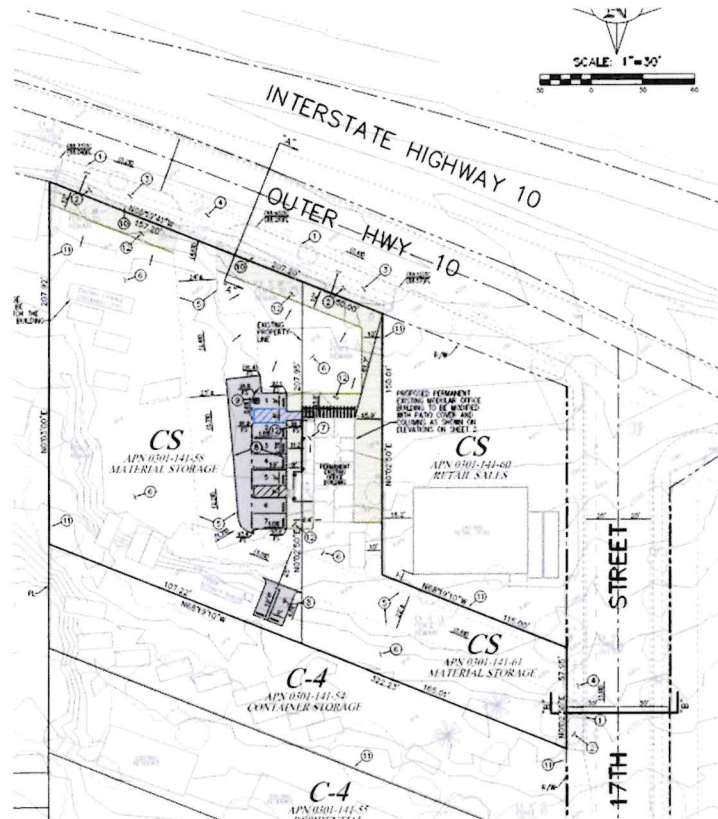


In addition to the office spaces, the building contains a reception area and foyer located near the main entrance, which serves as the primary point of entry for visitors and employees. The layout also includes two restrooms located near the center of the building. Additional areas within the structure include a breakroom for employee use and a storage room for office-related materials and equipment.

Access to the building is provided through a front entry deck and stairway located along the front elevation, with an ADA-accessible ramp extending along the front of the structure to provide compliant accessibility to the building entrance. The ramp and entry deck connect the building to the on-site parking area and pedestrian circulation areas.

Parking and Circulation:

Parking requirements for the proposed office building are regulated by Yucaipa Development Code Section 87.0615 (Business and Commercial Uses), which requires one parking space for every 250 square feet of building floor area, with a minimum of four parking spaces required for each use. The proposed modular office building contains approximately 1,410 square feet of floor area. Based on the required parking ratio of one space per 250 square feet, the project would require approximately 5.64 parking spaces, which rounds up to six required parking spaces pursuant to the Development Code. The submitted site plan identifies nine on-site parking spaces, including one accessible parking space, located adjacent to the modular office building's entrance.



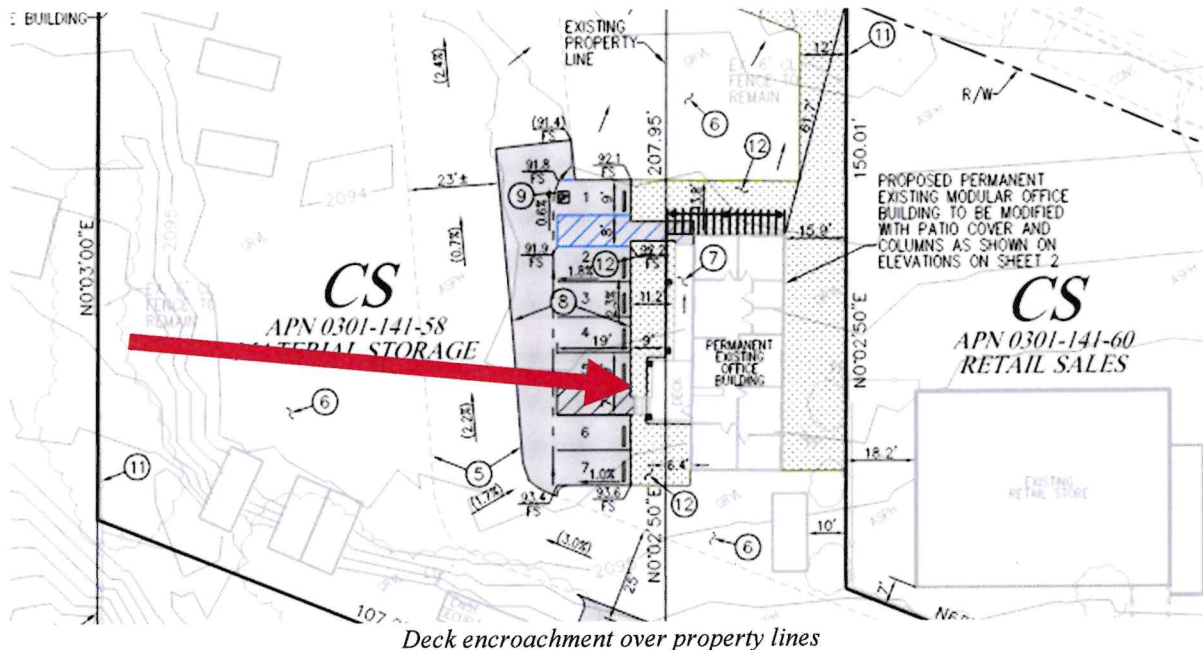
Vehicular access to the site will continue to be provided from Outer Highway 10 and 17th Street, allowing vehicles to circulate through the property to access the designated parking spaces and the equipment storage yard areas. Internal circulation is provided through paved and graded drive aisles, which allow for the maneuvering of both passenger vehicles and contractor equipment within the site.

Building Setback:

Development within the Service Commercial (CS) Land Use District is subject to the setback standards established in the Yucaipa Development Code. The applicable setback requirements for the site are as follows:

- Front Yard Setback: 15 feet
- Side Yard Setback: 10 feet (0 feet can be provided on one side)
- Rear Yard Setback: 10 feet
- Street Side Yard Setback: 15 feet

The proposed project site is located across two separate parcels. Because both parcels (APNs 0301-141-48 and 0301-141-61) are under the same ownership, and the properties are therefore considered contiguous pursuant to Yucaipa Development Code Section 812.03160. Because the parcels are contiguous and under common ownership, the interior lot line between the properties may be treated functionally as an internal boundary for development purposes.



The architectural plans show a front entry deck and ADA ramp extending toward the property line, which crosses the interior lot line between the two parcels. The deck encroaches across the lot line separating the parcels, while the modular office structure itself remains located on a single parcel. Because the deck crosses the interior lot line, the applicant shall record a covenant treating the parcels as a single development site to ensure compliance with the California Building Code, or can merge the lots.

Landscaping/Screening:

Landscape:

The applicant proposes approximately 12% landscaping on-site, which exceeds the minimum 10 percent landscaping requirement for properties located within the Service Commercial (CS) Land Use District. The conceptual landscape plan proposes the installation of *Podocarpus gracilior* (Fern Pine) along the front and east property lines, including areas adjacent to the Yucaipa Jewelry and Loan storefront, to provide visual screening of the contractor storage yard from surrounding public streets.

Fern Pine is commonly used in commercial landscapes due to its dense evergreen foliage, upright growth habit, and ability to form an effective screening hedge when planted in close spacing. The proposed trees can reach mature heights of approximately 30 to 40 feet, with a canopy typically ranging from 10 to 20 feet. Based on the moderate growth rate for this tree, the proposed hedge could reach an initial screening height of approximately six to eight feet within five years after planting. If allowed to grow beyond a typical hedge height, the trees could reach full mature heights after 20 years, which would provide more substantial vertical screening of the site.

The landscape concept proposes that these Pines be planted at approximately 4.5 feet on center, using 15-gallon container plants along the frontage adjacent to the public right-of-way and 5-gallon

container plants along the east property line. This spacing would eventually allow the trees to form a continuous vegetative screen along the property boundaries.



The existing chain-link gate and perimeter fencing along the 17th Street frontage of the project site

Screening:

Section 2.4.3 of the Design Guidelines specifies that “all fences and walls required for screening purposes should be of solid material, painted and textured to match elements of the adjoining building elevations. Trees and shrubs should be planted adjacent to the walls to soften wall appearance.” Staff have held discussions with the applicant regarding potential screening improvements that could be made along the perimeter of the site. During these discussions, staff recommended the installation of perimeter screening consisting of tubular steel fencing in combination with a split-face concrete masonry block wall, which would provide more immediate and consistent screening of the contractor storage yard operations from public view, which would then be enhanced by the pine trees as they grow. However, the applicant informed staff that construction of a block wall may not be cost-effective, and therefore the current proposal relies primarily on landscaping as the primary screening method.

Because the site is located along Outer Highway 10 near the Interstate 10 corridor, where the project is highly visible from public streets, the effectiveness of the proposed landscaping in screening the contractor storage yard operations is an important consideration.

Building Design:



The submitted architectural elevation illustrates the proposed prefabricated modular office building, which measures approximately 23.5 feet by 60.5 feet and contains approximately 1,421 square feet of floor area. The building features a rectangular modular form with vertical siding panels, evenly spaced windows, and a simple low-sloped gable roof with asphalt shingle roofing. The primary building entrance will be accessed by a raised entry deck and ADA-compliant ramp. To enhance the design of the structure, the applicant proposes to add decorative column bases with stone veneer accents to the deck, as well as a lattice patio cover along the front, street facing elevation.

While the structure provides functional office space for administrative operations associated with the contractor storage yard, the architectural design remains relatively simple and utilitarian in appearance, with limited façade articulation and minimal architectural detailing. The exterior materials primarily consist of vertical panel siding and standard modular construction elements, which are typical of prefabricated office structures.

Compared to surrounding commercial buildings along the Outer Highway 10 corridor, which generally incorporate permanent construction materials, varied rooflines, and greater architectural articulation, the proposed modular building presents a more simplified architectural character. As a result, the building design may not fully reflect the enhanced architectural quality and visual character encouraged by the City's Freeway/Gateway Design Guidelines and the General Plan Community Design and Land Use policies for development located within the Interstate 10 corridor, which is discussed in further detail below.

