CITY OF Yucaipa

Dennis Miller, Chair
Brandon Mihld, Vice Chair
Tony Hicks, Commissioner
Mike McCuistion, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner
Donna Snodgrass, Commissioner

AGENDA

Planning Commission
June 17, 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 city council meetings live at: https://yucaipa.gov/live.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT **LIMIT 3 MINUTES**

CONSENT AGENDA

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

1. **SUBJECT**: APPROVE THE PLANNING COMMISSION MINUTES OF JUNE 3, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of June 3, 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

OLD BUSINESS:

2. **SUBJECT**: RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN (CASE NO. PLN-PDE-25-0003): THE PROPOSED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, (GPA), SPECIFIC PLAN (SP), AND A TENTATIVE TRACT MAP (TTM 20649) FOR A GATED 145-UNIT, TWO-STORY TOWNHOME RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION CENTER, ACTIVE PARK, DOG PARK, ENTRY MONUMENTS, AND DETENTION BASINS BASED ON THE REQUIREMENTS OF THE SPECIFIC PLAN. THE PROPOSED MINOR GENERAL PLAN AMENDMENT WOULD FACILITATE THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN THROUGH A CHANGE THE LAND USE DESIGNATION OF THE SITE SHOWN ON GENERAL PLAN FIGURE CDL-2, LAND USE MAP, FROM NEIGHBORHOOD COMMERCIAL (CN) TO PLANNED DEVELOPMENT (PD), AND A MODIFICATION TO GENERAL PLAN FIGURE, CDL-3, LAND USE MODIFICATIONS, TO ADD THE RESIDENCES OF OAK GLEN

CREEK SPECIFIC PLAN. THE SITE IS LOCATED AT THE NW CORNER OF BRYANT STREET AND OAK GLEN ROAD; APNS: 0303-051-44, -45, AND -64.

RECOMMENDATION: That the Planning Commission conduct a public hearing, and pursuant to Sections 82.0101 and 83.020305 of the Yucaipa Development Code, provide a recommendation to the City Council regarding the Residences at Oak Glen Creek Specific Plan (ROGSP) and the Mitigated Negative Declaration, as well as the associated Tract Map (TTM 20649).

Depending on the Planning Commission's review and recommendation, several potential motions can be made and are as follows:

Recommendation in support of the ROGSP:

If the Planning Commission is in support of the ROGSP, the following recommendation to the Council is provided:

A) Adopt Resolution No. 2026-14, approving the Specific Plan for the proposed Residences at Oak Glen Creek Development and the minor General Plan Amendment / Land Use District Change of a property from Neighborhood Commercial (CN) to Planned Development (PD); and

B) Approve first reading, by the title only, as read by staff, of Ordinance No. 483, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and

C) Approve the Tentative Tract Map No. 20649, subject to the Conditions of Approval as contained in this Agenda Report; and

D) Adopt the Findings as contained in this Agenda Report; and

E) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and,

F) Direct staff to file a Notice of Determination.

Recommendation against the ROGSP:

If the Planning Commission is not in support of the SHSP, the following recommendation to the Council is provided:

1) Direct Staff to prepare a Resolution to deny the approval of the Residences at Oak Glen Creek Specific Plan; and

2) Direct Staff to prepare Findings for denial, based on the Planning Commission’s consideration of the Project with respect to Section 83.020310 of the Yucaipa Development Code; and

3) Deny Tentative Tract Map 20649, as it is inconsistent with the land use designations of the existing Land Use District; and

4) Determine that the Project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines, which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Alternatives:

The Planning Commission can make any additional recommendations to modify the ROGSP that are deemed necessary to meet the Findings specified by Section 83.020310 of the Yucaipa Development Code, or that would better meet the Goals, Policies, and/or Objectives of the General Plan.

Draft Findings of Approval, as well as the Draft Resolution and Ordinance are provided for the Planning Commission's reference and review. Modifications can be made based on the deliberations of the item and will be presented for the City Council's final action.

STUDY SESSION:

3. **SUBJECT**: DRAFT FIVE YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

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

ANNOUNCEMENTS

ADJOURNMENT

Notice Regarding Americans with Disability Act

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

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

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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

NOTICE REGARDING APPEALS

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

AFFIDAVIT OF POSTING

State of California }
County of San Bernardino } ss.
City of Yucaipa }

I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 6/11/2026, 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

Agenda Item No. 1

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of June 3, 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 June 3, 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, Chair
Brandon Mihld, Vice Chair
Tony Hicks, Commissioner
Mike McCuistion, Commissioner
Robert O'Brine, Commissioner
Donna Snodgrass, Commissioner

ABSENT: Timothy Mullins, Commissioner

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

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

CONSENT AGENDA

1. **SUBJECT**: APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 15, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of April 15, 2026.

ACTION: MOTION BY VICE-CHAIRPERSON MIHLD, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 4-0-2-1, TO APPROVE CONSENT

AGENDA ITEM NO. 1. (COMMISSIONERS O'BRINE AND SNODGRASS ABSTAINED, COMMISSIONER MULLINS ABSENT).

2. **SUBJECT**: APPROVE THE PLANNING COMMISSION MINUTES OF MAY 6, 2026.

RECOMMENDATION: That the Planning Commission approve minutes of May 6, 2026.

ACTION: MOTION BY VICE-CHAIRPERSON MIHLD, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 2. (COMMISSIONER HICKS ABSTAINED AND COMMISSIONER MULLINS ABSENT).

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**: RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN (CASE NO. PLN-PDE-25-0003): THE PROPOSED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, (GPA), SPECIFIC PLAN (SP), AND A TENTATIVE TRACT MAP (TTM 20649) FOR A GATED 145-UNIT, TWO-STORY TOWNHOME RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION CENTER, ACTIVE PARK, DOG PARK, ENTRY MONUMENTS, AND DETENTION BASINS BASED ON THE REQUIREMENTS OF THE SPECIFIC PLAN. THE PROPOSED MINOR GENERAL PLAN AMENDMENT WOULD FACILITATE THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN THROUGH A CHANGE THE LAND USE DESIGNATION OF THE SITE SHOWN ON GENERAL PLAN FIGURE CDL-2, LAND USE MAP, FROM NEIGHBORHOOD COMMERCIAL (CN) TO PLANNED DEVELOPMENT (PD), AND A MODIFICATION TO GENERAL PLAN FIGURE, CDL-3, LAND USE MODIFICATIONS, TO ADD THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN. THE SITE IS LOCATED AT THE NW CORNER OF BRYANT STREET AND OAK GLEN ROAD; APNS: 0303-051-44, -45, AND -64.

RECOMMENDATION: That the Planning Commission conduct a public hearing, and pursuant to Sections 82.0101 and 83.020305 of the Yucaipa Development Code, provide a recommendation to the City Council regarding the Residences at Oak Glen Creek Specific Plan (ROGSP) and the Mitigated Negative Declaration, as well as the associated Tract Map (TTM 20649).

Depending on the Planning Commission's review and recommendation, several potential motions can be made and are as follows:

Recommendation in support of the ROGSP:

If the Planning Commission is in support of the ROGSP, the following recommendation to the Council is provided:

A) Adopt Resolution No. 2026-14, approving the Specific Plan for the proposed Residences at Oak Glen Creek Development and the minor General Plan Amendment / Land Use District Change of a property from Neighborhood Commercial (CN) to Planned Development (PD); and

B) Approve first reading, by the title only, as read by staff, of Ordinance No. 483, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and

C) Approve the Tentative Tract Map No. 20649, subject to the Conditions of Approval as contained in this Agenda Report; and

D) Adopt the Findings as contained in this Agenda Report; and

E) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and,

F) Direct staff to file a Notice of Determination.

Recommendation against the ROGSP:

If the Planning Commission is not in support of the SHSP, the following recommendation to the Council is provided:

1) Direct Staff to prepare a Resolution to deny the approval of the Residences at Oak Glen Creek Specific Plan; and

2) Direct Staff to prepare Findings for denial, based on the Planning Commission’s consideration of the Project with respect to Section 83.020310 of the Yucaipa Development Code; and

3) Deny Tentative Tract Map 20649, as it is inconsistent with the land use designations of the existing

Land Use District; and

4) Determine that the Project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines, which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Alternatives:

The Planning Commission can make any additional recommendations to modify the ROGSP that are deemed necessary to meet the Findings specified by Section 83.020310 of the Yucaipa Development Code, or that would better meet the Goals, Policies, and/or Objectives of the General Plan.

Draft Findings of Approval, as well as the Draft Resolution and Ordinance are provided for the Planning Commission's reference and review. Modifications can be made based on the deliberations of the item and will be presented for the City Council's final action.

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PDE-25-0003 6:32 p.m.

- Staff Presentation

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

- Applicant Presentation

The applicants Engineer of Record Angel Cesar addressed the commission and thanked staff for the presentation.

- 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 7:25 p.m.

ACTION: MOTION BY CHAIRPERSON MILLER, SECOND BY COMMISSIONER HICKS, CARRIED, 5-1-1, TO CONTINUE AGENDA ITEM NO. 3., TO THE JUNE 17, 2026, PLANNING COMMISSION MEETING. (COMMISSIONER SNODGRASS VOTED NO AND COMMISSIONER MULLINS ABSENT).

STUDY SESSION:

4. **SUBJECT**: LEC ON BEHALF OF LR JOHNSON CONSTRUCTION (CASE NO. PLN-PHE-25-0010). LOCATED AT 31909 OUTER HIGHWAY 10 AND 31925 OUTER HIGHWAY 10 (APNS:0301-141-58 AND 0301-141-61).

DISCUSSION:

The applicants, Gene and Lynnette Johnson presented the Study Session Presentation and provided answers to the Commissioners' questions.

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock announced that the next meeting will be held on June 17, 2026. Mr. Matlock informed the Commission that Associate Planner Madeline Jordan will be leaving the City of Yucaipa, and we will miss her and that she has been a great employee for the last six years.

Community Development Director Peter Kann informed the Commissioners that he and Deputy Director of Community Development / City Planner Benjamin Matlock attended the ICSC Conference and will keep the commission informed on any developments.

ADJOURNMENT:

The meeting adjourned at 8:27 PM.

Benjamin Matlock	Dennis Miller
Deputy Director/City Planner	Chair of the Planning Commission

Item No. **2**

STAFF REPORT

DATE: June 17, 2026

TO: Honorable Chairperson and Planning Commissioners

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

SUBJECT: **Residences at Oak Glen Creek Specific Plan** (Case No. PLN-PDE-25-0003):

The proposed Project includes a General Plan Amendment, (GPA), Specific Plan (SP), and a Tentative Tract Map (TTM 20649) for a gated 145-unit, two-story townhome residential and 8,000 square feet of retail use development, and includes associated community features including a recreation center, active park, dog park, entry monuments, and detention basins based on the requirements of the Specific Plan. The proposed minor General Plan Amendment would facilitate the Residences of Oak Glen Creek Specific Plan through a change the land use designation of the site shown on General Plan Figure CDL-2, Land Use Map, from Neighborhood Commercial (CN) to Planned Development (PD), and a modification to General Plan Figure, CDL-3, Land Use Modifications, to add the Residences of Oak Glen Creek Specific Plan. The site is located at the NW corner of Bryant Street and Oak Glen Road; APNs: 0303-051-44, -45, and -64. (Continued from June 3, 2026)

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and pursuant to Sections 82.0101 and 83.020305 of the Yucaipa Development Code, provide a recommendation to the City Council regarding the Residences at Oak Glen Creek Specific Plan (ROGSP) and the Mitigated Negative Declaration, as well as the associated Tract Map (TTM 20649).

Depending on the Planning Commission's review and recommendation, several potential motions can be made and are as follows:

Recommendation in support of the ROGSP:

If the Planning Commission is in support of the ROGSP, the following recommendation to the Council is provided:

A) Adopt Resolution No. 2026-14, approving the Specific Plan for the proposed Residences at Oak Glen Creek Development and the minor General Plan Amendment / Land Use District Change of a property from Neighborhood Commercial (CN) to Planned Development (PD); and

B) Approve first reading, by the title only, as read by staff, of Ordinance No. 483, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and

C) Approve the Tentative Tract Map No. 20649, subject to the Conditions of Approval as contained in this Agenda Report; and

D) Adopt the Findings as contained in this Agenda Report; and

E) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and,

F) Direct staff to file a Notice of Determination.

Recommendation against the ROGSP:

If the Planning Commission is not in support of the SHSP, the following recommendation to the Council is provided:

1) Direct Staff to prepare a Resolution to deny the approval of the Residences at Oak Glen Creek Specific Plan; and

2) Direct Staff to prepare Findings for denial, based on the Planning Commission's consideration of the Project with respect to Section 83.020310 of the Yucaipa Development Code; and

3) Deny Tentative Tract Map 20649, as it is inconsistent with the land use designations of the existing Land Use District; and

4) Determine that the Project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines, which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Alternatives:

The Planning Commission can make any additional recommendations to modify the ROGSP that are deemed necessary to meet the Findings specified by Section 83.020310 of the Yucaipa Development Code, or that would better meet the Goals, Policies, and/or Objectives of the General Plan.

Draft Findings of Approval, as well as the Draft Resolution and Ordinance are provided for the Planning Commission's reference and review. Modifications can be made based on the deliberations of the item and will be presented for the City Council's final action.

BACKGROUND:

Surrounding Land Uses:

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

Site:	CN (Neighborhood Commercial)	IL-1	Vacant
North:	RS-72C (Single Residential, 7,200 square foot minimum lot size)	IL-1	Mobilehome Park
South:	CN and IN (Institutional)	IL-1	Vacant pharmacy/retail building and Wildwood Calvary Church
East:	CN	IL-2	Vacant
West:	RS-72C	IL-1	Mobilehome Park

June 3, 2026, Planning Commission Hearing

The proposed Project was reviewed on the June 3, 2026, regular hearing of the Planning Commission. The Planning Commission generally discussed the merits of the potential redesignation of the site from Neighborhood Commercial uses to a specific plan that would offer a predominantly residential development. The Planning Commission was unable to make a definitive vote in favor or against the Project, with 3-3 votes occurring as part of each motion, and ultimately continued the item to gather additional information on the commercial market of the area, as well as provide an opportunity for the applicant's team to more clearly identify their efforts with the property.

For context, the prior approval for the site was with Case No. 10-092/CUP, a Conditional Use Permit for a 42,200 sq. ft. commercial center on approximately 9.5 of the 17 acres, which occurred on March 16, 2011. This project consisted of the following uses:

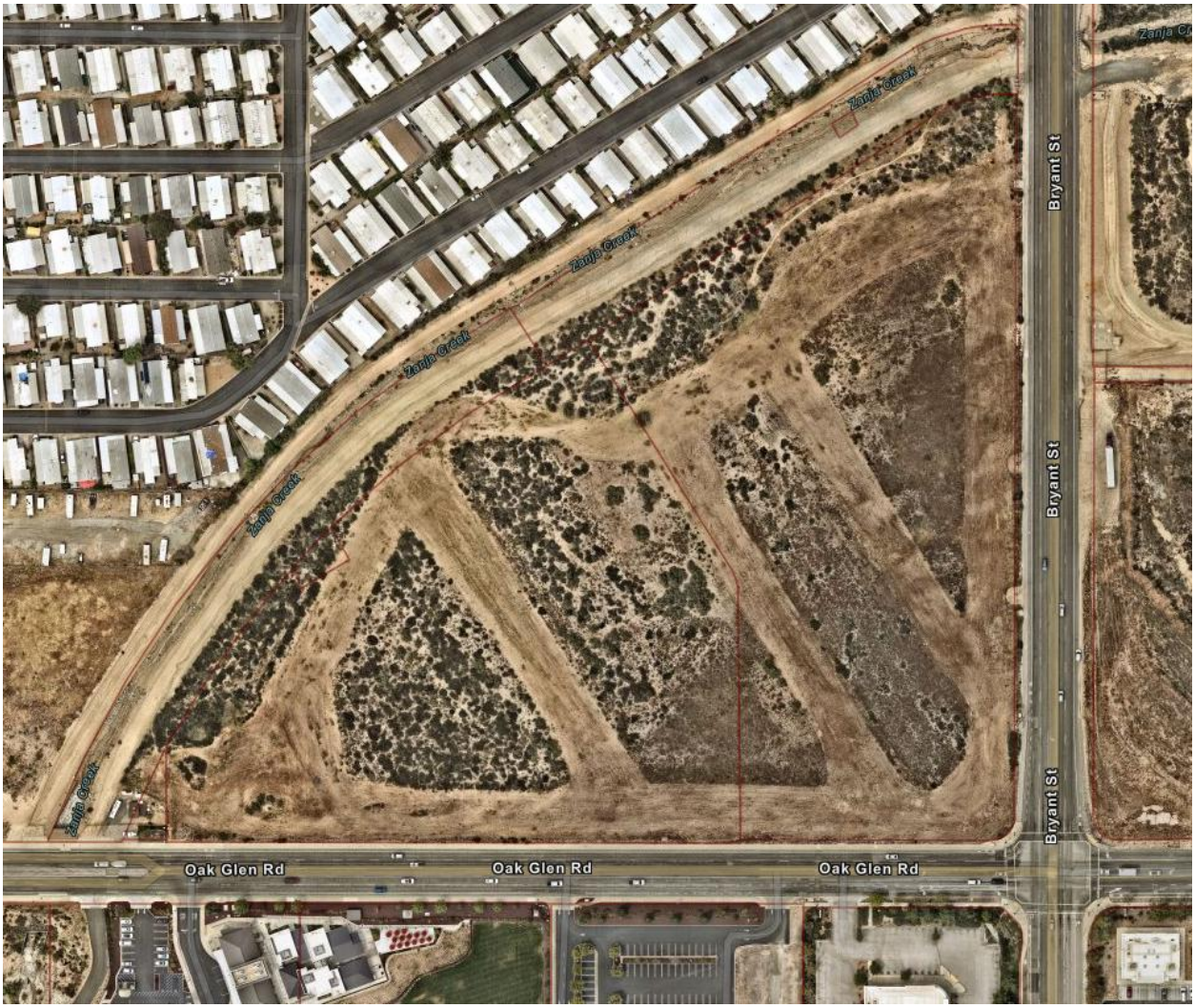
- 13,000 square foot retail drug store
- 7,800 square foot retail "shops" building
- 5,000 square foot bank
- 3,000 square foot drive-through restaurant
- Fuel station
- 10,400 combined square feet of additional retail/office buildings

A future phase was also identified, but no specifics were included with this entitlement. As identified in the June 3, 2026, discussion, many of the originally planned uses and tenants for this project are no longer in business. In addition, there are additional vacant spaces in the adjoining neighborhood commercial areas, including a vacant pad at 11352 Bryant Street that could accommodate approximately 9,400 square feet in addition to the vacant "Rite Aid" building and office suites in that center, another vacant corner that is over 8 acres in size, and the Stater Brothers center has 4 vacant pads that could accommodate up to an additional 60,000 square feet of commercial development. Because of the market conditions and available retail space, the property owners have since requested a change of land use.

DISCUSSION:

Location and Setting:

The proposed GPA would change the land use designation of three (3) vacant parcels that total 17.46 acres at the northwest corner of the intersection of Bryant Street and Oak Glen Road (APNs 0303-051-44, -45, -64). There are residential structures to the north and northwest, commercial buildings to the south and southeast, and vacant lots directly to the east of the Project area. The lot is relatively flat and generally the western end of the site along Oak Glen Road. The north end of the site is adjacent to a channelized portion of Wilson Creek. The Project has frontage, as well as access along Oak Glen Road and Bryant Street. The Project is also within close vicinity of the Yucaipa Community and Regional Parks, Ridgeview Elementary School, and Park View Middle School.



Aerial of the Project Site

Project Design and Description:

Residences at Oak Glen Creek Specific Plan

A Specific Plan provides policymakers with the ability to prepare and adopt development and/or design standards and guidelines within a targeted area of the City. Although it is not a part of the General Plan, a Specific Plan must adhere to, and be consistent with, the City's land use policies that are established in the General Plan. Ideally, a Specific Plan provides guidance to landowners or developers without stifling opportunities or imposing inflexible regulations that preclude creative development responses. With its tailored standards and general direction for future development within a specific area of a community, Specific Plans work to leverage the opportunities of the area beyond what could otherwise be achieved through a city-wide zoning ordinance.

The applicant's stated goal is to create a viable development for the site as their decades-long effort to develop under the existing Neighborhood Commercial has been unsuccessful, and many of the potential retailers could be absorbed into the adjacent commercial development, or have disappeared from the market entirely. As such, their approach is to provide a housing option that is attainable for young professionals and families, as there is a direct need and market for such projects in Yucaipa.

To achieve this goal, the Applicant has worked with the City to provide a Specific Plan that would authorize the residential use and its proposed density, while also memorializing the Project standards. This provides a "what you see is what you get" approach with tailored development standards that provide assurances of the ultimate development, rather than the range of development that could be approved with only using a General Plan Amendment, as a rezone to the City's multi-family land use (RM) district could allow for other product types, such as an apartment complex. This development approach requires a greater investment of time and resources from the applicant, but provides greater certainty for the surrounding neighbors, the Planning Commission, and City Council as to what the finished development pattern will look like. The proposed ROGSP includes the development standards for any future Project and includes a General Plan Consistency analysis.

The proposed residential Project would consist of 145 detached single-family townhome units and 8,000 square feet (SF) of retail use, with an in-line fast-food restaurant without drive-through windows (i.e., Subway, Jersey Mike's subs). If the 8,000 square feet of retail use is not built, alternatively up to 8 more dwelling units are proposed and would be constructed in its place.

The ROGSP provides the development standards for a "small lot" single-family development which includes specific requirements for circulation, community amenities, landscaping, grading, design guidelines and requirements for layout, especially along the exterior edges of the project. The Specific Plan further includes restrictions unique to the Specific Plan, such as a prohibition on SB-9 subdivisions (where allowable by state law), a lower maximum height than provided in other residential districts, requirements for the layout of parking areas and perimeter landscaped edges, a requirement for the formation of a Homeowners Association (HOA), and additional amenity requirements.

Findings:

Prior to taking an action to adopt or amend a Specific Plan, the Planning Agency shall find that the proposed Specific Plan satisfies all of the following conditions. That the Specific Plan:

a) Is consistent with the General Plan
b) Specifies through text and/or diagrams the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan

c) Specifies through text and/or diagrams the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan
d) Specifies through text and/or diagrams the standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable
e) Specifies a program of implementation measures including regulations, programs, public works project, and financing measures necessary to carry out Findings (b), (c) and (d) above
f) Includes a statement of the relationship of the Specific Plan to the General Plan, Development Code, and any applicable plan
g) Addresses any other subjects which are necessary for implementation of the General Plan

Decision makers need to identify the elements for the Findings and confirm that any such Specific Plan meets these requirements to formally approve the policy.

General Plan Amendment:

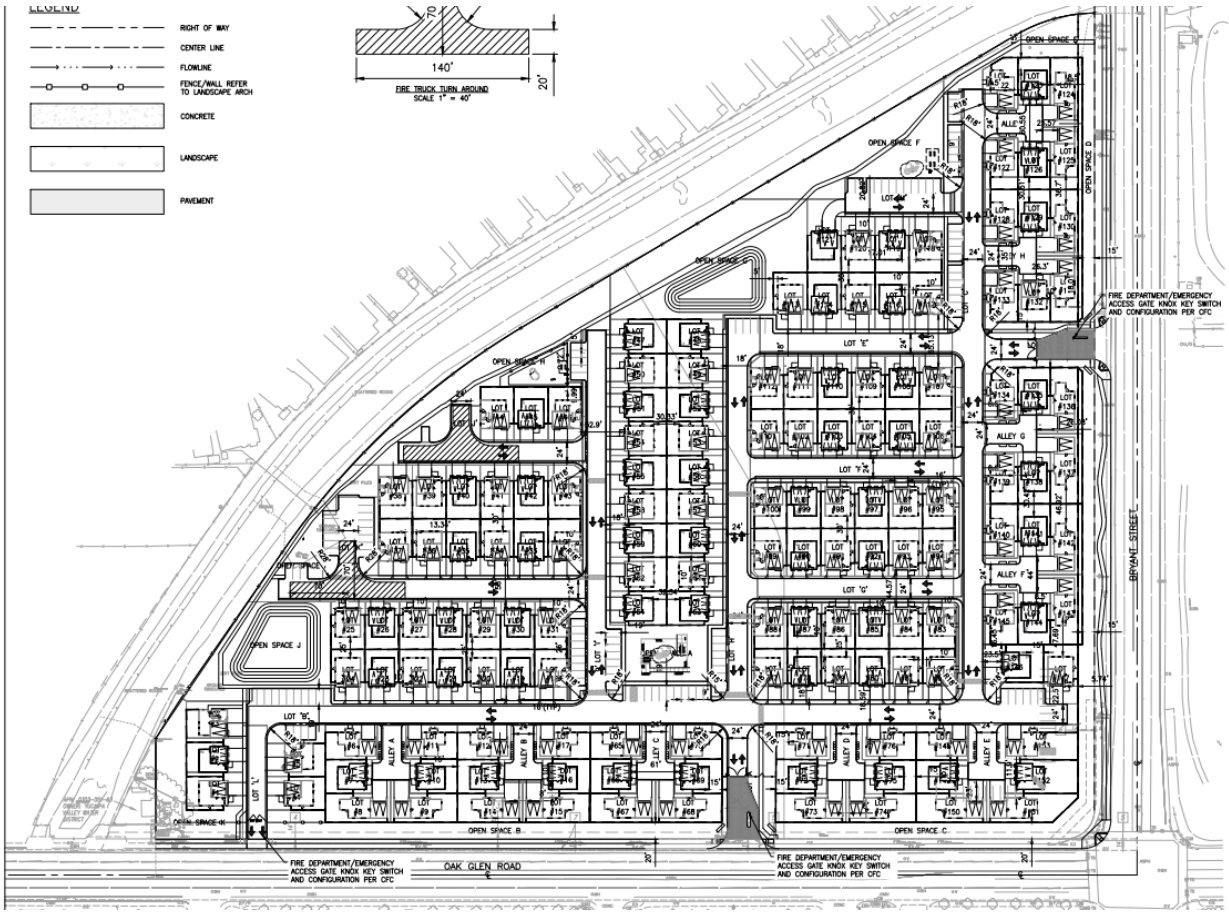
Because the City utilizes a one-map system, a General Plan Amendment (GPA) is being processed concurrent with the Specific Plan to ensure that there are no conflicts between the Land Use District and the SHSP, pursuant to state law (AB 821). The Project therefore includes a minor General Plan Amendment application to change the land use designation of (3) vacant parcels that total 17.46 acres at the northwest corner of the intersection of Bryant Street and Oak Glen Road from CN (Neighborhood Commercial) to PD (Planned Development), and including the Specific Plan under General Plan Figure, CDL-3, Land Use Modifications. The proposed PD Land Use Designation would permit residential development consistent with the standards required by the ROGSP. The Project application also includes a Tentative Map to permit the privately gated single-family project and associated amenities.

Pursuant to the City's development review procedures, the proposed Specific Plan and minor General Plan Amendment is a policy decision to be considered by the City Council with a recommendation from the Planning Commission, and in order to approve a change in the Land Use District Designation, certain Findings have to be made. Staff also has provided two additional findings (see attached) that are required regarding environmental review.

Tentative Tract Map:

A Tentative Tract Map (TTM 20649) has been submitted concurrent with the Specific Plan and General Plan Amendment and has been designed to comply with the proposed Specific Plan requirements. The Applicant proposes to construct at least 145 two-story single-family residences with attached 2-car garages, private backyards, community open space, an active community park and game park, detention basins for stormwater runoff, paved private roads, and on-street guest parking. In addition to the residential use, an approximately 1-acre site at the corner of Oak Glen Road has been designed to allow for either commercial use, or if the developer is unable to attract a commercial user, would add eight (8) additional residential units that could integrate with the residential development. Project construction is anticipated to occur over several phases with

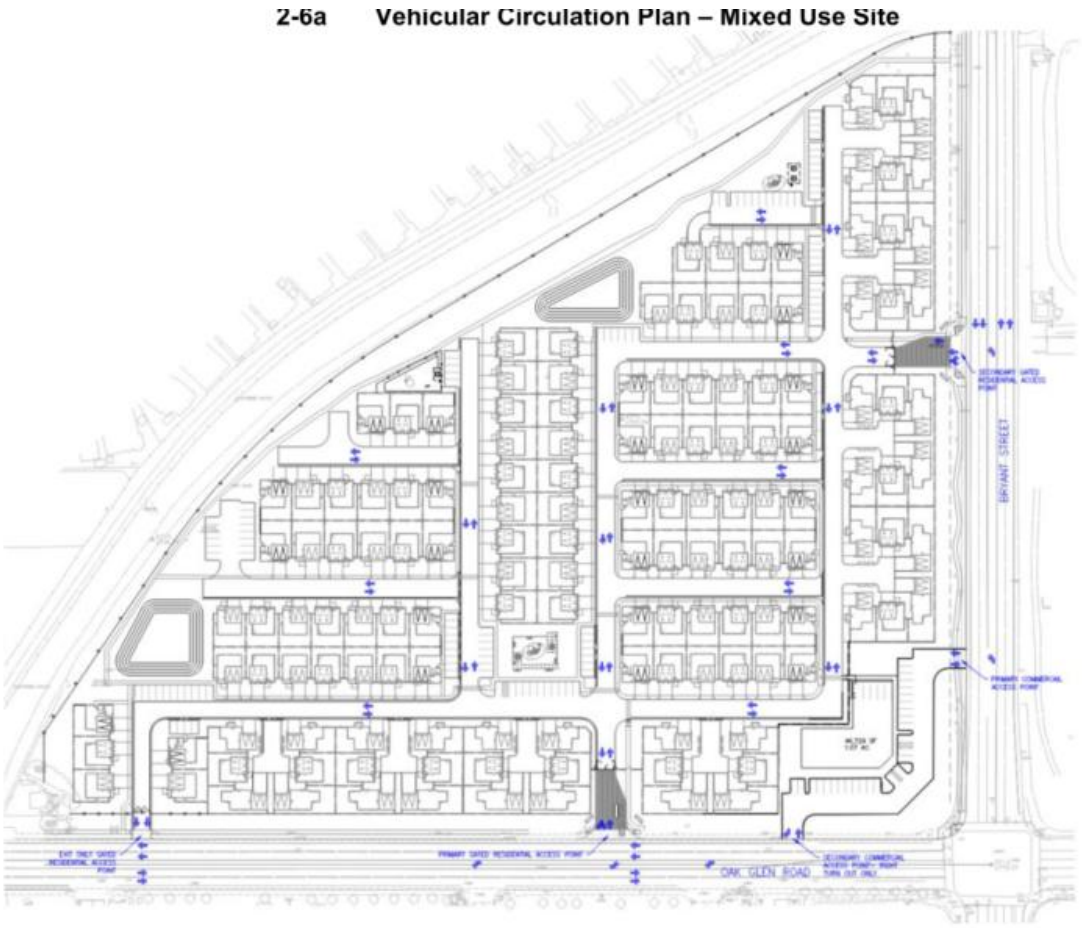
approximately eight (8) to ten (10) units constructed per phase. All conditions of the project will apply to each phase. The Project also includes a community recreation center located within the central portion of the development, and additional pocket parks along the northern portions of the development.



TTM 20372

Circulation:

Access to the Project site is provided via a 24-foot-wide driveway on Bryant Street, and two (2) 24-foot-wide driveways on Oak Glen Road. Additional driveways are also proposed with the mixed-use scenario. Circulation throughout the residential development is provided via a two-lane, 24-foot-wide private road. Elongated driveways, 24-foot-wide, extend from the private road to provide direct access to individual residences. The site features an internal walking path that would provide pedestrian connectivity to the recreational features provided in the development. In addition, the proposed Project would complete the street improvements along the Project frontages of Oak Glen Road and Bryant Street, including curb, gutter, sidewalks, and matchup paving, and would also include any necessary gutter transitions to the adjacent properties.

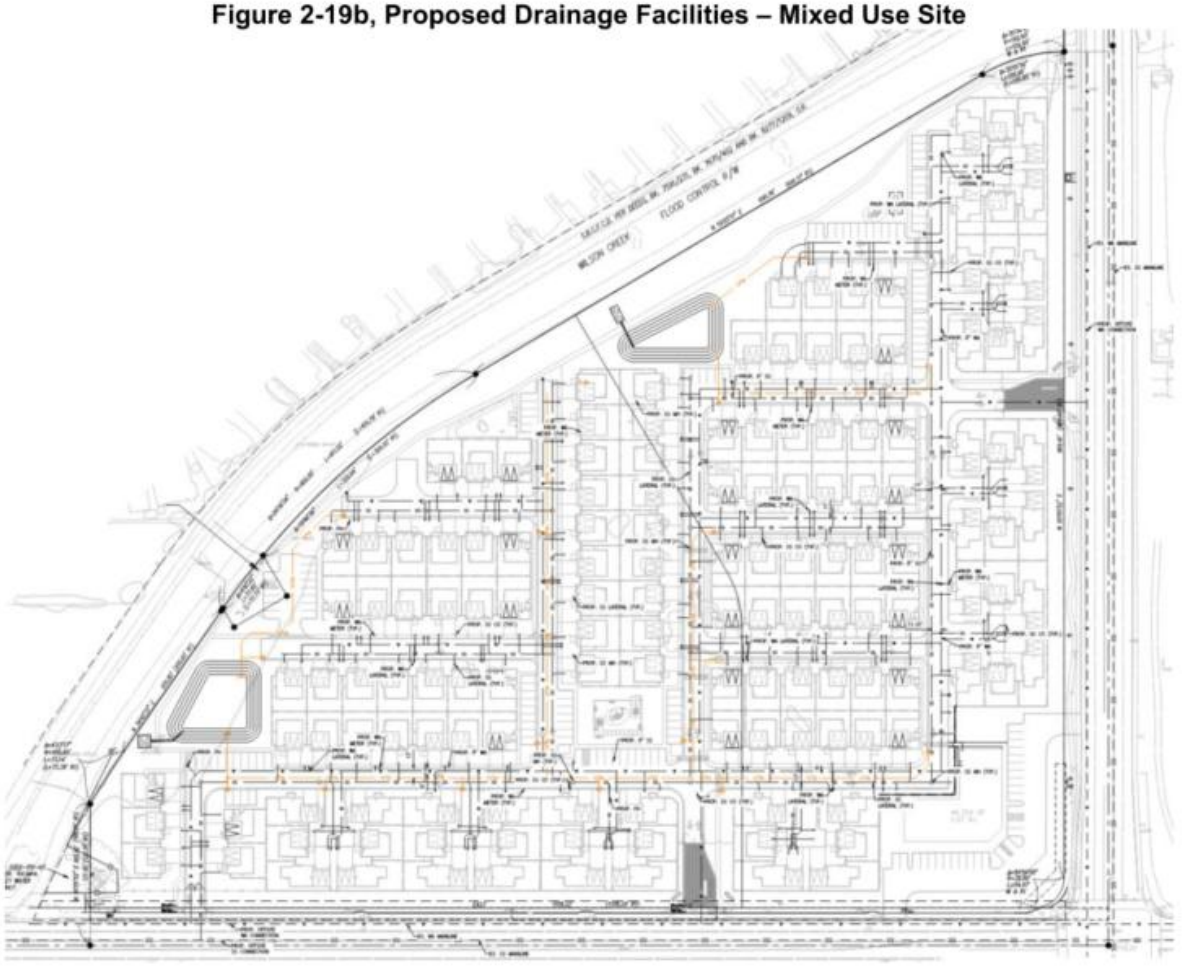


Vehicular Circulation Plan

Drainage:

The site has been designed to maintain historic flows and includes measures that will ensure that the Project complies with the onsite water retention and City's water quality requirements. The existing drainage on site generally flows from north to south. The proponent is leveraging the existing drainage patterns to direct the overall drainage of the site and proposed grading to convey run-off water towards two landscaped basins at the northwest areas of the property near Wilson Creek.

Figure 2-19b, Proposed Drainage Facilities – Mixed Use Site



Drainage Plan

Amenities:

Private amenities to serve the residents of the development are provided as part of the Project and are identified by the Specific Plan and required with the implementation of the project. Common areas proposed for the Project include the following: open lawn play areas, enclosed dog park, benches, picnic tables with shade structure, barbeque areas, tot lot, and internal connecting sidewalks. Once a formal builder is established, the complete list of amenities will be further defined. Each residential unit is also provided with a private yard and the project includes community open space and landscaping. The development also includes a landscaped drainage detention basin that will maintain the historic drainage flows.

Architecture:

The applicant has not submitted an architectural design package for the proposed subdivision, as they do not currently have a contract with a merchant builder to build the project. As such, a separate Architectural Review will be required whenever building plans have been designed. However, design guidelines have been developed for the plan. These guidelines also provide direction on the site landscaping, where special attention was paid to the edges of the project with requirements for an enhanced landscape buffer to be managed by the HOA between the project boundary and the

perimeter walls. Like the Rite Aid development across the street, this area will also include landscaped rock cobble detention basins.

Consistency with the General Plan and Development Code:

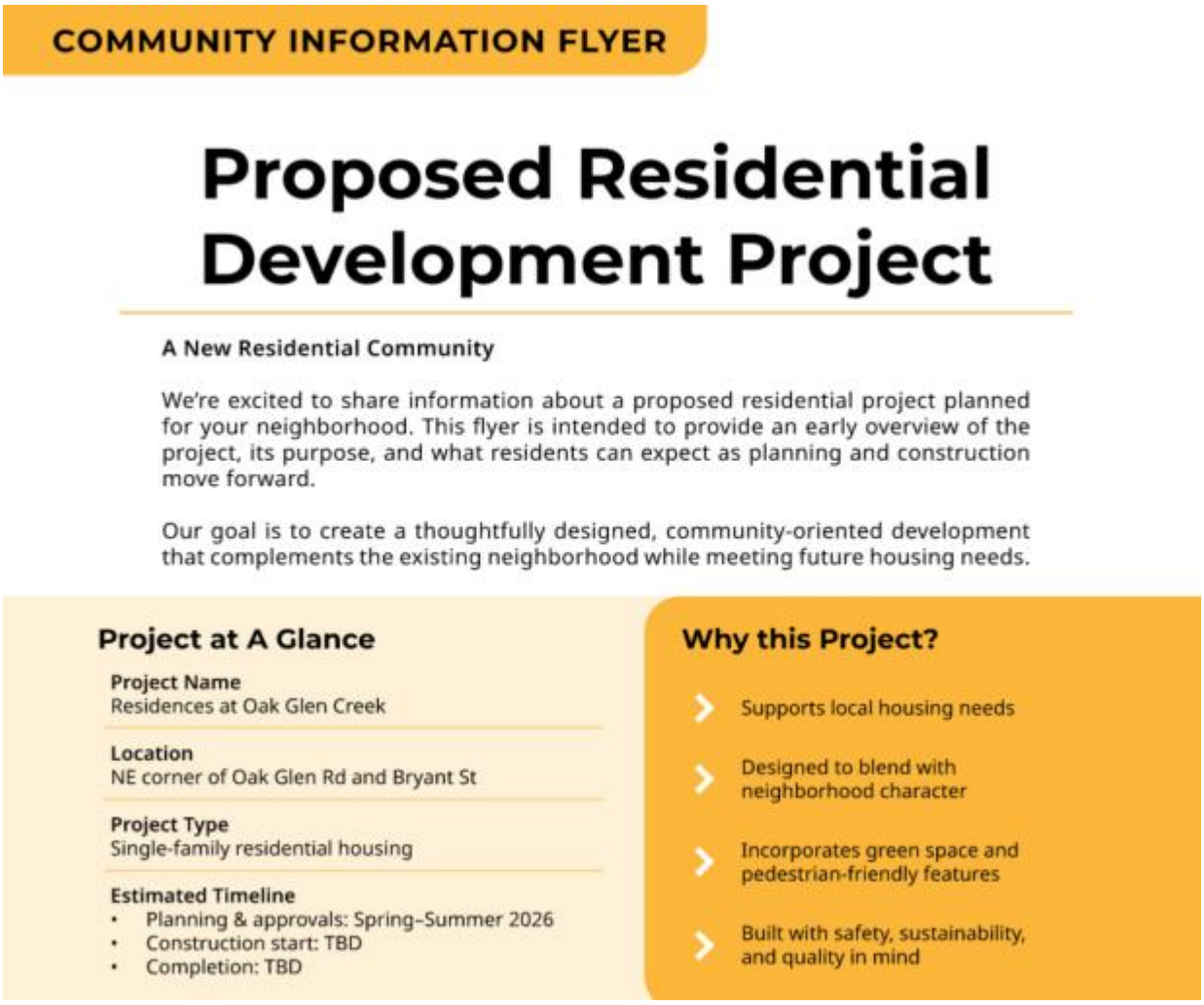
As a part of the review of the Specific Plan, a consistency analysis was performed to compare the proposed Specific Plan and the goals and objectives of the General Plan. The Project supports several General Plan policies including:

- CDL-1.1 Places to Live. Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.
- CDL-10.1 Development Review. Implement and adhere to development review procedures and design guidelines in the City of Yucaipa Municipal Code that advance the visual quality of the community.
- CDL-10.4 GOAL CDL-10: Design Quality. Thoughtfully designed projects and buildings evidenced by creative site design, quality architecture, integration with the natural environment, and sensitive land use transitions.
- 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.
- HN-2.1 Balanced Housing Stock. Designate adequate land for a broad range of types of housing, including single-family attached and detached, multiple-family housing, and mixed use located in accordance with the land use and community design element.
- HN-3.1 Design Features. Require new and rehabilitated residential units to be well designed, with appropriate attention to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable practices.
- CDL-10.5 Private Landscaping and Parks. Require developers to incorporate appropriately sized and drought-tolerant vegetation with sufficient maintenance to provide a mature-looking landscape in three-five years after installation. Require private recreational facilities in new multifamily housing projects.
- CDL-10.7: Basins. Design retention/detention basins to be visually attractive, with natural landscaping and a public use component such as trails, and well integrated with any associated project and with adjacent land uses.
- CDL-10.9 Building Materials. Use high-quality, natural building materials that evoke a sense of quality and permanence, such as stucco, plaster, stone, and wood; natural colors and textures are preferred.
- CDL-10.12 Architectural Detail. While recognizing sensitivity to budget, require publicly visible sides of a building to contain architectural detail and façade articulation, strong patterns of shade and shadow, and integrated architectural detail; blank walls are discouraged.
- CDL-11.2: Land Use Change. Where opportunities for land use changes arise, seek input from property owners, the surrounding neighborhood or district and other stakeholders during the consideration process so as to determine appropriateness or inform strategies.
- HN-3.3: Housing Incentives. Facilitate development of market-rate and affordable housing through regulatory incentives (e.g., density bonus), permit processing (e.g., planned or small lot development) and other means where feasible and appropriate.
- PR-3: Multipurpose Trails. Comprehensive trail system that allows residents to travel, explore, and enjoy Yucaipa on foot, bicycle, or horseback.