Consistency with the General Plan and Development Code:

CRITERIA	PROPOSAL	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Land Use	Office, parking lot, metal storage containers/exisiting outdoor storage yard	Yes: CS standards for allow such administrative office and storage operations with approval of a Conditional Use Permit.
Building Height	The tallest portion of the building reaches a height of 13 feet from roof ridge.	Yes: CS Development standards allow a building height of 45 feet.
Building and Lot Coverage	• <u>Building Coverage:</u> The proposed modular office building contains approximately 1,421 square feet of floor area, which represents approximately 3% of the total project site area. • <u>Site Coverage:</u> Approximately 40.4% percent (building footprint, concrete, asphalt, site walls, and landscape area).	Yes: CS Development standards allow a building coverage of 65 percent and 90 percent coverage for buildings and paved surfaces, respectively.
Landscaping	• <u>Site/Parking Lot Landscaping:</u> approximately 12% percent of the Project site is landscaped.	Yes: A minimum of 10% percent of the site must be landscaped.
Building and Landscape Setback	<u>Building Setback</u> • Front yard: Approximately 62 feet • Street Side yard: Approximately 105 feet from deck • Side yard 15.9 feet • Rear yard: 60 feet	Yes: CS Development standards are as follows: • Front Yard Setback:15 Feet • Side Yard Setbacks: 10 feet on one (1) side and 0 feet on the other (when adjacent to a commercial or industrial land use district). • Street Side Yard: 15 Feet • Rear Yard Setbacks: 10 Feet
Parking Spaces	9 total parking spaces including 1 handicap space.	Yes: The Development Code requires a parking space for each 250 feet of office space – 9 spaces required for this site.

The project meets the land use development standards for where development may occur onsite. However, the proposed design does create some conflicts with the City’s adopted standards, as analyzed below.

Freeway/Gateway Design Guidelines (Section 2.4.3:

The project site is located within the Interstate 10 Freeway Corridor, which functions as a gateway to the City of Yucaipa and is subject to the Freeway/Gateway Design Guidelines identified in Section 2.4.3 of the Citywide Design Guidelines. These guidelines establish an “Image Zone” along the freeway corridor where development should incorporate enhanced architectural design, higher quality materials, and substantial landscaping to improve the visual character of the area and create a welcoming image for visitors entering the City. Below is an excerpt from the Design Guidelines

“2.4.3 Freeway/Gateway Guidelines

The Interstate 10 corridor and surrounding areas serve as a gateway to the City of Yucaipa, however, existing development within the area does not reflect the welcoming image the community would like. This area is currently home to underutilized lots, storage and maintenance facilities and yards, surrounded with chain-link fence. While some of these uses are desirable and necessary, their overall appearance could be improved, particularly where visible from the public street and freeway. Therefore, the following guidelines have been established to provide clear direction and elevate the appearance of the area with the most public visibility, the “Image Zone.” The developer should strive to place considerable attention to aesthetics in this area. Within the “Image Zone,” there should be an emphasis on materials and landscaping, and a quality architectural presence should be established.

A. Site Planning and Design

Due to the nature of existing development patterns, building architecture is generally considered secondary to an appropriate site plan. All building site layouts should be designed to provide interesting street scenes, controlled site access, emergency vehicle access, convenient visitor parking, well-screened outdoor storage, loading areas, equipment and service areas, and an emphasis on the entrance or office portion of the building.”

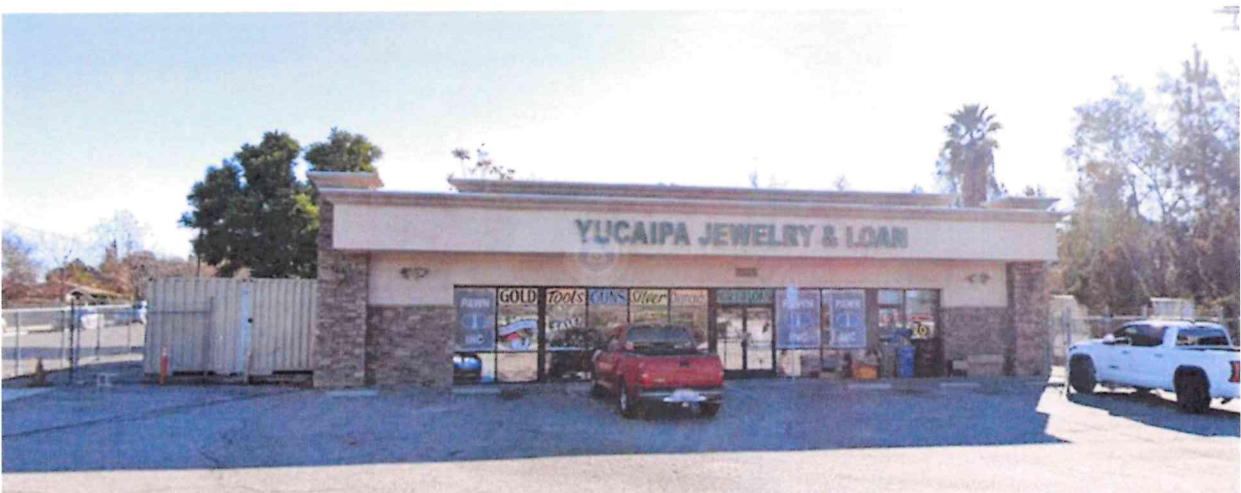
The modular office building, as illustrated in the submitted architectural elevations, consists of a long, rectangular building form with vertical siding, limited architectural articulation, and a relatively simple roof profile. While the building is functional for the administrative needs of a contractor storage yard use, the architectural design is utilitarian in nature and does not provide as high quality of a design as a permanent commercial building that will typically feature enhanced architectural features.

In addition, the project site is currently surrounded by chain-link and wrought iron fencing, which provides site security but does not provide substantial visual screening of the modular office building, storage containers, and other miscellaneous storage items located within the contractor storage yard. As a result, the building and storage areas remain visible from adjacent public streets, including Outer Highway 10 and 17th Street, as well as from neighboring commercial properties.

In the review of the project design, the Planning Commission should consider the following points:

- **Limited Architectural Presence** - The proposed modular office building presents a limited architectural presence and represents a downgrade in architectural quality compared to the surrounding stick-built commercial buildings previously approved by the Planning Commission along the Outer Highway 10 corridor. Unlike these permanent structures, which incorporate high-quality materials, articulated façades, and varied rooflines, the modular building consists of a simple prefabricated form with minimal architectural detailing.
- **Building Materials and Character** - The exterior materials consist primarily of standard modular siding and residential-style windows, which are typical of prefabricated structures but do not reflect the higher quality architectural character envisioned for development within the freeway gateway area.
- **Limited Integration of Landscaping and Screening** - The proposed project includes a conceptual landscaping plan; however, the integration of landscaping and screening is limited. While (Fern Pine) trees are proposed along portions of the Outer Highway 10 frontage and the east property line, the trees will not effectively screen the modular office building and storage containers from public view until they approach maturity. In addition, no solid screening element such as a split-face masonry block wall is proposed, and the site instead relies on chain-link and wrought iron fencing, that provide a minimal amount visual screening of storage containers, equipment, and other contractor storage yard activities.

For comparison, nearby developments along the Outer Highway 10 corridor previously approved by the Planning Commission incorporate permanent construction materials, along with greater architectural articulation and enhanced façade treatments. These projects demonstrate the level of design quality and architectural standards for properties located within the freeway gateway area. Below are several examples that can provide context for the Planning Commission as part of their review:



Yucaipa Jewelry & Loan

The proposed project, which involves the legalization of an existing placement of a prefabricated modular office building with associated outdoor storage containers, does not fully align with the intent of this policy. While the project includes an administrative office component that supports business operations, the primary use of the site remains a contractor equipment and storage yard.

Additionally, the Interstate 10 corridor is identified as an important gateway area for the City, where development should contribute to improving the visual quality and economic vitality of commercial properties. The proposed modular office building and associated outdoor storage yard represent a utilitarian operational use, and the overall development design does not substantially enhance the aesthetic character, infrastructure investment, or commercial activity envisioned by the General Plan.

- 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.

The proposed project does not fully meet the intent of this policy. The architectural design of the modular office building reflects a utilitarian prefabricated structure with limited architectural articulation and minimal design features, which does not significantly enhance the visual character of the site or the surrounding area.

Additionally, the project site is located along the Interstate 10 corridor where the City's design guidelines emphasize improved architectural quality, enhanced materials, and landscaping in areas visible from public rights-of-way and freeway corridors. However, the proposed modular building and associated outdoor storage uses do not substantially elevate the visual quality of the site or contribute to the aesthetic improvements envisioned by the City's development review and design guidelines.

- CDL-10.4 Design Variation. Encourage identifiable architectural designs, design variations, and well-planned projects that are visually interesting, neighborhood or district oriented, and well integrated with the surroundings.

The proposed project does not fully satisfy the intent of this policy. The modular office building exhibits a simple rectangular building form with limited variation in wall planes, rooflines, or architectural detailing. While the structure includes windows and a covered entry deck, the overall design continues to reflect that of a standard prefabricated modular structure rather than a building with distinctive architectural features or design elements that create visual interest. The building's massing, materials, and façade articulation remain relatively uniform across the elevations, resulting in a minimal level of architectural variation when viewed from adjacent public streets and the Interstate 10 corridor.

- CDL-10.9 Building Materials. Use high-quality, natural building materials that evoke a sense of quality and permanence, such as stucco, plaster, stone, and wood; natural colors and textures are preferred.

As illustrated in the submitted architectural elevations, the modular structure utilizes standard prefabricated siding panels, trim components, and typical modular construction materials commonly associated with temporary or relocatable structures rather than permanent commercial buildings.

- CDL-10.12 Architectural Detail. While recognizing sensitivity to budget, require publicly visible sides of a building to contain architectural detail and façade articulation, strong patterns of shade and shadow, and integrated architectural detail; blank walls are discouraged.

The building elevations show a simple rectangular building form with minimal façade articulation, consisting primarily of vertical siding panels, evenly spaced window openings, and limited trim elements. While the building will be enhanced with a covered entry deck at the primary entrance, the overall structure does not incorporate significant architectural variation in wall planes, roof forms, or façade depth that would create the strong patterns of shade and shadow encouraged by this policy. The design lacks features such as recessed wall planes, architectural projections, varied rooflines, or enhanced façade materials that would provide greater visual interest and articulation when viewed from public rights-of-way.