- PR-3.9: Development Requirements. Condition approval of new projects near existing or proposed trails to ensure access to multipurpose trails and/or contribute improvements, dedications, or fees to extend trails.
- HN-3.3 Housing Incentives. Facilitate the development of market rate and affordable housing through regulatory incentives (e.g., density bonus), permit processing (e.g., planned development), and other incentives, where feasible and appropriate.

Processing and Procedural Actions:

As a part of the City's review process, notices of the Project were sent to all surrounding property owners within a 300-foot radius of the Project site in addition to two different newspaper notices, one for the intent to adopt a MND and the second to advertise the Planning Commission meeting date. No public comments were received. The developer team also conducted additional outreach, including mailers and other materials to solicit feedback from the community.


COMMUNITY INFORMATION FLYER

Proposed Residential Development Project

A New Residential Community

We're excited to share information about a proposed residential project planned for your neighborhood. This flyer is intended to provide an early overview of the project, its purpose, and what residents can expect as planning and construction move forward.

Our goal is to create a thoughtfully designed, community-oriented development that complements the existing neighborhood while meeting future housing needs.

Project at A Glance

Project Name
Residences at Oak Glen Creek

Location
NE corner of Oak Glen Rd and Bryant St

Project Type
Single-family residential housing

Estimated Timeline
- Planning & approvals: Spring–Summer 2026
- Construction start: TBD
- Completion: TBD

Why this Project?

- Supports local housing needs
- Designed to blend with neighborhood character
- Incorporates green space and pedestrian-friendly features
- Built with safety, sustainability, and quality in mind

Excerpt of Informational Flyer

Environmental Review:

The Initial Study prepared for this proposal, was made available for comment for 20 days beginning on September 26, 2025, and ending on October 16, 2025. No comments were received on the Initial Study during the public review process by local, regional or state agencies, or by members of the public.

The Initial Study considers the potential environmental impacts that could occur and assigns mitigation as necessary if recommended in the Project's technical studies in order to reduce impacts to less than significant. Based upon the analysis conducted by staff in reviewing the Project site's environmental setting and provided technical studies, all available evidence indicates that any adverse impacts that could occur are at a less-than-significant level, and consequently, staff is recommending the adoption of a Mitigated Negative Declaration (MND) should the Planning Commission recommend the proposal for City Council approval.

Mitigation Measures for the Initial Study were included to: 1) typical measures developed as part of Cultural and Tribal Resources pursuant to SB18/AB52, 2) protect nesting bird habitat if grading were to occur during the nesting bird season through the preparation of preconstruction general nesting bird survey pursuant to the Migratory Bird Treaty Act (MBTA), 3) a pre-construction survey for Crotch bumble bee, 4) replacement of scalebroom scrub, 5) comply with the City's Greenhouse Gas reduction efforts for new development, and, 6) implement noise mitigation measures during construction.

DEVELOPMENT IMPACT FEE REVENUE:

Based on a total number of 145 single family residences, with an assumed average square feet of 2,200) resulting in a total of 319,000 square feet, along with 8,000 square feet of commercial uses, the project can be expected to generate **$3,344,253** in Development Impact Fees, using the current 2025 fee schedule, as follows:

Drainage Facilities:	$619,605
Traffic Facilities:	$1,589,696
Public Facilities:	$397,116
Fire Facilities:	$205,106
Park Facilities:	$532,730
TOTAL:	**$3,344,253**

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

Attachments:

1. Specific Plan Amendment Findings
2. General Plan Amendment Findings
3. Tentative Map Findings
4. Land Use District & Location Map
5. Conditions of Approval
6. Resolution No. 2026-14

7. Ordinance No. 483
8. Initial Study/Mitigated Negative Declaration
9. Mitigation Monitoring and Reporting Plan
10. Project Plans & Specific Plan

The Specific Plan, Draft MND, and Project-related environmental documents are available for the public at City Hall or via the following link: https://yucaipa.gov/environmental-review/.

Attachment 1

The following are draft Findings of Approval for the Specific Plan. The Planning Commission shall review these findings and make any modifications deemed necessary. If the Planning Commission does not recommend approval of the Specific Plan, guidance shall be provided that identifies where these Findings are not met, which will then be updated accordingly.

FINDINGS: SPECIFIC PLAN NO. PDE-25-0003

1. The Mitigated Negative Declaration (MND) prepared for this Project adequately discusses the potential impacts of the proposed Specific Plan and disclosed to decision makers and the public that all impacts can be mitigated to a less than significant impact.

2. The proposed Specific Plan is consistent with the General Plan, because it implements the City's adopted goals and policies from the 2016 General Plan policies, as well as the 6th Cycle Housing Element as shown in the consistency review contained in the Residences at Oak Glen Creek Specific Plan. The policies promote "for a range of housing types, locations, and densities in a variety of neighborhood settings" (CDL-1.1). The ROGSP provides for a greater range of housing opportunities that align with market demand and provides opportunities for nearby commercial and institutional uses to create a new employment base for the community. The Project also helps meet the City's need for additional housing stock, as outlined in HN-2.1 Balanced Housing Stock.

3. The proposed Specific Plan specifies through text and/or diagrams the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan through a variety of diagrams and descriptive text.

4. The proposed Specific Plan specifies through text and/or diagrams the proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

5. The proposed Specific Plan specifies through text and/or diagrams the standards and criteria by which development will proceed and the standards for the conservation, development, and utilization of natural resources, where applicable.

6. The proposed Specific Plan specifies a program of implementation measures including regulations, programs, and improvements required to carry out the project.

7. The Specific Plan includes a statement of the relationship of the Specific Plan to the General Plan, Development Code, and any applicable plan including a General Plan Consistency analysis.

8. The Specific Plan addresses any other subjects that are necessary for implementation of the General Plan, with sections outlining the implementation and management of the Project.

Attachment 2

FINDINGS: GENERAL PLAN AMENDMENT NO. PDE-25-0003

1. The Initial Study prepared for this proposal adequately discusses the potential impacts of the Project and indicates that all potentially significant environmental impacts that could occur are at a level that is considered to be less-than-significant. The Project will not have a significant adverse effect on the environment.

2. The proposed General Plan Amendment has been referred to the public water purveyor, and pursuant to the Governmental Code Section 65958.1, an adequate water supply exists or is planned that will serve any future project that could be proposed.

3. The proposed Land Use District Change is in the public interest, there will be a community benefit, and other existing and permitted uses will not be compromised, because the change will result in an enhanced land use compatibility, and will provide additional housing opportunities within the City. The General Plan Amendment would provide the PD Land Use District to the subject site, and would permit a small lot single family development project that provides housing intended to meet the City's Regional Housing Needs Assessment requirements for the 6th Housing Cycle. The proposed Project would allow for 145 (or 153 in an all-residential configuration) residential units in an area with proximity to commercial uses, nearby schools and community parks.

4. The proposed Land Use District Change is consistent with the goals and policies of the General Plan, and it will provide for a reasonable and logical extension of the existing land use pattern in the surrounding area, because the Residences at Oak Glen Creek Specific Plan includes the development of single family housing, which aligns with the adjoining residential uses nearby, as well as the variety of amenities for families provided at the nearby community parks, schools, and neighborhood-serving commercial uses, and the change in the Land Use District and implementation of the Specific Plan allows residential uses that will help to meet many of the housing goals in the City. In addition, due the adjoining commercial land use districts, the property owners have been unable to find a viable alternative with commercial uses under the current land use designation.

5. The proposed Land Use District Change does not conflict with provisions of this Code, or any applicable Specific Plan, because it provides tailored standards to the area which will provide compatibility with the surrounding land use designations, and all applicable residential development standards and would be implemented by future projects, including the proposed Tentative Tract Map.

6. The proposed Land Use District Change will not have a substantial adverse effect on surrounding property, because any future residential development will be designed and constructed to mitigate any adverse conditions, and appropriate public improvements will be required to provide sufficient capacity in the infrastructure required to support the development.

Attachment 3

FINDINGS: TENTATIVE MAP NO. 20649

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan, provided that the Specific Plan and General Plan Amendment is approved, because the proposed use and overall density of is consistent with the standards provided in the Residences at Oak Glen Creek Specific Plan that includes standards that would apply specifically to the site, and the Conditions of Approval address the provision of public services and improvements.

2. The site is physically suitable for the proposed type and density of development, because the Project site would be graded to create pad areas for future units, and has been designed to accommodate the proposed development, roadways, and associated infrastructure for the Project.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage and substantially or avoidably injure fish or wildlife or their habitat, because the environmental review for the project includes appropriate conditions or mitigation measures that demonstrate that the Project and its impacts can be mitigated to a less than significant level.

4. The design of the proposed subdivision and any related types or proposed improvements are not likely to cause serious public safety and health problems because conditions are included to assure compliance with all City health and safety standards.

5. The design of the proposed subdivision or the type of improvements will not conflict with public easements within or through the site because conditions have been included to ensure non-interference with any existing public easements.

6. The design of the subdivision provides for the extent feasible, passive or natural heating and cooling opportunities, because the project proposes residential lots that would include the installation of solar panels, as required by the with the most current building code, without interference from surrounding properties, which provide opportunities for the use of solar energy.

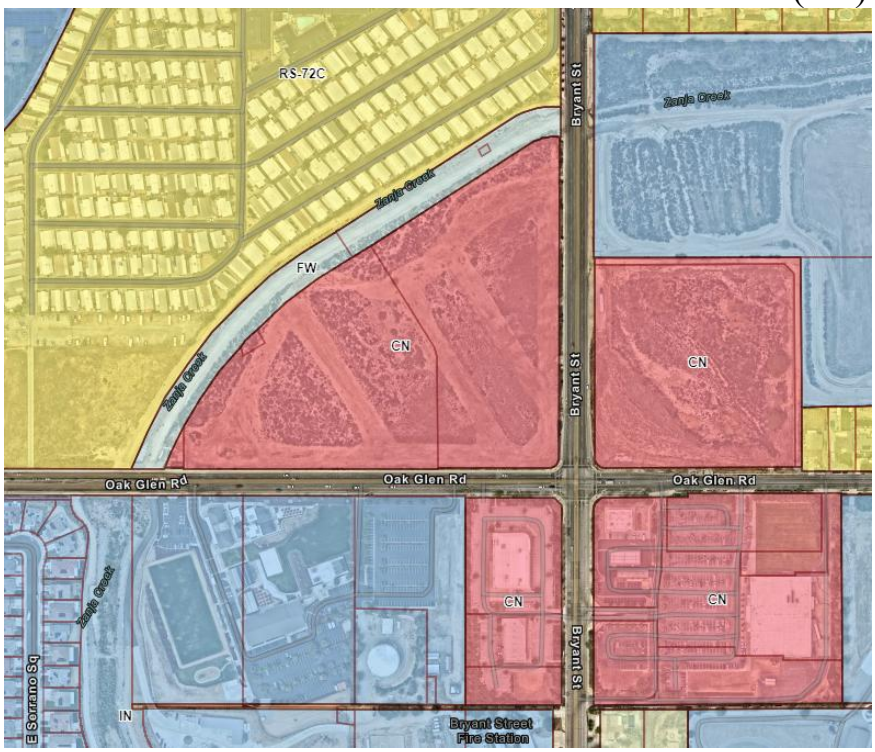
7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code with approval of the Residences at Oak Glen Creek Specific Plan and General Plan Amendment, and the regulations of any public agency having jurisdiction by law should the Preliminary Development Plan be approved pursuant to the provisions listed in Article 2 of Chapter 3 of Division 3 of the Yucaipa Development Code, and all public agencies that may be affected by this development have had their concerns addressed by the Conditions of Approval.

8. The proposed subdivision is not deemed to be a land project as defined by the Yucaipa Development Code, Section 812.12030.

Attachment 4

<u>Land Use and Location</u>

LAND USE - EXISTING: NEIGHBORHOOD COMMERCIAL (CN)



LOCATION



Attachment 5

<u>Conditions of Approval</u>

Applicant Name: Hoffman Land Development
Case No. PLN-PDE-25-0003
DRAFT Conditions of Approval: June 3, 2026

TENTATIVE TRACT MAP 20649

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.	This Tentative Tract Map for the establishment of a residential and/or mixed use project consistent with the concurrent approval of the Residences at Oak Glen Specific Plan ("Specific Plan"), located at the northwest corner of Oak Glen Road and Bryant Street. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval. Minor modifications may occur, based on the provisions of the Specific Plan and subject to approval by the Director of Community Development.	
2.	This Tentative Tract Map is for the subdivision of 153 numbered lots under the residential-only configuration, or 145 numbered residential lots and one commercial lot under the mixed-use configuration.	
3.	The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.	
4.	This Tentative Tract Map is for a subdivision project to be developed in 1 phase, but with the construction of residential units occurring over several phases. The Conditions of Approval shall apply to each phase, unless otherwise indicated	
5.	All lots shall meet the minimum requirements listed in the Specific Plan.	

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6.	This Tentative Tract Map shall become null and void if all conditions have not been complied with and the Final Map recordation of the land has not taken place within three (3) years of the date of approval. An extension of time may be granted pursuant to the City's Development Code 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.	The applicant/owner shall pay a fee of $3,043.75 pursuant to Senate Bill 1535. This fee shall be submitted to the Planning Division ***within three (3) days*** after the effective date of conditional approval along with a $50.00 administrative handling fee required by the Clerk. **Payments shall be made with a Check, Money Order or Cashier's Check for $3,093.75 (fee+50) made payable to the "Clerk of the Board".** The Planning Division shall then file the Notice of Determination within three (3) days after the effective date of conditional approval. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment will be required prior to issuance of building permits.	
8.	All conditions of this Tentative Tract Map are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property, subject to the provisions/procedures listed in the Development Code.	
9.	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.	
10.	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.	
11.	Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.	
12.	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.	

13.	Parking and on-site circulation requirements shall be maintained at all times. A. 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. B. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.	
14.	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.	
15.	For all uses except a single-family residence, 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).	
16.	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.	
17.	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.	
18.	The project site shall remain in full compliance with all City Sign Regulations at all times.	
19.	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.	
20.	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.	
21.	New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use	

	of renewable organic waste products such as compost and mulch where applicable.	
22.	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.	
23.	All future development of this site shall be in accordance with the provisions of the objective design requirements as listed in the Specific Plan and those listed in the Citywide Design Guidelines (for Multiple Family Residential projects).	
24.	The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
25.	This project is protected by the Yucaipa Fire Department / CalFire. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Marshall for verification of current fire protection development requirements. All new construction shall comply with the adopted California Fire Code and all applicable statutes, codes, ordinances, standards and policies of the Yucaipa Fire Department/CalFire.	
26.	Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Within FR zones, 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.	
27.	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.	
28.	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).	
29.	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.	

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30.	Required fire flow for this project, as determined by I.S.O. Formula, is as follows: gpm = 1,500; at 20 psi residual; for 2-hour duration. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.	
31.	Approved fire hydrants capable of supplying required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants meeting the required fire flow shall be provided.	
32.	Fire hydrants shall be installed at locations to be determined by the California Fire Code (2025 or current) Appendix "C". Required fire flow to be determined by the current California Fire Code Appendix "B". Minimum fire flow shall not be less than 1,500 gpm.	
33.	In areas without water-serving utilities, a water storage and delivery system for permanent use shall be based on NFPA-1142 and the California Fire Code. The system shall be a minimum storage capacity of 5,000 gallons or an approved NFPA-13, 13D or 13R automatic fire sprinkler system with 10-minute storage. Fire suppression system shall be installed prior to construction final and shall be maintained as a condition of occupancy	
34.	Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshall requirements.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
35.	Submit WQMP Plan for Approval.	
36.	Any natural drainage courses traversing the site shall not be occupied or obstructed.	
37.	Applicant shall demonstrate that the site does not create concentrated discharges to adjacent properties and/or public right-of-way in excess of historical flows. If project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate flows; otherwise, applicant shall provide on-site detention for excess flows in accordance with the approved WQMP.	

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38.	Final improvement plans and profiles shall indicate the location of any existing utility facility which would affect construction. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the City.	
39.	Lots adjacent to water-carrying streets shall be adequately elevated above the top of curb, or block walls provided, or both, to minimize the possibility of street flows entering the lots.	
40.	Road sections within and/or bordering the tract shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element. At intersections and driveways entering the street, the first 20 feet of slope shall not exceed 6%.	
41.	A thirty-five (35) foot radius of return grant of easement is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius of return grant of easement is required for rounding the corners of intersecting roads if the half-width right-of-way of all intersecting roads is less than forty (40) feet.	
42.	Pursuant to the Yucaipa Municipal Code, developer shall reimburse the City for the developer's fair share of the City's costs, as determined by the City Engineer, for the City's cost to underground distribution/communication utilities as required by any City approved Capital Improvement Project and/or any requirements as they relate to underground utility districts.	
43.	Improvement plans for infrastructure adjacent to flood control facilities and storm drain improvement plans for drainage outlets into a San Bernardino County Flood Control District (SBCFCD) facility shall be prepared by a Registered Civil Engineer and submitted to the SBCFCD for review, approval and encroachment permit as required.	
44.	Private roads, if applicable to be constructed within this development shall be built to public road standards per City policies and requirements (including Standard Number 102-0), and they shall not be entered into the City Maintained Road System.	
45.	Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.	

46.	Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the City Engineer confirming the adequacy of the grade.	
47.	Paved access is required from each parcel being created to a publicly maintained road. City street name signs shall be installed indicating street names and if publicly maintained or not.	
48.	Water spraying or other approved methods must be used during grading operations to control fugitive dust, as required pursuant to the Air Quality Management District.	
THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP:		
PLANNING DIVISION (909) 797-2489 EXT. 224		
49.	Potable water, recycled water, and sewer service shall be by Yucaipa Valley Water District. Submit evidence of service to Building and Safety at time of Condition Compliance review.	
50.	Written clearance for waste discharge shall be obtained from 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.	
51.	Source of water shall meet water quality and quantity standards. Test results which show source meets water quality and quantity standards shall be submitted to the Planning Division.	
52.	An approved domestic water system and/or sewage collection system with adequate line and storage capacity to serve each parcel must be installed or bonded for. Contact Yucaipa Valley Water District for information regarding this procedure.	
53.	A Composite Development Plan, complying with Development Code Section 83.040505, shall be filed by the applicant with the Planning Division for review and approval.	
54.	The primary building setback lines shall be delineated/noted on the Composite Development Plan.	

55. The Composite Development Plan shall include the following notes:

A. All parcels may be located within 1,320 feet of existing accessory animal raising uses which existed prior to the creation of this subdivision. Such uses will be protected from nuisance complaints pursuant to the City Development Code, Section 84.0560, entitled "Accessory Animal Raising".

B. Prior to occupancy, a minimum number of one (1) inch caliper/15 gallon, multi-branched trees and an appropriate groundcover shall be planted in the parkway within street right-of-way as follows:

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

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

C. Street trees in the parkway between sidewalk and curb shall be provided with a linear root barrier unless species do not warrant such barrier.

D. Specify three approved street tree types (actual variety is to be approved by the Planning Division) and detail the planting specifications as outlined in the City's Standards and Specifications for Tree Planting.

E. Prior to issuance of occupancy permits, slope planting shall be required for the surface of all cut slopes more than five (5) feet in height and fill slopes more than three (3) feet in height. Said slopes shall be protected against damage by erosion by planting with grass or ground cover plants. Slopes exceeding eight (8) feet vertical height shall also be planted with shrubs, spaced at not to exceed ten (10) feet on centers; and trees, spaced at not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

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

F. Prior to issuance of occupancy permits, slopes and parkways required to be planted shall be provided with an approved automatic system of

	irrigation, designed to cover all portions of the slope and parkway. A functional test of the system may be required. All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner. G. No grading or structures of any type shall be permitted in the open space easements, including walls or fencing. Fuel modification improvements, natural vegetation and/or re-vegetation in compliance with resource agency permits and regulations, drainage facilities, and trail improvements are permitted in the natural open space areas. H. A six (6) foot decorative masonry or steel wall shall be provided at the top of slope (if applicable) along the side and rear of lots adjacent to public roads and other walls as shown on the approved Tentative Map. All decorative walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split block face, columns, or other such features to provide visual and physical relief along the wall face. Decorative walls may incorporate see-through features to take advantage of views, such as wrought iron or tubular steel sections between decorative pillars, but must include a minimum two (2) foot base or other approved design by the City Planner. Walls along street frontage shall be provided with a seal coat of graffiti resistant paint and/or dense landscaping in front of the wall. No fence, wall, or retaining wall shall exceed six (6) feet in height (four (4) feet in front yard setback areas) unless a Variance is approved by the City.	
56.	A Mello-Roos Community Facilities District shall be formed to provide ongoing funding for City services, as required by Resolution No. 2024-53, and the applicant hereby agrees to waive the right to protest the formation of said district.	
57.	All lettered lots and open space easements for the preservation of natural undisturbed open space shall be dedicated to the City or other approved maintenance authority.	
58.	The Covenants, Conditions & Restrictions (CC&Rs), which covenant shall run with the land, in a form satisfactory to the City Planner, shall require that the owners of the lots shall immediately remove any graffiti placed on publicly viewable trees, rocks or structures thereon to the City's satisfaction.	

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59.	A digital copy of the CC&Rs shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.	
60.	A Homeowners Association shall be established for the on-going maintenance and management of the common open space, recreation facilities, private streets and drainage facilities, and landscaped areas. The Homeowners Association's By-Laws and CC&R's shall include this requirement for common maintenance of front yard landscaping and exterior fences.	
61.	A Homeowners Association shall be established for the on-going maintenance and management of the common open space, recreation facilities, private streets and drainage facilities, and landscaped areas. The front and street side yard and parkway landscaping for each dwelling unit and all exterior fences, shall be maintained by the Homeowners Association and incorporated into a Landscape Maintenance Easement. The Homeowners Association's By-Laws and CC&R's shall include this requirement for common maintenance of front yard landscaping and exterior fences, they shall prohibit individual garages from being used for the storage of personal belongings to the extent that they shall prohibit the storage of recreational vehicles (boats, trailers, etc.) in the off-street parking spaces. Said By-Laws and CC&R's also shall state that they cannot be amended without the express written consent of the City Planning Commission.	
62.	The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
63.	Water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the Fire Department for review and approval.	
64.	Applicant-developer shall provide the Fire Department with a letter from the water provider serving the project-development verifying that financial arrangements have been made and bonds posted for the required Fire Department approved water improvements.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
65.	A preliminary soils report shall be filed with and approved by the City Engineer.	

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66.	A geology report, prepared by a Licensed Engineering Geologist, shall be submitted to and approved by the City Engineer.	
67.	Adequate provisions shall be made to intercept and conduct the off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.	
68.	Adequate City Drainage Easements (minimum fifteen (15) feet wide) shall be provided over the natural drainage courses and/or drainage facilities, including WQMP identified BMP areas. The easements shall be designed to contain the 100-year frequency storm flow plus bulking and freeboard per City Standard Criteria as determined by a hydrology study. Flowage easements or City Drainage Easements shall be obtained where diversion or concentration of runoff from the site or drainage facilities dewaters onto private property. If the project's final design does not include public maintained BMP areas, natural drainage courses and/or a public storm drain/drainage system, this condition does not apply.	
69.	Detention basins shall be designed and constructed in accordance with the criteria set forth in the City Detention Basin Policy and the approved WQMP. All work shall be reviewed and approved by the City Engineer.	
70.	Detention basins for the purposes of water quality filtration shall be designed and constructed in accordance with the criteria set forth in the project WQMP, landscape plans and City Detention Basin Policy. All work shall be reviewed and approved by the City Engineer.	
71.	Should the use of detention basins be determined not appropriate in this case, as determined by the Engineer of Record, then applicant shall design an alternate method that would be approved by the City Engineer.	
72.	The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.	
73.	The major natural drainage course(s) traversing the site shall be delineated on the Final Map. Adequate easements and building setback lines should be designed, offered and dedicated on the Final Map as "City Easements". Survey data regarding top of bank and/or channel cross-sections shall be provided to the Engineering Division.	
74.	In addition to the drainage, traffic related, or other requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed	

	after more complete improvement plans and profiles have been submitted to the City Engineer.	
75.	A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept offsite drainage flows and conduct the drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. Any offsite drainage that traverses through the project site will be routed around or through the site in a manner which will not adversely affect adjacent or downstream properties.	
76.	A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.	
77.	Existing City roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit may be required to cover the cost of grading and paving prior to recordation of the map. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded.	
78.	Trees, irrigation system, and landscaping required to be installed on public right-of-way within this project area shall be maintained by other than the City, with the exception of Landscape & Lighting Maintenance District areas, and shall be as specified in City standards for tree planting. Maintenance procedures acceptable to the Engineering Division shall be instituted.	
79.	All required public road and drainage improvements shall be bonded in accordance with the Development Code and City Bonding Policy unless constructed and approved prior to recordation.	
80.	In the event applicant fails to acquire the required off-site property interests, the developer shall at least 120 days prior to submittal of the final map, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time ahs the City acquires the property interests required for improvements. Such agreement shall provide for payment by the applicant of all costs incurred by the City to acquire off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the applicant, at the applicant's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.	
81.	The applicant shall submit road improvement plans to the Engineering Division and bond for those improvements with the City.	

82.	A two (2) foot grant of easement is required to provide a half-width right-of-way of forty-four (44) feet on Oak Glen Road.	
83.	Curbs, gutters, sidewalks, and paving shall be installed on Oak Glen Road and Bryant Street per City Standards for Secondary Highway. Plans for all improvements must be approved by the Engineering Division, prior to installation of said improvements. A cash deposit or surety bond may be placed to fulfill this requirement.	
84.	The applicant shall provide proof of legal and physical access to the proposed subdivision. As proof of access, the applicant shall submit one of the following: (a) existing dedication; (b) copy of the court decree establishing prescriptive rights that is acceptable to the City Engineer; (c) dedications by separate instrument from all property owners intervening between the proposed land division and the City Maintained Road System.	
85.	Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.	
86.	Applicant shall present evidence to the City Engineer that they have obtained a non-interference letter from any utility company that may have rights of easement within the property boundaries.	
87.	Easements of record not shown on the tract/parcel map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.	
88.	Any off-site grading easements shall be obtained and these areas shall be contour graded.	
89.	Applicant shall provide for street lighting within the tract as per adopted City standards and per Improvement Level requirements.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263		
90.	A Landscape Documentation Package and Landscape Design and Irrigation Plan shall be submitted for review and approval for all common area features. Refer to “Prior to Issuance of Building Permit” conditions.	
91.	All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.	
92.	All landscaping and irrigation systems shown on the approved landscape and irrigation plans, all required walls, trails, and/or other improvements shall be completed or suitable bonds shall be posted for their completion. Separate	

	bonds are required for individual lots and Landscape Maintenance District Areas/Common Areas.	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A GRADING PERMIT:		
PLANNING DIVISION (909) 797-2489 EXT. 224		
93.	Grading permits shall not be issued for any areas to be graded and remain undeveloped until a revegetation plan is approved by the Planning Division and Landscape Architect, and until bonds are posted for revegetation.	
94.	The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
95.	Applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the State Water Resources Control Board if the project site is 1 acre or greater. In addition, the Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted to the City Engineer for review and approval.	
96.	Prior to the alteration of any wetland habitats, the required permits or authorized clearance shall be obtained from the Department of Fish and Game in accordance with the Section 1600 et. seq. of the State Fish and Game Code, from the United States Army Corps of Engineers in accordance with Section 404 of the Clean Water Act, and from the California Regional Water Quality Control Board Santa Ana Region in accordance with Section 401 of the Clean Water Act.	
97.	Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the “New Development/Redevelopment Guidelines.” All provisions of the Water Quality Management Plan (WQMP) consistent with the 2010 MS4 permit and most recent regulatory mandates shall be met, including but not limited to approval of a Preliminary WQMP.	
98.	Grading plans shall be submitted to Engineering for review and approval.	
99.	The applicant shall provide documentation indicating that the WQMP, grading plan, erosion control plan and landscape plan are consistent with each other.	

	The documentation shall indicate that each document has been reviewed by the applicant for consistency.	
100.	The applicant's plans indicate approximately 47% of the site to be improved with impervious surfaces. Design features shall be included to direct storm water run-off flows into landscaped pervious areas before any run-off flows into public rights-of-way.	
101.	In addition to the drainage, traffic related, or other requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the City Engineer.	
102.	A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.	
103.	Existing City roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit may be required to cover the cost of grading and paving. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded.	
104.	Prior to signing of the improvement plans, any proposed grading within the road right-of-way shall be done under the direction of a Soils Testing Engineer, hired by the applicant. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to the City. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the applicant's engineer to the City Engineer for review and approval.	
105.	Future building pads shall be elevated adequately, a minimum one foot above established Base Flood Elevation to reduce damage from flooding.	
106.	An on-site grading monitor shall be required in accordance with Development Code Section 87.1010 for all grading operations.	
107.	For any construction within City owned right-of-way, an encroachment permit, or authorized clearance, shall be obtained by the applicant from the Engineering Division.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263		

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108.	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.	
109.	A copy of the grading plan shall be submitted to the Building and Safety Division for review and approval following the Engineering Division submittal. All on-site cut and fill slopes shall: A. Be a part of the downhill lot when between individual lots, or as approved by the City Planner and City Engineer. B. Incorporate recommendations of the approved geology and soils reports. C. Be contour graded to blend with existing natural contours. D. Be limited to a maximum slope ratio of two-to-one (2:1) and a maximum vertical height of thirty (30) feet. Setbacks from the top and bottoms of slopes shall be a minimum of one-half (1/2) the slope height or per CBC. E. Preclude damage to the site and downstream properties during heavy storm run-off, especially during the construction stage by including a stringent slope, erosion, and sediment control program on the proposed grading plan. Any such damage allowed to occur will be the responsibility of the applicant. F. Provide letters of consent from adjacent property owners for proposed offsite grading.	
110.	A copy of the Grading Plan and a preliminary Landscape Plan shall be provided for review by the City's Landscape Architect. Graded areas shall include either a revegetation plan for soil stability depending on the duration of construction or shall include permanent plantings that will be subject to formal Landscape Plan review.	
111.	This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project.	

	a. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly. b. Disabled access parking shall be located on the shortest accessible route. Parking spaces shall be arranged accordingly.	
112.	Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code (CBC) 11A and 11B. A. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly. B. Disabled access parking shall be located on the shortest accessible route. Relocate parking spaces accordingly.	
113.	Multi-family buildings on the site shall be accessible/adaptable per California Building Code (CBC), Chapters; 11A and 11B. Commercial buildings on the site shall be accessible per California Building Code (CBC) 11B	
114.	New multi-family construction consisting of five (5) or more units shall include readily accessible storage areas identified for the collection of materials consistent with the City's four-container collection system that includes trash, recycling, green waste, and food waste containers.	
115.	Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within a garage area	

116.	Separate submittals and permits are required for all structures, accessory structures such as, but not limited to, trash enclosures, patios, trellises, gazebos block walls, signage, and storage buildings	
117.	Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer	
118.	When adjacent to a public way, the perimeter of the jobsite shall have a properly installed, 6' high, construction fence with privacy cloth attached. The fencing and cloth shall be maintained and kept in good condition until such a time that the project has been completed, or a permanent perimeter wall is in place. All construction entrances/exits shall be approved in advance by city personnel	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:		
PLANNING DIVISION (909) 797-2489 EXT. 224		
119.	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.	
120.	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.	
121.	Water (potable and recycled) and sewer service shall be by Yucaipa Valley Water District. Submit evidence of service to Building and Safety at time of Condition Compliance review	
122.	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.	
123.	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.	
124.	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.	
125.	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.	
126.	All on-site lighting shall comply with the City's Multi-Family Design Guidelines. Exterior fixtures shall be decorative, energy-efficient, downcast, and shielded to prevent off-site glare. A photometric plan shall be provided with construction plans demonstrating compliance with lighting standards.	
127.	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	
128.	Source of water shall meet water quality and quantity standards. Test results which show source meets water quality and quantity standards shall be submitted to the Planning Division.	
129.	Plans for food establishments shall be reviewed and approved by the S.B. County Public Health Department, Division of Environmental Health Services (909) 387-4608.	
130.	An application along with the required fee shall be filed by the applicant with the Planning Division for a mitigation monitoring program.	

131. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246	
132. 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.	
133. 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.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228	
134. Submit engineered road improvement plans to the City Engineer.	
135. The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263	
136. 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.	
137. This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project. a. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly. b. Disabled access parking shall be located on the shortest accessible route. Relocate parking spaces accordingly.	

138.	Multi-family buildings on the site shall be accessible/adaptable per California Building Code (CBC), Chapters; 11A and 11B. Commercial buildings on the site shall be accessible per California Building Code (CBC) 11B	
139.	New multi-family construction consisting of five (5) or more units shall include readily accessible storage areas identified for the collection of materials consistent with the City's four-container collection system that includes trash, recycling, green waste, and food waste containers.	
140.	Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within a garage area	
141.	Separate submittals and permits are required for all structures, accessory structures such as, but not limited to, trash enclosures, patios, trellises, gazebos block walls, signage, and storage buildings	
142.	Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer	
143.	When adjacent to a public way, the perimeter of the jobsite shall have a properly installed, 6' high, construction fence with privacy cloth attached. The fencing and cloth shall be maintained and kept in good condition until such a time that the project has been completed, or a permanent perimeter wall is in place. All construction entrances/exits shall be approved in advance by city personnel	
144.	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."	
145.	A digital copy of a Landscape Documentation Package shall be submitted through the City's Permit Exchange for review and approval by the City's 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)

(C) Soil Management Report

(D) Landscape Design Plan

(E) Irrigation Design Plan

(F) Grading Design Plan

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	(G) Certification of Substantial Completion (to be submitted after installation of the project). A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor.	
146.	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 through the City's Permit Exchange for review and approval by the City's 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. Landscaping shall consist of drought tolerant vegetation appropriate to the local climate. Trees, shrubs and ground covers in the following quantities shall be required as follows: 1. Compost Compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six percent (6%) organic matter in the top six (6) inches of soil are exempt from adding Compost and tilling. 2. Tree planting (15 gallon size): a. 1 for each 600 sq. ft. of total landscaped area (one required, minimum);	

b. 80% of total trees required to be 15 gallon;
c. 1 for every 12 parking stalls;

3. 24 to 96 inch box trees:

   a. 20% of total trees required (one required, minimum).

4. Tree Spacing/location:

   a. small trees: 20 feet O.C. max.;
   b. large trees: 30 feet O.C. max.;
   c. street trees: 15 gal. min./30 feet O.C. max.;
   d. min. 6 feet from curbs, paving and sidewalks; trees in parkway between sidewalk and curb shall be provided with a linear root barrier.
   e. Project shall include both deciduous and evergreen trees. Areas that serve as a buffer shall include evergreen trees

5. 5 gallon shrubs:

   a. 60% of total shrubs required to be 5 gallon;
   b. 10 for each 300 sq. ft. of landscaped area.

6. 1 gallon shrubs:

   a. 40% of total shrubs required.

7. Ground Cover:

   a. Drought tolerant adapted when mature, or native;
   b. Maximum spacing: 12 inches O.C., or as suitable for planting material;
   c. Hydroseeding (establish recommended mixture); specify weight or volume per unit area.

8. Mulch:

   a. Apply a minimum three- (3-) inch layer of mulch on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife,

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leave up to five percent (5%) of the landscape area without mulch. Designated insect habitat must be included in the landscape design plan as such.

D. Parking/vehicular circulation areas screened with landscaped berms adjacent to streets.

E. Landscape detail of trash enclosures, to be located within 200 ft. of building pad.

F. All walls and fences shall be shown, at the top of slope (if applicable), with the style, design, materials, and colors indicated.

G. Design features to direct storm water run-off into landscaped pervious areas to achieve percolation into the ground before run-off flows reach the public right-of-way of Oak Glen Road and Bryant Street.

H. Detector-check valve assembly screening and camouflage, which shall include landscaped berms and/or depressions, shrub screening, and the painting of the equipment to match the landscaping. The height of the equipment shall not exceed the minimum ground clearance established by the applicable code. It is not permitted to be located within the front yard building setback area, unless otherwise approved by City Inspector.

I. Pedestrian Activity Areas. For commercial centers, multiple family residential development projects or mixed use residential and commercial uses, an enhanced landscape design is required for priority pedestrian activity areas. Such features may include the planting of a specimen tree, a decorative rock and boulders feature, a water feature such as a pond or water fountain, or public artwork. Priority pedestrian areas are the pedestrian entrances, including sidewalks, to the project development from the public right-of-way and parking lots.

J. Design Considerations

1. The City of Yucaipa is a foothill community, serving as a transition from the San Bernardino Valley west of the City, and the San Bernardino National Forest to the northeast. A mixture of evergreen vegetation, including pines and cedars, should be used to provide a year-round landscape appearance that is enhanced by flowering deciduous trees and shrubs to add additional color and texture.

	2. Development projects that include an accessory monument or freestanding sign shall consider their sign height and landscape plantings to ensure that conflicts are avoided. 3. Rocks and gravel may be used in conjunction with groundcover but shall not be a substitute for plants. 4. Detention basins that are publicly visible shall include landscaping. 5. A meandering rock swale shall be provided along the frontages of Oak Glen Road and Bryant Street.	
147.	New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use of renewable organic waste products such as compost and mulch where applicable.	
148.	Projects rehabilitating an existing landscape area of 2,500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use of renewable organic waste products such as compost and mulch where applicable	
149.	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.	
SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:		
	PLANNING DIVISION (909) 797-2489 EXT. 224	
150.	"NO PARKING" shall be clearly designated in areas of bus parking and turnaround.	
151.	Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.	
152.	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.	
153.	All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.	
154.	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.	
155.	Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.	
156.	All landscaping and irrigation shown on the approved landscape and irrigation plans and all required walls, monuments, and other improvements 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.	
157.	A minimum number of one (1) inch caliper/15-gallon, multi-branched trees shall be planted in the parkway within street right-of-way as follows: Small trees: 25 feet on center Large trees: 30 feet on center The variety of tree to be provided is subject to City approval and to be maintained by the property owner. Trees in the parkway between sidewalk and curb shall be provided with a linear root barrier	
158.	All roof top mechanical equipment is to be screened from ground vistas.	
159.	Developers of commercial/industrial/institutional projects shall submit a report detailing the percentage of project costs spent in the City of Yucaipa. At a minimum, this report shall contain a list of local businesses/individuals that have been solicited for bids and/or received contracts for materials or services.	
160.	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.	
161.	Developers of residential development projects greater than a single dwelling unit, commercial properties and multi-family dwellings shall submit a report, including invoices or proof of recovered organic waste product procurement (either through purchase or acquisition) pursuant to 14 CCR Section 18993.1, and submit records to the City's designee. Records shall include the source of product, including name, physical location, and contact information for each entity, operation, or facility from whom the recovered organic waste	

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	products were procured, type of product, quantity of product in tons or yards, invoice or other record demonstrating procurement.	
162.	Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.	
163.	Provide a bicycle parking rack in a suitable location.	
164.	A video surveillance and recording system shall be installed that is capable of covering all exterior portions of the subject commercial property, if developed, including parking areas and service alleys.	
165.	Development shall comply with all objective design requirements (See provisions in the Specific Plan and the Citywide Design Guidelines for Multiple Residential projects.	
166.	The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
167.	Fire Department access roadways and/or public/private streets exceeding one hundred fifty (150) feet in length shall have a Fire Department approved turn-around at the terminus (cul-de-sac). Minimum radius shall be not less than 40 feet.	
168.	Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).	
169.	Residential driveways shall be paved (asphalt/concrete) and shall have a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 10% in grade.	
170.	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.	
171.	The Development and/or project, and each phase thereof, shall have a minimum of two (2) remote points of access, including a secondary access,	

	for fire and other emergency equipment and for routes of escape which will safely handle evacuations.	
172.	The public and/or private roadways serving this project shall be named.	
173.	Street name signs shall be installed with approved names.	
174.	Manual operated gates across Fire Department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated ("Knox" type) locks. For automatic gates, a "Knox" keyed emergency access switch shall be installed at location determined by Fire Department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "Knox box" request forms are available from the Fire Department.	
175.	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, 3/4" 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" 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, 3/4" stroke, on contrasting background shall be displayed at property access entrance.	
176.	Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single-family dwellings shall have numbers of 4" height, 1/2" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/2" stroke, on contrasting background shall be displayed at property access entrance.	
177.	Prior to final inspection, there shall be posted at each entrance of the complex an illuminated diagrammatic representation of the complex showing the locations of the viewer, the unit designations within the complex, and the locations of fire hydrants. The developer shall submit a drawing detail to the Fire Department for approval.	