Processing and Procedural Actions:

Following the public hearing, the Planning Commission may take one of the following actions:

Action	Description
Approve the Project	Approve the Conditional Use Permit, architectural design, and conceptual landscaping if the Planning Commission determines that the required findings can be made based on evidence presented during the public hearing. If so, modifications would be made to strengthen Conditional Use Permit Findings #1 and #5.
Approve with Modifications	Approve the Conditional Use Permit with modifications to the project design, landscaping, screening measures, or operational conditions, based on the required findings and subject to the Conditions of Approval. Specifically, modifications would be made to strengthen Conditional Use Permit Findings #1 and #5.
Deny the Project	Deny the Conditional Use Permit, architectural design, and conceptual landscaping based on the required findings cannot be made based on the evidence presented in the staff report and public testimony.
Continue the Public Hearing	Continue the public hearing to a date certain to allow the applicant to provide additional information, revised plans, landscaping elevations, architectural stick-built construction building, or other materials necessary for the Planning Commission to make the required findings.

The property immediately adjacent to the project site to the east, located at the intersection of Outer Highway 10 and 17th Street, contains an existing commercial retail building currently occupied by Yucaipa Jewelry & Loan. The building is a permanent one-story, site-built commercial structure constructed with masonry veneer façade treatments, stucco wall finishes, and a parapet roofline, which are common architectural elements found in commercial development along corridor streets.



Ilona Nicoara (Case No. 11-021/CUP)

This building located along Outer Highway 10 east of 17th Street was approved by the Planning Commission on July 6, 2011, as a car sales office building with a maintenance garage. The buildings exhibit a traditional commercial architectural style, incorporating stucco exterior wall finishes, stone veneer accents along the base of the structures, and pitched gable roof forms with asphalt shingle roofing.



Corcoran (Case No. 21-121/CUP)

The Corcoran Engineering Office building located at 32270 Dunlap Boulevard, approved by the Planning Commission on October 6, 2021 (Case No. 21-121/CUP), incorporates permanent construction materials including stucco exterior finishes, stone veneer accents, and a pitched gable roof form, which create a strong architectural presence and a sense of permanence consistent with the City's Community Design policies. In addition, the project includes perimeter masonry block wall screening for the equipment storage yard, effectively masking operational activities from public view.



Hillwig Goodrow Office (Case No. 19-041/CUP/MNV)

The development at 31419 Outer Highway 10, was approved by the Planning Commission on July 3, 2019, incorporates high-quality architectural materials including horizontal wood siding, stone veneer columns, and metal roofing, which create a strong architectural presence.



Ozasi Jewelry (Case No. 25-0014)

A recent project approved by the Planning Commission on February 18, 2026, located at Outer Highway 10 and Hilltop Drive, consists of a modern two-story commercial building designed with contemporary architectural elements. The building façade incorporates large storefront windows, vertical architectural panels, recessed entryways, and varied wall planes, which contribute to a high level of architectural articulation and visual interest.

Consistency with General Plan Policies:

- CDL-1.2 Places for Commerce. Provide sites for a range of commercial uses, including shopping, dining, entertainment, and offices that provide a strong employment base and offer local services; improve commercial properties along I-10 through infrastructure, aesthetics, and development strategies.

Environmental Review:

The proposed project includes the after-the-fact legalization of a prefabricated modular office building and the continued placement of storage containers associated with a contractor storage yard within the Service Commercial (CS) Land Use District. The project was evaluated for compliance with the California Environmental Quality Act (CEQA). The project could potentially qualify for a Class 32 Categorical Exemption (In-Fill Development Projects) pursuant to CEQA Guidelines Section 15332, which applies to projects characterized as infill development that are consistent with the General Plan designation, zoning regulations, and occur within city limits on sites substantially surrounded by urban uses.

Attachments:

1. Conditional Use Permit Findings
2. Land Use District & Location Map
3. Site Photos
4. Conditions of Approval
5. Project Plans
6. Project Statement of Operations

FINDINGS: CONDITIONAL USE PERMIT NO. PLN-PHE-25-0014

1. The proposed Project will not have a significant impact on the environment since the Project is characterized as in-fill development with a land use that is considered consistent with the general plan policies and zoning regulations for the Service Commercial (CS) Land Use District.

The proposed project includes the after-the-fact legalization of a prefabricated modular office building and the placement of multiple storage containers associated with a contractor storage yard within the Service Commercial (CS) Land Use District. The project site is located within an area characterized by existing development and is considered as an infill development pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Development). As proposed, the prefabricated modular office building and the placement of multiple storage containers, with limited screening, are not fully consistent with applicable General Plan policies, particularly those related to Community Design and Land Use that seek enhance the visual quality and architectural character of development along the Interstate 10 corridor. However, additional design enhancements could be provided to comply with applicable development standards, design guidelines, and General Plan policies intended to improve the visual quality of development along the Interstate 10 corridor.

2. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping, and other features pertaining to the application.

The project site consists of approximately 1.06 acres (approximately 46,173 square feet) and is developed with a contractor storage yard previously approved under Planning Use Permit Case No. PLN-PHE-21-148. The proposed modular office building contains approximately 1,421 square feet of floor area, representing approximately three percent of the total site area, leaving the majority of the site available for circulation, storage, parking, and landscaping. The submitted site plan demonstrates that the property can accommodate the required setbacks, parking spaces, internal circulation aisles, equipment storage areas, and other operational features associated with the contractor storage yard use. Additionally, the site provides vehicular access from Outer Highway 10 and 17th Street, which allows for adequate ingress and egress for both passenger vehicles and contractor equipment. The property layout also accommodates the required parking spaces and accessible parking adjacent to the office building.

3. The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations.

As discussed in Finding 2, the project site has adequate access to accommodate the proposed use. The property has vehicular access from Outer Highway 10 and 17th Street, which provide connectivity to the surrounding street network and the Interstate 10 corridor. These roadways provide sufficient access for both passenger vehicles and contractor equipment associated with storage yard operations.

The submitted site plan demonstrates that the project includes internal circulation areas that allow vehicles to enter, maneuver, and exit the site safely without interfering with adjacent

properties or public streets. In addition, the project will be conditioned to ensure that the placement of storage containers complies with applicable Fire and Building Code regulations, including maintaining adequate access for emergency vehicles. The internal drive aisles provide sufficient space for vehicle turning movements and circulation, including the maneuvering of contractor vehicles and equipment typically associated with the approved storage yard use. Furthermore, the proposed parking area is located adjacent to the modular office building and is accessible from the internal circulation system. The site design provides clear access routes to parking areas, storage areas, and building entrances, allowing vehicles to circulate through the property in an orderly manner.

4. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.

The proposed use will not have a substantial adverse effect on abutting properties or the permitted uses thereof. The project consists of the continued operation of a contractor storage yard with an administrative modular office building, which is located within the Service Commercial (CS) Land Use District, where similar commercial and service-oriented uses are permitted subject to Conditional Use Permit approval. The proposed office building is relatively small in scale, containing approximately 1,421 square feet of floor area, and represents only approximately three percent of the total site area. Most of the property will continue to function as an outdoor storage yard that had been previously approved under Planning Use Permit Case No. 21-148, but with different types of equipment that will be stored. Due to the site's location along these major transportation corridors and within a commercial zoning district, the proposed use is not expected to generate excessive noise, vibration, traffic, or other disturbances beyond what is typically associated with other contractor storage yard operations in the area. Additionally, the project will be subject to conditions of approval requiring compliance with applicable City regulations, building codes, and operational standards, which will help ensure that the use operates in a manner compatible with surrounding properties.

5. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan.

The proposed project includes the after-the-fact legalization of a prefabricated modular office building and the placement of shipping containers associated with a contractor storage yard within the Service Commercial (CS) Land Use District. The site is located within an area characterized by existing development, and the proposed Contract Construction Services, as defined by Section 84.0240, Industrial Land Use Types of the City Development Code, is a permissible land use for this district. However, the project provides a limited execution of several applicable General Plan policies and Citywide Design Guidelines that are intended to improve the visual quality and architectural character of development along the Interstate 10 corridor.

The Interstate 10 corridor functions as a gateway into the City of Yucaipa, and the General Plan emphasizes the importance of high-quality architectural design, enhanced aesthetics, and well-planned development along this highly visible corridor. The proposed modular office building

provides a utilitarian architectural design with limited façade articulation, minimal architectural detailing, and building materials typical of prefabricated modular construction. Furthermore, while landscaping has been proposed along the Outer Highway 10 frontage, the proposed materials do not provide sufficient evidence demonstrating that the proposed landscaping will effectively screen the modular office and shipping containers from public view. The current proposal also includes limited perimeter screening, relying primarily on chain-link and wrought iron fencing, which are largely transparent and provide minimal visual buffering on the storage operations. In addition, no landscaping or screening is proposed along the 17th Street frontage. For these reasons, as discussed in Finding 1, the project does not fully demonstrate consistency with the goals and policies of the General Plan.

6. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare.

The Conditions of Approval included in the staff report are intended to ensure that the proposed project complies with applicable City regulations, development standards, and operational requirements, as well as applicable Building, Fire, and safety codes. These conditions address key aspects of the project, including site design, parking, circulation, placement of storage containers, landscaping, and compliance with applicable municipal and state regulations. The conditions are intended to mitigate potential impacts associated with the operation of the contractor storage yard and ensure that the project is developed and maintained in a manner that protects surrounding properties and the community. Additionally, the Conditions of Approval require that the project maintain adequate access, safe circulation patterns, and compliance with all applicable public safety standards, including those related to emergency vehicle access and fire protection requirements. Landscaping and site maintenance requirements are also included to improve the visual appearance of the site and ensure that the project operates in a manner compatible with the surrounding area.

7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.

The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities. The proposed project includes a single-story modular office building located on a relatively large site of approximately 1.06 acres, which provides sufficient open area and flexibility for the potential installation of solar energy systems in the future. The placement of the modular office building and associated site improvements does not preclude the installation of rooftop solar panels or other solar energy systems. In addition, the site layout maintains open areas and circulation space that would allow for future solar energy infrastructure to be incorporated without significantly altering the site design.

The proposed building design and orientation also provide opportunities for natural lighting and ventilation through the use of windows and door openings, which can contribute to passive heating and cooling benefits within the building. Furthermore, the project does not introduce structures or site features that would significantly obstruct solar access to adjacent properties.

LAND USE: SERVICE COMMERCIAL (CS)



SITE PHOTOS



Google, January 2024



View looking west from Outer Highway 10. Site Inspection November 20, 2025.



View looking North from 17th Street. Site Inspection November 20, 2025.



View looking North adjacent to the Yucaipa Jewelry and Loan parking lot. Site Inspection November 20, 2025.



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CONDITIONAL USE PERMIT

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

**DATE SATISFIED &
STAFF INITIALS**

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. A Conditional Use Permit (CUP) is to allow after-the-fact legalization of 1,421 square feet of modular office building, off-street parking improvements, and the placement of shipping containers for on-site storage in conjunction with a material and equipment storage yard previously approved under Case No. PLN-PHE-21-148. The subject properties are located at 31909 Outer Highway 10 and 31925 Outer Highway 10 (APNs: 0301-141-58 and 0301-141-61).
2. Scope Limitation. Approval is limited strictly to:
 - 1,421 sq. ft. modular office building and attached (proposed) decorative patio canopy
 - Approved parking configuration
 - Approved shipping container storage
 - Continued operation of previously approved material/equipment storage yard (PLN-PHE-21-148)Any expansion, intensification, modification, or additional structures shall require amendment of this CUP.
3. Use shall be limited to material and equipment storage only. No retail sales, contractor yard open to public, auto dismantling, repair activities, recycling, or salvage operations permitted.
4. No sub-lease of the building or site may occur unless otherwise approved by the City.
5. 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



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	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.	
6.	This Conditional Use Permit shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon written request and submittal of the appropriate fee not less than 30 days prior to the date of expiration. PLEASE NOTE: this will be the only notice given for the above specified expiration date. The applicant is responsible for the initiation of an extension request.	
7.	A Categorical Exemption is being issued for this project, pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended. The applicant/owner shall deliver a \$50.00 administrative handling fee to the Planning Division within five (5) days after the effective date of conditional approval. Payments shall be made with a Check, Money Order or Cashier's Check for \$50.00 made payable to the "Clerk of the Board" . The Planning Division shall then file the Notice of Exemption with the Clerk. Proof of fee payment will be required prior to issuance of building permit	
8.	The applicant/owner shall always maintain in good condition all permanent plantings as identified on the approved landscape plan, as well as all exterior finishes, and architectural and site design elements.	
9.	All new utility lines serving the site 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.	
10.	Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.	
11.	All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle	
12.	Parking and on-site circulation requirements shall be maintained at all times.	



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A. A total of seven (7) on-site parking spaces shall be maintained at all times, including one (1) accessible parking space, and shall not be reduced or reconfigured without City approval. B. All markings to include parking spaces, directional designations, “No Parking” designations, and “Fire Lane” designations shall be clearly defined and said markings shall be maintained in good condition at all times. C. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times. E. Prior to occupancy of the modular office, the tenant use shall be reviewed and approved by the Planning Director to confirm that the use.	
13. All trash and recyclable materials shall be stored within a fully enclosed, permanent trash enclosure constructed in substantial conformance with the approved site and building plans. • The trash enclosure shall: • Be constructed of durable masonry materials (e.g., CMU or equivalent); • Be architecturally compatible with the primary building in terms of materials, color, and finish; • Include solid, opaque gates constructed of metal or other durable materials, painted or coated to match the enclosure. The trash enclosure walls and gates shall be of sufficient height to fully screen trash containers from public view, but in no case less than six (6) feet in height. The enclosure shall be located to: • Provide convenient access for site occupants; • Allow safe and efficient access for refuse collection vehicles without backing into public rights-of-way; • Avoid interference with required parking spaces, drive aisles, fire access, or pedestrian circulation.	



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All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized.	
14. Shipping containers shall adhere to the following conditions: • Maximum Number. Total number of shipping containers shall not exceed the number shown on the approved site plan. • Placement. Containers shall remain in the exact configuration approved; relocation requires Planning Director approval. • Foundation & Anchoring. Containers shall be anchored per CBC and wind-load standards. • Stacking Prohibited. Stacking of storage containers is prohibited. • No hazardous materials, flammable liquids, compressed gases, or chemicals may be stored in containers unless Fire Department approved.	
15. All unpaved surfaces shall be treated with dust suppression measures.	
16. Barbed wire shall not be installed anywhere on the site.	
17. Operations shall comply with Municipal Code noise limits established in §87.0905; no equipment operation before 7:00 AM or after 7:00 PM.	
18. No perceptible vibration occurs at or beyond the property line pursuant to §87.0910.	
19. Air emissions, dust, smoke, and odor comply with §87.0915.	
20. Lighting and glare do not exceed the standards of §87.0920.	
21. Storage of combustible or flammable materials shall comply with §87.0935 & Title 15 of the Yucaipa Municipal Code.	
22. Waste disposal practices comply with §87.0940 and all referenced federal, state, county and local regulations.	
23. Any violation of Chapter 9 (Performance Standards) shall be deemed a violation of this Conditional Use Permit and may result in suspension or revocation proceedings.	
24. No Residential Use. Residential occupancy is strictly prohibited.	



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25.	Modular building exterior shall match approved elevations and remain in good condition, including intact siding materials, base treatment, and paint shall not be peeling.	
26.	All loading/unloading shall occur on-site, with no blocking of traffic along Outer Highway 10.	
27.	All refuse containing garbage shall be removed from the premises at least two times per week in conformance with Municipal Code Section 8.24.030(B).	
28.	The applicant shall implement the approved "Solid Waste Recycling Plan" for any new commercial, industrial, or institutional uses located on the property. The developer and all occupants of the property shall make a good faith effort to fully comply with each component of the approved Plan. Any proposed revision to this Plan shall be subject to the review and approval of Yucaipa Disposal, Inc. (909) 797-9125.	
29.	Developers of commercial/industrial/institutional projects shall attempt to ensure that at least 20% of the total cost of the project shall be spent with Yucaipa businesses and/or the hiring of Yucaipa residents.	
30.	The project site shall remain in full compliance with all City Sign Regulations at all times.	
31.	The applicant/property owner shall be required to apply an anti-graffiti coating, and/or provide a landscape design of a type and nature that is acceptable to the City Planner, to each of the publicly viewable surfaces deemed by the City Planner to be likely to attract graffiti.	
32.	The applicant/property owner, and any and all successors in interest, shall for ten (10) years after the issuance of a Certificate of Occupancy, provide the City with sufficient matching paint and/or anti-graffiti coating on demand for use in the painting over or removal of graffiti from any designated graffiti attracting surfaces.	
33.	New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWEL0 including the use of renewable organic waste products such as compost and mulch where applicable.	
34.	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.	



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35.	All conditions of this Conditional Use Permit are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.	
36.	Landscape screening shall be maintained as to ensure that storage operations remain screened.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
37.	This project is protected by the Yucaipa Fire Department/CalFire. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Marshal for verification of current fire protection development requirements. All new construction shall comply with the adopted California Fire Code and all applicable statutes, codes, ordinances, standards and policies of the Yucaipa Fire Department/ CalFire.	
38.	This project is in a Fire Safety Review Area 3. This is a high fire hazard brush area. This project shall comply with the construction and development standards for a FR-3 Area. Contact the City Building & Safety Division for FR-3 Area construction and development standards.	
39.	Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Within FR-1 zone minimum width shall be twenty-six (26) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements.	
40.	Fire Department access roads and/or public/private streets and residential driveways shall have a minimum vertical clearance of thirteen (13) feet and six (6) inches.	
41.	Fire Department access roadways and/or public/private streets and driveways shall not exceed 10% grade (please note: Engineering Division requirements may be more restrictive).	
42.	Cul-de-sac and dead-end streets shall not exceed 350 feet in FR-1 areas. In all other areas, cul-de-sacs shall not exceed six hundred (600) feet in total length, unless otherwise approved by the Fire Department.	
43.	Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 1,500 at 20 psi residual; for 2-hour duration A reduction in the required fire flow rate may be allowed per the exceptions specified in the California Fire Code. System shall be looped with minimum	



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eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.	
44. Approved fire hydrants capable of supplying required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants meeting the required fire flow shall be provided.	
45. Fire hydrants shall be installed at locations to be determined by the California Fire Code (2025) Appendix "C". Required fire flow to be determined by the California Fire Code (2025) Appendix "B". Minimum fire flow shall not be less than 1500 gpm.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228	
46. 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 (if required) WQMP. Adequate provisions shall be made to intercept and conduct the tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed.	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:	
PLANNING DIVISION (909) 797-2489 EXT. 224	
47. 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.	
48. 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.	



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49.	Water service shall be provided by Western Heights Water Company. Submit evidence of service to Building and Safety at time of Building Permit review .	
50.	Verification of application for sign registration and plot plan approval by the Planning Division must be submitted prior to the issuance of a building permit for the installation, wiring, remodeling or reconstruction of any sign or portion thereof which requires a building permit.	
51.	The applicant shall submit a "Solid Waste Recycling Plan" for review and approval. This Plan shall address two (2) principal recycling programs: 1) the recycling of construction waste/debris during the demolition and/or development phase of the project, and 2) the recycling of the solid waste that is generated daily by each proposed use during the operational phase of the project. The construction waste component shall include: complete information on the individual or firm that will be responsible for implementing the recycling plan; complete information on all proposed recycling facilities that will receive waste products; and estimates of the volume or weight of each type of material that will be recycled. The operational waste component shall include: complete information on the location, access, sizes, and numbers of solid waste and recycling bins needed to serve each proposed use that is located within the project. For information on the types of waste disposal services that are available, you may contact Yucaipa Disposal, Inc. at (909) 797-9125 for assistance.	
52.	Proof of fee payment of Fish and Game fees and/or County Administrative handling fees pursuant to California State Assembly Bill 3158 shall be submitted.	
53.	Provide detailed building elevations including materials, finishes, colors, and signage for all buildings for Planning Division review and approval prior to issuance of building permits. Building elevations shall be consistent with those approved by the Planning Commission.	
54.	The applicant/property owner shall grant to the City, in writing, the irrevocable right of entry over, and access to, such property, upon twenty-four (24) hours' posted notice, by authorized City employees or agents, for the purpose of removing or painting over graffiti on any designated graffiti attracting surfaces.	
55.	In lieu of sewers, if connection and service are unavailable, then septic system(s) may be allowed pursuant to the following conditions: A. Soil percolation reports for private sewage disposal systems shall be approved by San Bernardino County Public Health Department, Environmental Health Services Division (909) 387-4666. An approved	



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report shall be submitted to the City of Yucaipa Building and Safety Division at time of Plan Check.

- B. Written clearance for waste discharge shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Planning Division.

Santa Ana Region, 3737 Main Street, Ste. 500,
Riverside, CA 92501-3339, (909) 782-4130.

- C. Dry sewers shall be installed at time of septic system installation. Within three (3) months of sewer line availability, the project shall hook-up to sewer and abandon the use of the septic system."