178.	"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".	
179.	On-site fire hydrants capable of supplying the required fire flow shall be installed at locations identified by the Fire Marshall. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.	
180.	Approved fire hydrant pavement markers shall be installed.	
181.	Residential automatic fire sprinklers shall be installed according to NFPA 13D, or Section R313 of the California Residential Code, and Fire Department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations for Fire Department review and approval prior to an installation. Submit copy of California C-16 license. Minimum water meter supplying a 13D system shall be 1" steel pipe, or ¾" if other than steel pipe. Minimum pipe size for interior use shall be 1" steel pipe, or ¾" if other than steel pipe (actual pipe size to be hydraulically calculated). Residential sprinkler heads of proper temperature rating shall be installed in attic and built-up storage spaces where mechanical equipment (FAU, water heater, etc.) is installed.	
182.	Smoke detectors, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level.	
183.	Carbon Monoxide detectors shall be installed pursuant to manufacturer specifications.	
184.	A class "A" roof covering structure with "bird stops" shall be installed.	
185.	For each chimney used in conjunction with any fireplace or heating appliance in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings.	
186.	The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.	
187.	A solid core, self-closing and latching door shall be installed between an attached garage and living space.	

188.	Water heater (fuel fired) shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor.	
189.	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.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
190.	Construction of private roads and private road related drainage improvements shall be inspected and certified by the City Engineer.	
191.	All required road and drainage improvements shall be completed.	
192.	Projects subject to a building permit shall have all required on and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project." In each phase the installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the City Engineer, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.	
193.	Construct sidewalk adjacent to site with landscaped parkway.	
194.	Construct driveway approach/entrance. Commercial driveways require radius type approaches	
195.	Developer shall be required to place construction traffic control in public right-of-way during the construction of off-site improvements. Traffic control devices shall be maintained 24 hours a day 7 days a week as directed by the City Engineer.	
196.	The Applicant shall submit the signed original Water Quality Management Plan (WQMP) Certification form to verify consistency of the BPMs shown on the as-built grading plans and landscape plans. In case of inconsistency, the Applicant shall revise the WQMP to match the as-built plans.	

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263		
197.	The building(s) shall meet all handicapped requirements.	
198.	The building(s) shall comply with all structural and non-structural provisions of the California Building Code.	
199.	The building(s) shall meet all exiting requirements of Chapters 10 and 11 of the California Building Code	
200.	Any change of occupancy will require submission of plans for approval to Building and Safety, and Planning. It is the applicant's responsibility to contact the local Building and Safety Division for a pre-construction inspection prior to occupancy of the building(s)	
201.	The building(s) or structure(s) shall meet all applicable requirements of the adopted model codes and amendments.	
202.	Per YVWD regulations, no waste line cleanouts or back water valves shall be installed inside a garage	
203.	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.	

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Attachment 6

Draft Resolution No. 2026-14

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUCAIPA ADOPTING RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN AND THE ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), CERTIFYING THE MITIGATED NEGATIVE DECLARATION FOR CASE NO. PDE-25-0003, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE STARLING HEIGHTS SPECIFIC PLAN PROJECT, AMENDING SPECIFIC PLAN FIGURE CDL-3 TO REFLECT THE NEW SPECIFIC PLAN AND AMENDING GENERAL PLAN FIGURE CDL-2, LAND USE DISTRICTS TO REFLECT THE UPDATED LAND USE PLAN.

WHEREAS, the City Council of the City of Yucaipa (the "City Council") has before it a request for approval of a Specific Plan and General Plan Amendment to change a Land Use District designation related to the Residences at Oak Glen Creek Specific Plan (Case No. PDE-25-0003) (the "Project"); and

WHEREAS, the Residences at Oak Glen Creek Specific Plan and associated General Plan Land Use District Amendment is in the public interest, and there will be a community benefit, because the development would provide housing that is directly accessible to neighborhood serving uses; and

WHEREAS, the Residences at Oak Glen Creek Specific Plan and associated General Plan Land Use District Amendment is consistent with General Plan goals and policies regarding residential uses, and it will provide additional housing opportunities within the City; and

WHEREAS, the Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq*.) ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq*.), and the City's Local CEQA Guidelines, and an Initial Study has been prepared for the Project evaluates and determines that any potentially significant environmental impacts that occur are at a level that are less-than-significant; and

WHEREAS, the Specific Plan will not have a substantial adverse effect on surrounding properties as any future project will require improvements and include development standards to ensure compatibility with surrounding land uses.

WHEREAS, the City circulated the MND and the Appendices for the Project to the public and other interested parties for a 20-day comment period, in accordance with Guidelines Section 15105, from September 26, 2025, to October 16, 2025; and

WHEREAS, there were no responses to the MND during the 20-day comment period.

WHEREAS, on May 15, 2026, a notice of a Planning Commission public hearing on the Specific Plan and its environmental review was published in the Yucaipa News Mirror and mailed to all property owners within 300 feet around the plan area; and

WHEREAS, after notice issued pursuant to the requirements of the Yucaipa Municipal Code, the Planning Commission conducted a public hearing on June 3, 2025, at which time all interested parties were given an opportunity to be heard and present evidence regarding the General Plan Update, as set forth in the Planning Commission Agenda Report of that date; and

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

WHEREAS, at the conclusion of the Planning Commission hearing and after due consideration of the entire record before the Planning Commission and the testimony provided during the hearing, the Planning Commission recommended that the City Council **approve** of the Specific Plan according to the Findings required pursuant to Section 83.020310 of the Yucaipa Development Code; and

WHEREAS, on _____, a notice of a City Council public hearing on the Specific Plan and its environmental review was published in the Yucaipa News Mirror and mailed to all property owners within and 300 feet around the plan area; and

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

WHEREAS, the update is included as part of the City's General Plan Amendment for the first quarter of 2026; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUCAIPA DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The City Council has reviewed and considered the information for Residences at Oak Glen Creek Specific Plan

Section 2. The City Council finds that the above recitals are true.

Section 3. The City Council approves and adopts the Residences at Oak Glen Creek Specific Plan, and that it meets Findings required pursuant to Section 83.020310 of the Yucaipa Development Code.

Section 4. The City Council certifies the Mitigated Negative Declaration and adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A and

incorporated herein by reference. The mitigation measures set forth in the MND and the Mitigation Monitoring and Reporting Program are hereby incorporated into the Project and will be made conditions of the Project.

Section 5. The City Council approves the modification to General Plan Figure CDL-3, Land Use Modifications, to include the Residences at Oak Glen Creek Specific Plan.

Section 6. The City Council approves the modification to General Plan Figure CDL-2, Land Use Plan, to include the Residences at Oak Glen Creek Specific Plan boundary as Planned Development (PD).

Section 7. The City Clerk of the City of Yucaipa shall certify as to the adoption of this Resolution.

BE IT FURTHER RESOLVED that this Resolution be noted in the Minutes of this City Council meeting and a "Notice of Determination" be filed within five (5) days of this action by the City Clerk.

PASSED, APPROVED, and **ADOPTED** the __th day of _____, 2026.

_____
Chris Venable, Mayor

ATTEST:

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

APPROVED AS TO FORM:

_____
Steven Graham Pacifico
City Attorney

EXHIBIT A

Mitigation Monitoring and Reporting Program

(under separate cover)

MMRP Link: https://yucaipa.gov/wp-content/uploads/2026/05/Residences-at-Oak-Glen-SP-MMRP.pdf

Attachment 7

<u>Ordinance 483</u>

ORDINANCE NO. 483

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUCAIPA, CALIFORNIA, AMENDING ORDINANCE NO. 343, AMENDING THE OFFICIAL LAND USE PLAN AND ZONING ORDINANCE OF THE CITY OF YUCAIPA

THE CITY COUNCIL OF THE CITY OF YUCAIPA DOES ORDAIN AS FOLLOWS:

Section 1. A public hearing has been held before the City Council of the City of Yucaipa (the "City"), duly noticed and conducted pursuant to the Planning and Zoning Laws of the State of California and applicable provisions of Division 3 of the Development Code as adopted by Ordinance No. 124; and the Official Land Use Plan of the City, as adopted by Ordinance No. 343, is hereby amended as provided in Section 2 herein below.

Section 2. The proposed land use modification contained on the "Official Land Use Modifications Map" on file with the City, and bearing the file number Case No. PDE-25-0003, creates an overlay encompassing APNs 0303-051-44, -45, and -64 titled "Residences at Oak Glen Creek Specific Plan", modifying Figure CDL-3, Land Use Modifications.

Section 3. The proposed land use designation contained on the "Official Land Use Districts Map" on file with the City, and bearing the file number Case No. PDE-25-0003, changes the Land Use District designation of the area encompassed by the boundaries of the Starling Heights Specific Plan, as reflected in Figure CDL-3, Land Use Modifications to the City's Planned Development (PD) district, replacing the Neighborhood Commercial (CN) Land Use District.

Section 4. The City Clerk is hereby directed to cause the following summary of this ordinance to be published by two (2) insertions in the Yucaipa News Mirror, a newspaper of general circulation that is printed, published, and circulated in the City of Yucaipa, and hereby designated for that purpose by said Council of the City of Yucaipa: "Ordinance No. 483 creates the Specific Plan Boundaries for the Residences at Oak Glen Creek Specific Plan within the City's Land Use Modification Plan (CDL-3) and changes the Land Use Designation reflected for the Residences at Oak Glen Creek Specific Plan within the City's General Plan Figure CDL-2 to Planned Development (PD) as part of Case No PDE-25-0003."

PASSED, APPROVED and ADOPTED on this __th day of ___, 2026.

_____
Chris Venable, Mayor

ATTEST:

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

Attachment 8

Initial Study

(Under Separate Cover)

The Initial Study can be found here: https://yucaipa.gov/wp-content/uploads/2025/09/Residences-at-Oak-Glen-Creek-ISMND_Sept-2025_with-App.pdf

Attachment 9

Mitigation Monitoring and Reporting Program

(under separate cover)

MMRP Link: https://yucaipa.gov/wp-content/uploads/2026/05/Residences-at-Oak-Glen-SP-MMRP.pdf

Attachment 10

<u>Project Plans</u>

The Residences of Oak Glen Creek Specific Plan

Specific Plan No. 23-105



Prepared for:

City of Yucaipa
34272 Yucaipa Blvd
Yucaipa, CA 92399
909-797-2489 Ext. 261
Contact: Benjamin J Matlock

December 2025

SC#1

Prepared by:
Blue Engineering and Consulting, Inc
10535 Baseline Rd Ste. 440
Rancho Cucamonga, CA
909-248-6557

December 2025

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Chapter 1: Purpose

A. Purpose

The purpose for this Specific Plan is to provide the City of Yucaipa with a comprehensive planning framework and strategy to direct the development of 17.46 gross acreage site located in the north central portion of the City of Yucaipa in San Bernardino County on a site that is vacant and surrounded by residences and drainage to the north and west, vacant commercially zoned land to the east and commercial and institutional uses to the south. The Specific Plan acts as the regulatory document for the property and establishes the zoning and standards for land use, architectural and landscape design, and infrastructure improvements. The specific plan will contain the existing APNs of 0303-05-164, -144, and -145.

The implementation of this document will develop a key corner of the City, where two major roadways intersect to and create a new community attracting new residents. The Specific Plan will bring additional vitality to the surrounding area, continuing the transformation within the Wilson Creek area of Yucaipa.

A discussion of the relationship between the applicable City of Yucaipa General Plan policies and the proposed project as described in the Specific Plan is outlined below. Because many policies of the General Plan are interrelated, the discussion of consistency is organized into categories of related goals and policies. Specifically, the following analysis lists the General Plan Element from which the primary policies related to a particular topic can be found, along with related policies from other elements of the General Plan, allowing for a comprehensive discussion.

As described in more detail below, the project is consistent with and supportive of the goals and policies of the City of Yucaipa General Plan.

General Plan Consistency

The various land uses permitted by this Specific Plan would be consistent with the goals, policies, and general land uses described in the City of Yucaipa General Plan, once amended by changing the Land Use Districts Map for a portion of the site from Commercial Neighborhood to Multiple Residential (RM).

Community Design and Land Use Element

GOAL CDL-1: LAND USE MIX. A community with adequate sites for housing, parks, business, and institutional uses that meet local need for housing, employment, recreation, and services.

Policy CDL-1.1: Places to Live. Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.

This specific plan ensures that future residents have ample access to open areas and walking trails. Onsite amenities are outlines in Chapter 2, Section F-Community

Amenities; and in part include three private green space areas, an onsite walking trail, in addition to multiple outdoor furnishings such as picnic tables and charcoal grills.

GOAL CDL-10: DESIGN QUALITY. Thoughtfully designed projects and buildings evidenced by creative site design, quality architecture, integration with the natural environment, and sensitive land use transitions.

Policy 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 specific plan acknowledges that the character and personality of an area is significantly affected by the composition of building materials and the color framing them. Therefore it is imperative that consideration be given to selecting a variety of color, materials palettes, and models along any given street to avoid a monotone appearance of multiple buildings of the same tones or product models, while maintaining an overall cohesive and complementary design. For complete guidelines and requirements, reference Chapter 3.

Policy CDL-10.7: Basins. Design retention/detention basins to be visually attractive, with natural landscaping and a public use component such as trails, and well integrated with any associated project and with adjacent land uses.

Detention basins within the neighborhoods are integrated into the overall grading and design and surrounding landscaping should be tied into the community's design.

Policy CDL-10.16: Building Setbacks. Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, rural, and industrial uses.

*This Specific Plan provides a residential development that establishes its own development standards (reference Chapter 3, Design Guidelines), which will ensure that the implementing project will not be negatively impacted by or negatively impact the surrounding roadways and existing development. This is achieved by landscape theming as shown in **Figures 2-9**, **2-10**, **2-14**, and **2-15**, which will be aesthetically complimentary to surrounding suburban level of development. (The site is bounded by Oak Glen Road to the south, Bryant Street to the east, Wilson Creek to the west/north, and residential properties beyond the creek to the north. Across Oak Glen Road to the south lies the Wildwood Calvary Chapel and Rite Aid Drug Store). See **Figure 2-3**.*

Policy CDL-10.17: Walls and Fences. Use walls or fences to protect the privacy of residential areas; soften appearance of walls by varying alignment, adding landscaping and/or berms, and using surface detailing and natural materials.

Each detached single-family dwelling unit will have a vinyl fence that will enclose their respective back yard which will ensure privacy for each home. Additionally, the perimeter of the project will have split-face block walls with pilasters for security purposes for the project as a whole. Along the street frontage of the project, landscaping (to include trees, vines, shrubs, and groundcover) will be installed to soften the view of block walls

GOAL CDL-11: PRESERVATION AND REUSE. Revitalization, reuse of structures, and transition of land uses where appropriate to materially improve structures and the visual quality in Yucaipa.

Policy CDL-11.2: Land Use Change. Where opportunities for land use changes arise, seek input from property owners, the surrounding neighborhood or district, and other stakeholders during the consideration process so as to determine appropriateness or inform strategies.

This Specific Plan proposes a land use change from Neighborhood Commercial to Specific Plan to allow for single-family development. Accordingly, neighborhood outreach will occur prior to the planning commission meeting. A summary of Community Outreach meeting will be shared with all necessary jurisdictions that have stake in said development. Results of a Community Outreach meeting will be used were appropriate into the design of this project.

Policy CDL-11.3: Project Compatibility. Strive to ensure appropriate transitions in scale, density, and intensity between residential and nonresidential uses; between adjacent residences or uses within a defined neighborhood; and within areas of different densities.

*This Specific Plan provides a residential development that establishes its own development standards (reference Chapter 3, Design Guidelines), which will ensure that the implementing project will not be negatively impacted or negatively impact the surrounding roadways and existing development. This is achieved by landscape theming as shown in **Figures 2-9**, **2-10**, **2-14**, and **2-15**, which will be aesthetically complimentary to surrounding suburban level development. A minimum of a 15' landscaping buffer with a mixture of street trees, shrubs and a riverbed feature using native Stone Boulders is to be provided.*

Housing and Neighborhoods Element

GOAL HN-2: HOUSING SITES. Adequate sites through General Plan land use designations and specific plans that provide opportunities for housing in appropriate locations.

Policy HN-2.1: Balanced Housing Stock. Designate adequate land for a broad range of types of housing, including single family attached and detached, multiple-family housing, and mixed uses, including allowances for flexibility in development standards and lot designs.

This Specific Plan provides for a higher density of detached single-family residential development, under the proposed Multiple Residential (RM) designation which expands the residential product type mixture within the City.

GOAL HN-3: HOUSING DESIGN. Well-designed housing that contributes to property values, is affordable to Yucaipa residents, and is practical and cost-effective to build.

Policy HN-3.3: Housing Incentives. Facilitate development of market-rate and affordable housing through regulatory incentives (e.g., density bonus), permit processing (e.g., planned or small lot development) and other means where

feasible and appropriate.

This Specific Plan provides for the development of a community that can meet the City's housing needs and provides opportunities for attainable home ownership to new homebuyers and related community members.

Parks, Recreation, Trails, and Open Space Element

GOAL PR-3: MULTIPURPOSE TRAILS. Comprehensive trail system that allows residents to travel, explore, and enjoy Yucaipa on foot, bicycle, or horseback.

This development will continue sidewalks along the frontage of said project along Bryant Street. Existing sidewalks along project frontage on Oak Glen Road will be brought up to code. A proposed trail will run along the Wilson Creek to help encourage walking and biking for the residences.

Policy PR-3.9: Development Requirements. Condition approval of new projects near existing or proposed trails to ensure access to multipurpose trails and/or contribute improvements, dedications, or fees to extend trails.

Development of this Specific Plan will require the installation of Class III bike lanes along both Oak Glen Road and Bryant Street, in compliance with this policy; reference ***Figure 2-6****. Access from the project site to the existing trail along Wilson Creek is also provided; reference* ***Figure 2-11****.*

Public Safety Element

GOAL S-6: NOISE AND VIBRATION SAFETY. Appropriate community noise and vibration levels that balance the need for peaceful environments for sensitive land uses with the needs of local businesses and regional land uses.

Policy S-6.1: Noise Assessment. Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing applications for development projects or land use changes.

Policy S-6.2: Acoustical Studies. Require acoustical studies for proposed projects within areas that exceed 60 dBA; discourage siting of new noise-sensitive uses in areas exceeding 65 dBA without appropriate mitigation.

Policy S-6.5: Development Patterns. Locate new development in areas where noise levels are appropriate for the use. Limit development of noise-producing uses adjacent to noise-sensitive receptors and require that noise producing land uses have adequate mitigation.

Policy S-6.6: Land Use-Noise Compatibility. Require mitigation of exterior and interior noise to the levels in Table S-1. Encourage the use of building design, site planning, landscaping, and other features to reduce noise levels.

The Specific Plan is associated with a noise study, which is incorporated with the California Environmental Quality Act analysis for this project. Refer to Final IS/MND document and Final Conditions of Approval for project specific noise mitigation measures. Any mitigations will be incorporated into the project construction documents.

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Chapter 2: Development Plan

A. Location and Context

The Residences at Oak Glen Creek Specific Plan (Specific Plan) site is located approximately 71 miles east of the City of Los Angeles within the valley portion of San Bernardino County (see **Figure 2-1, *Regional Map***). Accordingly, the Specific Plan site lies in the north central portion of the City of Yucaipa, and is generally surrounded by residential uses, except for Wildwood Calvery Chapel directly to the south of the project, and Wilson Creek adjacent to the west. Interstate 10 (San Bernardino Freeway) is approximately 4.5 miles south of the Specific Plan site, as shown in **Figure 2-2, *Vicinity Map***.

B. Existing Conditions

The Specific Plan area is in an area that is surrounded by developed and undeveloped properties. The Specific Plan site itself is currently vacant and has a gentle northeast to southwest slope and will consist of 3 different APNS 0303-05-144, -145, -164. A smaller parcel 0303-05-163 that sits to the west of the site is owned by the Yucaipa Walley Water District and a pump station is on the said property.

The site is bounded by Oak Glen Road to the south, Bryant Street to the east, and Wilson Creek to the north and west (see **Figure 2-3, *Aerial Map***). Across Oak Glen Road to the south lies the Wildwood Calvary Chapel and commercial center. Across Bryant Street to the east lies undeveloped land and Wilson Creek Flood Control basins that help with flood protection for Wilson Creek and its surrounding areas.

C. Land Use Plan

The Specific Plan is composed of one (1) planning area (PA1), as shown in **Figure 2-4*, Land Use Plan*** and **Table 2-1, *Land Use Summary***. A maximum of 153 residential units are planned on 17.46 acres, with a maximum density of 8.67 dwelling units per acre (du/ac). However, as the site is located at the intersection of two secondary highways, as identified by the City's General Plan, approximately 1.07 acres located at the northwest corner of Oak Glen and Bryant has been flexibility zoned and includes the potential for 8,000 square feet of commercial, which would remove 10 units and reduce the density to 8.25 du/ac.

The development will consist of single-family detached homes, and the overall site will be maintained by a Homeowner's Association (HOA). Single-family homes, mapped as a traditional simple fee ownership, appeal to a variety of owners with the potential residents being young singles, families, or seniors. Most of the homes will be layout out conventionally with a small number of homes in a clustered layout.

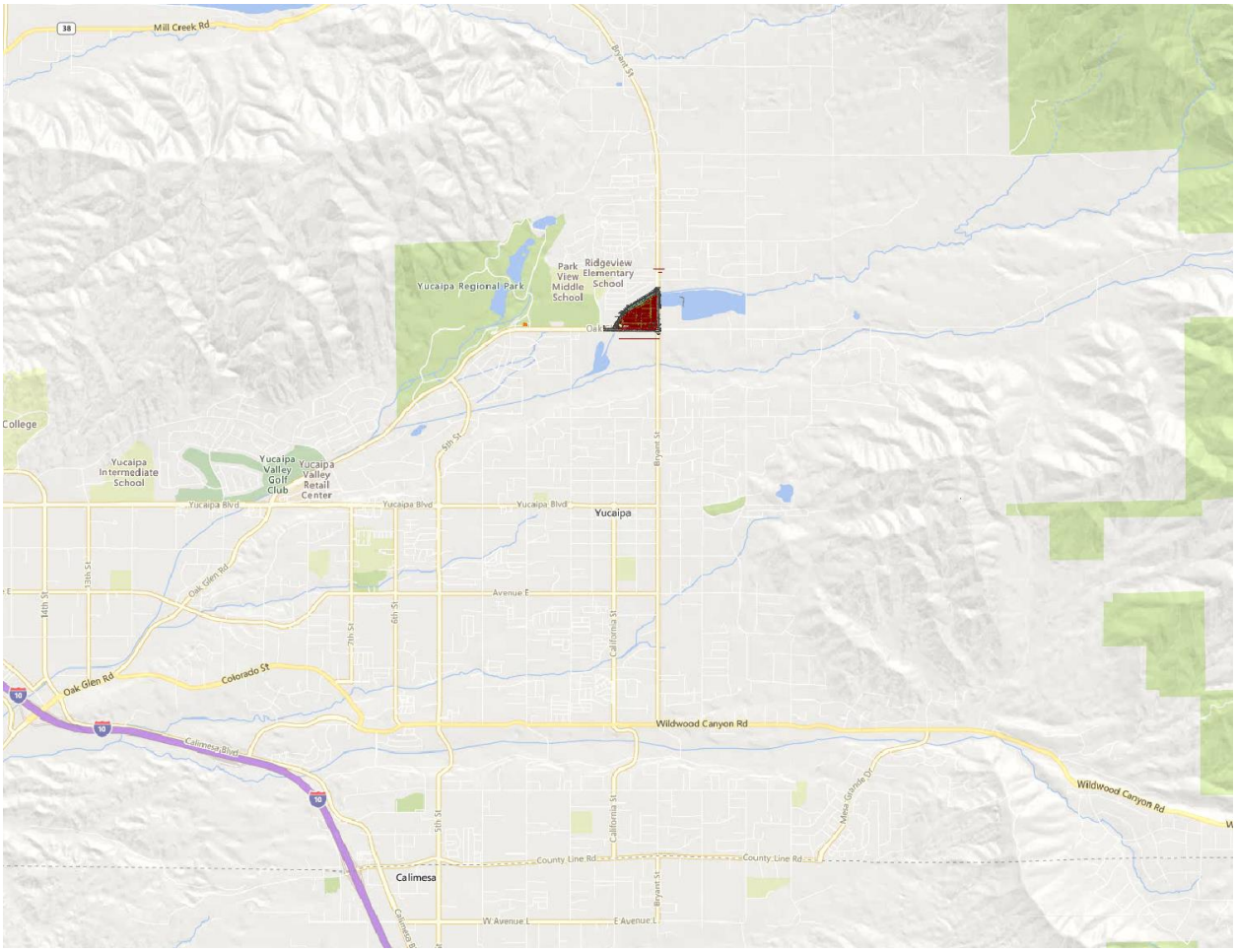
Table 2-1
Land Use Summary

Land Use	Acres	Density (du/ac)	Maximum Dwelling Units
Residential/ Commercial	16.57 Residential 1.07 Commercial	8.25	145
Residential	17.64	8.67	153

Review and approval of implementing projects (i.e., tentative tract map, development plan review) for the site will serve as the implementation actions of the Specific Plan. For additional information regarding the review process and submittal requirements for implementing projects, refer to **Chapter 4, Administration**.

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2-1 Regional Map



2-2 Vicinity Map



2-3 Aerial Map



2-4b Land Use Plan – Residential Only Site



2-4b Land Use Plan – Mixed Use Site



D. Development Regulations

1. General Requirements

It is the intent of this Specific Plan to permit unique residential product types and creative development that would not be permitted by the City's standard zoning requirements. It is also the intent to provide flexibility in terms of location and acreage of homes so footprints can be arranged and developed consistent with the Specific Plan development standards. The following development regulations guide the planning process to ensure a high level of design quality is achieved, which will create additional vitality in the surrounding area.

Standards and regulations in this section are consistent with the land use goals and objectives of the City of Yucaipa and provide basic criteria which will govern all redevelopment within the boundaries of the Specific Plan area. A complete consistency analysis between the Specific Plan and the City of Yucaipa General Plan is provided in Chapter 1 of this Specific Plan.

2. Permitted Uses

Table 2-2, *Permitted Uses*, defines appropriate land uses within three categories that will be allowed within the Specific Plan; prohibited (-), permitted by right with the appropriate ministerial permit (P), and permitted with a discretionary permit, such as a Temporary Use Permit (T), or a Conditional Use Permit (C). Approval of a use not specifically listed requires a determination by the Director of Community Development or his or her designee or following procedures in the city of Yucaipa Municipal Code. Any changes to state law may supersede any parts of this Specific Plan.

Table 2-2
Permitted Uses

Land Use	Permit
Mixed Use	
*Retail	P
*Quick Service Restaurant (QSR) – (non-drive thru)	P
*Small Family Day Care	P
Home Occupations	P
Residential Accessory Uses and Structures	P
Single Family Homes	P
Condominiums / Townhomes	P
Apartments	-
*Temporary Dwellings Construction Trailer Construction Guard Facility	T
Accessory Dwelling Unit/Junior Accessory Dwelling Unit	*
Short Term Rental	-
Urban Lot Split	*

**Two-Unit Project	*
Education, Public Assembly, And Recreation	
**Residential Recreation Facilities	P

Land Uses shall defer to City Development Code
*Permitted in **commercial** corner (approximately 1 acre at southeast corner) only

Definitions for **Table 2-2**

Small Family Day Care: A family day-care home that serves 8 or fewer children, including children who reside at the home.

Home Occupations: The conduct for pecuniary gain of an art or profession, the offering of a service, or the conduct of a business or handicraft manufacture of products within or from a residence in a residential zone. A home occupation is incidental and secondary to the primary residential use and does not change the residential character of the neighborhood.

Residential Accessory Uses and Structures: Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the use. Accessory structures include, but are not limited to, guest houses, storage sheds, spas, swimming pools, detached garages/carports, covered patios, etc.

Single Family Homes: A detached residential structure intended for the use of one familial unit.

Condominium: A building or complex of buildings that contain a number of individually owned multi-family or single-family homes and is managed by a board of unit owners who oversee the day-to-day operation of the complex.

Apartment: Three or more attached residential units in one building.

Temporary Dwellings Construction Trailer Construction Guard Facility: A trailer or mobile home as a temporary work site for business employees during construction or remodeling of a commercial or manufacturing structure.

Accessory Dwelling Unit/Junior Accessory Dwelling Unit: ADU: Due to the ever changing state laws as it relates to a ADU or JADU, this specific plan will defer to the Development Code for requirements related to ADU or JADU.

Short Term Rental: A dwelling unit, or any portion thereof, that is rented by the host to another party for a period of not more than 30 consecutive days in exchange for any form of monetary or non-monetary consideration, including trade, fee, swap or any other consideration in lieu of cash payment. Hosted stays, Un-hosted stays, and vacation rentals are types of short-term rental.

Urban Lot Split: Due to the ever changing state laws as it related to two unit projects, this specific plan will defer to the Development Code for requirements.

Two-Unit Project: Due to the ever changing state laws as it related to two unit projects, this specific plan will defer to the Development Code for requirements.

3. Development Standards

Development standards governing residential construction in the Specific Plan are in

Table 2-3, *Development Standards*, which identifies building setbacks, building height, parking ratios, and required open space. Home types will be single family detached residential allowing 8.67 units per acre maximum. Typical plotting diagrams illustrating minimum setback requirements are depicted in **Figure 2-5, *Setback Diagram***

.

Table 2-3
Development Standards

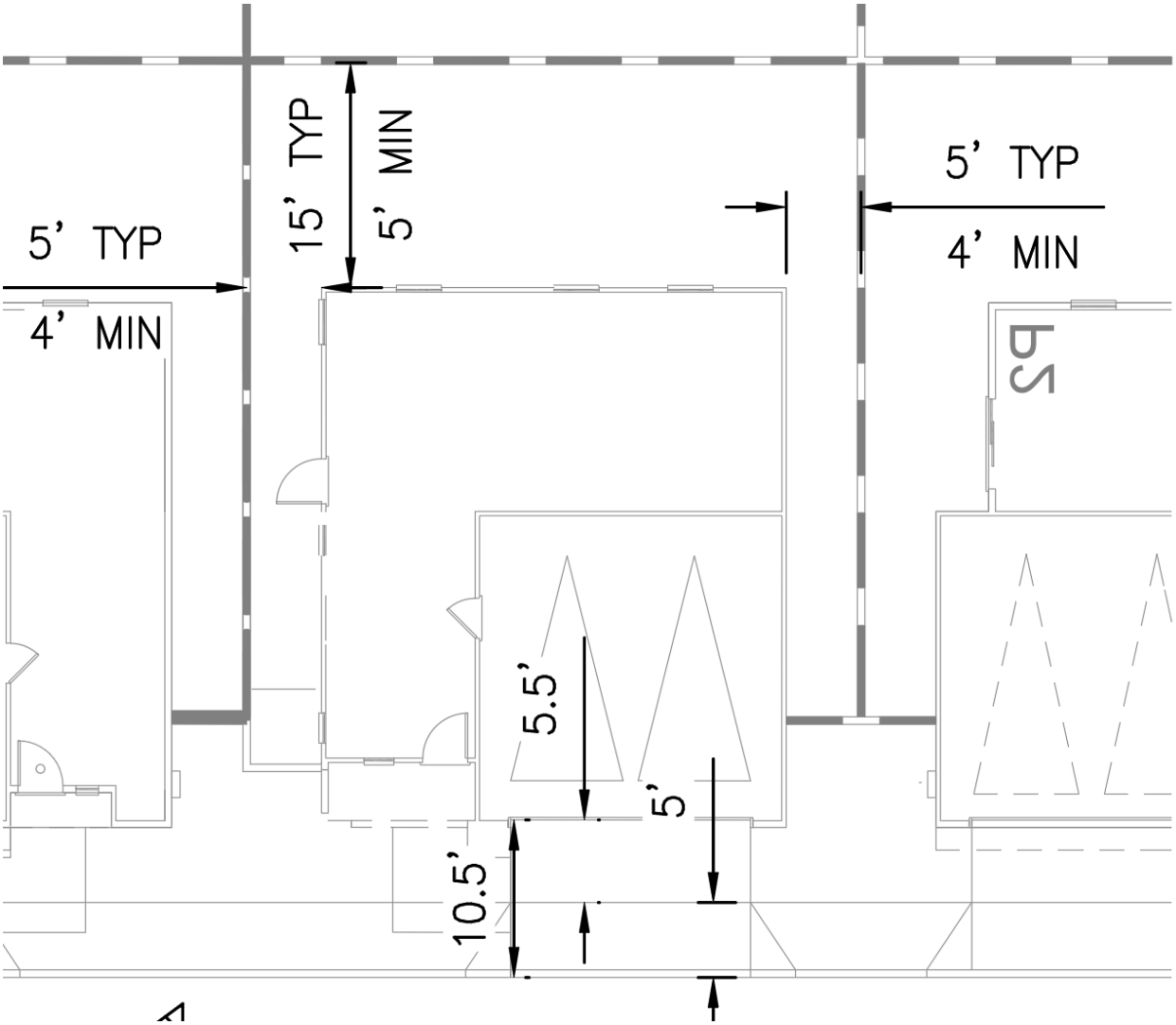
Development Standard	
Minimum Building Setback	
Building separation	10 feet
Front	8 feet**
Garage door (Non-Driveway parking) (Driveway Parking)	 9 feet 18 feet
Side yard:	4 feet
Interior Street Side Yard	4 feet
Rear yard (building to fence)	5 feet
Perimeter setbacks	
Oak Glen Ave and Bryant St (building to right of way)	20 feet
Other	
Maximum building height	30 feet
Maximum interior block wall height	6 feet
Maximum perimeter block wall height	6.5 feet
Private parking requirement (resident) 2 bedroom unit 3 bedroom unit	2 enclosed spaces per unit (minimum 20'x20') total spaces - 3 total spaces - 4
Guest parking minimum requirement	0.5 space per unit (uncovered)
Minimum Common open Space	100 sq. ft. per du
Minimum Private open Space*	100 sq. ft. per du
Architectural projections/mechanical equipment**	3 feet

* Porches and balconies may be included in this calculation.

** Any architectural feature that projects from the building and seeks to enhance the structure may encroach into the setback area, provided that there is always 4 feet of clearance around the projection on each side of the property line and, pursuant to any applicable California Building and Fire Codes, standard provisions for fire sprinklers are provided. Examples of architectural projections include, but are not limited to, pilasters, chimney, pop-outs, belly bands, roofs, covered porches, entries, unconditioned space, etc.

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2-5 Setback Diagram



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E. Mobility Plan

1. Vehicular Circulation

A primary vehicular access point shall be provided from Oak Glen Road, and a secondary vehicular access point shall be provided from Bryant Street, as shown in **Figure 2-6, *Vehicular Circulation Plan***. Project entries will be gated with a call box feature, decorative paving, and feature monument signage. In addition, a Knox box, or similar access elements, will be provided for emergency services and shall be approved by the Yucaipa Fire Department.

All internal drive lanes are privately owned and maintained and include both 24-foot-wide main drive aisles and 24-foot to 20-foot alleys. Reference **Figure 2-7, *Internal Street – Parking 1 Side*** and **Figure 2-8, *Internal Street – Parking 2 Sides***. Guest parking will be provided in designated areas throughout the Specific Plan.

As depicted in **Figure 2-13** the Specific Plan design provides opportunities for walls to be designed in a manner to provide for visual interest along the streets. Pilasters are also strategically provided along the walls to break up long runs and provide visual interest.

2. Pedestrian Circulation

Pedestrian connectivity is a major goal within the Specific Plan area to facilitate access to the commercial center and place of worship to the south and tying into the pedestrian pathways in the immediate vicinity as shown in **Figure 2-11, *Pedestrian Circulation Plan***.

Sidewalks and pedestrian pathways will be incorporated throughout the project which will run along the major drive aisles and will connect the centrally located recreation center to the game park in the northeast portion of the project. Other pedestrian connections will traverse interior drives and are intended to connect the central neighborhoods to the active park in the middle, along with the decomposed granite fitness path along Wilson Creek. A connection to the existing multi-use trail along Wilson Creek is also provided from the proposed active dog park in the northwestern portion of the site.

3. Public Transportation

The Specific Plan site is served by Omnitrans public transportation route 319 located just south of the intersection of Bryant Street and Oak Glen Road (walking distance) and the Yucaipa Transit Center is approximately 1.5 miles from the project site (see **Figure 2-12, *Public Transportation Network***).

2-6a Vehicular Circulation Plan – Residential Only Site



2-6a Vehicular Circulation Plan – Mixed Use Site

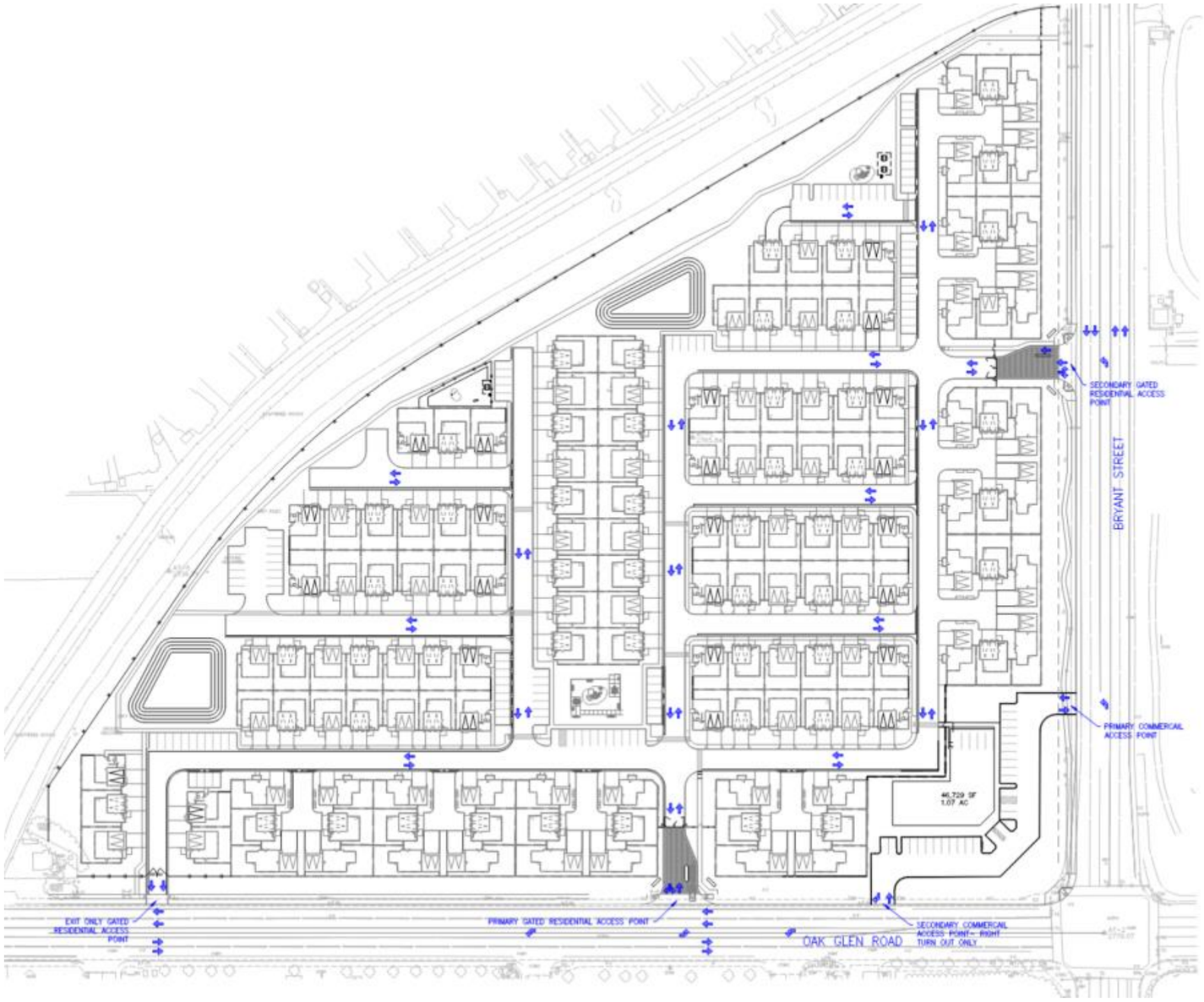


Figure 2-7, *Internal Street – Parking 1 Side*

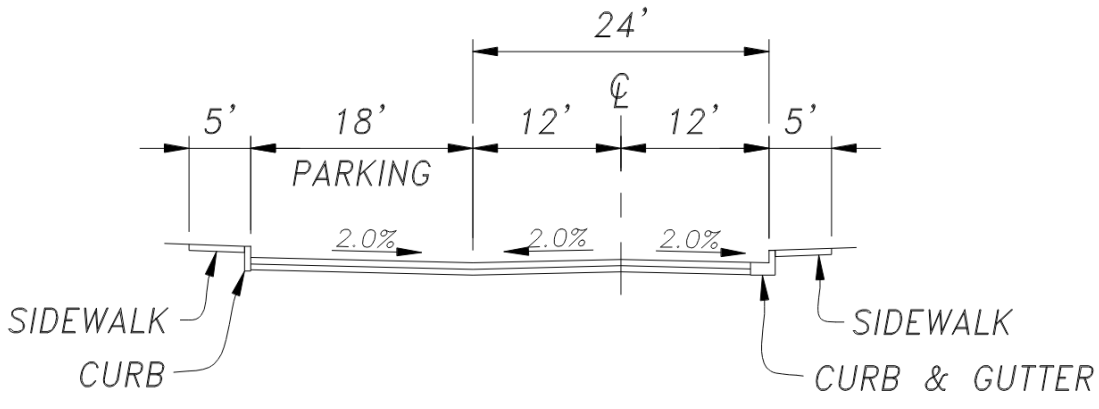
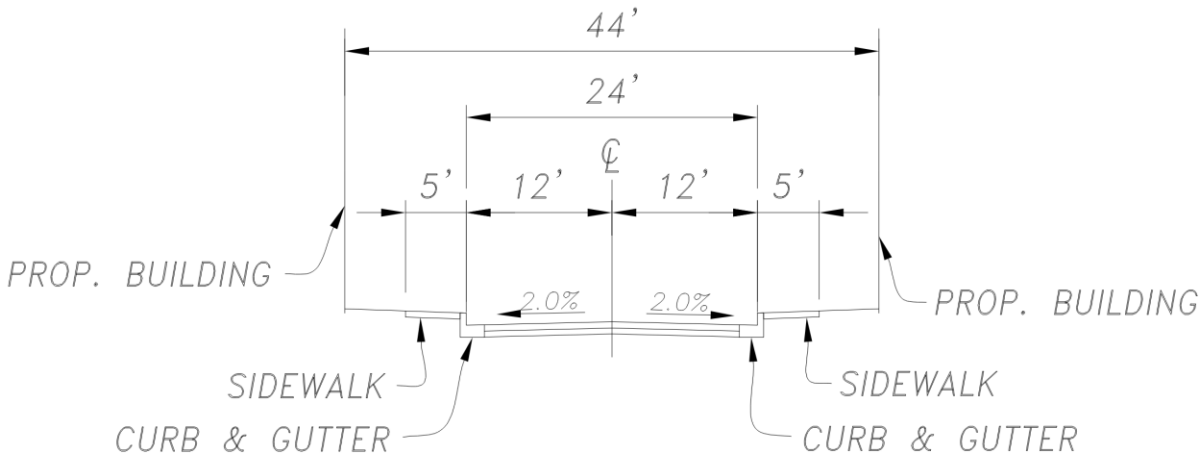
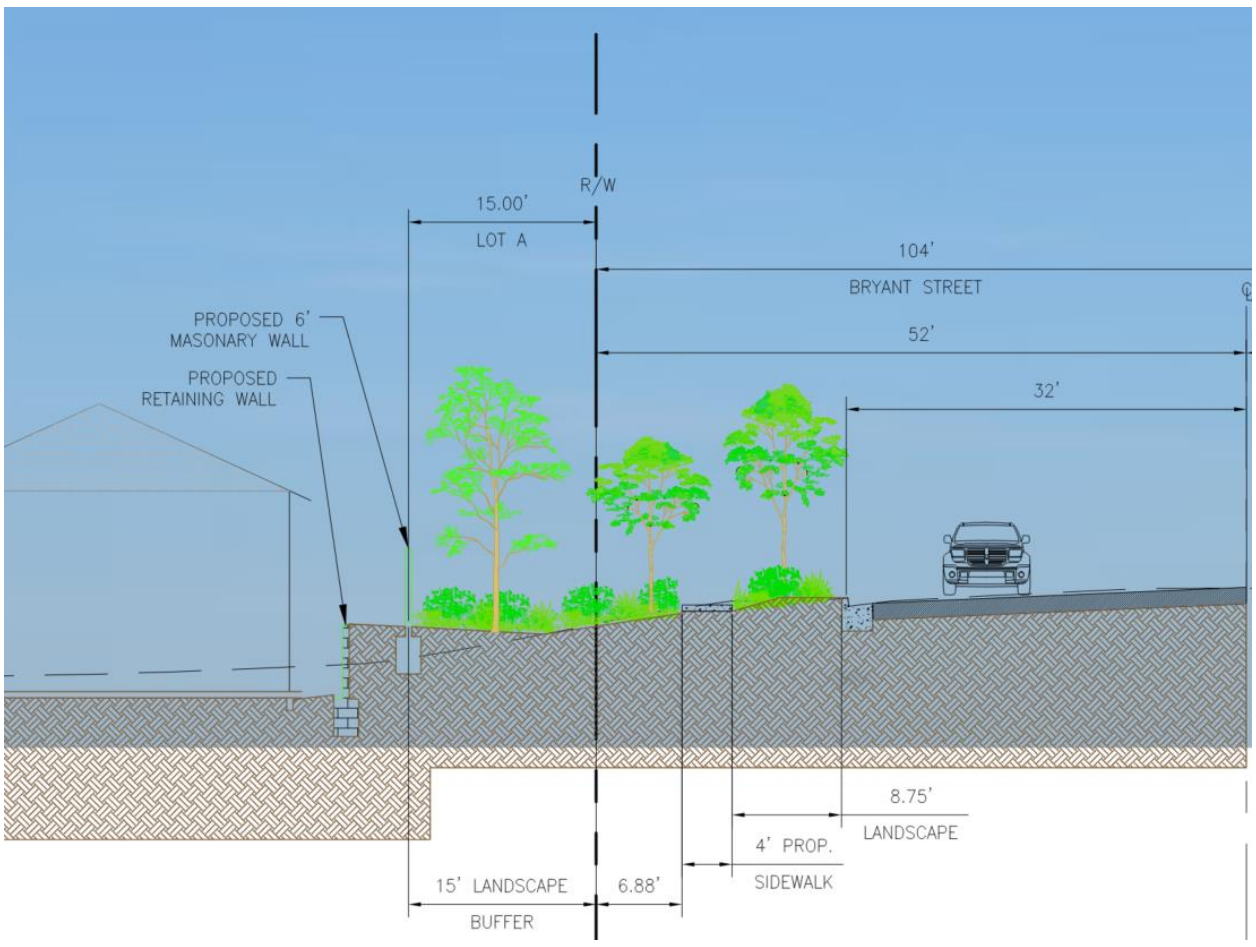


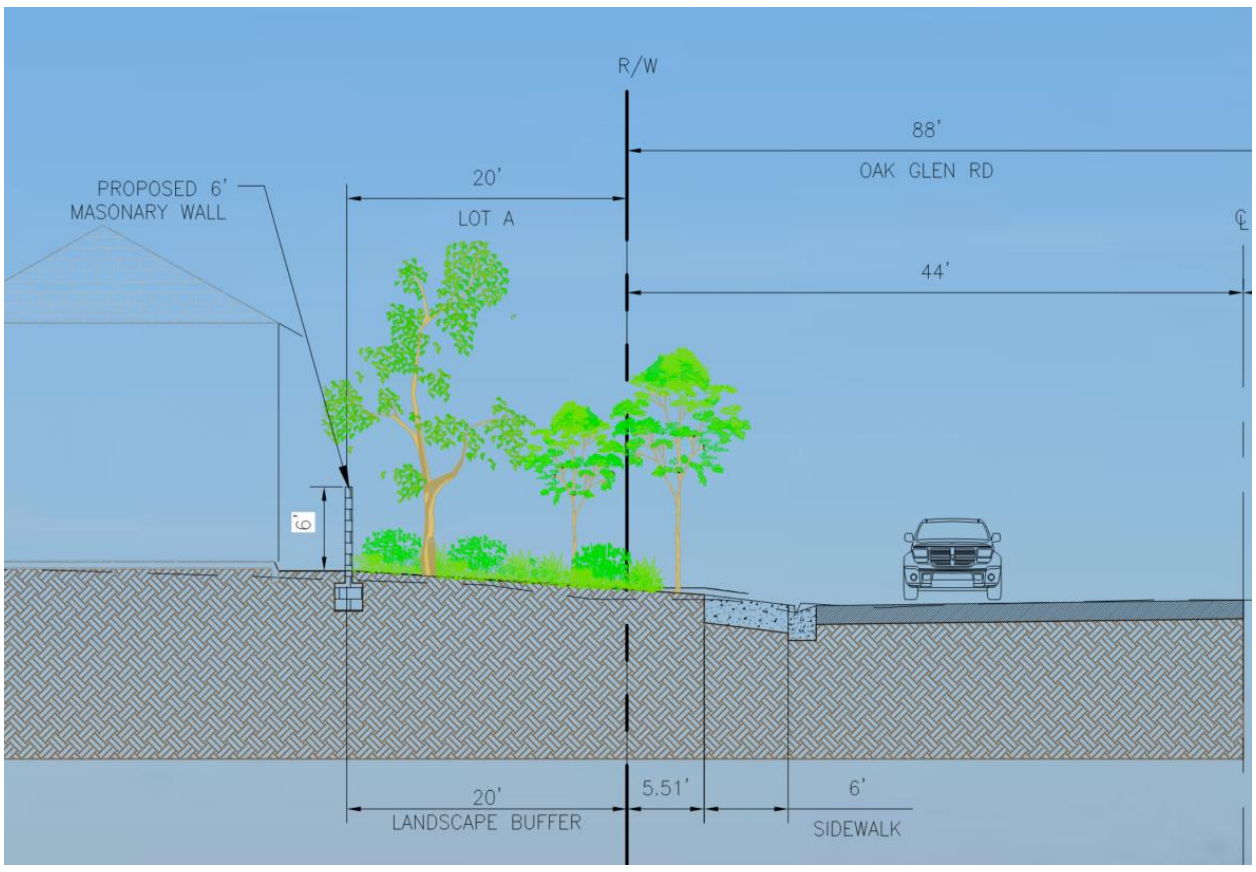
Figure 2-8, *Internal Street – No Parking*



2-9 Bryant Street Streetscape East Edge



2-10 Oak Glen Road Streetscape South Edge



2-11a Pedestrian Circulation Plan – Residential only site



2-11 Pedestrian Circulation Plan – Mixed use site

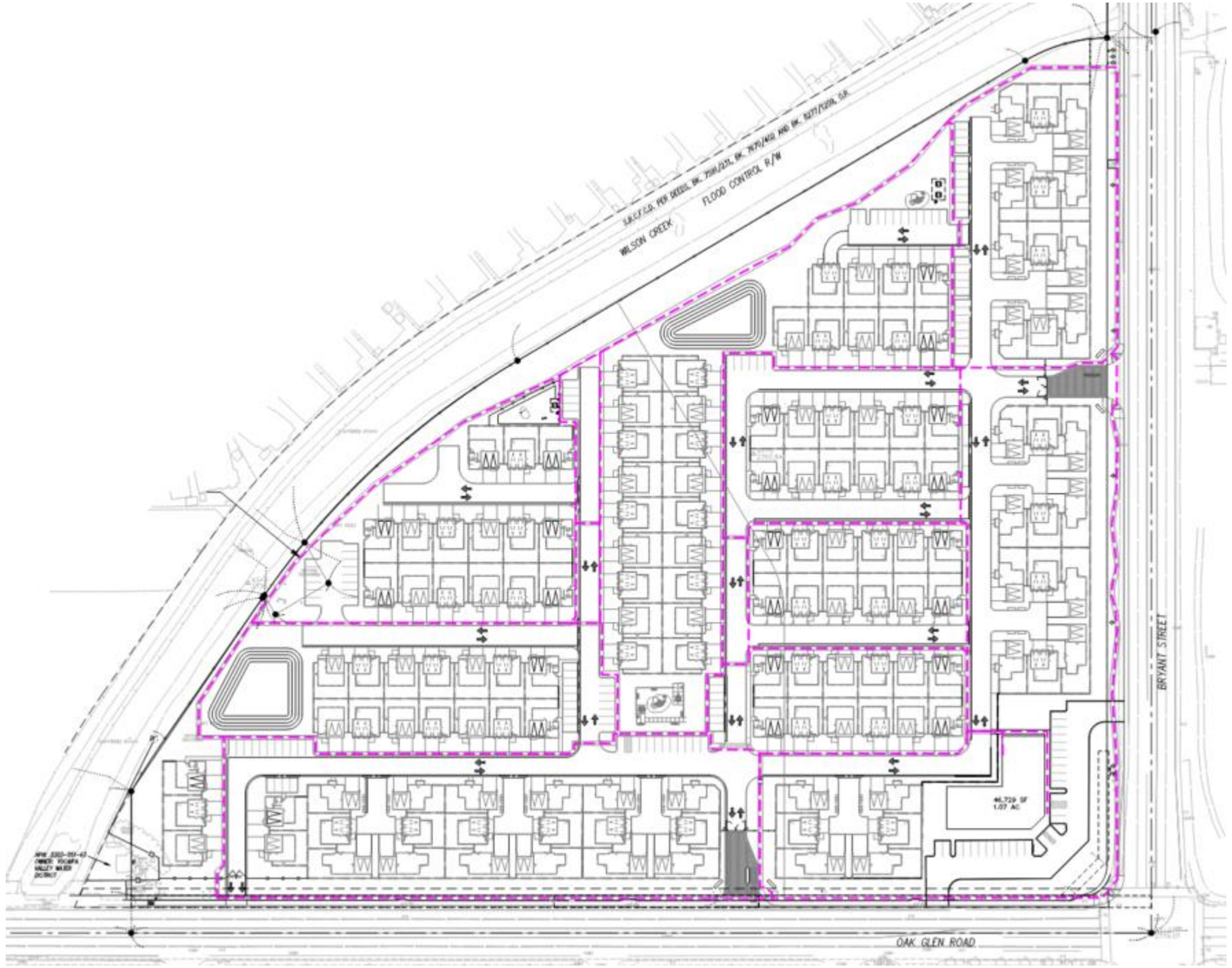
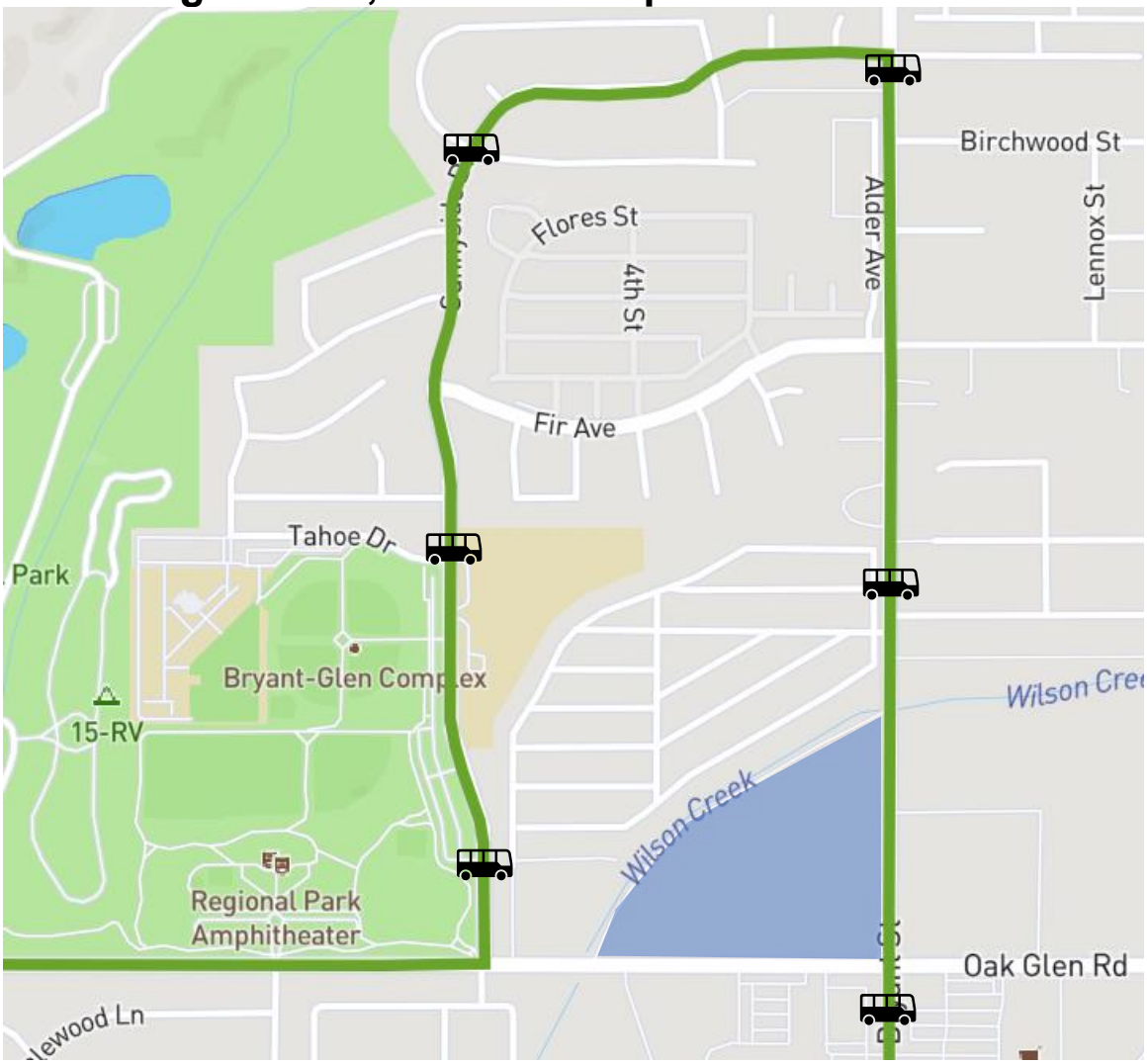


Figure 2-12, Public Transportation Network



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F. Community Amenities

1. Open Space

Three (3) private open space facilities will be provided in the Specific Plan. The proposed locations of these areas are shown on **Figure 2-13, *Conceptual Landscape/Open Space Plan*** and details are shown on **Figure 3-3, Private *Open Space Amenities***, provided in Chapter 3 of this Specific Plan. Open space amenities shall include, but not be limited to:

- Open Lawn Play Areas
- Enclosed Dog Park (Partitioned – Half for large breeds, half for small breeds)
- Picnic Tables with Shade Structure
- Barbeque Areas (with charcoal grills)
- Tot Lot
- Bocce Ball Court
- Cornhole Courts
- Ping Pong Tables
- Game Tables
- Wood Fire Pit
- Recreation Center Buildings
- Outdoor Dining Tables

The overall variation of recreational facilities is subject to approval through the development review process, as defined in ***Chapter 4, Administration.***

2. Community Landscape Plan

The Landscape Plan should reflect the overall theme of the surrounding community, which will serve as a unifying element that creates a unique sense of place. As shown in **Figure 2-13, *Conceptual Landscape/Open Space Plan***, a combination of theme trees, interior street trees, and accent trees will be provided, as well as open space areas.

Interior roadways and community green spaces will be landscaped in accordance with an identified theme selected by the project developer and approved by the City of Yucaipa. Mindful of the arid climate and ongoing drought conditions in California, plant materials throughout the community will be drought tolerant, and native species will be included where possible. The following is a discussion of the key edge conditions in the Specific Plan that require special attention.

Figure 2-14, *East Edge Condition* shows the Specific Plan's interface with adjacent, properties and Bryant Street. The project's sits below Bryant Street, and new homes first floors are not anticipated to be visible from street level on the east, and a 6' high decorative perimeter block wall is proposed here and the public sidewalk will meander along Bryant Street with trees and shrubs placed along sidewalk to provide shade and reduce sound from the street on the development.

Figure 2-15, *North Edge Condition* shows the Specific Plan's interface with the existing Wilson Creek to the north. The rear of the proposed residences will back up to the proposed trail and the project's elevation is located higher than the Creek. A 6' high block

wall is proposed along the existing drainage facility. Additionally, a 3' max retaining wall with 3' decorative block wall atop (6' max) with a 3' railing may be constructed along residences that back to the proposed trail.

Figure 2-16, *South Edge Condition* shows the Specific Plan's interface with adjacent commercial center and Oak Glen Road The front of the property will contain the main entrance to the project with residential monumentation. The project will sit an additional 25 ft behind the right of way to allow for additional landscape to help soften the transition between commercial and residential.

The south and west edge conditions show the Specific Plan's interface with adjacent Oak Glen Avenue to the south and Bryant Street to the east. Reference previous **Figure 2-9, *Oak Glen Avenue Streetscape and South Edge Condition*** and **Figure 2-10, *Bryant Street Streetscape and East Edge Condition***.

Figure 2-13, Conceptual Landscape Plan



CONCEPTUAL PLANT PALETTE



Cinnamomum camphora
Camphor Tree



Lagerstroemia indica
Crape Myrtle



Quercus agrifolia
Coast Live Oak



Chilopsis linearis
Dessert Willow



Magnolia grandiflora 'Little Gem'
Little Gem Magnolia



Platanus mexicana
Mexican Sycamore


SHRUBS
Hesperaloe parv.
Red Yucca
Agave spp.
Agave
Leucophyllum f. 'Green Cloud'
Green Cloud Texas Ranger
Muhlenbergia c. 'Regal Mist'
Pink Muhly
Salvia leucantha
Mexican Bush Sage
Senna artemisioides
Feathery Cassia
Pennisetum spp.
Fountain Grass
Lavandula stoechas
Spanish Lavender
Nandina domestica
Heavely Bamboo
Dianella t. 'Silver Streak'
Silver Streak Flax Lily
Dietes vegeta
Fortnight Lily
Rosa 'Iceberg'
White Shrub Rose
Penstemon eatonii
Firecracker Penstemon
Rosmarinus o. 'T.B.'
Tuscan Blue Rosemary
Tecoma x 'Sunrise'
Sunrise Esperanza
Callistemon v. "Little John"
Dwarf Bottlebrush
Teucrium c. 'Prostratum'
Wall Germander
Bougainvillea spp.
Ruellia brittoniana 'Katie'
Katie Blue Dwarf Ruellia
Caesalpinia pulcherrima
Mexican Red Bird of Paradise
Nassella tenuissima
Mexican Feather Grass
Bulbine frutescens
Bulbine
Pittosporum t. 'W.D.'
Dwarf Mock Orange
Trachelospermum j.
Star Jasmine

INERT MATERIALS

STONE BOULDER



DECOMPOSED GRANITE

BARK MULCH

IRRIGATION NOTES

THE PLANT PALETTE AND IRRIGATION SYSTEMS FOR THE PRESERVE HAVE BEEN DESIGNED TO ENSURE MAXIMUM WATER CONSERVATION. CONSIDERATIONS HAVE BEEN GIVEN TO SELECTING PLANT MATERIALS THAT ARE DROUGHT-TOLERANT WHILE MAINTAINING THE INTEGRITY OF THE OVERALL COMMUNITY. IRRIGATION PRACTICES EMPLOYING STATE-OF-THE-ART EQUIPMENT ENSURE THAT WATER IS BEING CONSUMED CONSERVATIVELY. IRRIGATION SYSTEMS CONFORM TO THE STATE'S WATER CONSERVATION ASSEMBLY BILL 325. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A PERMANENT, UNDERGROUND AUTOMATIC SYSTEM. IRRIGATION SYSTEMS WILL BE SEPARATED FOR TURF AND SHRUB AREAS. IRRIGATION SYSTEMS WILL HAVE 100% IRRIGATION COVERAGE. WATER-SAVING EQUIPMENT SUCH AS FLOW SENSORS, MOISTURE SENSORS, AND IRRIGATION PROGRAM USING CIMIS (CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM) DATA WILL BE INCLUDED.

LANDSCAPE NOTES

1. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACE WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES.
2. ALL REQUIRED PLANTING AREAS WILL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING AREAS PLANTED WITH GROUND COVER.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND DISEASE-FREE GROWING CONDITION AT ALL TIMES. ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. THE LONG TERM MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

ALL PLANTING AREAS TO RECEIVE 3"THICK LAYER OF ORGANIC BARK MULCH AND 100% COVERAGE AUTOMATIC IRRIGATION.

Figure 2-14, East Edge Condition

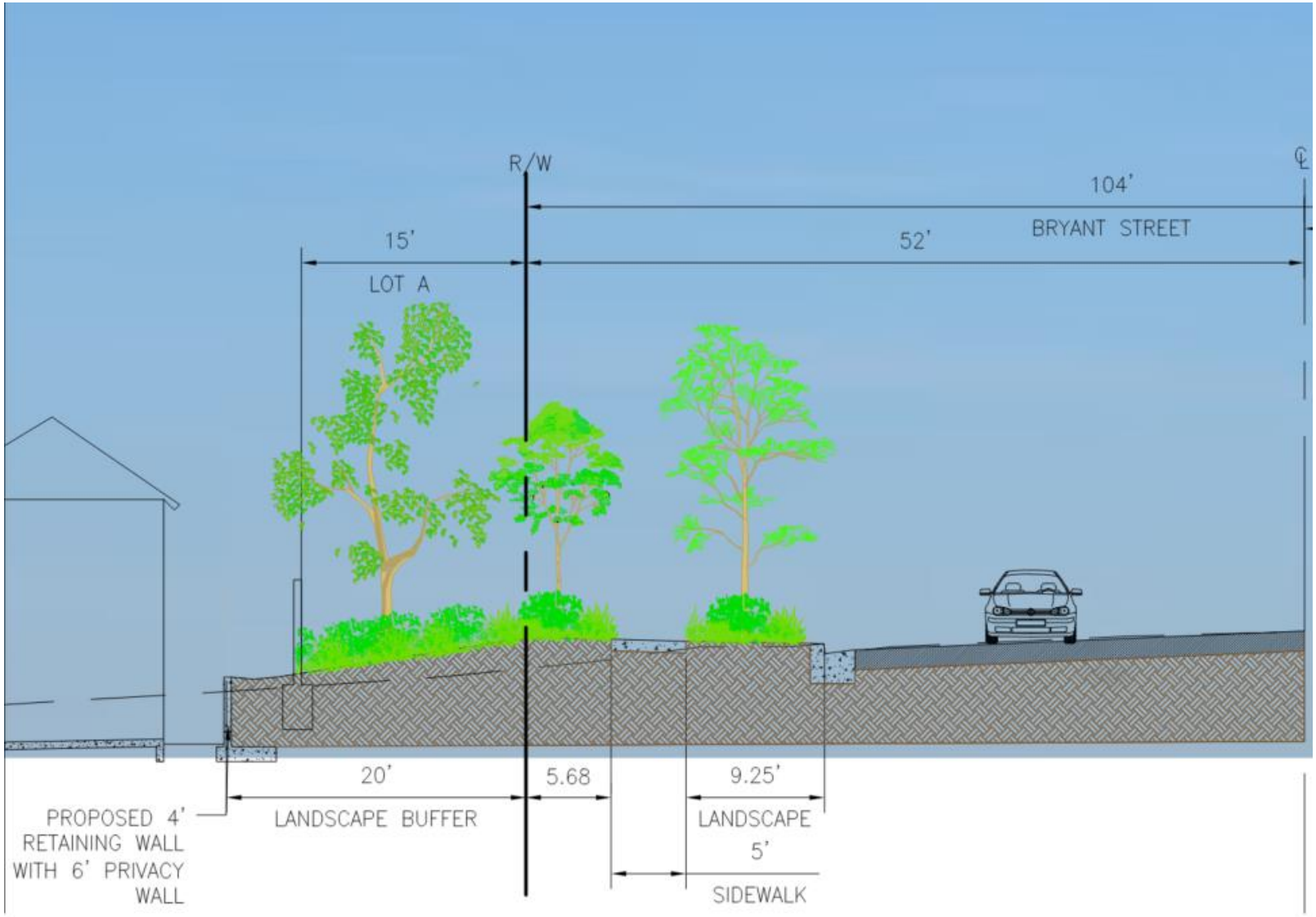


Figure 2-15, North Edge

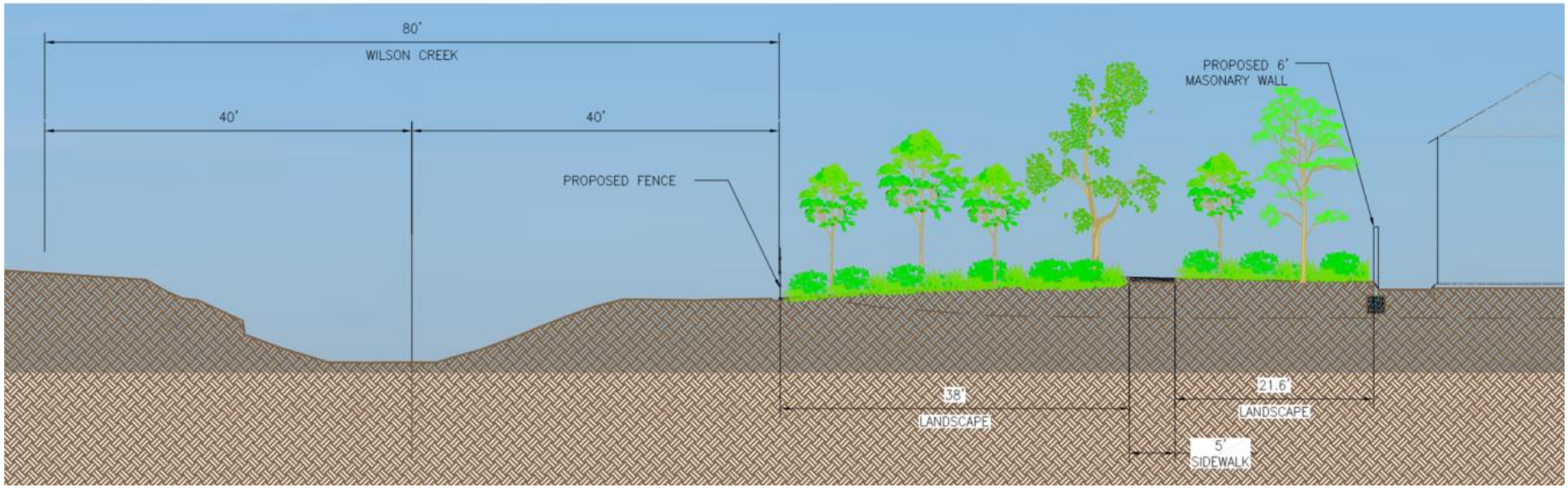
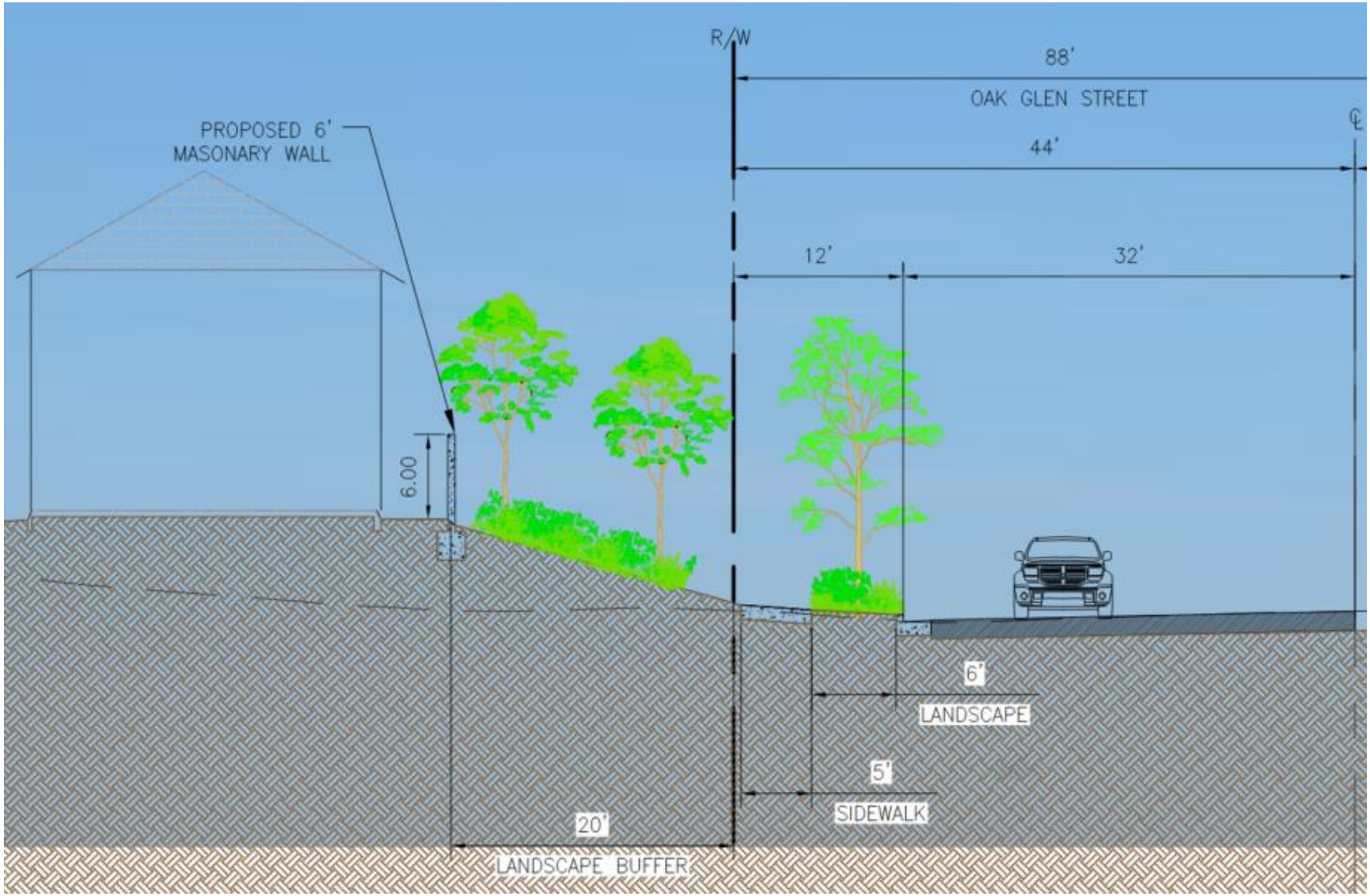


Figure 2-16, South Edge



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G. Public Facilities and Services

1. Dry Facilities and Public Services

The following are the service providers in the Project area:

Utility/Service	Purveyor/Agency
Water –	Yucaipa Valley Water District (YVWD)
Sewer –	Yucaipa Valley Water District (YVWD)
Gas –	Southern California Gas Company
Electricity –	Southern California Edison (SCE)
Solid Waste –	Yucaipa Disposal through Burrtec Waste Industries, Inc.
Telephone –	Frontier Communications
Cable –	Time Warner
Police –	Yucaipa Police Department (SBC Sheriff)
Fire –	Yucaipa Fire Department (CAL FIRE)
Schools –	Yucaipa – Calimesa Joint Unified School District

2. Grading

Proposed grading will follow the existing topography, which generally slopes from the northeast to the southwest. Proposed elevations vary from a high of 2,788 in the northeast portion of the Project to a low of 2,723 at the southwest corner of the Project. A conceptual grading plan is depicted in **Figure 2-16, *Conceptual Grading Plan***.

3. Water and Sewer

Water to the site is supplied by the Yucaipa Valley Water District. Recycled water is not available in the area at the moment of this Specific Plan. A 12-inch water line currently exists in Oak Glen Road that the Project will connect to. Wastewater discharges from the site will occur through internal sewer mains connecting to an existing 10-inch sewer line in Oak Glen Road. Sewer mains are maintained by the Yucaipa Valley Water District. Reference **Figure 2-17, *Proposed Water Plan*** and **Figure 2-18, *Proposed Sewer Plan***.

4. Storm Drainage

The Specific Plan will decrease the area of impervious surfaces from the existing site conditions. The site will incorporate Best Management Practices for the collection and treatment of storm water as part of an overall low-impact development concept. The system will meet all current City of Yucaipa and State of California regulations.

On-site storm flows drain in a southwesterly direction and are collected in proposed catch basins and directed via proposed low flow pipes to one proposed Low Impact Development (LID) Best Management Practices (BMPs), infiltration basins. All high flows will bypass the infiltration basin via a proposed emergency overflow lateral and connect to the existing Wilson Creek. Reference **Figure 2-19, *Proposed Drainage Facilities***.

5. Solid Waste

Removal of solid waste will be performed by Burrtec Waste Industries, Inc.; storage of bins will be provided in individual units. Waste bin storage is to be provided on the side yard for each lot, as depicted on **Figure 2-5**.