ENGINEERING DIVISION (909) 797-2489 EXT. 228

56. Applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the State Water Resources Control Board if the disturbed area of the project site is 1 acre or greater. In addition, the Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted to the City Engineer for review and approval.

Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the "New Development/Redevelopment Guidelines." For non-priority/non-category projects, improvements may be required such as low impact development (LID) BMP's which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans have been submitted to the City Engineer.

FIRE DEPARTMENT (909) 797-2489 EXT. 246

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

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



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59.	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.	
60.	An additional fuel modification zone of 100 feet shall be provided on all side(s) of the proposed structure(s). Fuels in this zone are to be thinned and/or removed or otherwise modified to provide a reasonable level of fire defense protection to the proposed structure(s).	
61.	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.	
62.	A water storage and delivery system for temporary use during construction and meeting Fire Department fire flow requirements shall be installed prior to framing, construction, or delivery of combustible materials to project site.	
63.	An alternative type of construction providing a higher level of fire resistance is required. Contact the Fire Department or City Building Official for more information.	
<u>BUILDING AND SAFETY (909) 797-2489 EXT. 263</u>		
64.	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.	
65.	The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes, California Energy Codes, California Accessibility Codes, and Yucaipa Municipal Codes as adopted by the City of Yucaipa.	
66.	Separate submittals and permits are required for all structures, accessory structures such as but not limited to, trash enclosures, patios, trellises, gazebos block walls and storage buildings.	
67.	Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.	
68.	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."	



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69. A digital copy of a Landscape Documentation Package shall be submitted through the Yucaipa Permit Exchange for review and approval by the City's Contract landscape Architect. Building Permits for the land use shall not be issued until Landscape Documentation has been approved. Said Landscape Documentation Package shall be consistent with the requirements of Chapter 4, of Division 10, of the Development Code and include all of the following elements:

A. Project Information

- (1) Date
- (2) Project Applicant
- (3) Project Address (if available, parcel and/or lot number(s))
- (4) Total Landscape Area (square feet)
- (5) Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
- (6) Water Supply Type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
- (7) Checklist of All Documents in Landscape Documentation Package
- (8) Project Contacts (to include contact information for the project applicant and property owner)
- (9) Applicant Signature and Date (with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package").

(B) Water Efficient Landscape Worksheet

- (1) Hydrozone Information Table
- (2) Water Budget Calculations
 - (I) Maximum Applied Water Allowance (MAWA)
 - (II) Estimated Total Water Use (ETWU)



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(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). 70. 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.	
71. A digital copy 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 through the Yucaipa Permit Exchange for review and approval by the City's Contract Landscape Architect. Building Permits shall not be issued until Landscape Documentation has been approved. 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. Palm trees are prohibited for this project. All trees shall be selected from the following approved species list and shall be consistent with the approved landscape plans: • Quercus virginiana (Southern Live Oak) • Cedrus deodara (Deodar Cedar) • Quercus suber (Cork Oak)	



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- Sequoiadendron giganteum (Giant Sequoia)

Substitution of tree species shall require review and approval by the Planning Division and shall be limited to species of comparable mature size, canopy coverage, drought tolerance, and suitability to the local climate and soil conditions.

D. 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 shall be incorporated into all permeable landscaped areas at a minimum rate of four (4) cubic yards per 1,000 square feet of permeable area and shall be incorporated to a depth of six (6) inches. Soils containing greater than six percent (6%) organic matter in the top six (6) inches of soil, as verified by a soils report, shall be exempt from compost amendment and tilling requirements.

2. Tree planting (15 gallon size):

- 1 for each 600 sq. ft. of total landscaped area (one required, minimum);
- 80% of total trees required to be 15 gallon;

3. Box Trees (24 to 96 inch box trees):

- Twenty percent (20%) of the total number of required trees shall be 24-inch to 96-inch box size (one required minimum)..

4. Trees shall be spaced and located as follows:

- small trees: 20 feet O.C. max.;
- large trees: 30 feet O.C. max.;
- street trees: 15 gal. min./30 feet O.C. max.;
- min. 6 feet from curbs, paving and sidewalks;
trees in parkway between sidewalk and curb shall be provided with a linear root barrier.

Trees located within parkways between sidewalks and curbs shall be provided with a linear root barrier.

5. 5 gallon shrubs:



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- 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.
- E. Parking/vehicular circulation areas screened with landscaped berms adjacent to streets.
- F. Landscape detail of trash enclosures, to be located within 200 ft. of building pad.
- G. All walls and fences shall be shown, at the top of slope (if applicable), with the style, design, materials, and colors indicated.
- H. All landscaping shall be permanently maintained in a healthy, neat, and weed-free condition. Any dead, dying, or damaged plant material shall be replaced with like species and comparable size consistent with the approved landscape plan within thirty (30) days, unless extended by the Planning Director due to seasonal constraints.
- I. 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.
- J. Design features to direct storm water run-off into landscaped pervious areas to achieve percolation into the ground before run-off flows reach the public right-of-way

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



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PLANNING DIVISION (909) 797-2489 EXT. 224

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|-----|--|--|
| 72. | Recordation of Covenant. Prior to issuance of any building permit, the property owner shall record a Covenant, Conditions, and Restrictions (CC&Rs) or equivalent parking/access easement, in a form approved by the Planning Director, against both the project parcel (APN: 0301-141-58) and the parking parcel (APN: 0301-141-61). Said document shall: <ul style="list-style-type: none">• Guarantee the continued availability of the required parking spaces for the exclusive benefit of the approved office use;• Prohibit transfer, lease, or development of the parking parcel in a manner that would reduce or eliminate required parking;• Run with the land and bind all successors and assigns | |
| 73. | Parking and on-site circulation requirements shall be provided for as identified on the approved site plan. | |
| 74. | All access drives and parking areas shall be surfaced with a minimum of 2 inches of asphalt concrete surfacing, City Road Specification No. 39, which shall be appropriately striped to accommodate safe vehicular circulation. | |
| 75. | All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic. | |
| 76. | All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the facility, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicate direction of traffic flow. | |
| 77. | Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares. | |
| 78. | All landscaping and irrigation shown on the approved landscape and irrigation plans and all required walls shall be completed. Trees in the parkway between sidewalk and curb/gutter shall be provided with a linear root barrier. Provide the City with a Certificate of Substantial Completion from the certified professional that prepared the approved landscape and irrigation plans. | |
| 79. | All roof top mechanical equipment is to be screened from ground vistas. | |
| 80. | Developers of commercial/industrial/institutional projects shall submit a report detailing the percentage of project costs spent in the City of Yucaipa. At a minimum, this report shall contain a list of local businesses/individuals | |



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	that have been solicited for bids and/or received contracts for materials or services.	
81.	Developers of commercial, industrial, or institutional projects shall submit all applicable documentation that is required to verify the volume of weight of each type of construction waste or debris that has been recycled or otherwise disposed of in a lawful manner.	
82.	Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.	
83.	Exterior lighting shall be provided around the building perimeter, entrances, and rear service areas to enhance visibility and security, and shall be designed to avoid glare onto adjacent properties or the public right-of-way.	
<u>FIRE DEPARTMENT (909) 797-2489 EXT. 246</u>		
84.	Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).	
85.	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.	
86.	Address numbers shall be placed on all new and existing commercial and multi-family residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Structures shall have numbers of 8" height, 3/8" stroke on contrasting background. Address numbers shall be illuminated so as to be visible and legible from access roadway or street. Industrial occupancies shall have address numbers of 12" height, 1/2" stroke and shall be illuminated so as to be visible and legible from access roadway or street. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers are 6" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.	
87.	Commercial retail structures with rear access shall place address numbers on rear entry doorways, 4" in height, 3/8" stroke, on contrasting background.	



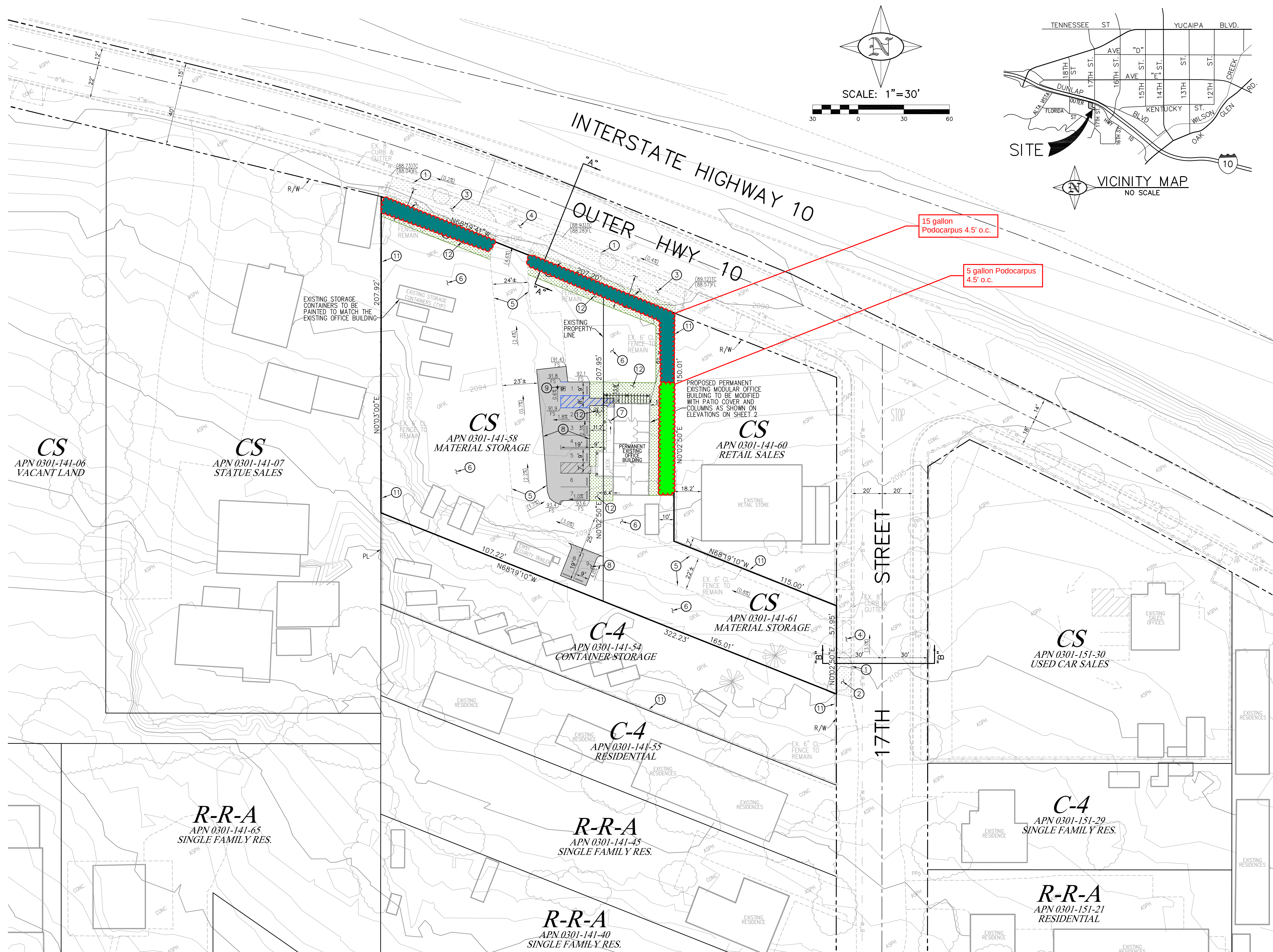
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88.	“No Parking - Fire Lane” signs shall be posted at locations designated by Fire Marshall. Fire lane curbs shall be painted red with white letters stating “No Parking – Fire Lane”.	
89.	Dependent on fire flow test, automatic fire sprinklers shall be installed according to NFPA 13 and Fire Department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for Fire Department review and approval prior to any installation. Submit copy of California C-16 license.	
90.	Dependent on fire flow test, automatic fire sprinkler control devices (P.I.V. & O.S.&Y.) shall be visible from Fire Department access roadway, and identify system being controlled and address of structure. Fire Department Connection (FDC) shall be located no closer than fifty (50) feet and not to exceed one hundred fifty (150) feet from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected.	
91.	A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq. ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by Fire Department, may be required. Fire extinguishers shall be serviced annually and shall have a current sfm service tag attached.	
92.	High Fire Hazard Areas FR-1, FR-2, and FR-3: fire resistive construction is required for exterior walls. Contact Fire Marshall or City Building Official for more information.	
93.	The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.	
94.	Commercial and industrial structures/occupancies and gated complexes shall have a “knox box” system installed on the exterior of the buildings or complex. Location of device to be determined by the Fire Department. The box shall contain keys necessary to gain access and may contain pre-plans and SDS information as required by the Fire Department.	
95.	Commercial exit requirements: A. Required exit doors shall be maintained in an operable condition at all times. B. Required exit doors shall swing outward and away in the direction of exit travel. C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.	