Figure 2-16a, Conceptual Grading – Residential Only Site

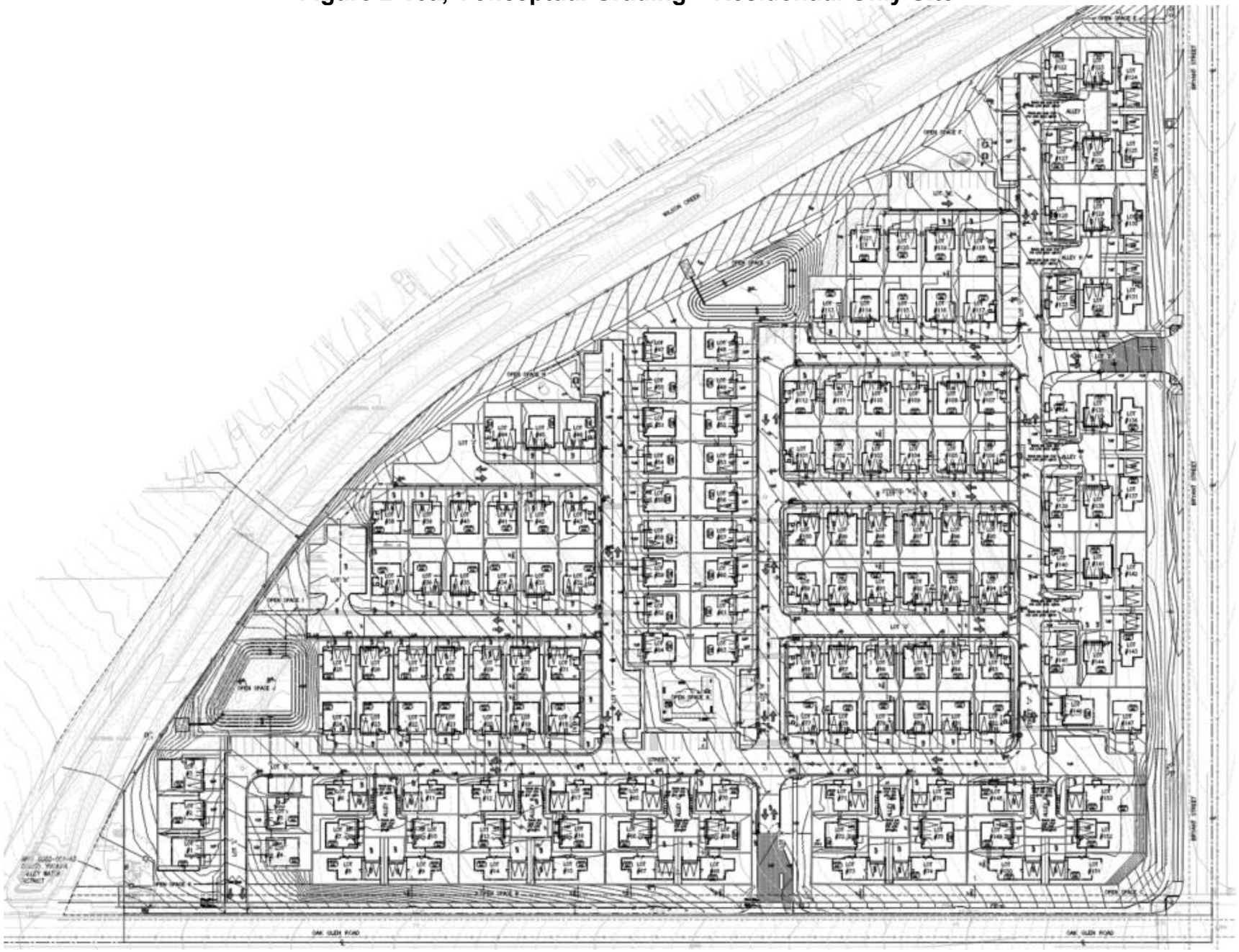
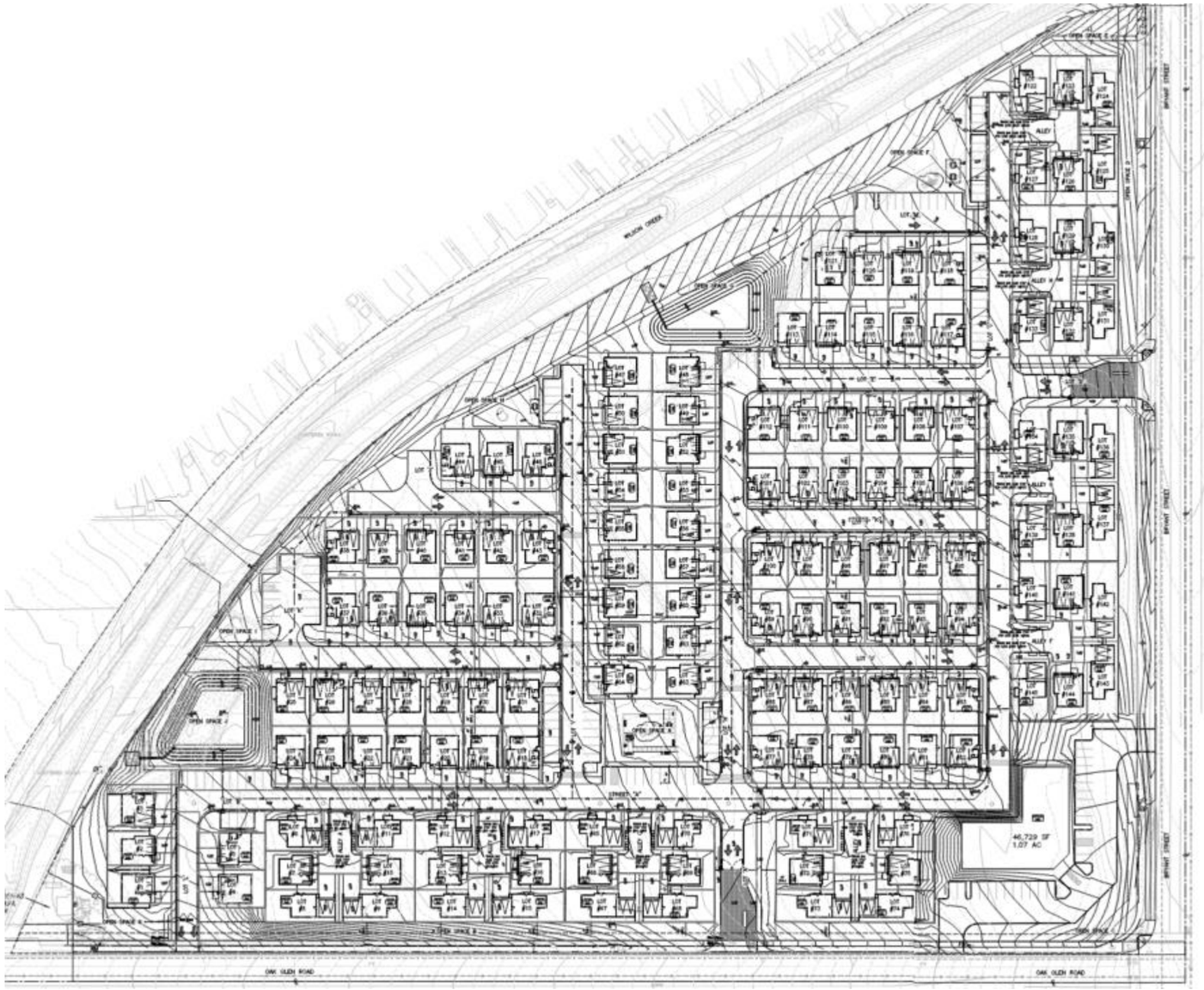


Figure 2-16a, Conceptual Grading – Mixed Used Site



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Figure 2-17a, Proposed Water Plan – Residential Only Site

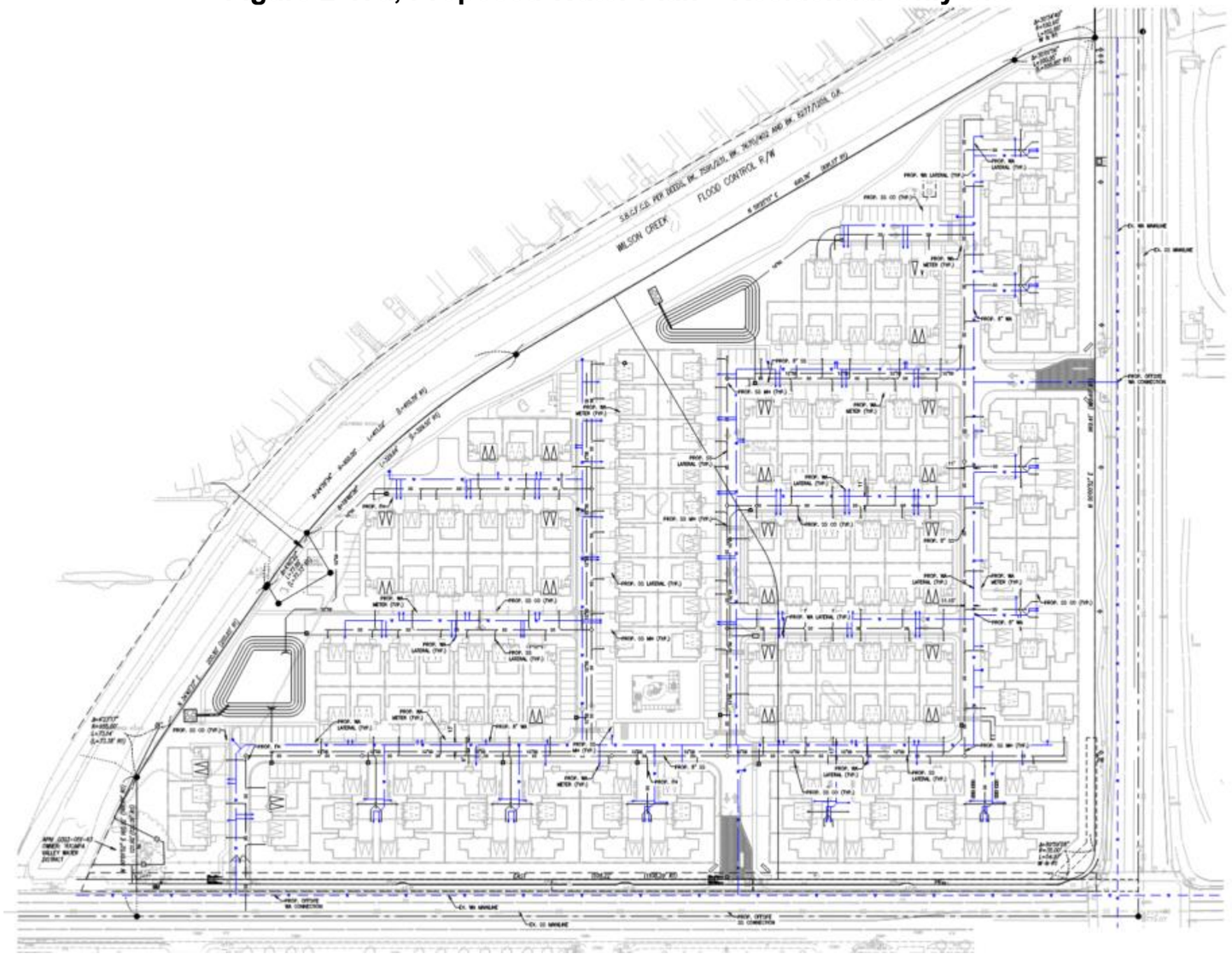


Figure 2-17a, Proposed Water Plan – Mixed Use Site

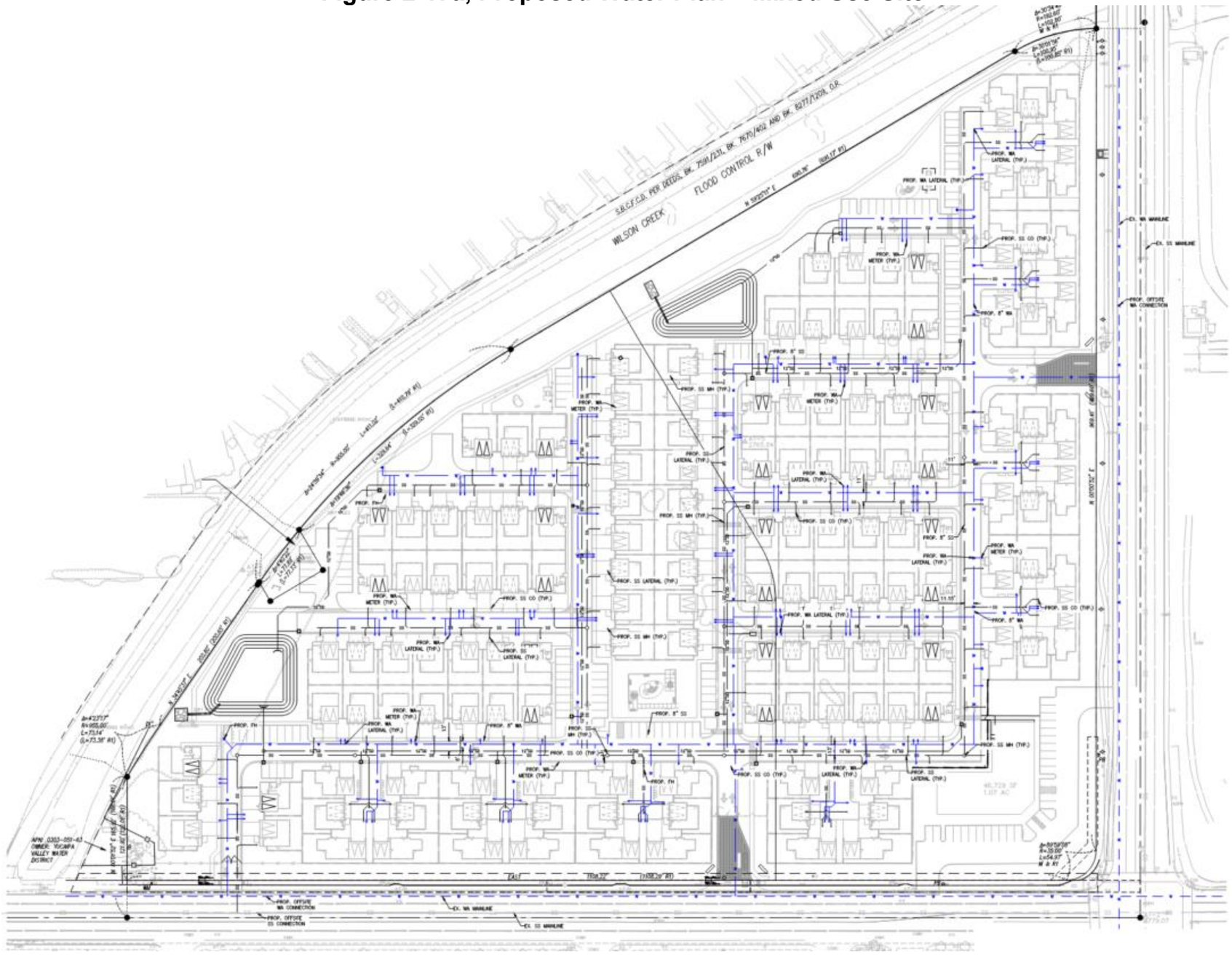


Figure 2-18a, Proposed Sewer Plan – Residential Only Site

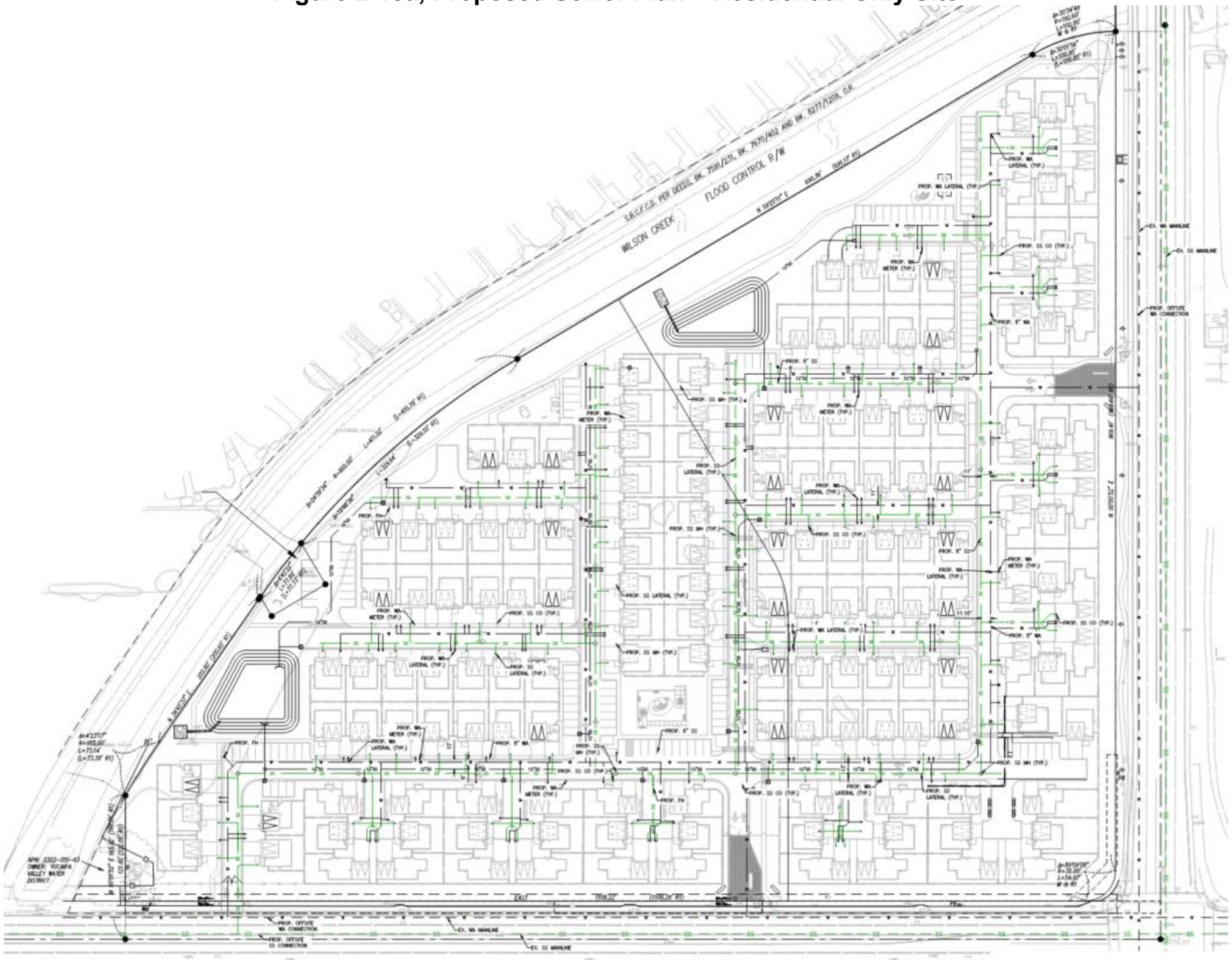


Figure 2-18b, Proposed Sewer Plan – Mixed Use Site

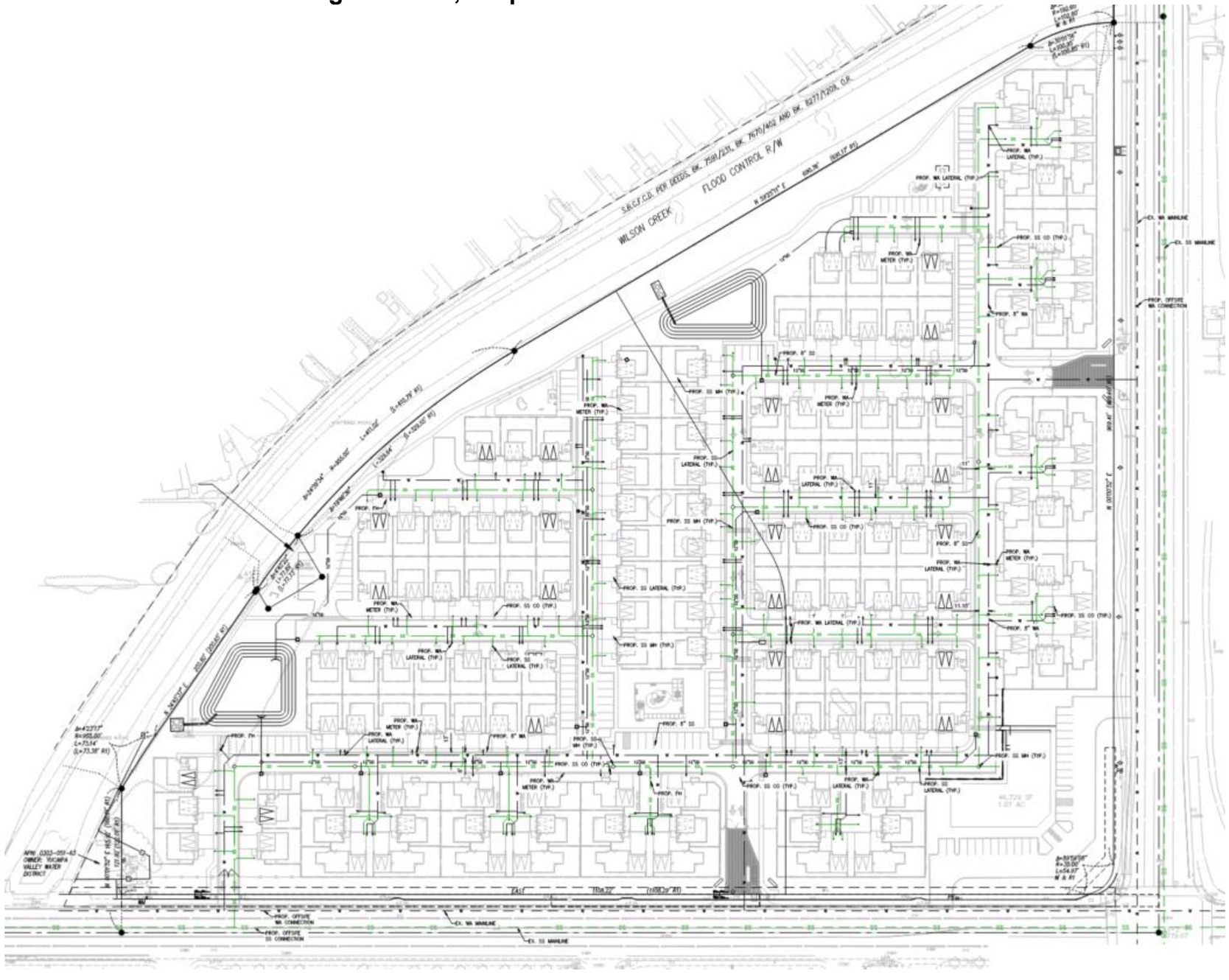


Figure 2-19, Proposed Drainage Facilities – Residential Only Site

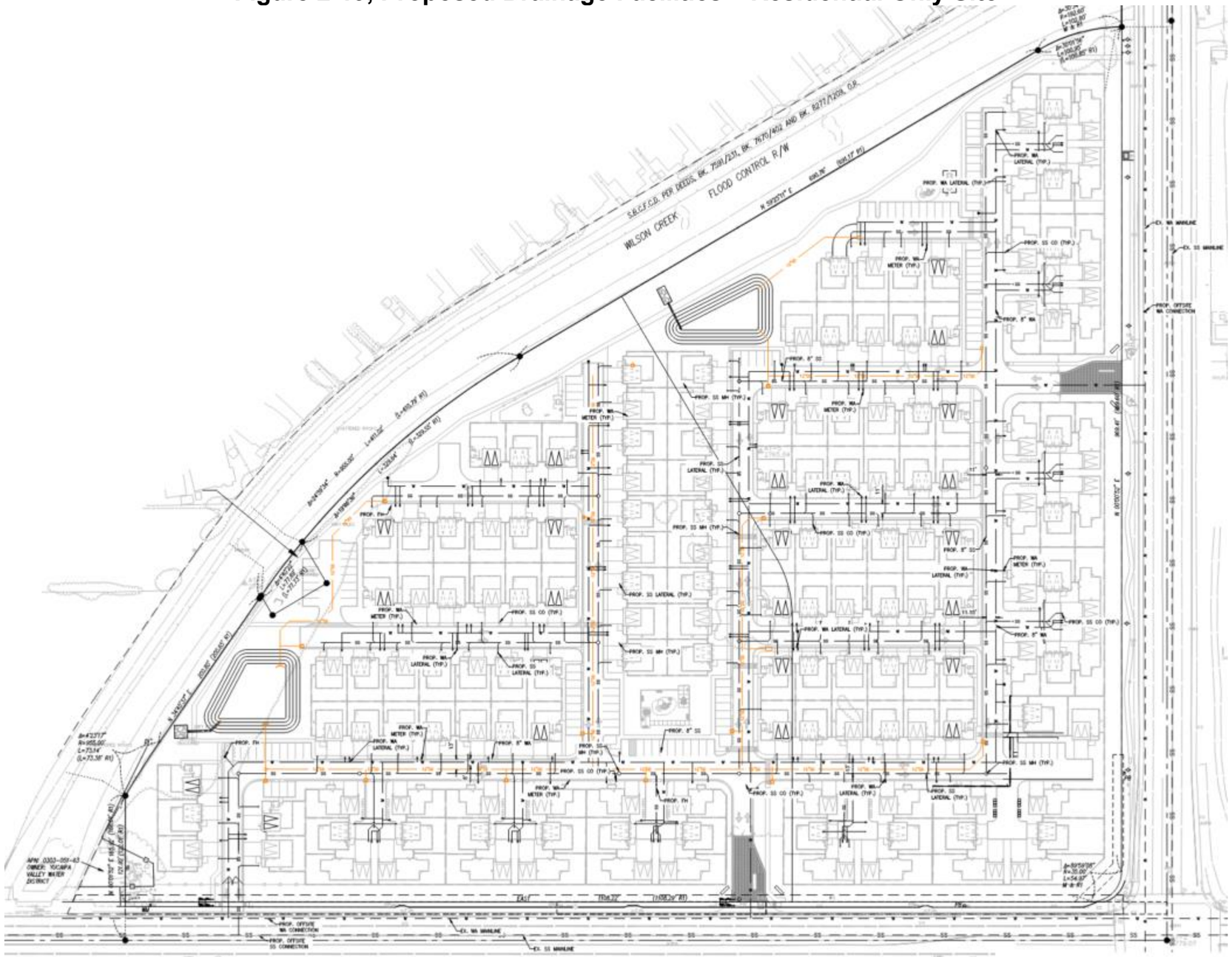
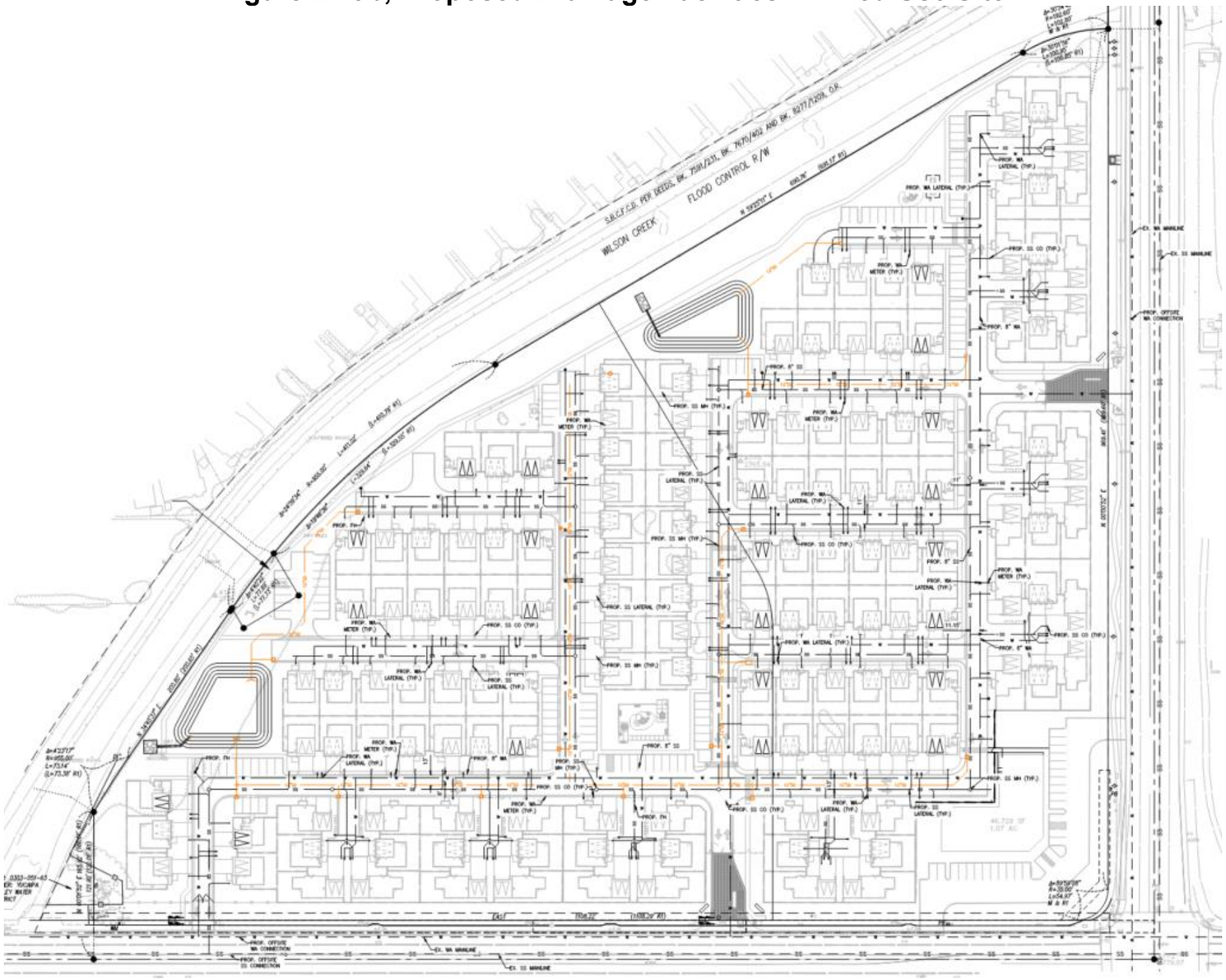


Figure 2-19b, Proposed Drainage Facilities – Mixed Use Site



Chapter 3: Design Guidelines

A. Purpose and Intent

This Specific Plan establishes guidelines for the development of the project area. A Specific Plan is an administrative and design tool authorized by the California Government Code §65450 et. seq. to implement adopted General Plan policies through a mechanism that allows for the creation of unique planning criteria. In addition, a Specific Plan document can provide for the establishment of design standards and guidelines that are necessary to meet project needs and site characteristics. As such, a Specific Plan allows the City of Yucaipa to formulate development criteria different than other projects and/or incorporate existing City-wide development requirements, when applicable.

All future development plans, including subdivision maps, site plans or other entitlement procedures for development identified within this specific plan, shall be consistent with the regulations set forth in this document and all other In developing the architectural character for the Residences at Oak Glen Creek (ROGC).

Additionally, the City adopted Citywide Design Guidelines in 2019. Where the guidelines of this Chapter are silent the Citywide Guidelines shall apply.

B. Site Planning Principles and Area Character

Homes in the Specific Plan should be designed and oriented to create a cohesive, attractive layout that provides adequate opportunities for connectivity and to take advantage of scenic views and the natural topography in the area. In addition, a variety of styles and designs shall be included in neighborhoods to provide for a high-caliber environment expected by the General Plan and that can complement and adjoining communities.

1. Design Considerations

- Setbacks, street standards, and landscaping should provide for an intimate setting within neighborhoods. This includes providing landscape features such as a defined tree canopy, along with plants that add color and texture that work to develop the street scene and soften the appearances of homes.

- Landscaped slopes should be used to provide transitions between different grades along publicly accessible areas in lieu of exposed retaining walls.

- Landscape plant material along slopes and within the landscape setbacks shall consist of noninvasive, California native species appropriate for the site's hardiness zone.

- Contour grading principles, which include rounded grading corners and changes in hillside slope, should be used along publicly accessible slopes to provide for a more naturalistic appearance.

- For residential neighborhoods, a minimum of 4 floorplans per phase and a minimal of 4 color palettes, and should be varied to create a semicustom environment.

C. OVERALL DESIGN GUIDELINES AND REQUIREMENTS

1. BUILDING MASSING AND SCALE

The architectural image and character of the residential development will be perceived within the community's public spaces, specifically the neighborhood streets and trails that connect the development. Building mass and scale are important design components in establishing an appealing community and pleasant neighborhoods. Changes in building articulation, and variation in forms within the building mass are critical for attaining the intended architectural theme, helping to reduce the scale of structures from the street, and adding definition that captures the architectural style selected. Further, appropriate building scale can create inviting entrances to residents and better connect the private space to the street.

Additional consideration may include the following:

(a) Simple two-story volumes reflective of the selected architectural style.
- Mediterranean: Stucco, red tile roofs, and arches
- Craftsman: Natural materials, low-pitches gabled roofs, and porches
- Spanish: Stucco, red tile roofs, and arched openings.
- Ranch: Low-pitches roofs, large windows, and simple siding.
- Colonial: Symmetry, gabled roofs, and double-hung windows.

(b) Articulation of two-story forms within the building mass to provide:
- Delineation in the façade by incorporating the different design features and components that are appropriate to the selected architectural style.
- Projections and recesses to create shadow and depth along the façade.
- Defined front entries.

(c) Rooflines that are "broken" to emphasize and articulate delineation in the building mass, and which may incorporate extensive roof overhangs if they are appropriate to the selected architectural style while recognizing design efficiency requirements for solar.

(d) Covered front porches, balconies and loggias, and walkways and porte-cocheres appropriate to the selected architectural styes are designed to add additional depth, further define structures, and provide a connection between public areas and private areas.

(e) Refer to Chapter 4, 4.2.2 of the Citywide Design Guidelines for further guidance on the architectural design of the future development.

2. BUILDING MATERIALS AND COLORS

a) Building materials and colors are an important element in accomplishing the true representation of specific architectural style and shall be incorporated in a manner that is as authentic as possible to the selected style. Material breaks, transitions, and terminations shall also produce complementary and clear definitions of separation while

keeping within a prescribed tone. Further, it is recognized that the character and personality of an area is significantly affected by the composition of building materials and the color framing them. For neighborhoods, it is therefore required that consideration be given to selecting a variety of color, materials palettes, and models along any given street to avoid a monotone appearance of multiple buildings of the same tones or product models, while maintaining an overall cohesive and complementary design.

(a) The basic color palette and style shall reflect recognizable attributes from well-known styles, including;
- Mediterranean Homes – Stucco Walls, often in light or earthy tones, red tile roofs, arched over doorways, windows and porches. Wrought iron details, Balconies and Terraces
- Craftsman Homes – Low-pitched, gabled roofs with wide eaves, exposed rafters or decorative brackets under eaves, front porches with tapered columns, Natural materials like wood, stone and brick and Double-hung windows, often with divided lights,
- Spanish Homes – Stucco walls, often in white or light colors, red tile roofs, arches over windows and doorways, Courtyards or patios, Wrought Iron balconies and window grilles.
- Ranch Homes –Low-pitched roof, Attached garage, large windows, Simple, functional design
- Colonial Homes – Symmetrical façade, two or more stories, Pillared front porch, Rectangular shape, double-hung windows, Traditional materials like brick or wood

(b) Identical building facades on the same street must be minimized, where the same facade is not visible along the same viewshed. Variations in the selected colors and materials shall be incorporated to minimize likeness and provide a sufficient degree of architectural variation and diversity throughout the neighborhood. The same color and facade may not occur within 3 units of each other or directly across the street from each other.

(c) Color palettes should vary from elevation to elevation within each style.

(d) Variations in materials from elevation to elevation should occur as appropriate to each style.

(e) Selected colors and materials shall be consistent with the color schemes in the architectural style. Tonal accents may be used to highlight the character of the building and provide variation and depth to the building mass. Accent features may include additional color to provide contrast and to accentuate an architectural feature.

(f) Material breaks, transitions, and terminations should produce complementary and clear definitions of separate.

(g) Materials transitions shall occur preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, or projection, or terminate at least 24 inches along the wall plane.

(h) Variety in exterior materials and colors/hues shall be used to emphasize building forms.

(i) All flashing, sheet metal vents, and pipe stacks shall be painted to match the adjacent roof or wall materials.

(j) Gutters and downspouts shall be decorated and designed to integrate with the building façade and should not appear as “tacked on” afterthoughts.

(k) House and building numbers are to be interior lit boxes that meet City of Yucaipa Fire Department Standards. Decorative yet legible fonts should be

used for the numbers to provide a more attractive detail for the numbers.

3. ROOFS AND ROOFLINE DESIGN

Roofs and rooflines are significant components of a building's composition in defining a particular architectural style. An architectural plan, selected by the developer, and approved by the City of Yucaipa shall provide specifics on how roof materials and forms shall be implemented. Variations are to be used as an asset to create variation of design. However, additional guidance is as follows:

- Use of dormers and other roofline projections can create additional style and detail when appropriate to the architectural style.
- Roofs shall be noncombustible materials.
- Belvederes, cupolas, or towers may be used to add additional interest to the roof form when appropriate to the architectural style.
- Roof colors and materials shall be in the architectural style of the home or building.
- Consideration should be given to the roof orientation and the ability to align solar panels effectively.
- Cantilevered design over garages to be limited
- The maximum allowable roof pitch shall be evaluated during the design phase to ensure the optimal orientation and installation efficiently of solar panels, in accordance with system performance and regulatory requirements.

4. REAR/SIDE YARD FAÇADE TREATMENTS.

The design consideration and treatment of the rear façade of homes, particularly for those facing onto community streets and open spaces, is an important element in providing consistency in the overall community's visual character and environment. Additionally, the rear yard space is used by many as the primary outdoor entertaining area, and efforts to provide active outdoor spaces are encouraged as an amenity. Whenever the rear or side yard of a proposed development faces a public area such as street, or adjacent neighborhood, the following elements should be considered:

- Visible windows shall include matching detailing that is provided along the front façade, such as window trim, shutters, and similar colors and materials.
- Variations in building mass should be provided to create additional articulation along public streets and shall include projections from rear balconies, porches, or similar architectural treatments.

5. FENCES, WALLS, AND GATES

Fences, walls, and gates define edges, create space barriers, provide interest, create visual backdrops, and work to provide security, privacy, and landscape definition. Thematic consistency, durability and ease of maintenance area priorities in maintaining the quality of the environment. The following elements are applicable to residential buildings in this specific plan:

- Walls or fences visible from public spaces should be either concrete masonry units (CMU) or view fence (tubular steel picket and post design).
- Masonry walls shall be constructed of CMU with premium split-faced finish and struck joints, in a neutral or natural color.
- View fence should be considered wherever reasonable to promote an open rural community: to capitalize on view corridors, territorial views, and open space: and enhance security.
- Tubular-steel view fence shall be tubular-stock or square-stock pickets with top and bottom cap rails or similar material. All exposed surfaces shall be powder coated in a black or green color.
- Decorative columns or pilasters shall be used at least every 50 feet of linear wall extent and at ever direction turn.
- Wood fencing or vinyl fencing may be used selectively and is restricted from public edges.
- Landscape plantings and vines may be used to accent the walls and provide partial screening from public streets.
- Passage gates and driveway gates should have a metal frames with vertical pickets and back-screened, semi opaque or opaque materials painted to match view fence.
- Accent tile capping and/or banding is required for 6 foot block wall to provide detail.
- Decorative split rail fencing may be used adjacent to multipurpose tails or along limited streets to create a rustic appearance.



Tubular Steel View Fence



Split-face CMU

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D. Landscape Design

To develop an appealing community, Landscaping can enhance curb appeal by introducing variations of color and texture to lawn areas, shade to help cool down the ambient temperature, and tree-lined streets help reduce noise and improve the overall safety of roadways. The overall approach to landscape design should work to support the general native landscape that is associated with Yucaipa as a foothill community. Landscaping will help create a livable space through engaging amenities and sustainable landscape.

The following guidelines and standards establish general criteria for landscaping at a community-wide level and ensure that cohesive landscape fabric will be created.

- Planted areas should include a mixture of colors from flowering and showy plants and shrubs as well as similar trees used as accents.
- Ground cover shall be installed in landscape areas to provide a finishing treatment, as well as to provide erosion and weed control.
- Mulch, bark, stone/rock, or DG (decomposed granite) may be used an an alternative to provide groundcover when provided in conjunction with drought tolerant plants and in conjunction with a landscaping plan approved by the City of Yucaipa.
- Detention basins within the neighborhoods should be integrated into the overall grading and design and surrounding landscaping should be tied into the community's design.
- Large or inefficiently small turf areas shall be minimized by incorporating water-conserving native groundcovers or perennial grasses, shrubs, and trees.
- Conformance with California Assembly Bill 1881, the Water Efficient Landscape Ordinance (WELO) is mandatory for landscape design within the Specific Plan area.
- Advanced water-saving irrigation components, including drip and bubbler systems and low-angle, low flow spray heads, are encouraged.
- Plants with similar water requirements should be grouped together, a technique known as hydro-zoning.
- No single species should dominate the landscape palette; a variety of tree and shrub species should be included to minimize possible disease impact.

1. Streetscapes and Project Entries [Reference **Figure 3-2, *Entry Details (Streets A and D)***]

- Landscaping should be consistent, formalized, and composed of signature plantings from the plant palette to create an attractive and cohesive community interface.

- Large deciduous trees shall be planted no closer than 50 feet apart. Trees planted in the Project should include a mixture of evergreen and deciduous trees, including along streetscapes.

- Areas between sidewalks or streets and walls should be planted with informal groupings of ornamental trees, shrubs, and vines to soften their appearance.

- Flowering trees, shrubs, and seasonal flowers are required at entries and key intersections to add color and interest.

- The primary project entry will be given special emphasis and will be enhanced with clusters of vertical screening elements on either such as large deciduous trees with intermediate shrubs and/or decorative large boulders. Accent paving, specialized landscape elements, and entry monuments reinforcing the overall community character will create an identity and distinguish the Specific Plan as a special place. Entry monuments will contain elements that relate to the Oak Glen Creak, such as local rocks, trees and the mountain surroundings. Natural colors that occur along the creek should be used in the design of the entrance monuments.

2. Open Space and Sidewalks (Reference **Figures 3-3a** through **3-3c, *Private Open Space Amenities***, and **Figure 2-11, *Pedestrian Circulation Plan***, provided in Chapter 2 of this Specific Plan.)

- Any open space area should be landscaped with small, informal groupings of trees, shrubs, and groundcovers and provide shaded gathering/seating areas.

- A combination of hard and soft paving may be used, depending on the function of the recreational amenity.

- Sidewalks shall connect the neighborhood through internal pathways and include lighting, when appropriate.

- Pedestrian amenities such as benches, picnic tables, shade structures, and waste receptacles shall be provided where appropriate. Installed pedestrian amenities shall be durable and match architectural styles, materials, and colors used throughout the community.

3. Walls and Fences (Reference **Figure 3-4a, *Wall and Fencing***)

- Walls and fences shall be composed of high quality, durable, aesthetically pleasing materials that complement the architectural style of the community.

- Vinyl, or masonry block may be used for interior fences and walls. Concrete masonry unit (CMU) block wall returns to the houses with vinyl side yard fences shall be incorporated.