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D. Exit paths shall be illuminated when structure is occupied. E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more. F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed. G. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type.	
96. All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the CFC and City codes and ordinances. Plan review and annual permit to operate from the Fire Department is required.	



IN THE CITY OF YUCAIPA
P.U.P. - SITE PLAN
PROPOSED MATERIAL & EQUIPMENT STORAGE YARD
LRJ CONSTRUCTION

A PORTION OF BLOCK 153 OF SUBDIVISION NO. 4 OF A PART OF DUNLAP RANCH, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 21, PAGE 1 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

LAND ENGINEERING CONSULTANTS, INC. JULY 2025

OWNER/APPLICANT:
GENE JOHNSON, PRESIDENT
LRJ CONSTRUCTION
340 N. RIVERSIDE AVENUE
RIALTO, CA 92376
PH: (909) 913-9915

GENERAL NOTES/SITE DETAILS
1. PRECISE LEGAL DESCRIPTION: SEE BELOW
2. GROSS ACREAGE INCLUDING STREET: 1.28 AC./55,763 S.F.
NET AREA: 1.06 AC./46,249 S.F.
3. SITE DEVELOPMENT AREA S.F.:
OFFICE BUILDING AND DECK: 1,648 S.F./3.6%
CARETAKER/SECURITY TRAILER: 200 S.F./0.4%
STORAGE CONTAINERS: 3,440 S.F./7.5%
NEW LANDSCAPING: 5,585 S.F./12.1%
BASE MATERIAL: 21,969 S.F./47.5%
A.C. PAVEMENT: 13,376 S.F./28.9%

SITE ADDRESS:
31909 OUTER HIGHWAY 10
YUCAIPA, CA 92399

ENGINEER/MAP PREPARER:
STEVEN H. RITCHEY, PE
LAND ENGINEERING CONSULTANTS, INC.
P.O. BOX 541, 650 AVENUE K
CALIMESA, CA 92320
PH: (909) 795-8882

CONSTRUCTION NOTES
① EX. 8" CURB & GUTTER PER CITY STDs.
② EXISTING LANDSCAPING.
③ EXISTING SIDEWALK PER CITY STDs.
④ EX. COMMERCIAL DRIVE APPROACH PER CITY STDs.
⑤ EXISTING ASPHALT PAVING.
⑥ EXISTING GRAVEL GROUND COVER.
⑦ EX. HANDICAP ACCESS RAMP.
⑧ NEW ASPHALT PAVING PER CITY STDs.
⑨ NEW HANDICAP PARKING SPACE PER CITY STDs.
⑩ EXISTING 5' HIGH WROUGHT IRON FENCE.
⑪ EXISTING 6' HIGH CHAINLINK FENCE.
⑫ PROPOSED LANDSCAPING PER CITY STDs.

LOCAL UTILITY AGENCIES SERVING PROJECT:
WATER:
WESTERN HEIGHTS WATER CO.
32352 AVENUE D
YUCAIPA, CA 92399
PH: (909) 790-1901
POWER:
EDISON
287 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 335-7191
TELEPHONE:
VERIZON
P.O. BOX 641
SAN BERNARDINO, CA. 92401
PH: (909) 482-6711

GAS:
THE GAS COMPANY
1722 ORANGE TREE LANE
REDLANDS, CA. 92374
PH: (909) 798-6226
CABLE:
SPECTRUM
1722 ORANGE TREE LANE
REDLANDS, CA. 92374
PH: (909) 798-6226
SEWER:
PRIVATE SEPTIC SYSTEM

ASSESSOR'S PARCEL NUMBER: APN 0301-141-58, 61
EXISTING/PROPOSED GENERAL PLAN DES.: CS-SERVICE COM.
EXISTING/PROPOSED ZONING: CS-SERVICE COM.
TOPOGRAPHIC INFORMATION OBTAINED FROM LIDAR MAPPING
GOOGLE EARTH. (NAVDE88)
LAND USE OF SURROUNDING PROPERTY TO THIS PROJECT IS AS FOLLOWS:
WEST: CS-STATUE SALES
EAST: CS-RETAIN SALES
NORTH: STATE HWY 10
SOUTH: C4-MATERIAL STORAGE
EASEMENTS SHOWN HEREON ARE FROM AVAIL. RECORD DATA.
OCCUPANCY: B
ZONING: CS - SERVICE COMMERCIAL
CONSTRUCTION TYPE: NONE REQUIRED, TYPE B
FIRE PROTECTION: MODULAR BLDG CONST.
NO. TREES ARE PROPOSED TO BE REMOVED FROM THE PROPERTY.
NO KNOWN CULTURAL OR BIOLOGICAL RESOURCES WILL BE DISTURBED. ANY DISTURBANCES WOULD BE SUBJECT TO CITY OF YUCAIPA REVIEW.
RECIPROCAL ACCESS EASEMENT WILL BE GRANTED OVER BOTH PROPERTIES FOR PARKING AND VEHICULAR INGRESS AND EGRESS.

ON-SITE RUN-OFF DATA:
EXISTING IMPERVIOUS SURFACE: 15,608 S.F.
PROPOSED IMPERVIOUS SURFACE: 18,664 S.F.
PROPOSED/REMAINING PERVIOUS SURFACE: 27,585 S.F.
SITE = 46,249 S.F. = 40.4% IMPERVIOUS

ADDITIONAL INFORMATION:
• **PROJECT DESCRIPTION:** THIS OPERATION INCLUDES A MAIN OFFICE AND EQUIPMENT STORAGE YARD FOR A CONSTRUCTION COMPANY. THE DAILY ACTIVITIES INCLUDE OFFICE AND ADMINISTRATION. THE TYPES OF MATERIALS TO BE STORED INCLUDE EQUIPMENT, EQUIPMENT PARTS AND ATTACHMENTS, TOOLS, GRADING MATERIALS SUCH AS HUBS, LATH, AND RIBBON. ALL EQUIPMENT PARTS AND MATERIALS WILL BE STORED IN METAL CONTAINERS, WITH 8 CONTAINER UNITS CURRENTLY BEING USED ON THIS PROPERTY. DELIVERIES ARE EXPECTED ONCE A WEEK.
• **PARKING ANALYSIS:** THERE ARE FOUR FULL-TIME OFFICE EMPLOYEES, AND AN AVERAGE OF 2 VISITORS PER DAY. BASED ON THE OFFICE BUILDING SIZE OF 1,400 S.F. A TOTAL OF 7 PARKING SPACES ARE REQUIRED AND 9 PARKING SPACE ARE PROVIDED.
• **DUST CONTROL PLAN:** THE ENTIRE SITE SURFACE AREA IS COVERED WITH EITHER A.C. PAVING FOR THE DRIVE LANE AND PARKING AREAS, AND GRAVEL/BASE SURFACE FOR ALL REMAINING AREAS EXCEPT FOR EXISTING AND PROPOSED LANDSCAPE AREAS. THERE IS NO EQUIPMENT OR MATERIALS STORED ON SITE THAT WOULD CAUSE AIR POLLUTION. THE ONLY CYLINDRICAL TANK ON SITE IS FOR THE STORAGE OF WATER FOR CONSTRUCTION ACTIVITIES.
• **MANAGEMENT PLAN:** THE BUSINESS OPERATOR IS LRJ CONSTRUCTION WITH DAILY OFFICE HOURS OF 8AM-5PM. THE ONGOING MAINTENANCE PROTOCOLS INCLUDE STORAGE OF EQUIPMENT IN PARKING BAYS, TOOLS AND MATERIALS IN STORAGE CONTAINERS. WASTE TO BE MANAGED THROUGH LOCAL SERVICE. DRAINAGE MANAGED WITH THE GRAVEL SURFACING. CURRENT STORMWATER MANAGEMENT TO REMAIN THE SAME DUE TO NO PROPOSED ALTERATIONS TO EXISTING GRADES.
• **OPERATIONS PLAN:** THE DAILY ACTIVITIES INCLUDE OFFICE STALL ON SITE M-F 8AM-5PM. OFFICE STAFF AND VISITORS TO PARK IN FRONT OF OFFICE. EQUIPMENT STORED IN PARKING BAYS AND MATERIALS IN STORAGE CONTAINERS. MATERIALS TO BE HANDLED BY HAND OR FORKLIIFT. ALL TRAFFIC TO ENTER/EXIT GATE ON OUTER HIGHWAY 10.
• **SECURITY PLAN:** THE EXISTING PERIMETER FENCING IS AS INDICATED ON THE PLAN. LIGHTING AND SURVEILLANCE CAMERAS AROUND THE BUILDING AND AT THE ENTRANCE ARE CURRENTLY INSTALLED AND IN USE. ACCESS CONTROL INCLUDES KEYPAD ON OUTER HIGHWAY 10 GATE AND COMBINATION LOCK ON 17TH STREET. MAY HIRE AN ONSITE SECURITY GUARD, ALTHOUGH CURRENTLY DO NOT HAVE ONE, BUT HAVE HAD ONE IN THE PAST.