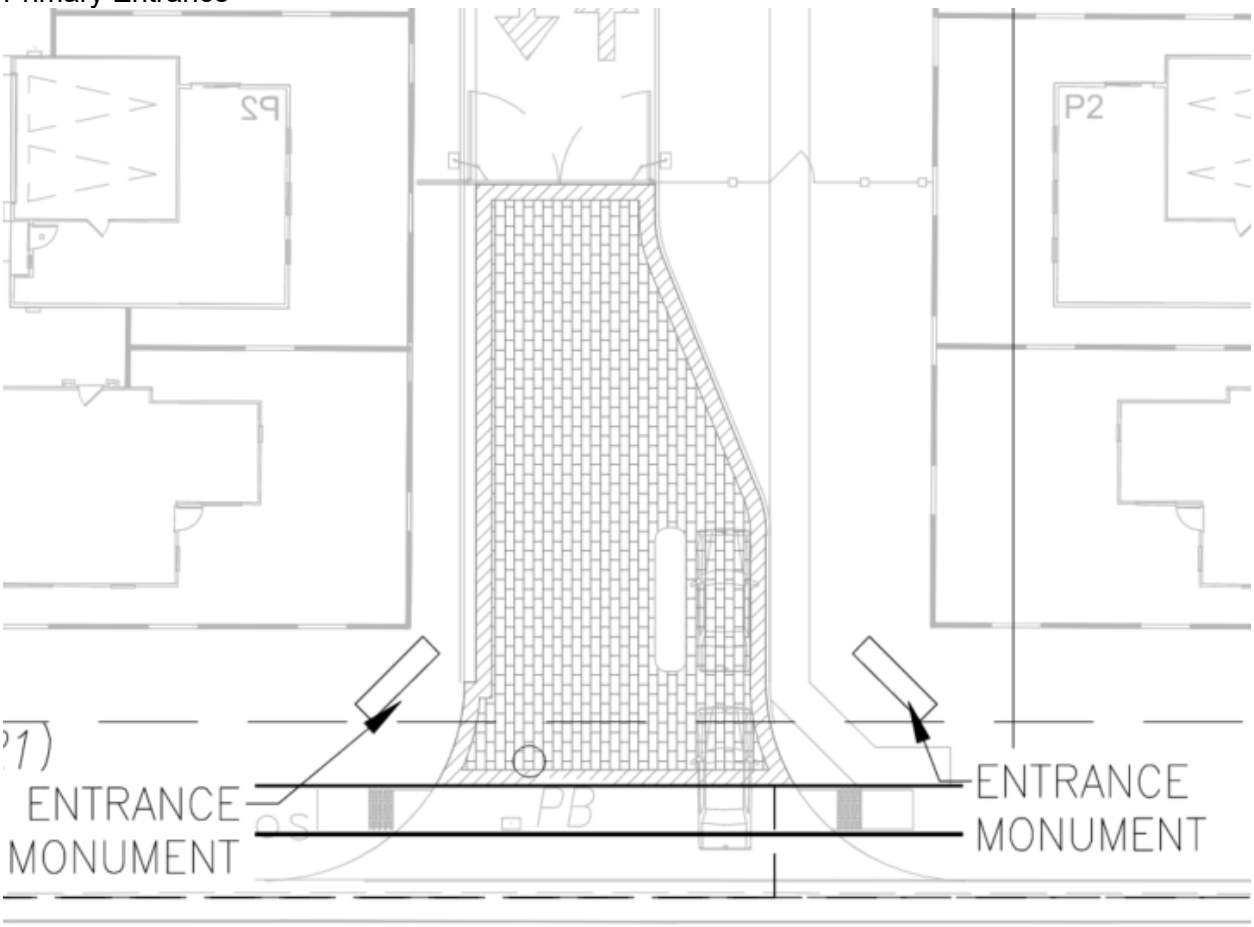
- When solid walls are necessary, split-face block, stone, concrete, stucco with pilasters and caps, or materials with similar visual qualities shall be used.

- Trees, vines, and other landscaping shall be used to soften the visual appearance of walls.

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Figure 3-2, *Entry Details*

Primary Entrance



Secondary Entrance

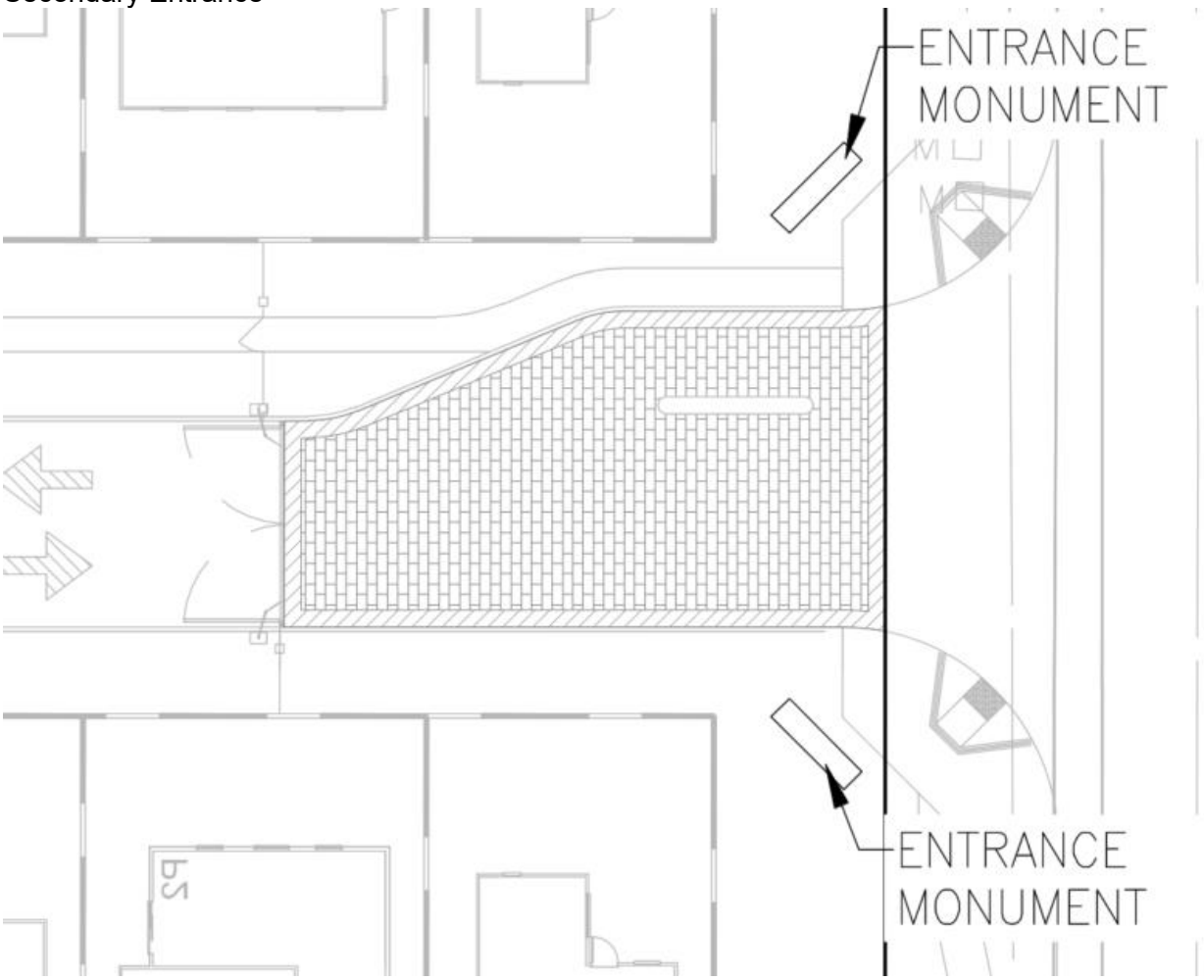
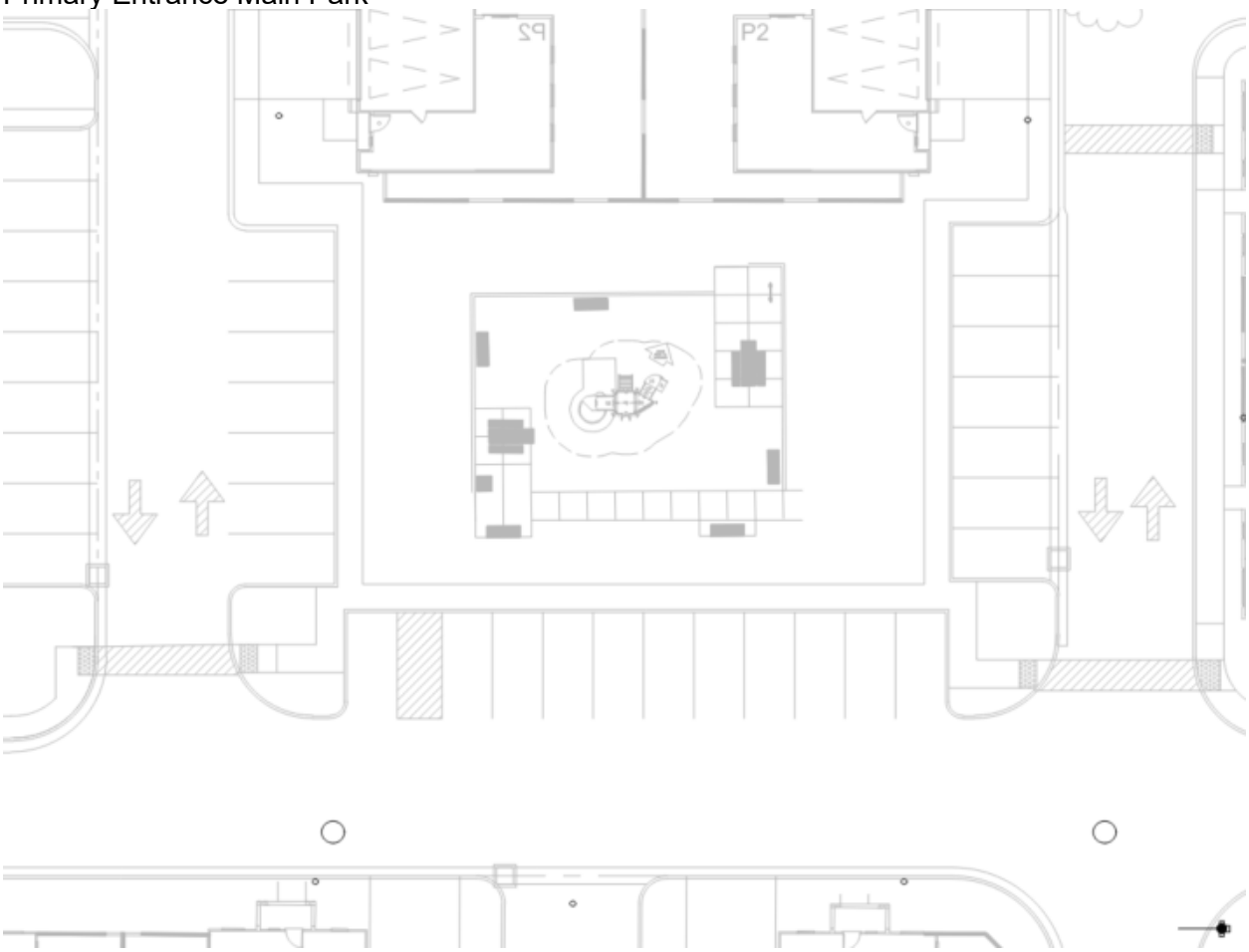
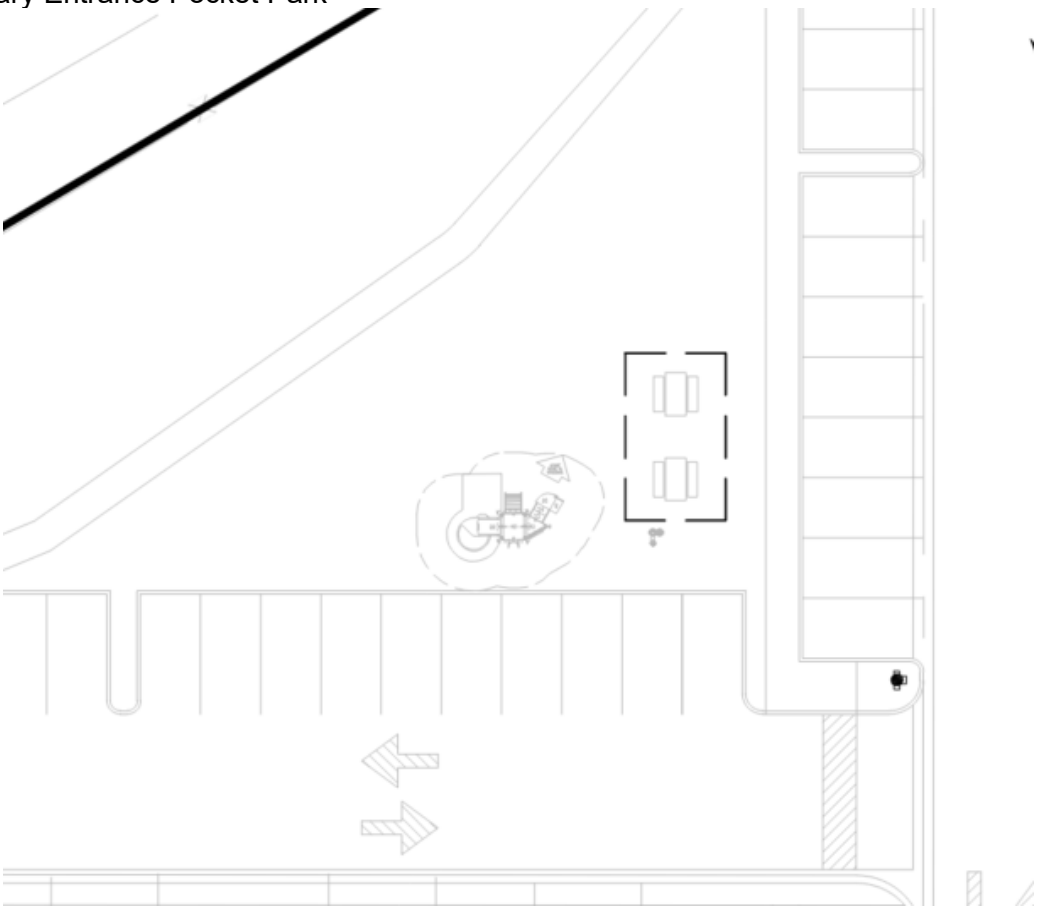


FIGURE 3-3 OS Amenities

Primary Entrance Main Park



Secondary Entrance Pocket Park



Dog Park



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5. Lighting

- A preliminary lighting plan indicating the location and style of lighting and lighting fixtures shall be provided during the site development review process.

- Lighting fixtures should be compatible with the architectural styles of surrounding buildings while also being consistent throughout the community.

- Pedestrian and vehicular entries should be creatively lit to develop a sense of arrival.

- Outdoor lighting shall be shielded, shall not blink, flash, oscillate, or be unusually bright or intense. Landscaping shall be used with other features to reduce potential light or glare impacts.

- Open space lighting shall include low level lighting for safety purposes. Lighting should be Including along trails as well to increase user.

E. Ancillary Structures and Equipment

The following guidelines pertain to additional building components, mechanical equipment, and utility construction within the Specific Plan.

- Exposed machinery, air conditioning units, and utility meters must be incorporated into the building design or screened from public view on all sides. Details of screening elements will be included at the design review submittal stage.

- Screening materials shall blend with the building materials, designs, and color as well as with landscaping within the vicinity.

- Window or rooftop mounted air conditioning units visible from neighboring properties are prohibited.

- The location of above-ground utility boxes and similar equipment shall be consolidated whenever possible. Above-ground equipment shall be screened or visually minimized with landscaping.

- Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.

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Chapter 4: Administration

A. Purpose of Document

This document encapsulates the long-range goals for the Residence at Oak Glen Creek Specific Plan (Specific Plan) and ensures the project elements are developed in a consistent and coordinated manner. Development standards have been tailored for specific residential building types while allowing for innovative community design. The cohesiveness and enhanced level of quality created by this Specific Plan maximizes the ability to create a seamlessly articulated community, resulting in increased property values over what is provided by traditional zoning.

The process for implementation and approval of the Specific Plan development area is outlined in this chapter, including the accompanying financing and phasing plans. It also addresses the relationship to the City of Yucaipa's General Plan and fulfills the State of California's requirement that all Specific Plans contain "a program of implementation measures, including regulations, programs, public works projects, and financing measures" pursuant to State Code. Upon adoption of this document, the development standards and procedures established herein shall become the applicable zoning standards for the Specific Plan.

By functioning as a regulatory document, the Specific Plan specifies the maximum amount of development and allowable land uses, as well as setting a general set of standards for street dimensions, parking, building types, improvements, and landscaping. Photographs and illustrative imagery have been included to aid in the practical application of the requirements and provisions. This imagery should not be interpreted literally; it is meant to serve as a prototypical depiction of possible arrangements of conforming development. The City will review site development plans through a plot plan review process, ensuring consistency with the goals, vision, and requirements of this plan.

B. Relationship to Other Plans and Reports

The standards, design guidelines, and development parameters unique to the Specific Plan are provided in this document, and it acts as the "zoning code" for the project. As such, this document is the first source for direction regarding proposals for development; however, it is not the only source. This section describes the other documents and reports referenced in this document, including the City of Yucaipa General Plan, and Municipal Code and the Specific Plan mitigated negative declaration of environmental impacts.

1. City of Yucaipa General Plan

California Government Code, Section 65450, establishes the authority for cities to adopt Specific Plans and states that "A Specific Plan shall include a statement of the relationship to the General Plan, and further that it may not be adopted or amended unless found to be consistent with the general plan." The land use shown in the City of Yucaipa General Plan for the Specific Plan is CN, Commercial Neighborhood (reference **Figure 4-1, *Existing General Plan Designation***, and **Figure 4-2, *Existing Zoning Classification***). The proposed General Plan designation is Specific Plan (to be revised and depicted via a Specific Plan Overlay when the Specific Plan is adopted), and a complete consistency analysis between the Specific Plan and the City of Yucaipa General Plan is provided in Chapter 1 of this Specific Plan.

2. Municipal Code/Zoning

All development and proposed uses in the Specific Plan shall comply with the requirements and standards set forth in this document. In some cases, this Specific Plan provides direct references to the City of Yucaipa's Municipal Code, and where this Specific Plan is silent, applicable provisions of the Municipal Code shall apply. Where a conflict exists between standards contained herein and those found in the City of Yucaipa Municipal Code, the standards in this document apply.

3. Discretionary Approvals

The project applicant seeks to amend the City of Yucaipa General Plan Land Use Map and Yucaipa Zoning Map to allow for the proposed residential use and standards. This document was prepared under the authority of the City of Yucaipa and will be used in connection with the following decisions:

- Approval of the General Plan Amendment to change the land use designation from Neighborhood Commercial (CN) to Specific Plan (SP).
- Approval of Amendment to Figure CDL-3, Land Use Modification Overlay Districts of the General Plan to include the Specific Plan.
- Approval of the Application for Zone Change to revise the zoning designation from CN to Specific Plan (SP).
- Adoption of the Specific Plan.
- Certification or approval of a California Environmental Quality Act (CEQA) Mitigated Negative Declaration with a Mitigation Monitoring Reporting Program (MMRP)
- Development Plan Review for implementing actions of the Specific Plan.
- Approval of the Tentative Tract Map

Figure 4-1, Existing General Plan

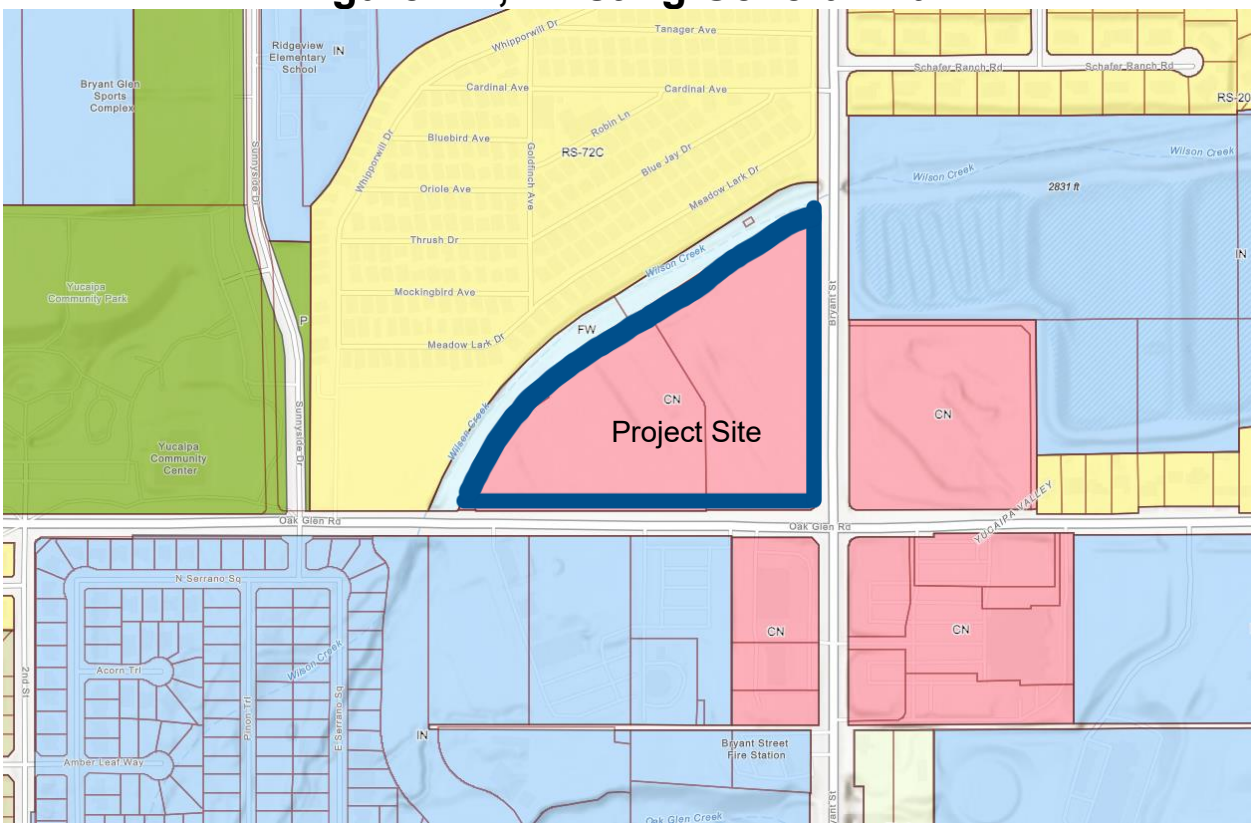
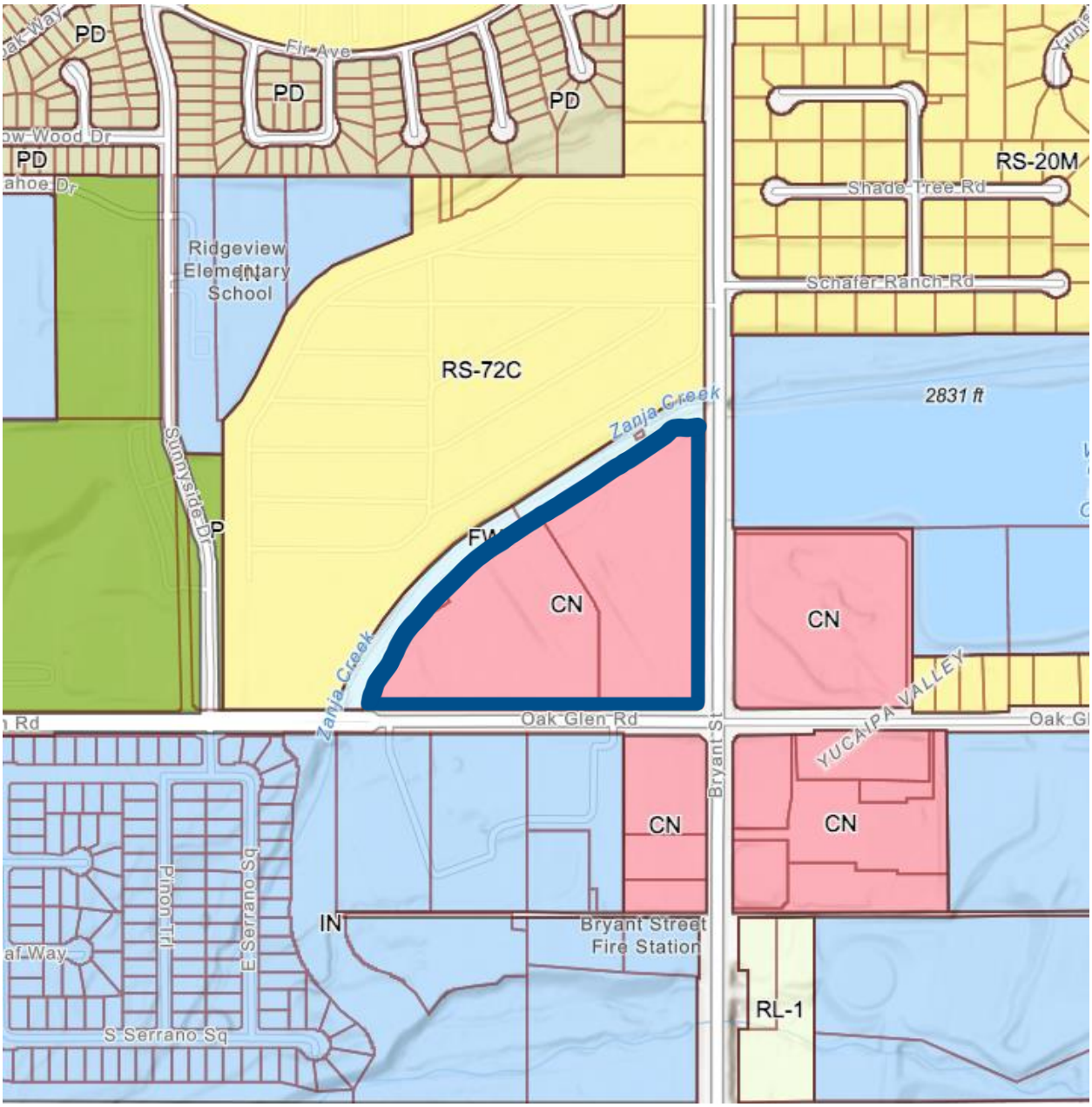


Figure 4-2, Existing Zoning Classification



C. Implementation

The Development Services Director or his/her designee shall be responsible for the administration and enforcement of the Specific Plan in accordance with the provisions within this document, the State of California Government Code, and the Subdivision Act. This administration of the Specific Plan includes processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development. The Planning Commission shall be responsible for approving Tentative Tract/Parcel Maps, Conditional Use Permits, Development Plan Review, Architectural Review, and Landscaping Plan for individual projects within the project, review of variance applications, preparation of recommendations to City Council, for major Specific Plan Amendments and acting on appeals from decisions by the Development Services Director.

The City Council shall be responsible for adopting major amendments to the Specific Plan and acting on appeals of decisions by the Planning Commission.

1. Severability

If any section, subsection, sentence, clause, phrase of this Specific Plan, future amendments, or additions hereto are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

2. Interpretations

When there is a question or ambiguity regarding the interpretation of any provision of the Specific Plan, the Development Services Director has the authority to interpret the provision, using the spirit and intent of the Specific Plan, and the Development Code, as a guide. The Development Services Director may, at his or her discretion, refer interpretations to the City Attorney and Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Development Services Director and decisions of the Planning Commission may be appealed per the applicable provisions of the City of Yucaipa Municipal Code.

D. Review and Approval

The Specific Plan will be implemented through a final subdivision map, and tentative tract maps. These maps will be subject to the City of Yucaipa's entitlement approval process.

Planning approval**:** Review of plans for zoning compliance and design review (see Division 3 Procedures of the City of Yucaipa Municipal Code).

Plan Check approval**:** A detailed technical review of the working drawings will be conducted, during which the City will determine if the drawings are in conformance with this Specific Plan, the (current) Building Code, City Standards, and conditions of approval. Plan check approval is required before issuance of grading and building permits.

E. Financing

The project developer shall be responsible for financing construction of the infrastructure improvements required to support the project, such as internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the roadway improvements. Financing may involve a combination of impact fees and exactions, special assessment districts, and landscaping, lighting, and or maintenance districts. LLMD's, dedications of land and impact fees are exactions that lessen the impacts of new development resulting from increased demand on services. Local governments derive their authority to impose exactions from the "police power" granted to them by the State Constitution and specific state statues such as the Subdivision Map Act.

F. Maintenance

Management of the residential property within the Specific Plan will be by a Homeowner's Association. If the southeast corner of the project site develops as a commercial center, maintenance of the commercial property will remain with the owner of said commercial property. Prior to recordation of a final map, the Applicant shall provide a clear description of the role of the Association in providing and maintaining private roadways, amenities, private and right-of-way landscaping, and other improvements required by the City. The individual or entity submitting and processing the tentative map shall submit the covenants, conditions, and restrictions (CC&Rs) to the Planning Department for review by the City Attorney.

IN THE CITY OF YUCAIPA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

OAK GLEN TOWNHOMES

APN 0303-051-44,-45,-64

STANDARD GRADING NOTES

1. ALL GRADING SHALL CONFORM TO CHAPTER 33 OF THE UNIFORM BUILDING CODE, LATEST EDITION AND THE CITY OF YUCAIPA GRADING CODE.
2. ALL PROVISIONS OF THE SOILS REPORT "21142-01" PREPARED BY LGC GEOTECHNICAL, INC. DATED 08 13, 2021 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOLOGICAL ENGINEER STATING THAT THE ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS THAT ARE REQUIRED SHALL BE PROVIDED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE FINE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN IS REQUIRED PRIOR TO OCCUPANCY PERMITS BEING ISSUED.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
7. AN EROSION CONTROL PLAN IS REQUIRED TO ISSUING A GRADING PERMIT BETWEEN OCTOBER 1ST AND APRIL 15TH. (THE GRADING PLANS ARE TO NOTE THIS REQUIREMENT).
8. ANY ON-SITE RETAINING WALLS WILL REQUIRE APPROVAL AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF GRADING. APPROVED SEQUENCED GRADING WITH 1 ½:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR START OF GRADING PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN).
9. ANY IMPROVEMENT CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER.
10. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
11. THE CONTRACTOR /DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
12. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
13. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
14. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY AT (909) 797-2489 FOR INSPECTION TWO (2) WORKING DAYS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
15. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PRE-GRADING MEETING TWO (2) WORKING DAYS PRIOR TO THE START OF WORK.
16. ALL ACTIVE IRRIGATION LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED WITH 10-GAUGE DOUBLE DIPPED AND WRAPPED WELDED STEEL PIPE.
17. PRIOR TO THE START OF GRADING, ALL EXISTING VEGETATION AND DEBRIS (INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS) SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
18. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
19. THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOILS REPORT.
20. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY U.B.C. STANDARDS 33 OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER.
21. IF ANY UNFORESEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
22. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY (CERTIFICATION FORM PROVIDED BY CITY) AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL (INCLUDING, BUT NOT LIMITED TO, SEWERS, WATER LINES, ELECTRICAL, GAS, AND LANDSCAPE IRRIGATION LINES).
23. AN AS-GRADED GRADING PLAN AND THE CERTIFICATE OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES ARE TO BE SUBMITTED TO THE CITY ENGINEER PRIOR TO RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
24. ANY DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO CITY OF YUCAIPA STANDARDS. NOTE THAT 4' OF SIDEWALK AT A 2% SLOPE SHALL BE MAINTAINED BEHIND DRIVE APPROACHES PER TITLE 24 REQUIREMENTS IF THERE IS NO LANDSCAPED PARKWAY.
25. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 1-800-422-4133, TWO (2) WORKING DAYS BEFORE DIGGING. NO INSPECTION WILL BE PROVIDED BY THE CITY ENGINEER'S OFFICE, AND NO CONSTRUCTION PERMIT ISSUED INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
26. A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER WHEN TOTAL DISTURBED/GRADED AREA IS 1 ACRE OR MORE. WDID# MUST BE ON FILE AT THE CITY.
27. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON THE PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 AND/OR BEFORE ANY ANTICIPATED RAIN THROUGHOUT THE YEAR.
28. THE FOLLOWING STATEMENT MUST BE SUBMITTED WITH PLANS:

    WE/I REPRESENTING _____, INDICATE THAT RECOMMENDATIONS CONTAINED IN REPORTS PERTAIN TO SOILS ENGINEERING CONDITIONS HAVE BEEN COMPLIED WITH TO OUR SATISFACTION. THIS CONFIRMATION IS NOT TO BE CONSTRUED AS AN AUTHENTICATION OF ANY DIMENSIONS OR ELEVATIONS SHOWN ON THESE PLANS.

    BY: _____, RCE#_____

    DATE: _____, RGE# _____
29. ESTIMATED GRADING WORK FROM JANUARY 2024 TO SEPTEMBER 2024.

RAW EARTHWORK QUANTITIES

CUT 31,717 CU. YDS.

FILL 34,657 CU. YDS.

NET 2,941 CU. YDS. IMPORT (ASSUMED 15% SHRINKAGE)

MAXIMUM CUT 7.853'

MINIMUM CUT 9.607'

ESTIMATED DATES OF GRADING WORK

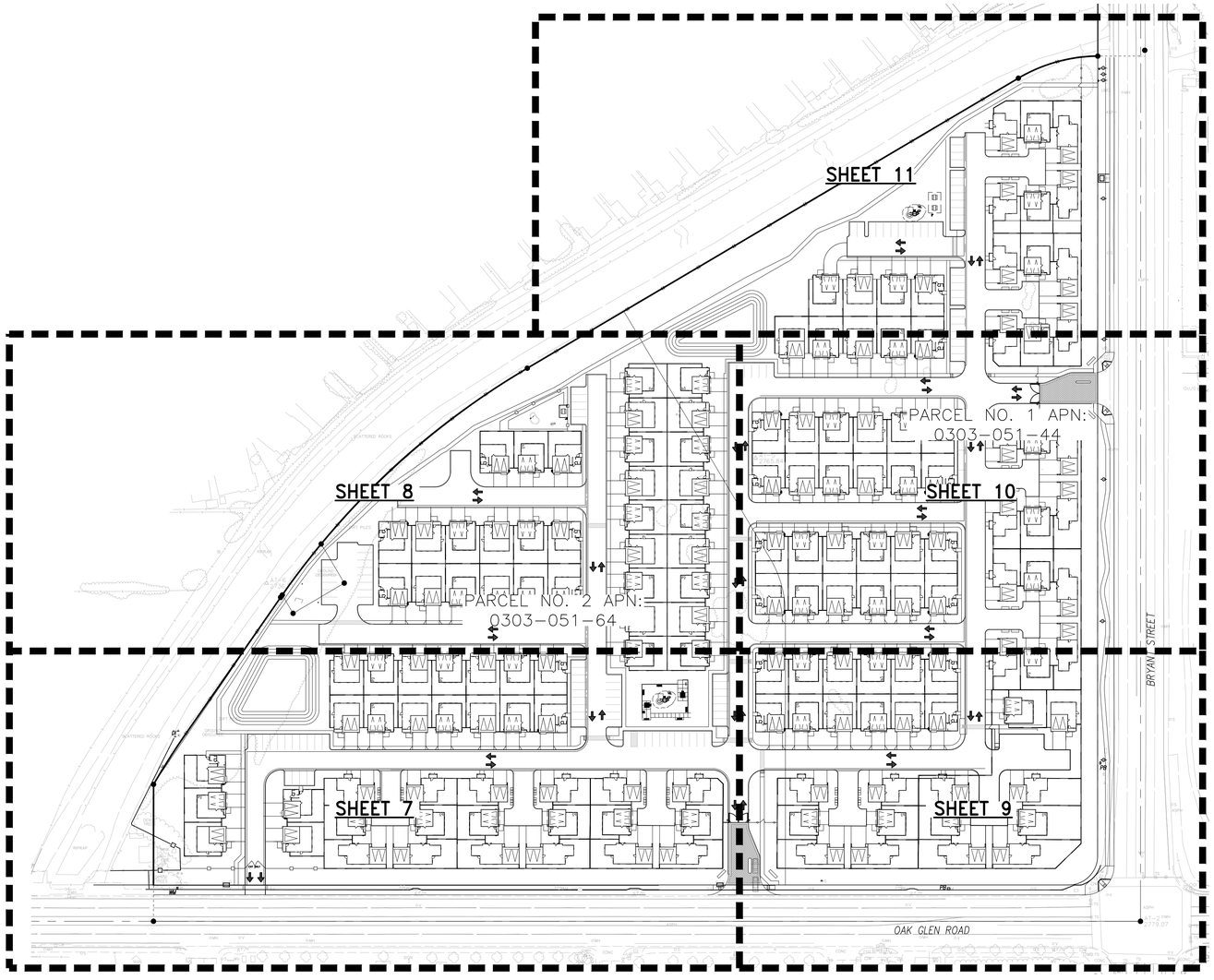
START DATE: JAN 1, 2027
END DATE: SEP 1, 2027

NOT FOR CONSTRUCTION, FOR PLAN CHECK ONLY

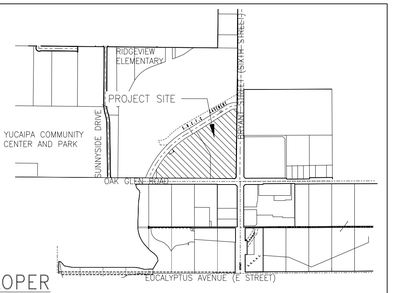
811 Know what's below. Call before you dig.

BASIS OF BEARING
THE SOUTHERLY LINE OF THE S.E. 1/4 OF SECTION 25, T.1S, R.2W, S.B.M. (CENTERLINE OF OAK GLEN ROAD) AS: EAST, PER R.S. 06-027 R.S.B. 128/80

BENCH MARK
BENCHMARK: NGS PID EV9083,NAVD 88 ELEVATION: 2769.94'
DESCRIPTION: DESCRIBED BY NATIONAL GEODETIC SURVEY 1988 IN YUCAIPA.
1.0 KM (0.60 MI) NORTH ALONG BRYANT STREET FROM THE JUNCTION OF YUCAIPA BOULEVARD IN YUCAIPA. AT THE NORTH ENTRANCE OF GREEN VALLEY FOURSQUARE CHURCH, 39.0 M (128.0 FT) SOUTH OF THE EXTENDED CENTER OF PANORAMA DRIVE, 9.9 M (32.5 FT) WEST OF THE CENTERLINE OF THE SOUTHBOUND LANES OF BRYANT STREET, 5.8 M (19.0 FT) SOUTH OF THE NORTHEAST CORNER OF A CEMENT BLOCK WALL, 0.4 M (1.3 FT) EAST OF THE WALL, 1.0 M (3.3 FT) NORTH OF THE NORTH EDGE OF THE ENTRANCE DRIVE. NOTE--ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP.THE MARK IS 0.5 M ABOVE THE STREET.



SITE MAP



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 90069
213-765-0100

APPLICANT

OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 90069
213-765-0100

ENGINEER

BLUE ENGINEERING AND CONSULTING, INC
10535 FOOTHILL BLVD #440
RANCHO CUCAMONGA, CA 91730
(909)294-5022

SOILS ENGINEER

LGC GEOTECHNICAL, INC
131 CALLE IGLESIA SUITE 200
SAN CLEMENTE, CA 92672
(949)369-6141
ATTN: RYAN DOUGLAS, PE, GE

SHEET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	TENTATIVE TRACT MAP
3	TENTATIVE TRACT MAP
4	SITE PLAN
5	PHASE PLAN
6	CONCEPTUAL GRADING PLAN
7	CONCEPTUAL GRADING PLAN
8	CONCEPTUAL GRADING PLAN
9	CONCEPTUAL GRADING PLAN
10	CONCEPTUAL GRADING PLAN
11	CONCEPTUAL UTILITY PLAN
12	PRE-DEVELOPMENT HYDROLOGY KEY MAP
13	POST-DEVELOPMENT HYDROLOGIC KEY MAP
14	PRELIMINARY WATER QUALITY MANAGEMENT PLAN
15	FEMA EXHIBIT

WATER

YUCAIPA VALLEY WATER DISTRICT
12770 2ND ST
YUCAIPA, CA 92339
(909) 797-5117

SEWER

YUCAIPA VALLEY WATER DISTRICT
12770 2ND ST
YUCAIPA, CA 92339
(909) 797-5117

ELECTRIC

SOUTHERN CALIFORNIA EDISON
287 TENNESSEE ST.
REDLANDS, CA 92373
(909) 307-6748

GAS

SOUTHERN CALIFORNIA GAS COMPANY
155 S. G ST
SAN BERNARDINO, CA92410
(909) 335-7915

TELEPHONE

FRONTIER COMMUNICATIONS
1500 CRAFTON AVE., BLDG. 125
MENTONE, CA 92359
(909) 794-8293

CATV

SPECTRUM
1078 E. HOSPITALITY LN.
SAN BERNARDINO, CA 92408
(909) 267-6094

SCALE
80 0 40 80 160
(FEET)
1 INCH = 80 FT.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UNDERGROUND UTILITIES AND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATED AND SHALL BE CONFIRMED BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE ALIGNMENT AND OR/ GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.

THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE UTILITIES SHOWN/NOT SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

LEGEND

- RIGHT OF WAY
- CENTER LINE
- FENCE/WALL REFER TO LANDSCAPE ARCH
- CONCRETE
- LANDSCAPE

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICAN DISABILITY ACT
CL	CENTER LINE
EG	EXISTING GROUND
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
SF	SQUARE FEET
STA	STATION
STD	STANDARD
TC	TOP OF CURB

REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 STATE OF CALIFORNIA CIVIL

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 — DATE

CITY OF YUCAIPA
TITLE SHEET
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 1 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - ETS.dwg Aug 19, 2025 - 7:26pm

LEGAL DESCRIPTION

PARCEL NO. 1: (APN: 0303-051-44-0-000)

THAT PORTION OF THE SOUTH 170 ACRES OF THE EAST 240 ACRES OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1876, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT BEING THE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89 DEG. 54' 54" WEST ALONG THE CENTER LINE OF OAK GLEN ROAD, A DISTANCE OF 1705.79 FEET; THENCE NORTH 00 DEG. 05' 06" WEST, 44.00 FEET TO A POINT; THENCE NORTH 89 DEG. 54' 54" EAST PARALLEL TO THE CENTER LINE OF OAK GLEN ROAD 1195.79 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE 31.42 FEET TO A TANGENT LINE; THENCE NORTH 00 DEG. 05' 06" WEST, 308.66 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 37.36 FEET TO A TANGENT LINE; THENCE NORTH 30 DEG. 40' 00" WEST, 439.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING NORTH 59 DEG. 20' 00" EAST, 615.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 282.60 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 150.93 FEET; THENCE NORTH 89 DEG. 54' 54" EAST PARALLEL TO THE CENTER LINE OF OAK GLEN ROAD 50 FEET TO THE CENTER LINE OF BRYANT STREET; THENCE SOUTH 00 DEG. 04' 00" EAST, ALONG THE CENTER LINE OF BRYANT STREET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89 DEG. 54' 54" WEST ALONG THE CENTER LINE OF OAK GLEN ROAD, 460.00 FEET TO A POINT; THENCE NORTH 00 DEG. 05' 06" WEST 44.00 FEET; THENCE NORTH 89 DEG. 54' 54" EAST ALONG A LINE PARALLEL TO THE CENTER LINE OF OAK GLEN ROAD A DISTANCE OF 50 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET TO A TANGENT LINE; THENCE NORTH 00 DEG. 05' 06" WEST, 308.66 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 69.39 FEET TO A TANGENT LINE; THENCE NORTH 30 DEG. 40' 00" WEST, 349.10 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT'S "WILSON CREEK CHANNEL"; THENCE SOUTH 59 DEG. 20' 00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET; THENCE NORTH 30 DEG. 40' 00" WEST IN A DIRECT LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 30.00 FEET THEREOF CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JULY 31, 1935 IN BOOK 1081, PAGE 133, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE EASTERLY 50.00 FEET THEREOF AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 3, 1957 IN BOOK 4338, PAGE 110, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEEDS RECORDED JANUARY 14, 1971 IN BOOK 7591, PAGE 233, OFFICIAL RECORDS, AND MAY 19, 1971 IN BOOK 7670, PAGE 402, OFFICIAL RECORDS.

SAID PORTIONS BEING ALL OF THAT PART LYING WITHIN A STRIP OF LAND 90 FEET IN WIDTH, THE NORTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT BEING THE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89 DEG. 54' 54" WEST ALONG THE CENTERLINE OF OAK GLEN ROAD, A DISTANCE OF 1705.79 FEET; THENCE NORTH 00 DEG. 05' 06" WEST, 44.00 FEET TO A POINT; THENCE NORTH 89 DEG. 54' 54" EAST PARALLEL TO THE CENTERLINE OF OAK GLEN ROAD, 1195.79 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE 31.42 FEET TO A TANGENT LINE; THENCE NORTH 00 DEG. 05' 06" WEST, 308.66 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 37.36 FEET TO A TANGENT LINE; THENCE NORTH 30 DEG. 40' 00" WEST, 439.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING NORTH 59 DEG. 20' 00" EAST, 615.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 282.60 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 150.93 FEET; THENCE NORTH 89 DEG. 54' 54" EAST PARALLEL TO THE CENTERLINE OF OAK GLEN ROAD 50 FEET TO THE CENTER LINE OF BRYANT STREET, AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED LINE.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO, BY GRANT DEED RECORDED DECEMBER 13, 1988, INSTRUMENT NO. 88-433979, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF A PART OF THE SOUTH 170 ACRES OF THE EAST 240 ACRES OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1876 AND DESCRIBED IN DEED TO HOME LUMBER COMPANY OF SAN BERNARDINO, INC., RECORDED JANUARY 8, 1982, INSTRUMENT NO. 82- 004821, OFFICIAL RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SHOWN AS A 2" I.P. AND COUNTY SURVEYOR MONUMENT ON PLAT RECORDED IN BOOK 28 OF RECORDS OF SURVEY, PAGE 14, RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF OAK GLEN ROAD AND BRYANT STREET, AS SHOWN ON SAID PLAT; THENCE WEST ALONG SAID CENTERLINE, (RECORD SOUTH 89 DEG. 54' 54" WEST PER SAID DEED) A DISTANCE OF 430.00 FEET; THENCE NORTH, (RECORD NORTH 00 DEG. 05' 06" WEST PER SAID DEED), TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTH OF SAID CENTERLINE OF OAK GLEN ROAD; THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 343.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 89 DEG. 59' 03" AN ARC DISTANCE OF 54.97 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT 52.00 FEET WEST OF THE EAST LINE OF SAID SECTION 25, (BEING ALSO THE CENTERLINE OF SAID BRYANT STREET); THENCE NORTH 00 DEG. 00' 57" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 968.31 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN 90 FOOT WIDE PARCEL CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, BY DEED RECORDED MAY 19, 1971, IN BOOK 7670, PAGE 402, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING IN A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 192.60 FEET, (A RADIAL OF SAID CURVE THROUGH SAID POINT BEARS NORTH 00 DEG. 34' 45" WEST); THENCE EASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 00 DEG. 35' 42" AN ARC DISTANCE OF 2.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 25; THENCE SOUTH 89 DEG. 59' 03" EAST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, SAID EAST LINE ALSO BEING THE CENTERLINE OF SAID BRYANT STREET; THENCE SOUTH 00 DEG. 00' 57" WEST (RECORD SOUTH 00 DEG. 00' 17" WEST PER SAID RECORD OF SURVEY MAP) AND ALONG SAID CENTERLINE, A DISTANCE OF 1047.31 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2: (APN: 0303-051-64-0-000)

THAT PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, WHICH IS THE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89° 54' 54" WEST ALONG THE CENTER LINE OF OAK GLEN ROAD, 1705.79 FEET;THENCE NORTH 00° 05' 06" WEST, 30 FEET TO A POINT IN THE NORTH LINE OF SAID ROAD; THENCE EAST ALONG SAID NORTH LIEN 395 FEET TO A POINT IN THE CENTER LINE OF THE EXISTING SAN BERNARDINO FLOOD CONTROL CHANNEL KNOWN AS WILSON CREEK, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID CENTER LINE THE FOLLOWING FIVE COURSES, NORTH 23° 15' 56" EAST, 53.96 FEET TO A TANGENT CURVE SOUTHEASTERLY AND HAVING A RADIUS OF 1000 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 11° 29' 19" AN ARC DISTANCE OF 197.35 FEET; THENCE NORTH 34° 41' 15" EAST, 200.70 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1000 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 24° 38' 45" AN ARC DISTANCE OF 430.15 FEET; THENCE NORTH 59° 20' 00" EAST 75.73 FEET TO A POINT ON A LINE DESCRIBED IN THAT CERTAIN NOTICE OF DEFAULT RECORDED JULY 13, 1965, IN BOOK 6428, PAGE 902, OFFICIAL RECORDS SAID POINT BEING DISTANT SOUTH 30° 40' 00" EAST, 45 FEET FROM THE MOST NORTHERLY TERMINUS OF A CERTAIN LINE HAVING A BEARING OF NORTH 30° 40' 00" WEST AND A DISTANCE OF 439.10 FEET; SAID MOST NORTHERLY TERMINUS BEING THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID NOTICE OF DEFAULT; THENCE NORTH 30° 40' 00" WEST, 45 FEET; THENCE NORTH 59° 20' 00" EAST, 615.20 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 282.60 FEET; THENCE ALONG SAID CURVE 150.93 FEET TO A POINT ON A LINE WHICH IS 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION; THENCE EAST TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 00° 04' 00" EAST ALONG SAID EAST LINE TO THE SOUTHEASTERLY CORNER OF SAID SECTION, SAID POINT BEING AT THE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89° 54' 54" WEST ALONG SAID CENTER LINE TO A POINT THAT BEARS SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT BEING AT THE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89° 54' 54" WEST, 430 FEET; THENCE NORTH 00° 05' 06" WEST, 372.66 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 130 FEET; THENCE ALONG SAID CURVE 69.39 FEET TO A TANGENT; THENCE NORTH 30° 40' 00" WEST, 349.10 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT KNOWN AS WILSON CREEK CHANNEL; THENCE SOUTH 59° 20' 22" WEST ALONG SAID RIGHT OF WAY 60 FEET TO A POINT IN A LINE DESCRIBED IN A NOTICE OF DEFAULT RECORDED JULY 13, 1965, IN BOOK 6428, PAGE 902, OFFICIAL RECORDS, SAID POINT BEING IN THAT LINE THAT HAS A BEARING OF NORTH 30° 40' 00" WEST 439.10 FEET; THENCE ALONG SAID LINE NORTH 30° 40' 00" WEST TO THE MOST NORTHERLY CORNER OF SAID LAND DESCRIBED IN SAID NOTICE OF DEFAULT; THENCE NORTH 20° 20' 00" EAST 615.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 282.60 FEET; THENCE ALONG SAID CURVE 150.93 FEET TO A POINT ON A LINE WHICH IS 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION; THENCE EAST 50 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID CORNER BEING THE CENTER LINE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE ALONG THE CENTER LINE OF SAID OAK GLEN ROAD SOUTH 89° 54' 54" WEST, 877.66 FEET; THENCE AT RIGHT ANGLES NORTH 0° 05' 06" WEST, 253.91 FEET; THENCE NORTH 16° 12' 29" WEST, 61.70 FEET; THENCE NORTH 28° 05' 29" WEST, 47.74 FEET; THENCE NORTH 35° 10' 44" WEST, 52.60 FEET; THENCE NORTH 55° 26' 00" WEST 20.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 59° 20' 00" WEST, 72.00 FEET; THENCE AT RIGHT ANGLES NORTH 30° 40' 00" WEST 26.00 FEET; THENCE NORTH 35° 05' 00" EAST, 2.80 FEET TO A TANGENT CURVE; THENCE CURVING TO THE RIGHT WITH A RADIUS OF 955.00 FEET THROUGH A CENTRAL ANGLE OF 4° 29' 42" AN ARC DISTANCE OF 74.92 FEET; THENCE SOUTH 30° 40' 00" EAST, 55.21 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED SEPTEMBER 28, 1973 IN BOOK 8277, PAGE 1209, OFFICIAL RECORDS, SAID PORTION BEING ALL OF THAT PART LYING WITHIN A STRIP OF LAND 90 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT BEING THE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89° 54' 54" WEST ALONG THE CENTER LINE OF OAK GLEN ROAD, A DISTANCE OF 1705.79 FEET; THENCE NORTH 0° 05' 06" WEST 30.00 FEET TO THE NORTH LINE OF SAID OAK GLEN ROAD; THENCE ALONG SAID NORTH LINE, NORTH 89° 54' 54" EAST, 395 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE NORTH 0° 05' 06" WEST, 14.00 FEET; THENCE NORTH 89° 54' 54" EAST, PARALLEL TO THE CENTERLINE OF OAK GLEN ROAD, 800.79 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE 31.42 FEET TO A TANGENT LINE; THENCE NORTH 00° 05' 06" WEST, 308.66 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00; THENCE ALONG SAID CURVE A DISTANCE OF 37.36 FEET TO A TANGENT LINE; THENCE NORTH 30° 40' 00" WEST, 394.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 59° 20' 00" WEST, 75.93 FEET; THENCE SOUTHWESTERLY 430.15 FEET ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 24° 38' 45"; THENCE SOUTH 34° 41' 15" WEST, 200.70 FEET; THENCE SOUTHWESTERLY 199.35 FEET ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A

LEGAL DESCRIPTION (CONTINUED)

RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 11° 25' 19"; THENCE SOUTH 23° 15' 56" WEST, 53.96 FEET TO THE HEREINABOVE DESCRIBED "POINT A", SAID POINT BEING THE POINT OF TERMINATION.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN OAK GLEN ROAD.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL NO. 1 ABOVE.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE SOUTH 170 ACRES, OF THE EAST 240 ACRES OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, CONVEYED TO MILTON E. JOHNSON AND DENNIS L. JOHNSON BY DEED RECORDED ON MARCH 30, 1989 BY INSTRUMENT NO. 89-112358, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE CENTER LINE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE SOUTH 89° 54' 54" WEST ALONG THE CENTER LINE OF OAK GLEN ROAD, 1705.79 FEET; THENCE NORTH 0° 05' 06" WEST, 30 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF SAID ROAD; THENCE NORTH 89° 54' 54" EAST ALONG THE SAID NORTH RIGHT OF WAY, 395.00 FEET TO A POINT IN THE CENTER LINE OF THE EXISTING SAN BERNARDINO FLOOD CONTROL CHANNEL KNOWN AS WILSON CREEK; THENCE CONTINUING NORTH 89° 54' 54" EAST ALONG SAID RIGHT OF WAY LINE, 49.01 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILSON CREEK CHANNEL CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED SEPTEMBER 28, 1973 IN BOOK 8277, PAGE 1209, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 23° 15' 56" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 34.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 955.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 01' 10", AN ARC DISTANCE OF 117.00 FEET TO A POINT ON THE SAID CURVE HAVING A RADIAL BEARING OF NORTH 59° 42' 54" WEST TO SAID POINT; THENCE LEAVING SAID CURVE SOUTH 0° 05' 06" EAST 136.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OAK GLEN ROAD; THENCE SOUTH 89° 54' 54" WEST ALONG SAID NORTH RIGHT OF WAY LINE 66.52 FEET TO THE TRUE POINT OF BEGINNING, BY DEED RECORDED NOVEMBER 17, 1992, INSTRUMENT NO. 92-476294, OFFICIAL RECORDS.

PARCEL NO. 3: (APN: 0303-051-45-0-000)

ALL THAT PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BRYANT STREET AND OAK GLEN ROAD; THENCE ALONG THE CENTERLINE OF SAID OAK GLEN ROAD, SOUTH 89 DEG. 54' 54" WEST A DISTANCE OF 877.66 FEET; THENCE AT RIGHT ANGLES NORTH 0 DEG. 05' 06" WEST A DISTANCE OF 253.91 FEET; THENCE NORTH 16 DEG. 12' 29" WEST A DISTANCE OF 61.70 FEET; THENCE NORTH 28 DEG. 05' 29" WEST A DISTANCE OF 47.74 FEET; THENCE NORTH 35 DEG. 10' 44" WEST A DISTANCE OF 52.60 FEET; THENCE NORTH 55 DEG. 26' 00" WEST A DISTANCE OF 20.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 59 DEG. 20' 00" WEST A DISTANCE OF 72.00 FEET; THENCE AT RIGHT ANGLES NORTH 30 DEG. 40' 00" WEST A DISTANCE OF 26.00 FEET; THENCE NORTH 35 DEG. 05' 00" EAST A DISTANCE OF 2.80 FEET TO A TANGENT CURVE; THENCE CURVING TO THE RIGHT WITH A RADIUS OF 955.00 FEET THROUGH A CENTRAL ANGLE OF 4 DEG. 29' 42" AN ARC DISTANCE OF 74.92 FEET; THENCE SOUTH 30 DEG. 40' 00" EAST A DISTANCE OF 55.21 FEET TO THE POINT OF BEGINNING.

DWELLING UNIT PER ACRE*

PROJECT ACREAGE	UNITS	DU/AC
17.46	153	8.82

*PROPOSED SETBACKS,DWELLING UNIT(DU) PER ACRE, PLAN SUMMARY, PRIVATE OPEN SPACE, AND PARKING ARE PURSUANT TO ADOPTION OF THE SPECIFIC PLAN.

PARKING SUMMARY*

TYPE	UNITS	REQUIRED	PROVIDED	FORMULA
GUEST	153	77	306	GARAGE ENCLOSED
3BR 3 SPOTS	103	309	206	DRIVEWAY
4BR 4 SPOTS	50	200	120	PARKING SPACE
TOTAL		586	632	OVER 46 PARKING SPOTS

PARCEL AREA TABLE

PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)	PARCEL #	AREA (sf.)	AREA (ac.)
1	2,821.51	0.06	21	2,583.28	0.06	41	2,667.97	0.06	61	2,814.98	0.06	81	2,555.53	0.06	101	2,320.12	0.05	121	3,803.19	0.09	141	2,541.21	0.06
2	2,855.93	0.07	22	2,552.00	0.06	42	2,702.32	0.06	62	2,814.99	0.06	82	2,512.44	0.06	102	2,339.69	0.05	122	2,437.61	0.06	142	3,669.44	0.08
3	3,097.24	0.07	23	2,582.95	0.06	43	2,731.21	0.06	63	2,849.66	0.07	83	2,256.60	0.05	103	2,368.39	0.05	123	2,266.83	0.05	143	3,641.73	0.08
4	2,907.93	0.07	24	2,562.10	0.06	44	2,657.22	0.06	64	2,849.67	0.07	84	2,296.59	0.05	104	2,339.86	0.05	124	3,337.94	0.08	144	2,511.92	0.06
5	2,846.24	0.07	25	2,437.18	0.06	45	2,690.67	0.06	65	2,653.51	0.06	85	2,324.67	0.05	105	2,367.70	0.05	125	3,353.19	0.08	145	2,623.86	0.06
6	2,683.51	0.06	26	2,403.55	0.06	46	2,657.62	0.06	66	2,355.19	0.05	86	2,296.78	0.05	106	2,297.13	0.05	126	2,283.03	0.05	146	3,269.36	0.08
7	2,365.56	0.05	27	2,374.43	0.05	47	2,849.70	0.07	67	3,213.23	0.07	87	2,324.79	0.05	107	2,578.93	0.06	127	2,521.31	0.06	147	3,006.59	0.07
8	3,145.19	0.07	28	2,403.21	0.06	48	2,849.63	0.07	68	3,216.34	0.07	88	2,255.01	0.05	108	2,658.15	0.06	128	2,518.80	0.06	148	2,718.50	0.06
9	3,251.71	0.07	29	2,374.09	0.05	49	2,831.85	0.07	69	2,422.77	0.06	89	2,328.99	0.05	109	2,626.90	0.06	129	2,327.84	0.05	149	2,572.57	0.06
10	2,422.66	0.06	30	2,402.88	0.06	50	2,831.91	0.07	70	2,508.48	0.06	90	2,411.66	0.06	110	2,658.93	0.06	130	3,486.38	0.08	150	3,379.37	0.08
11	2,655.17	0.06	31	2,388.57	0.05	51	2,849.69	0.07	71	2,812.27	0.06	91	2,378.32	0.05	111	2,626.71	0.06	131	3,469.07	0.08	151	3,803.80	0.09
12	2,769.69	0.06	32	2,940.01	0.07	52	2,849.64	0.07	72	2,572.62	0.06	92	2,408.70	0.06	112	2,553.75	0.06	132	2,323.37	0.05	152	3,667.87	0.08
13	2,365.07	0.05	33	2,872.11	0.07	53	2,814.69	0.06	73	3,361.84	0.08	93	2,146.38	0.05	113	2,770.88	0.06	133	2,451.38	0.06	153	3,774.34	0.09
14	3,081.24	0.07	34	2,838.13	0.07	54	2,814.73	0.06	74	3,360.97	0.08	94	2,189.69	0.05	114	2,876.40	0.07	134	2,427.74	0.06			
15	3,229.46	0.07	35	2,874.57	0.07	55	2,849.69	0.07	75	2,600.12	0.06	95	2,117.36	0.05	115	2,840.94	0.07	135	2,310.00	0.05			
16	2,405.73	0.06	36	2,841.06	0.07	56	2,849.65	0.07	76	2,828.83	0.06	96	2,299.90	0.05	116	2,876.62	0.07	136	3,482.51	0.08			
17	2,733.89	0.06	37	2,877.56	0.07	57	2,815.32	0.06	77	2,509.27	0.06	97	2,329.14	0.05	117	2,979.51	0.07	137	3,668.08	0.08			
18	2,568.58	0.06	38	2,697.81	0.06	58	2,815.35	0.06	78	2,586.91	0.06	98	2,299.76	0.05	118	2,916.33	0.07	138	2,523.33	0.06			
19	2,583.62	0.06	39	2,665.96	0.06	59	2,849.68	0.07	79	2,555.74	0.06	99	2,331.99	0.05	119	2,816.10	0.06	139	2,504.71	0.06			
20	2,552.33	0.06	40	2,699.81	0.06	60	2,849.66	0.07	80	2,586.77	0.06	100	2,269.47	0.05	120	2,781.60	0.06	140	2,623.95	0.06			

PARCEL AREA TABLE

PARCEL #	AREA (sf.)	AREA (ac.)	USE
ALLEY A	2,647.19	0.06	PRIVATE ROAD
ALLEY B	2,618.97	0.06	PRIVATE ROAD
ALLEY C	2,628.67	0.06	PRIVATE ROAD
ALLEY D	2,826.62	0.06	PRIVATE ROAD
ALLEY E	3,060.60	0.07	PRIVATE ROAD
ALLEY F	2,609.68	0.06	PRIVATE ROAD
ALLEY G	2,612.26	0.06	PRIVATE ROAD
ALLEY H	2,414.18	0.06	PRIVATE ROAD
ALLEY I	2,744.19	0.06	PRIVATE ROAD
LOT 'A'	9,305.99	0.21	PRIVATE ROAD
LOT 'B'	36,779.55	0.84	PRIVATE ROAD
LOT 'C'	31,283.60	0.72	PRIVATE ROAD
LOT 'D'	7,539.22	0.17	PRIVATE ROAD
LOT 'E'	7,961.96	0.18	PRIVATE ROAD
LOT 'F'	8,044.12	0.18	PRIVATE ROAD
LOT 'G'	7,639.83	0.18	PRIVATE ROAD
LOT 'H'	18,856.23	0.43	PRIVATE ROAD
LOT 'I'	20,297.90	0.47	PRIVATE ROAD
LOT 'J'	8,333.07	0.19	PRIVATE ROAD
LOT 'K'	15,808.64	0.36	PRIVATE ROAD

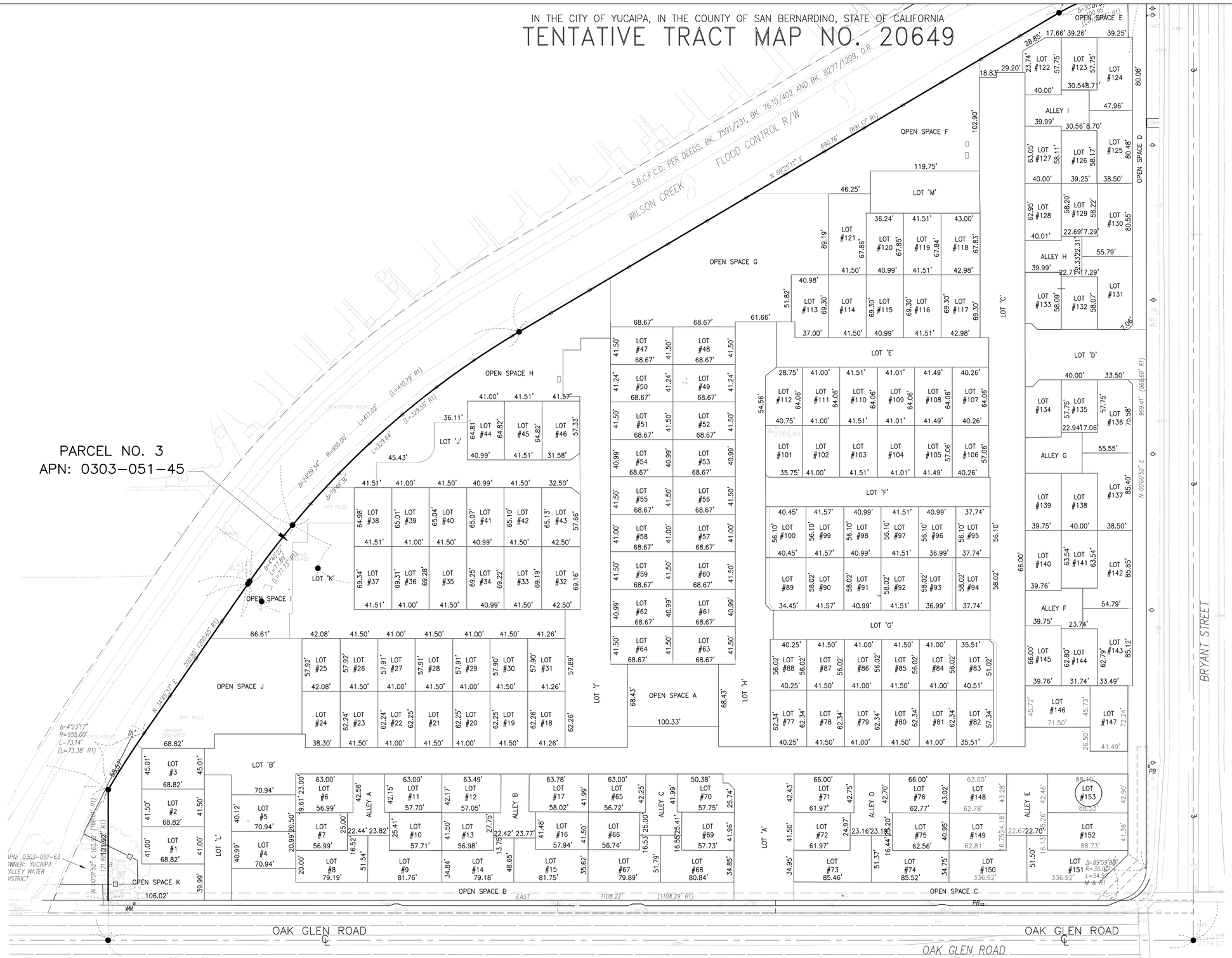
PARCEL AREA TABLE

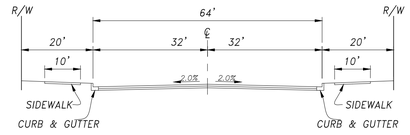
PARCEL #	AREA (sf.)	AREA (ac.)	USE
LOT 'L'	4,099.27	0.09	PRIVATE ROAD
LOT 'M'	5,594.18	0.13	PRIVATE ROAD
OPEN SPACE A	6,866.19	0.16	PRIVATE PARK
OPEN SPACE B	12,135.16	0.28	LANDSCAPING BUFFER
OPEN SPACE C	17,396.16	0.40	LANDSCAPING BUFFER
OPEN SPACE D	5,916.51	0.14	LANDSCAPING BUFFER
OPEN SPAC

IN THE CITY OF YUCAIPA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

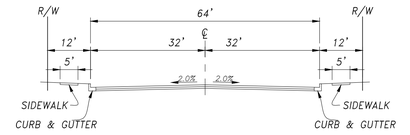
TENTATIVE TRACT MAP NO. 20649

PARCEL NO. 3
APN: 0303-051-45

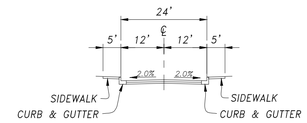




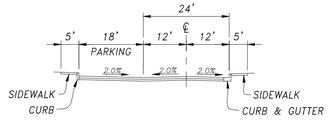
BRYANT STREET
NO PARKING
(Public)



OAKGLEN ROAD
NO PARKING
(Public)



TYPICAL DRIVE
NO PARKING
(Private)



PORTION OF "A" & "E" STREET
HEAD-IN PARKING
(Private)

SCALE
50 0 25 50 100
(FEET)
1 INCH = 50 FT.

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

CITY OF YUCAIPA
TENTATIVE TRACT MAP
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 3 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - TTM.dwg Aug 19, 2025 - 7:52pm

LEGEND

- RIGHT OF WAY
- CENTER LINE
- FLOWLINE
- FENCE/WALL REFER TO LANDSCAPE ARCH
- CONCRETE
- LANDSCAPE
- PAVEMENT



OWNER/DEVELOPER

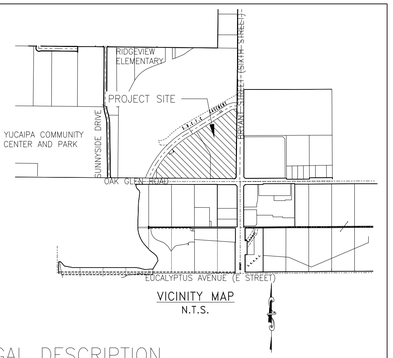
OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 92660

ENGINEER

BLUE ENGINEERING AND CONSULTING, INC
10535 FOOTHILL BLVD #440
RANCHO CUCAMONGA, CA 91730
(909)294-5022

APPLICANT

OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 92660



VICINITY MAP
N.T.S.

WATER

YUCAIPA VALLEY WATER DISTRICT
12770 2ND ST
YUCAIPA, CA 92339
(909) 797-5117

SEWER

YUCAIPA VALLEY WATER DISTRICT
12770 2ND ST
YUCAIPA, CA 92339
(909) 797-5117

ELECTRIC

SOUTHERN CALIFORNIA EDISON
287 TENNESSEE ST.
REDLANDS, CA 92373
(909) 307-6748

GAS

SOUTHERN CALIFORNIA GAS COMPANY
155 S. G ST
SAN BERNARDINO, CA92410
(909) 335-7915

TELEPHONE

FRONTIER COMMUNICATIONS
1500 CRAFTON AVE., BLDG. 125
MENTONE, CA 92359
(909) 794-8293

CATV

SPECTRUM
1078 E. HOSPITALITY LN.
SAN BERNARDINO, CA 92408
(909) 267-6094

SCHOOL DISTRICT

YUCAIPA-CALIMESA JOINT UNIFIED SCHOOL DISTRICT

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICAN DISABILITY ACT
CL	CENTER LINE
EG	EXISTING GROUND
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
SF	SQUARE FEET
STA	STATION
STD	STANDARD
TC	TOP OF CURB

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION
APN: 0303-051-44,-45,-64

PROJECT INFORMATION

EXISTING AREA IS A VACANT LOT ENCOMPASSED BY WILSON CREEK TO THE NORTH AND THE CROSS STREET OF OAK GLEN ROAD AND BRYANT STREET TO THE SOUTH AND EAST.

LOT SIZE:	17.46 AC
BUILDING COVERAGE:	3.60 AC (20.6% OF TOTAL AREA)
PAVEMENT:	2.92 AC (16.7% OF TOTAL AREA
COMMON OPEN SPACE:	2.93 AC (17.9% OF TOTAL AREA)
PRIVATE OPEN SPACE:	4.00 AC (22.9% OF TOTAL AREA)

GENERAL PLAN DESIGNATION

EXISTING:	CN
PROPOSED:	SP
ADJACENT:	RS-20M,IN

EX. SETBACK

	REQUIRED
FRONT	25'
REAR	15'
SIDE	10'

PROP. BUILDING SETBACK*

FRONT	5' FT.
REAR	10' FT.
SIDE	4' FT.

PLAN SUMMARY*

PLAN	PROGRAM	QUANTITY	UNIT SIZE
A	3 BED/2.5 BA	50	1,591 SF
B	3 BED/3.5 BA	53	1,663 SF
C	4 BED/3 BA	50	1,979 SF

DWELLING UNIT PER ACRE

UNITS	PROJECT ACREAGE	DU/AC
153	17.46	8.82

PARKING SUMMARY*

TYPE	UNITS	REQUIRED	PROVIDED	FORMULA
GUEST	153	77	306	GARAGE ENCLOSED
3BR 3 SPOTS	103	309	206	DRIVEWAY
4BR 4 SPOTS	50	200	120	PARKING SPACE
TOTAL		586	632	OVER 46 PARKING SPOTS

*PROPOSED SETBACKS, PLAN SUMMARY, PRIVATE OPEN SPACE, AND PARKING ARE PURSUANT TO ADOPTION OF THE SPECIFIC PLAN.

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

REGISTERED PROFESSIONAL ENGINEER — ANGEL CESAR — No. 87222 — STATE OF CALIFORNIA — CIVIL

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 — DATE

CITY OF YUCAIPA
SITE PLAN – RESIDENTIAL
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

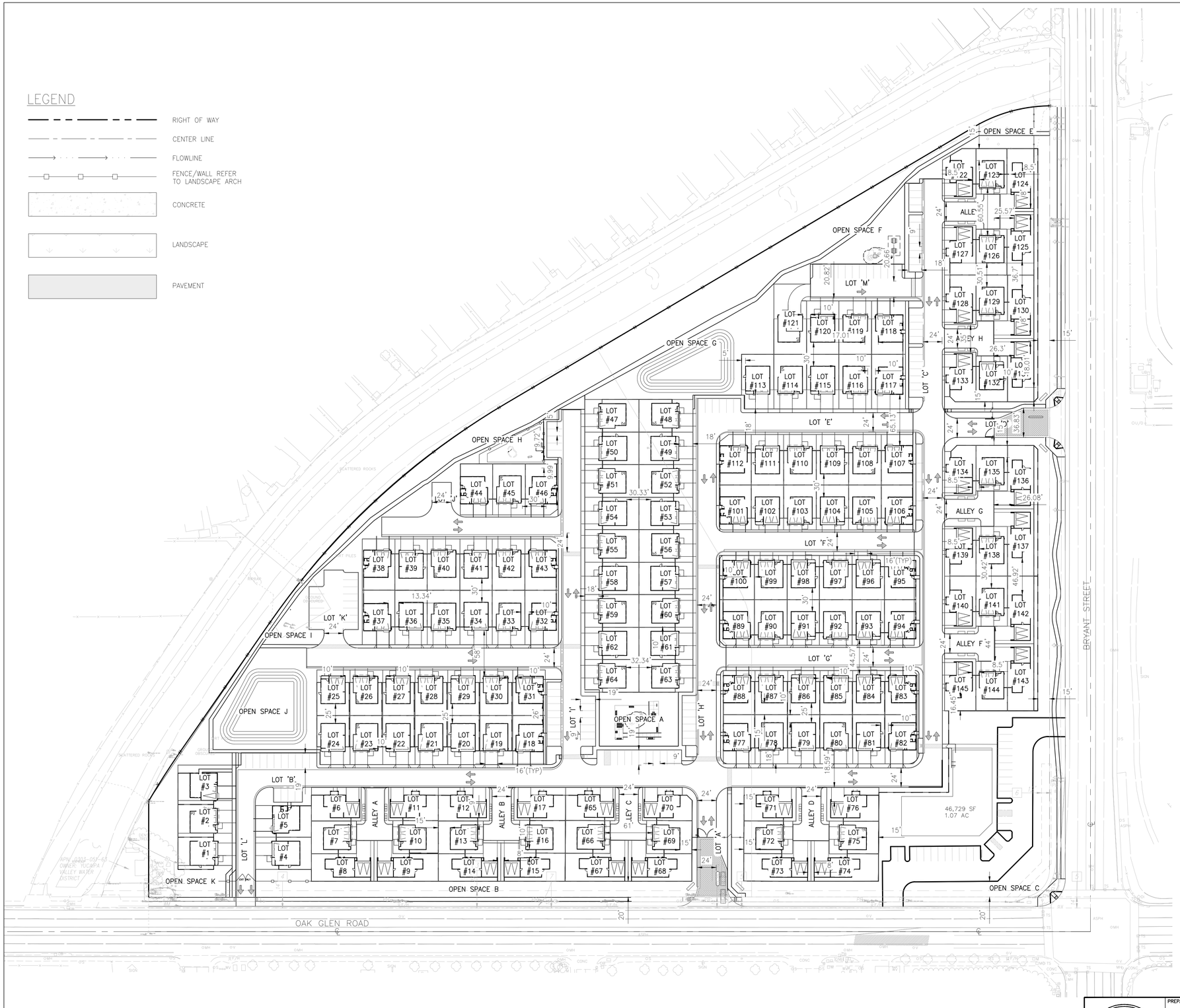
SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 4 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shares\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - SP.dwg Aug 19, 2025 - 7:50pm

LEGEND

- RIGHT OF WAY
- CENTER LINE
- FLOWLINE
- FENCE/WALL REFER TO LANDSCAPE ARCH
- CONCRETE
- LANDSCAPE
- PAVEMENT



OWNER/DEVELOPER

OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 92660

ENGINEER

BLUE ENGINEERING AND CONSULTING, INC
10535 FOOTHILL BLVD #440
RANCHO CUCAMONGA, CA 91730
(909)294-5022

APPLICANT

OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 92660

WATER

YUCAIPA VALLEY WATER DISTRICT
12770 2ND ST
YUCAIPA, CA 92339
(909) 797-5117

SEWER

YUCAIPA VALLEY WATER DISTRICT
12770 2ND ST
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ELECTRIC

SOUTHERN CALIFORNIA EDISON
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MENTONE, CA 92359
(909) 794-8293

CATV

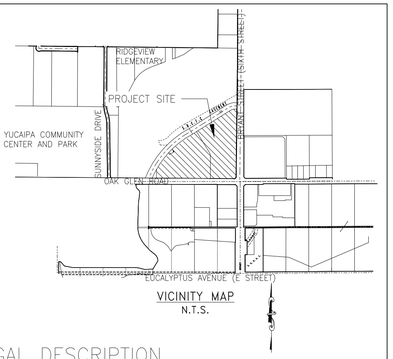
SPECTRUM
1078 E. HOSPITALITY LN.
SAN BERNARDINO, CA 92408
(909) 267-6094

SCHOOL DISTRICT

YUCAIPA-CALIMESA JOINT UNIFIED SCHOOL DISTRICT

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICAN DISABILITY ACT
CL	CENTER LINE
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SF	SQUARE FEET
STA	STATION
STD	STANDARD
TC	TOP OF CURB



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION
APN: 0303-051-44,-45,-64

PROJECT INFORMATION

EXISTING AREA IS A VACANT LOT ENCOMPASSED BY WILSON CREEK TO THE NORTH AND THE CROSS STREET OF OAK GLEN ROAD AND BRYANT STREET TO THE SOUTH AND EAST.

LOT SIZE:	17.46 AC
BUILDING COVERAGE:	3.60 AC (20.6% OF TOTAL AREA)
PAVEMENT:	2.92 AC (16.7% OF TOTAL AREA
COMMON OPEN SPACE:	2.93 AC (17.9% OF TOTAL AREA)
PRIVATE OPEN SPACE:	4.00 AC (22.9% OF TOTAL AREA)

GENERAL PLAN DESIGNATION

EXISTING:	CN
PROPOSED:	RM
ADJACENT:	RS-20M,IN

EX. SETBACK / PROP. BUILDING SETBACK*

	REQUIRED		
FRONT	25'	FRONT	5' FT.
REAR	15'	REAR	10' FT.
SIDE	10'	SIDE	4' FT.

PLAN SUMMARY*

PLAN	PROGRAM	QUANTITY	UNIT SIZE
A	3 BED/2.5 BA	49	1,591 SF
B	3 BED/3.5 BA	50	1,663 SF
C	4 BED/3 BA	46	1,979 SF

DWELLING UNIT PER ACRE

UNITS	PROJECT ACREAGE	DU/AC
145	17.46	8.30

PARKING SUMMARY*

TYPE	UNITS	REQUIRED	PROVIDED	FORMULA
GUEST	145	73	290	GARAGE ENCLOSED
3BR 3 SPOTS	99	297	194	DRIVEWAY
4BR 4 SPOTS	46	184	120	PARKING SPACE
TOTAL		554	604	OVER 50 PARKING SPOTS

*PROPOSED SETBACKS, PLAN SUMMARY, PRIVATE OPEN SPACE, AND PARKING ARE PURSUANT TO ADOPTION OF THE SPECIFIC PLAN.

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 — DATE

CITY OF YUCAIPA
SITE PLAN - COMMERCIAL
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 5 OF 17 SHEETS
DRAWING No.

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - SP.dwg Aug 19, 2025 - 7:59pm

PARCEL NO. 3
APN: 0303-051-45

PARCEL NO. 1
APN: 0303-051-44

PARCEL NO. 2
APN: 0303-051-64

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

WILSON CREEK

FLOOD CONTROL R/W

S.B.C.F.C.D. PER DEEDS, BK. 7591/231, BK. 7670/402 AND BK. 8277/209, O.R.