LEGAL DESCRIPTION:
APN 0301-141-58:
THAT PORTION OF BLOCK 153 OF SUBDIVISION NO. 4 OF A PART OF DUNLAP RANCH, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 1 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF SEVENTEENTH STREET, DISTANT THEREON NORTH 00° 02' 50" EAST, 825.56 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SEVENTEENTH STREET WITH THE CENTER LINE OF FLORIDA STREET; THENCE NORTH 68° 19' 10" WEST, 197.28 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 68° 19' 10" WEST, 157.22 FEET TO THE WESTERLY LINE OF SAID BLOCK 153; THENCE NORTH 00° 03' 00" EAST ALONG SAID WESTERLY LINE OF BLOCK 153, 207.92 FEET TO THE MOST WESTERLY CORNER OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED ON MAY 20, 1953 IN BOOK 3171, PAGE 547, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 68° 19' 41" EAST ALONG THE SOUTHERLY LINE OF THE SAID STATE OF CALIFORNIA LAND, 157.20 FEET; THENCE SOUTH 00° 02' 50" WEST AND PARALLEL TO SAID CENTER LINE OF SEVENTEENTH STREET, 207.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN 0301-141-61:
THAT PORTION OF BLOCK 153 OF SUBDIVISION NO. 4 OF A PART OF DUNLAP RANCH, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 1 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF SEVENTEENTH STREET, 60 FEET WIDE, DISTANT THEREON NORTH 00° 02' 50" EAST, 825.56 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SEVENTEENTH STREET WITH THE CENTER LINE OF FLORIDA STREET; THENCE NORTH 68° 19' 10" WEST, 32.27 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ALSO A POINT IN THE WESTERLY LINE OF SAID SEVENTEENTH STREET;
THENCE CONTINUING NORTH 68° 19' 10" WEST, 157.22 FEET TO THE WESTERLY LINE OF SAID BLOCK 153; THENCE NORTH 00° 03' 00" EAST ALONG SAID WESTERLY LINE OF BLOCK 153, 207.92 FEET TO THE MOST WESTERLY CORNER OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED ON MAY 20, 1953 IN BOOK 3171, PAGE 547, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 68° 19' 41" EAST ALONG THE SOUTHERLY LINE OF THE SAID STATE OF CALIFORNIA LAND, 157.20 FEET; THENCE SOUTH 00° 02' 50" WEST AND PARALLEL TO SAID CENTER LINE OF SEVENTEENTH STREET, 207.95 FEET TO THE POINT OF BEGINNING.

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REVISIONS			
MARK	BY	DESCRIPTION	DATE

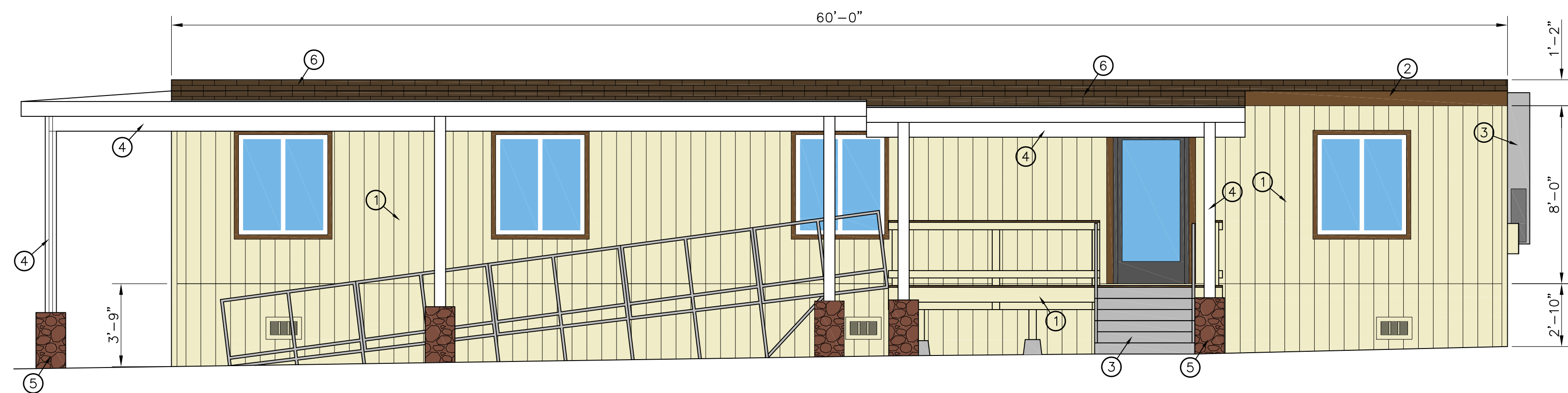
REGISTERED PROFESSIONAL ENGINEER
NO. 51129
Exp. 4-30-27
CIVIL
STATE OF CALIFORNIA

LEC
LAND
ENGINEERING
CONSULTANTS, INC.
STEVEN H. RITCHEY
R.C.E. 51129, EXP. 9/30/27

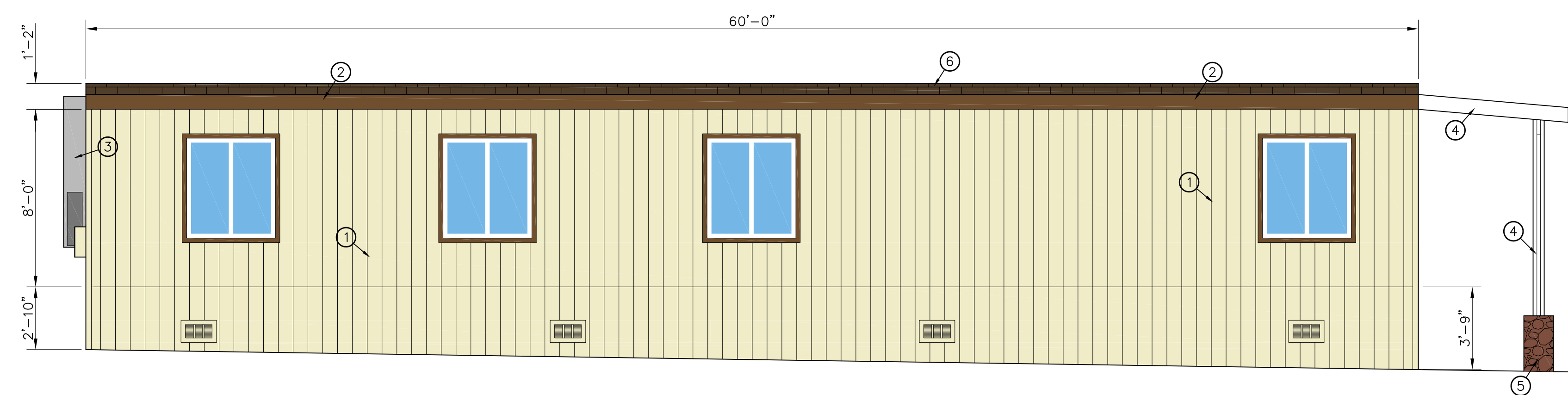
P.O. BOX 541, 650 AVENUE K
CALIMESA, CALIFORNIA 92320
TEL: 909-795-8882
FAX: 909-795-8818

11/10/25

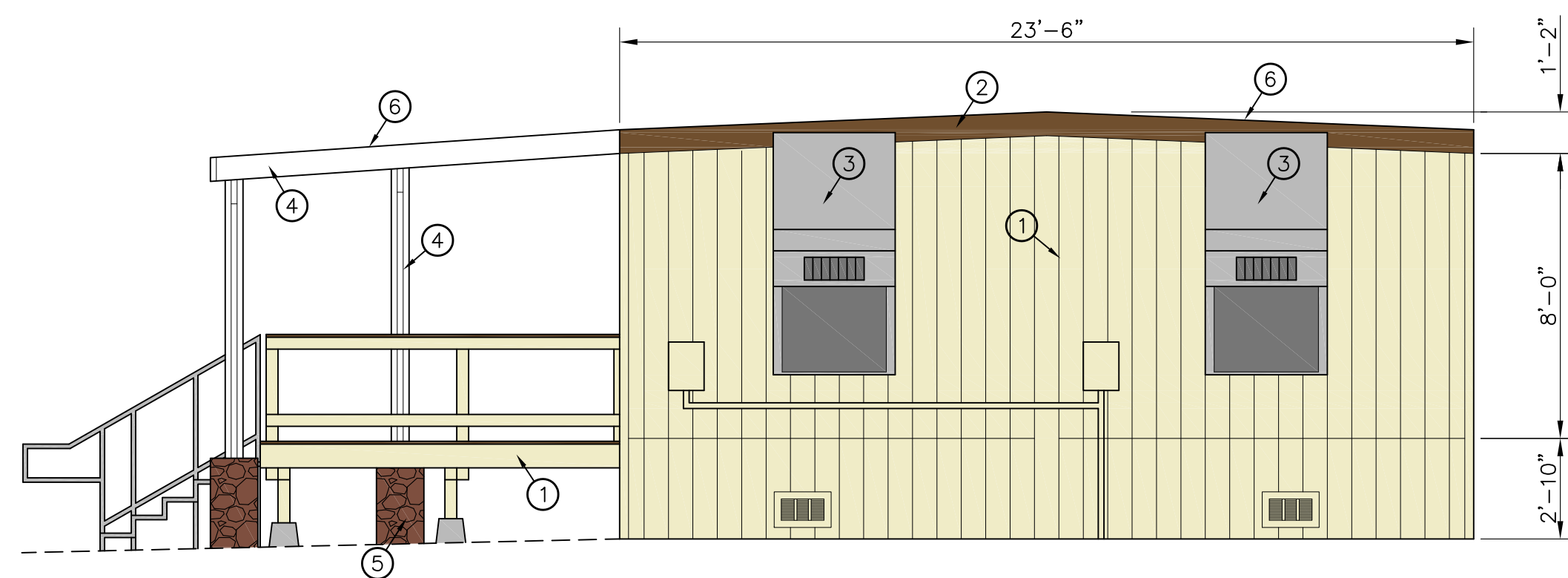
SHEET 1 OF 2



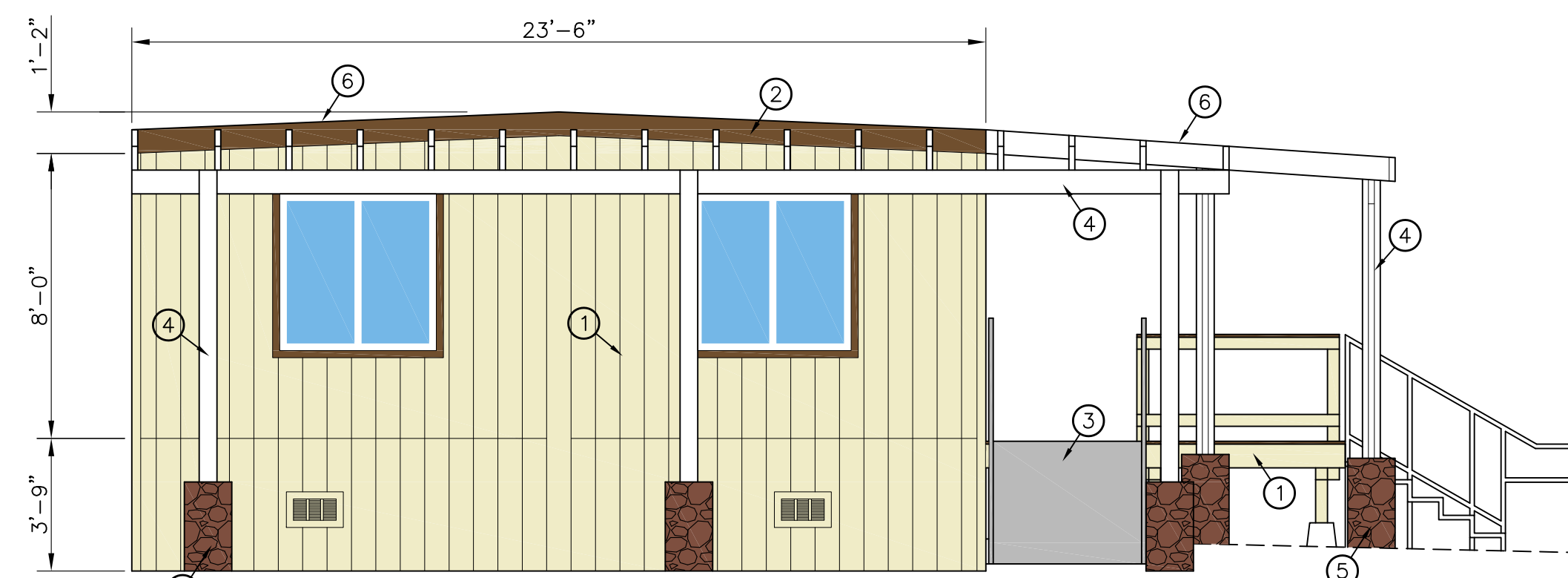
23.5'x60.5' OFFICE BUILDING
WEST ELEVATION
NO SCALE



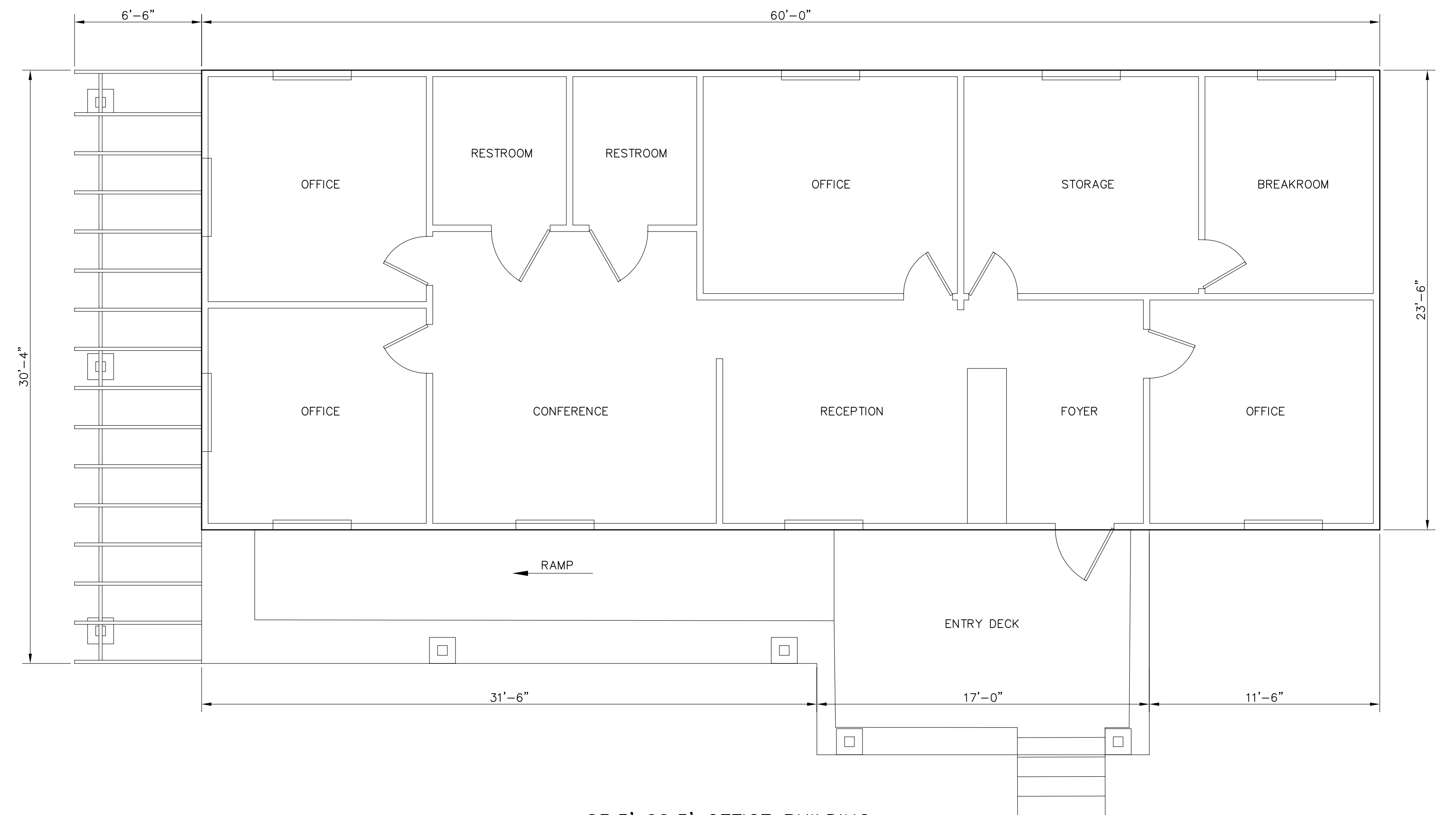
23.5'x60.5' OFFICE BUILDING
EAST ELEVATION
NO SCALE



23.5'x60.5' OFFICE BUILDING
SOUTH ELEVATION
NO SCALE



23.5'x60.5' OFFICE BUILDING
NORTH ELEVATION
NO SCALE



23.5'x60.5' OFFICE BUILDING
FLOOR PLAN
NO SCALE

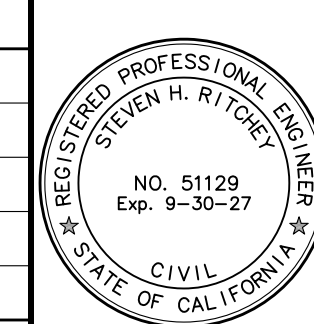
COLOR CHART:

MARK MANUFACTURER (EQUAL) MODEL COLOR

①	DUNN EDWARDS	WARM LIGHT (DE5302)
②	DUNN EDWARDS	RICH MOCHA (DEA159)
③	DUNN EDWARDS	NEUTRAL WAVE (DEGR57)
④	AMERIMAX	ALUMAWOOD WHITE
⑤	SEPULVEDA	MOSAIC BIRCH CANYON ROUND THIN VENEER
⑥	OWENS CORNING	HK23 OAKRIDGE DIMENSION SHINGLE BROWNWOOD

SHEET 2 OF 2

REVISIONS			
MARK	BY	DESCRIPTION	DATE



P.O. BOX 541, 650 AVENUE K
CALIMESA, CALIFORNIA 92320
TEL: 909-795-8882
FAX: 909-795-8818
DATE 11/10/25
R.C.E. 51129, EXP. 9/30/27



LR Johnson Construction

340 North Riverside Avenue
Rialto, California 92376
909-820-0613 Office

March 3, 2026
City of Yucaipa
Planning Department
34272 Yucaipa Boulevard
Yucaipa, California 92399

Attn: Kenneth Taylor

Re: Narrative for Application PLN-PHE-25-0010

Mr. Taylor,
Per your request, below is the narrative for this application describing both current and proposed use of operations.

1) Current use of operation.

- a) Equipment and Material storage.
 - i) Machines and materials coming and going two or three times a week depending on work demand.

2) Proposed use.

- a) Continue Equipment and Material storage.
 - i) Machines and materials coming and going two or three times a week depending on work demand.
- b) Office staff on site.
 - i) Two full-time employees from 8am to 5pm.
 - (1) The full-time employees' primary job consists of estimating and administration.
 - ii) Two part-time employees, one with HR and one with Field Operations.
- c) Deliveries by mail, UPS, FedEx, and Prime.
 - i) Mail one time daily.
 - ii) UPS, FedEx, and Prime typically two or three times a week.

3) Security measures.

- a) Surveillance: Video surveillance covering entries, parking, interior sales, and service areas with 24/7 monitoring and a minimum 30-day recording retention.
- b) Sensors: Motion, glass-break, and vibration sensors installed throughout the premises as required by insurance.

- c) Lighting: Exterior lighting on timers and photocells, ensuring adequate illumination without glare to adjacent parcels.
- d) Training: Employees trained in emergency response, duress procedures, and alarm use.

4) Parking.

- a) Reciprocal parking between equipment storage yard and office.
 - i) ADA parking with wheelchair ramp into office.

Respectfully,

Gene Johnson

Gene Johnson

L.R. Johnson Construction
340 N. Riverside Ave.
Rialto, CA 92376
License # 326511