N. 59°25'11" E. 690.76' (691.17' R1)

Δ=24°39'54" R=955.00' L=411.02' (L=410.79' R1)

Δ=19°46'36" L=329.64' (L=329.55' R1)

Δ=4°23'17" R=955.00' L=73.14' (L=73.38' R1)

N. 34°45'17" E. 700.80' (700.65' R1)

N. 00°01'52" E. 165.92' (165.94' R1)

121.92' (121.01' R1)

APN: 0303-051-63
OWNER: YUCAIPA VALLEY WATER DISTRICT

EAST 1108.22' (1108.29' R1)

Δ=89°59'08" R=35.00' L=54.97' M & P1

Δ=30°01'56" L=100.95' (L=100.85' R1)

969.41' (969.46' R1)

N. 00°01'52" E.

STREET IMPROVEMENT TO BE COMPLETED IN PHASE 1

BRYANT STREET

NOTES:
ALL STREET IMPROVEMENT AND PERIMETER LANDSCAPING TO BE COMPLETE IN PHASE 1

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

CITY OF YUCAIPA
CONSTRUCTION PHASE PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 6 OF 17 SHEETS

DRAWING No.

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - PHASE.dwg Aug 19, 2025 - 7:27pm

CONSTRUCTION NOTES

1	6" CURB
2	6" CURB & GUTTER
3	CROSS GUTTER
4	4" A.C. PAVEMENT OVER 6" CLASS II AGGREGATE BASE
5	4" THICK SIDEWALK
6	X' DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
7	X' RESIDENTIAL DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
8	PROPOSED DETENTION BASIN
9	PROPOSED RIP-RAP
10	6" ROLLED CURB AND GUTTER

MATCHLINE – SEE SHEET 8

MATCHLINE – SEE SHEET 9

OPEN SPACE I

OPEN SPACE J

OPEN SPACE A

OPEN SPACE K

OPEN SPACE B

LOT #25 41.00 PAD
LOT #26 42.10 PAD
LOT #27 43.90 PAD
LOT #28 45.00 PAD
LOT #29 46.80 PAD
LOT #30 47.90 PAD
LOT #31 49.90 PAD
LOT #24 38.40 PAD
LOT #23 39.80 PAD
LOT #22 41.20 PAD
LOT #21 42.70 PAD
LOT #20 44.00 PAD
LOT #19 45.80 PAD
LOT #18 47.40 PAD
LOT #62 53.80 PAD
LOT #64 52.20 PAD
LOT #3 35.10 PAD
LOT #2 34.30 PAD
LOT #1 31.60 PAD
LOT #5 33.10 PAD
LOT #4 32.60 PAD
LOT #6 39.00 PAD
LOT #11 40.40 PAD
LOT #12 45.00 PAD
LOT #17 46.10 PAD
LOT #65 50.30 PAD
LOT #7 40.50 PAD
LOT #10 40.40 PAD
LOT #13 46.00 PAD
LOT #16 46.40 PAD
LOT #66 51.70 PAD
LOT #8 40.80 PAD
LOT #9 41.00 PAD
LOT #14 46.60 PAD
LOT #15 47.10 PAD
LOT #67 52.80 PAD
LOT #68 53.00 PAD

ALLEY A
ALLEY B
ALLEY C

TRASH BIN SLAB 3'X9' FOR LOTS #9 &#10
TRASH BIN SLAB 3'X9' FOR LOTS #7&#8
TRASH BIN SLAB 3'X9' FOR LOTS #15 &#16
TRASH BIN SLAB 3'X9' FOR LOTS #13&#14
TRASH BIN SLAB 3'X9' FOR LOTS #69 &#68
TRASH BIN SLAB 3'X9' FOR LOTS #66&#67

STREET "A"

LOT "B"

LOT "L"

EXIT ONLY

OAK GLEN ROAD

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

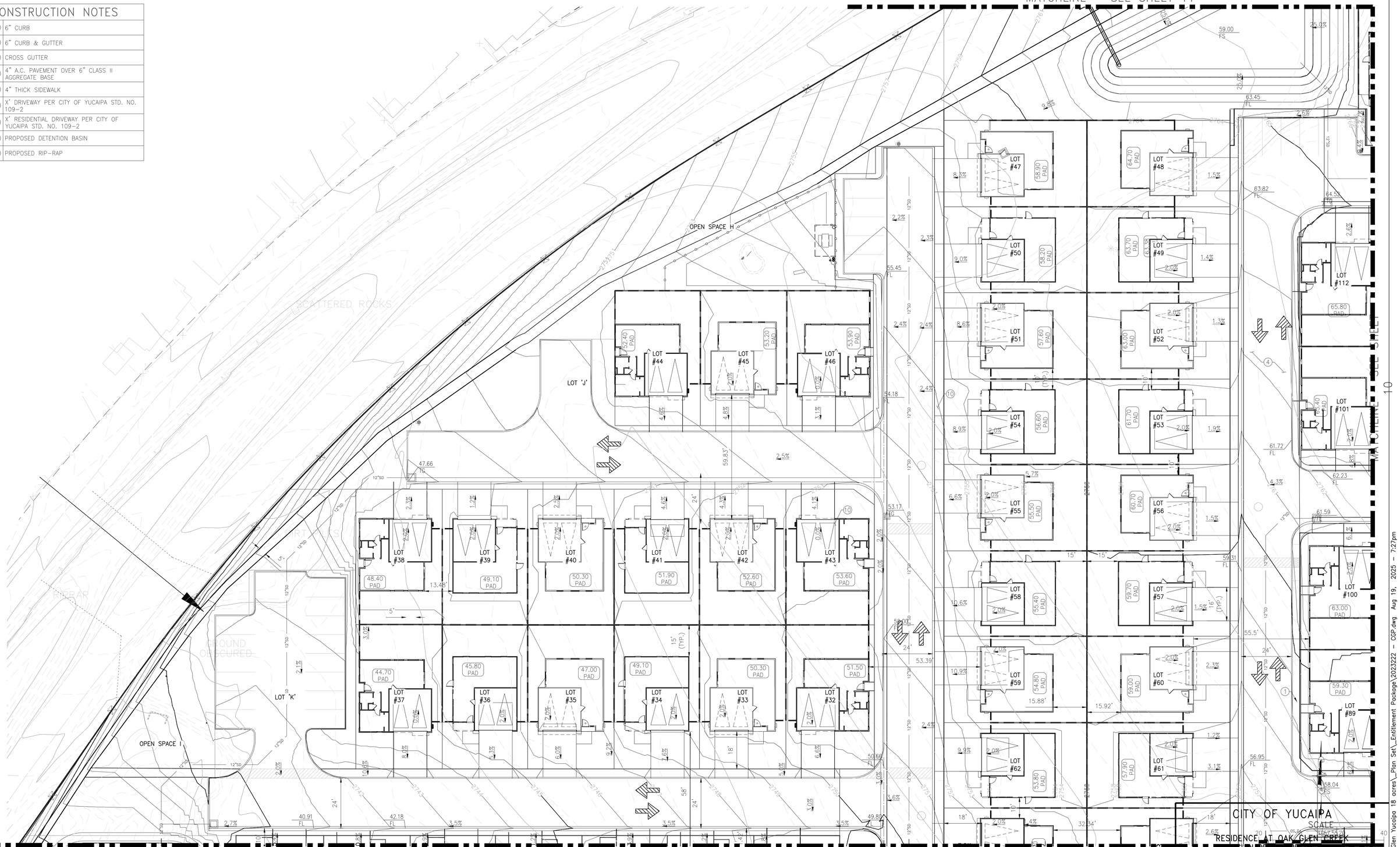
CITY OF YUCAIPA
CONCEPTUAL GRADING PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
DRAWING No.
SHEET No. 7 OF 17 SHEETS
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - CGP.dwg Aug 19, 2025 - 7:27pm

CONSTRUCTION NOTES	
1	6" CURB
2	6" CURB & GUTTER
3	CROSS GUTTER
4	4" A.C. PAVEMENT OVER 6" CLASS II AGGREGATE BASE
5	4" THICK SIDEWALK
6	X' DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
7	X' RESIDENTIAL DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
8	PROPOSED DETENTION BASIN
9	PROPOSED RIP-RAP



CONCEPTUAL GRADING PLAN

CITY OF YUCAIPA

SCALE

RESIDENCE AT OAK GLEN CREEK

OAK GLEN ROAD & BRYANT AVENUE

APN: 0303-051-44,-45, &-64

PREPARED BY:

BLUE ENGINEERING

10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.

DRAWING No.

SHEET No. 8 OF 17 SHEETS

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - CGP.dwg Aug 19, 2025 - 7:27pm

MATCHLINE – SEE SHEET 10

MATCHLINE – SEE SHEET 7

LOT 'G'

LOT 'I'

LOT 'H'

LOT 'J'

LOT 'A'

STREET "A"

STREET "J"

BRYANT STREET

OAK GLEN ROAD

OPEN SPACE A

OPEN SPACE C

ALLEY C

ALLEY D

ALLEY E

TRASH BIN SLAB 3'X9' FOR LOTS #69 &#68

TRASH BIN SLAB 3'X9' FOR LOTS #66&#67

TRASH BIN SLAB 3'X9' FOR LOTS #73&#72

TRASH BIN SLAB 3'X9' FOR LOTS #75 &#74

TRASH BIN SLAB 3'X9' FOR LOTS #149&#150

TRASH BIN SLAB 3'X9' FOR LOTS #151 &#152

LOT #64 52.20 PAD
LOT #63 57.10 PAD
LOT #88 58.80 PAD
LOT #87 60.00 PAD
LOT #86 61.70 PAD
LOT #85 63.30 PAD
LOT #84 64.20 PAD
LOT #83 65.70 PAD
LOT #145 67.50 PAD
LOT #144 70.00 PAD
LOT #143 70.80 PAD
LOT #77 56.20 PAD
LOT #78 57.90 PAD
LOT #79 59.80 PAD
LOT #80 61.10 PAD
LOT #81 61.80 PAD
LOT #82 63.50 PAD
LOT #146 67.00 PAD
LOT #147 70.00 PAD
LOT #65 50.30 PAD
LOT #70 51.60 PAD
LOT #71 58.20 PAD
LOT #76 59.80 PAD
LOT #148 64.60 PAD
LOT #153 66.41 PAD
LOT #66 51.70 PAD
LOT #69 51.80 PAD
LOT #72 59.70 PAD
LOT #75 60.20 PAD
LOT #149 65.80 PAD
LOT #152 66.40 PAD
LOT #67 52.80 PAD
LOT #68 53.00 PAD
LOT #73 61.00 PAD
LOT #74 60.70 PAD
LOT #150 67.20 PAD
LOT #151 67.50 PAD

CONSTRUCTION NOTES

1	6" CURB
2	6" CURB & GUTTER
3	CROSS GUTTER
4	4" A.C. PAVEMENT OVER 6" CLASS II AGGREGATE BASE
5	4" THICK SIDEWALK
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7	X' RESIDENTIAL DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

CITY OF YUCAIPA
CONCEPTUAL GRADING PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.

SHEET No. 9 OF 17 SHEETS

DRAWING No.

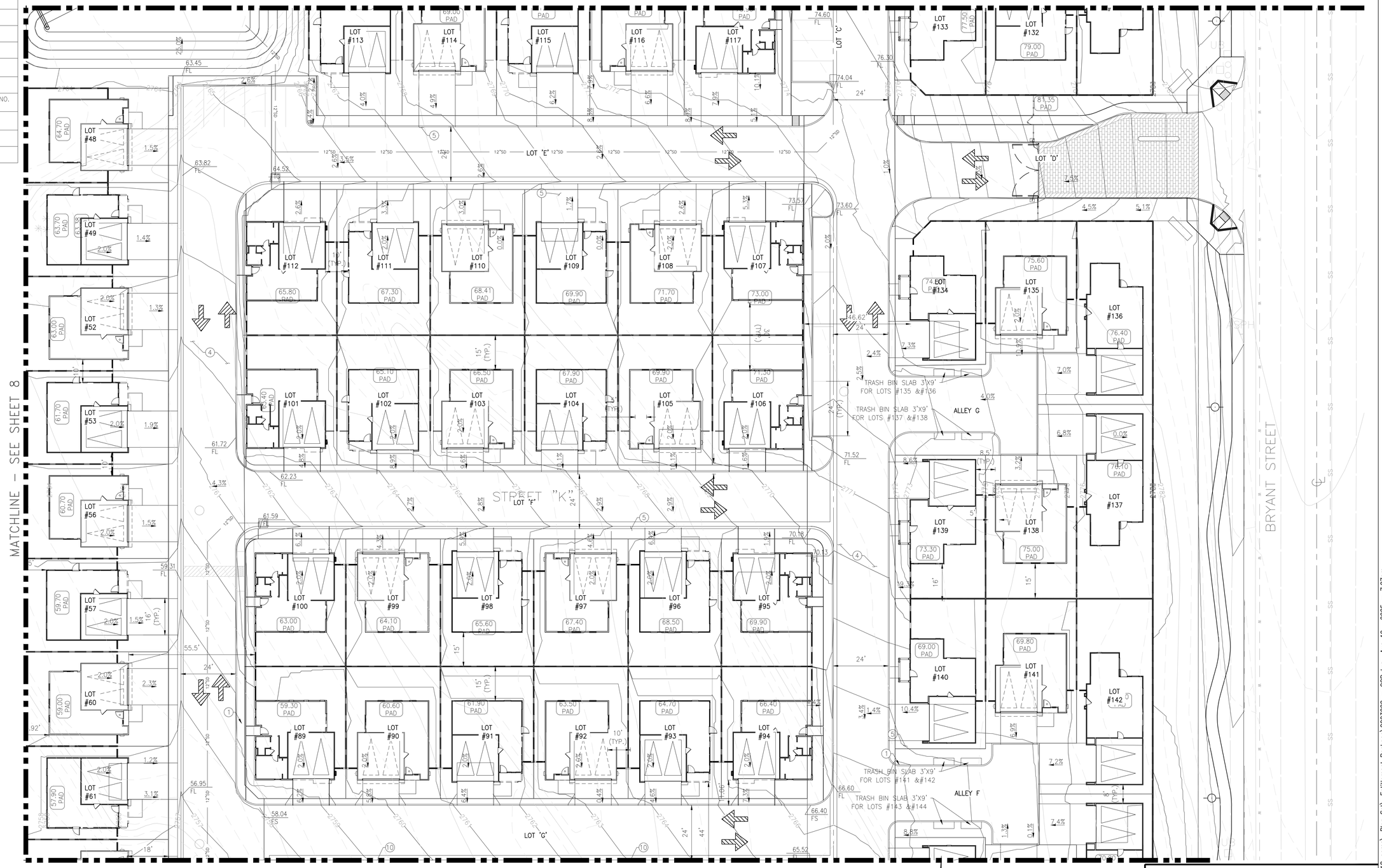
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Z:\Shared\Blue\2023222 - Oak Glen Yucaipa 18 acres_Plan Set_Entitlement Package\2023222 - CGP.dwg Aug 19, 2025 - 7:27pm

MATCHLINE – SEE SHEET 11

CONSTRUCTION NOTES

1	6" CURB
2	6" CURB & GUTTER
3	CROSS GUTTER
4	4" A.C. PAVEMENT OVER 6" CLASS II AGGREGATE BASE
5	4" THICK SIDEWALK
6	X' DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
7	X' RESIDENTIAL DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
8	PROPOSED DETENTION BASIN
9	PROPOSED RIP-RAP



SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

CITY OF YUCAIPA
CONCEPTUAL GRADING PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.

DRAWING No.

SHEET No. 10 OF 17 SHEETS

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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CONSTRUCTION NOTES

1	6" CURB
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7	X' RESIDENTIAL DRIVEWAY PER CITY OF YUCAIPA STD. NO. 109-2
8	PROPOSED DETENTION BASIN
9	PROPOSED RIP-RAP

OPEN SPACE E
OPEN SPACE F
OPEN SPACE G
OPEN SPACE D
WILSON CREEK
BRYANT STREET
ALLEY I
ALLEY H
LOT 'M'
LOT 'C'
TRASH BIN SLAB 3'X9' FOR LOTS #123 &#124
TRASH BIN SLAB 3'X9' FOR LOTS #126 &#125
TRASH BIN SLAB 3'X9' FOR LOTS #129 &#130
TRASH BIN SLAB 3'X9' FOR LOTS #131 &#132
LOT #113 (67.70 PAD)
LOT #114 (69.00 PAD)
LOT #115 (71.00 PAD)
LOT #116 (72.70 PAD)
LOT #117 (73.90 PAD)
LOT #118 (76.50 PAD)
LOT #119 (75.10 PAD)
LOT #120 (74.20 PAD)
LOT #121 (72.90 PAD)
LOT #122 (82.20 PAD)
LOT #123 (82.60 PAD)
LOT #124 (83.10 PAD)
LOT #125 (83.00 PAD)
LOT #126 (82.20 PAD)
LOT #127 (81.00 PAD)
LOT #128 (78.10 PAD)
LOT #129 (78.60 PAD)
LOT #130 (80.30 PAD)
LOT #131 (80.50 PAD)
LOT #132 (79.00 PAD)
LOT #133 (77.50 PAD)
LOT #47 (63.90 PAD)
LOT #48 (64.70 PAD)
(81.35 PAD)

MATCHLINE – SEE SHEET 8

MATCHLINE – SEE SHEET 9

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222
DATE

CITY OF YUCAIPA
CONCEPTUAL GRADING PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
DRAWING No.
SHEET No. 11 OF 17 SHEETS
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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S.B.C.F.C.D. PER DEEDS, BK. 7591/231, BK. 7670/402 AND BK. 8277/1209

WILSON CREEK

FLOOD CONTROL R/W

N 59°25'11" E 690.76' (691.17' R1)

Δ=24°59'34" R=855.00' L=411.02' (L=410.79' R1)

Δ=19°46'36" L=329.64' (L=329.55' R1)

Δ=4°23'17" R=955.00' L=73.14' (L=73.38' R1)

N 30°45'57" E 700.85' (700.65' R1)

N 00°10'52" E 165.52' (166.51' R1)

121.92' (120.01' R1)

969.41' (969.69' R1)

N 00°10'52" E

EAST 1108.22' (1108.29' R1)

Δ=89°59'08" R=35.00' L=54.97' M & R1

APN: 0303-051-63
OWNER: YUCAIPA VALLEY WATER DISTRICT

SCATTERED ROCKS

DISTURBED

PROP. WA LATERAL (TYP.)

PROP. WA METER (TYP.)

PROP. SS CO (TYP.)

PROP. 8" WA

PROP. 8" SS

PROP. SS MH (TYP.)

PROP. SS LATERAL (TYP.)

PROP. FH

PROP. OFFSITE WA CONNECTION

PROP. OFFSITE SS CONNECTION

EX. WA MAINLINE

EX. SS MAINLINE

11.15'

13'

A=2765.84

A=2779.07

SCALE
50 0 25 50 100
(FEET)
1 INCH = 50 FT.

CITY OF YUCAIPA
CONCEPTUAL UTILITY PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
STATE OF CALIFORNIA
CIVIL

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5664

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 DATE

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

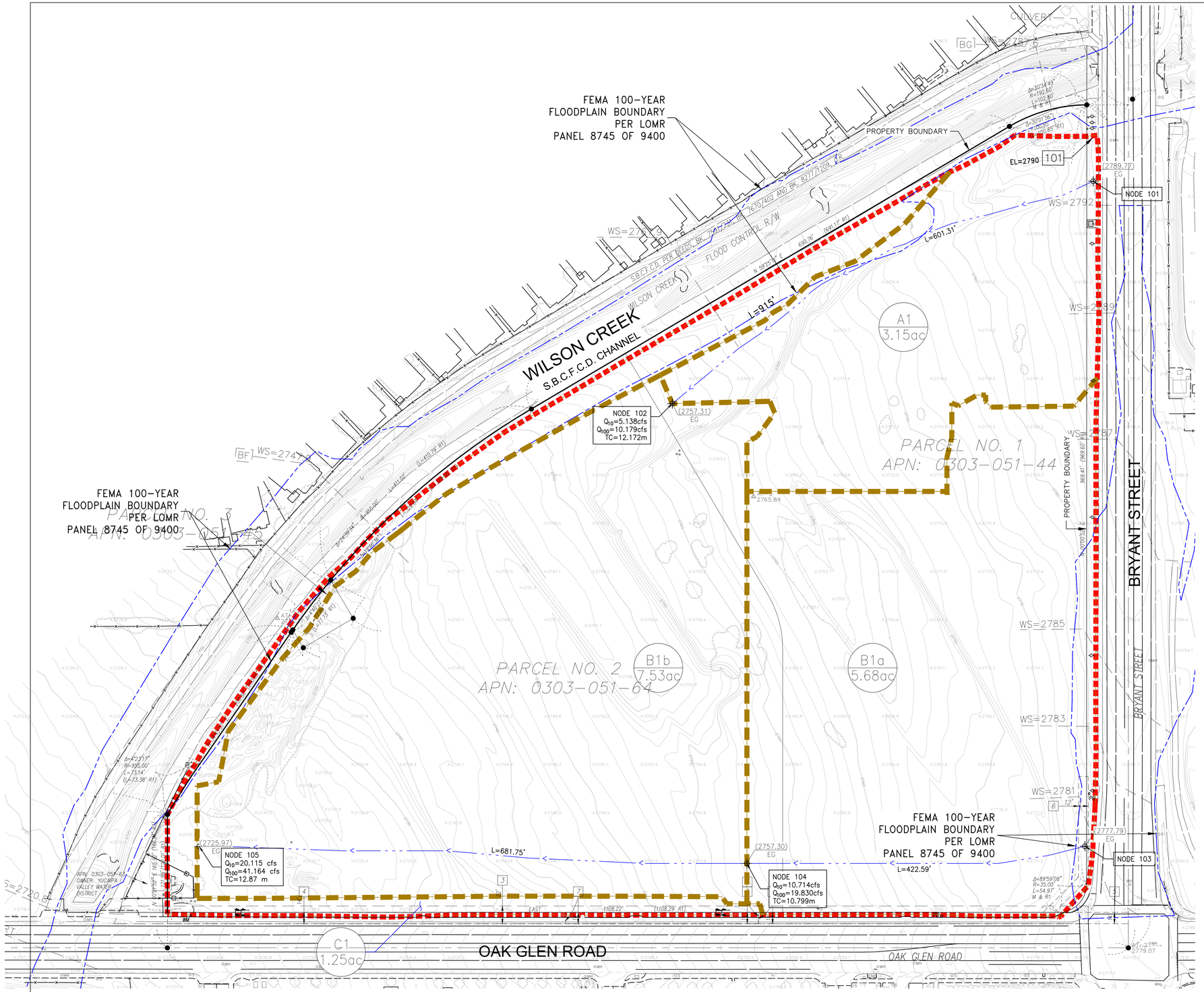
JOB No.

SHEET No. 12 OF 17 SHEETS

DRAWING No.

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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LEGEND

- A1 / 2.20 AC — DRAINAGE AREA / DESIGNATION AREA IN ACRES
- 102 — NODE DESIGNATION
- MAJOR WATERSHED BOUNDARY
- SUB-AREA BOUNDARY
- FEMA 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING 100-YEAR WATER SURFACE BOUNDARY
- FLOW PATH
- 25+50.00 — HEC-RAS MODEL SECTION & STATION
- L=100' — LENGTH OF FLOW PATH
- Q100 — CALCULATED 100-YEAR STORM RUNOFF
- FLOW DIRECTION

HYDROLOGY INFORMATION

SITE AREA:	17.45 AC	
SOIL GROUP:	A	(PER WEB SOIL SURVEY)
IMPERVIOUS:	PER COVER CONDITION	
	0%	(PRE-DEVELOPMENT CONDITION)
RAINFALL RATE:	1.49 IN/HR.	(100-YEAR)
	0.92 IN/HR.	(10-YEAR)
AMC NUMBER:		(SOIL GROUP C)
	2	(For 10-YEAR STORM)
	3	(For 100-YEAR STORM)
FREQUENCY:	100 & 10 YEAR	
METHOD:	SAN BERNARDINO COUNTY HYDROLOGY MANUAL	

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

REGISTERED PROFESSIONAL ENGINEER — ANGEL CESAR — No. 87222 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 — DATE

CITY OF YUCAIPA

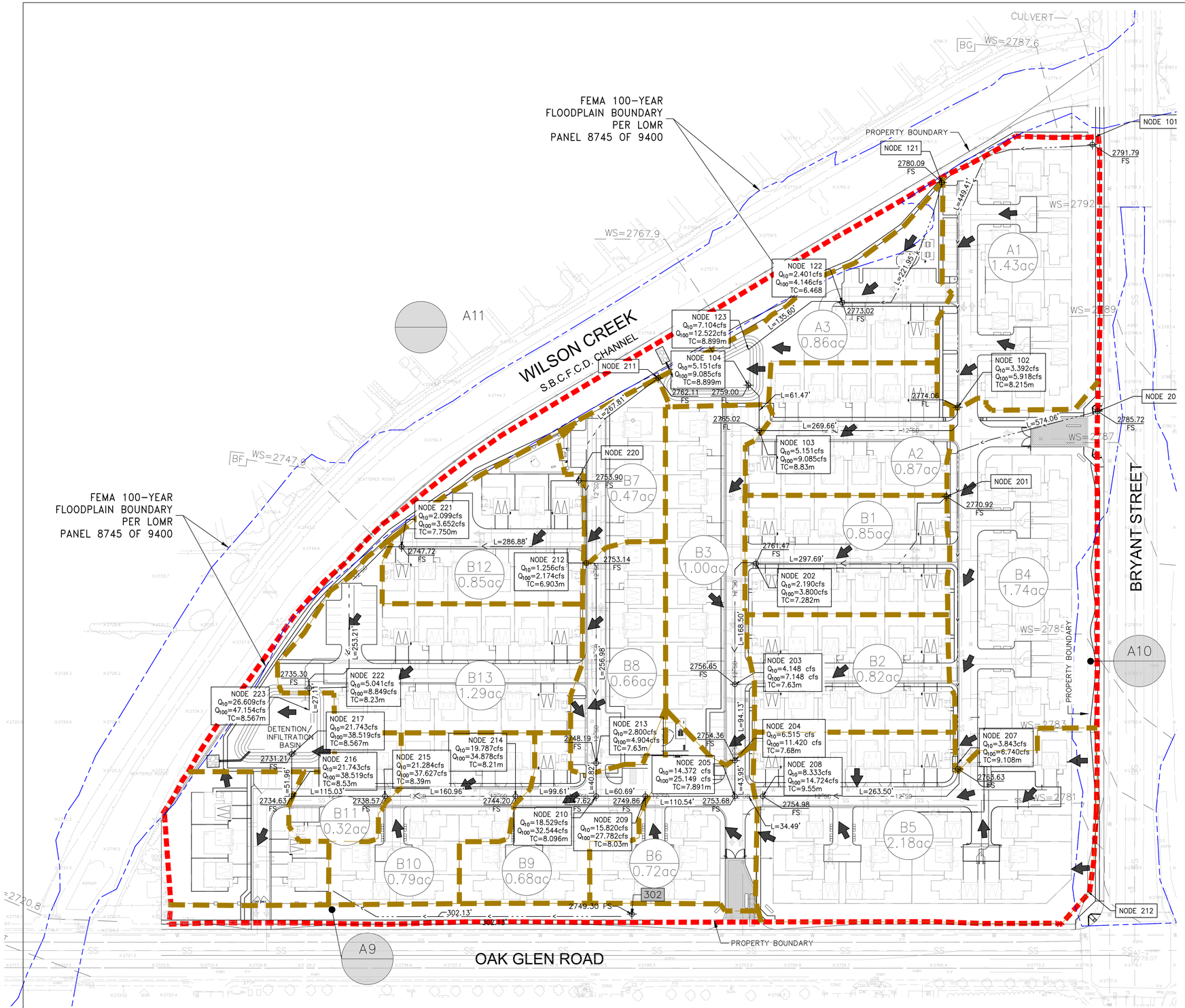
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No. 12
SHEET No. 12 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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LEGEND

- A1 / 2.20 AC — DRAINAGE AREA DESIGNATION AREA IN ACRES
- 102 — NODE DESIGNATION
- MAJOR WATERSHED BOUNDARY
- SUB-AREA BOUNDARY
- FEMA 100-YEAR FLOODPLAIN BOUNDARY
- FLOW PATH
- 25+50.00 — HEC-RAS MODEL SECTION & STATION
- L=100' — LENGTH OF FLOW PATH
- Q100 — CALCULATED 100-YEAR STORM RUNOFF
- FLOW DIRECTION

HYDROLOGY INFORMATION

SITE AREA:	17.45 AC	
SOIL GROUP:	A	(PER WEB SOIL SURVEY)
IMPERVIOUS:	PER COVER CONDITION	
	0%	(PRE-DEVELOPMENT CONDITION)
	60%	(POST-DEVELOPMENT CONDITION)
RAINFALL RATE:	1.49 IN/HR.	(100-YEAR)
	0.92 IN/HR.	(10-YEAR)
AMC NUMBER:		(SOIL GROUP A)
	2	(For 10-YEAR STORM)
	3	(For 100-YEAR STORM)
FREQUENCY:	100 & 10 YEAR	
METHOD:	SAN BERNARDINO COUNTY HYDROLOGY MANUAL	

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

POST-DEVELOPMENT HYDROLOGIC KEY MAP

CITY OF YUCAIPA

RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

PREPARED BY:
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10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF: ANGEL CESAR, P.E. 87222 — DATE

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

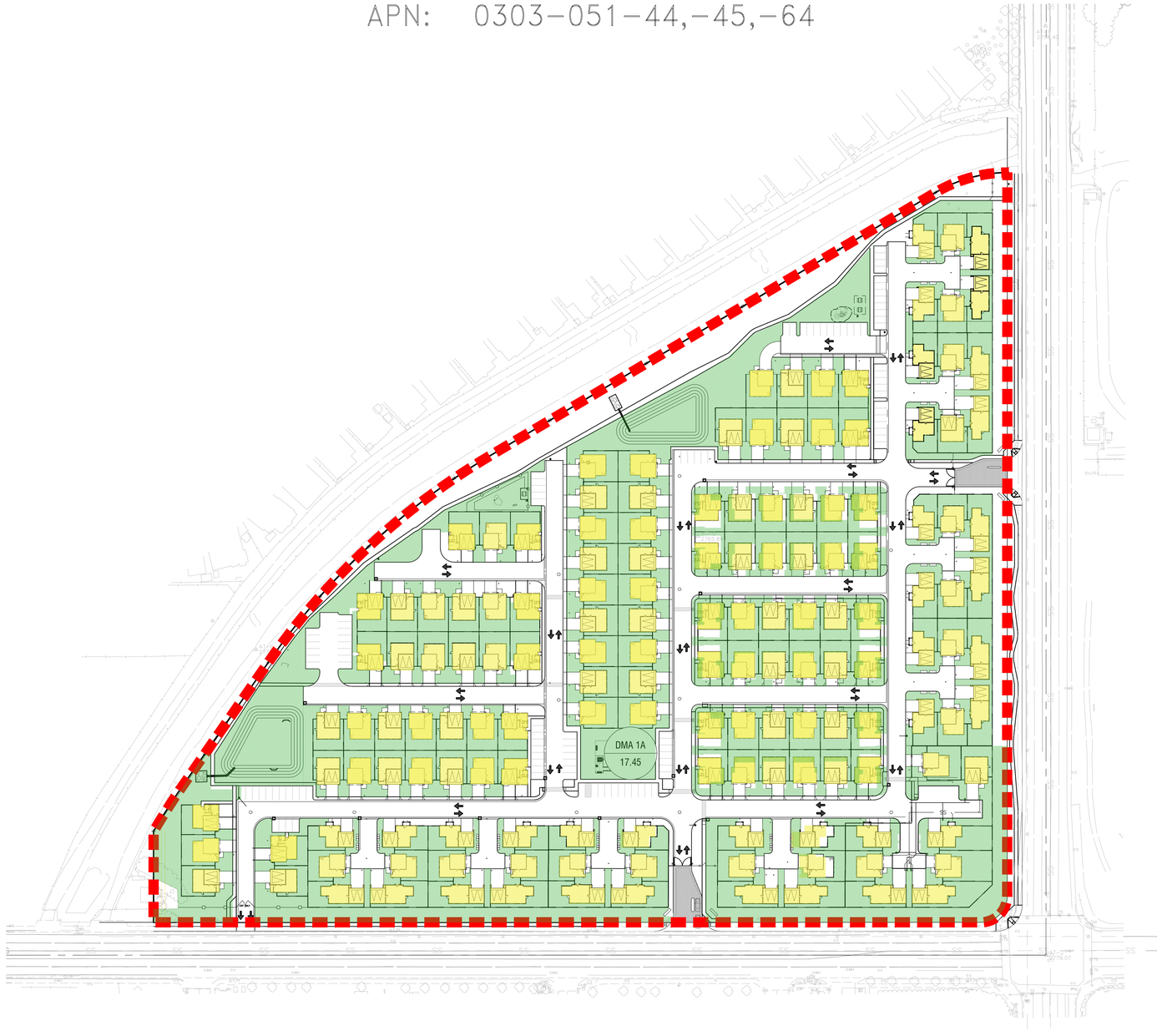
JOB No. 13
SHEET No. _____ OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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IN THE CITY OF YUCAIPA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PRELIMINARY WATER QUALITY MANAGEMENT PLAN
OAK GLEN TOWNHOMES
APN: 0303-051-44,-45,-64



SCALE
80 0 40 80 160
(FEET)
1 INCH = 80 FT.

LEGEND:

- PROPOSED WQMP BASINS
- ROOF AREA
- ROADWAY / SIDEWALK / PATIO AREA
- LANDSCAPING AREA
- DMA 1A / 3.31 — DMA NUMBER / TRIBUTARY AREA (ACRES)
- WQMP BASIN TRIBUTARY AREA BOUNDARY
- PROPOSED >18" HDPE STORM DRAIN
- SD — PROPOSED <18" PVC STORM DRAIN
- R — RIDGE LINE
- AD/GI — AREA DRAIN/GATE INLET
- RD/DS — ROOF DRAIN/DOWNSPOUT
- FLOW DIRECTION
- EXISTING STORM DRAIN
- EXISTING U.G. BMP
- PERCOLATION TEST LOCATION

SITE IMPLEMENTED BMP'S

NOTE: ALL BMP'S LISTED ARE PER CALIFORNIA STORMWATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICE HANDBOOK (CONSTRUCTION, JULY 2012)

WQMP SOURCE CONTROL BMP'S		
ITEM	DESCRIPTION	HANDBOOK REF
1	LANDSCAPE PLANNING	SD-10
2	ROOF RUNNOFF CONTROLS	SD-11
3	EFFICIENT IRRIGATION	SD-12
4	TRASH ENCLOSURE	SD-32
5	INFILTRATION BASIN	TC-11
6	INLET TRASH RACKS	MP-52
7	PROTECT SLOPES AND CHANNELS	–
8	HOUSEKEEPING PRACTICES	SC-60

DMA A AREA SUMMARY TABLE		
SURFACE	PERVIOUS (AC)	IMPERVIOUS (AC)
ROOF	–	4.00
ROADWAY	–	6.07
LANDSCAPING	7.38	–
DRIVEWAY	–	–
TOTAL	7.38	10.07
% IMPERVIOUS = 57.71%		

DMA ID	DMA TRIBUTARY AREA (sq.ft.)	IMPERVIOUS PERCENTAGE (%)	DESIGN CAPTURE VOLUME (DCV)	VOLUME PROVIDED
A	760,306.23	57.71	41,973 CU.FT.	63,162 CU.FT.
TOTAL	760,306.23	57.71	41,973 CU.FT.	63,162 CU.FT.

REGISTERED PROFESSIONAL ENGINEER — ANGEL CESAR — No. 87222 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF: ANGEL CESAR, P.E. 87222 — DATE

CITY OF YUCAIPA
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 15 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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WS=2767.9

S.B.C.F.C.D. PER BEEDS, BK. 76/17/231, BK. 7670/402 AND BK. 8277/1209, O.R.

WILSON CREEK FLOOD CONTROL R/W

N 58°25'11" E 690.76' (691.17' R1)

WS=2792

WS=2789

WS=2787

WS=2785

WS=2783

WS=2781

WS=2747.9

Δ=24°59'34" R=955.00' L=411.02' (L=410.79' R1)

Δ=4°23'17" R=955.00' L=73.14' (L=73.38' R1)

N 34°51'17" E 200.68' (200.68' R1)

Δ=30°34'49" R=192.60' L=102.80' M & R1

Δ=30°01'56" R=200.00' L=104.83' M & R1

Δ=89°59'08" R=35.00' L=54.97' M & R1

N 00°00'52" E 969.41' (969.69' R1)

BRYANT STREET

EAST 1108.22' (1108.29' R1)

APN: 0303-051-63
OWNER: YUCAIPA VALLEY WATER DISTRICT

SCALE
50 0 25 50 100
(FEET)
1 INCH = 50 FT.

PANEL 06071C8745H EFF. 8-28-2008

BASE FLOOD ELEVATIONS ARE BASED OFF OF LOMR 14-09-0135P

LEGEND

FEMA FIRM MAP BOUNDARY
PROPOSED FLOODPLAIN BOUNDARY
EXISTING FLOODPLAIN BOUNDARY

CITY OF YUCAIPA
FEMA EXHIBIT
RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

PREPARED BY:
BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF: ANGEL CESAR, P.E. 87222 — DATE

SUBMITTED BY: _____ DATE: _____
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APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.
SHEET No. 16 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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CONCEPTUAL PLANT PALETTE



Cinnamomum camphora
Camphor Tree



Lagerstroemia indica
Crape Myrtle



Quercus agrifolia
Coast Live Oak



Chilopsis linearis
Dessert Willow



Magnolia grandiflora 'Little Gem'
Little Gem Magnolia



Platanus mexicana
Mexican Sycamore

INERT MATERIALS

STONE BOULDER



DECOMPOSED GRANITE

BARK MULCH



LEGEND

- CREPE MYRLTE
- LITTLE GEM MAGNOLIA
- MEXICAN SYCAMORE
- CAMPHOR TREE
- DESERT WILLOW
- COAST LIVE OAK
- SHRUBS
- STONE BOULDER

CITY OF YUCAIPA
DRAFT CONCEPTUAL LANDSCAPE PLAN

RESIDENCE AT OAK GLEN CREEK
OAK GLEN ROAD & BRYANT AVENUE
APN: 0303-051-44,-45, &-64

REGISTERED PROFESSIONAL ENGINEER
ANGEL CESAR
No. 87222
STATE OF CALIFORNIA
CIVIL

PREPARED BY:

BLUE ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-5654

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 — DATE

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

JOB No.

SHEET No. 17 OF 17 SHEETS

DRAWING No.

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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Item No. 3

AGENDA REPORT

DATE: June 17, 2026

TO: Honorable Chair and Planning Commissioners

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

SUBJECT: Draft Five Year Capital Improvement Program (CIP)

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

Each fiscal year, the Public Works Department and the Finance Department prepare a Five Year Capital Improvement Program see attached) that outlines the City's anticipated long-term priorities for constructing public capital improvement projects. The document, once adopted, is incorporated into the City's annual budget, and it provides the foundation for all of the City's annual CIP expenses.

California Government Code § 65401 requires that each local jurisdiction must submit its draft Capital Improvement Program to its Planning Agency each year to determine if the proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year are in conformance with the General Plan, all applicable specific plans, and all elements and parts thereof.

The Draft FY 26/27 Annual Budget was presented to the City Council on June 8, 2026. One of the components of the budget each year is the Five Year Capital Improvement Program, where its costs were considered as part of the upcoming fiscal year budget preparation process. The individual projects outlined in the Program have been reviewed by staff to ensure their conformity with the General Plan, and therefore, it is appropriate for the Planning Commission to adopt the necessary finding to comply with the Government Code requirement prior to Council formally adopting the budget for the Program.

FINDING:

The public works projects identified in the Five Year Capital Improvement Program for FY2026/2027 through FY2030/2031 are in conformance with the City's General Plan, all applicable specific plans, and all elements and parts of the plan.

Attachment(s):

1. Draft Five Year Capital Improvement Program for the Proposed FY 26/27 Budget
2. Project Information Summary Sheets

ATTACHMENT 1

DRAFT

City of Yucaipa

DRAFT Capital Improvement Program

Street Maintenance (Pavement Management Program)

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C10029	**Uptown Alley, Parking & Access Improvement**											
		*Gas Tax Fund	-	55,000	55,000	-	-	-	-	-	-	55,000
		*General Fund	-	15,000	15,000	-	-	-	-	-	-	15,000
		Subtotal	**-**	**70,000**	**70,000**	**-**	**-**	**-**	**-**	**-**	**-**	**70,000**
	FY27 PMP Allocations to be Programmed[1]											
		*SB1 (RMRA)	-	-	-	1,538,673	-	-	-	-	-	1,538,673
		*Measure I - Sales Tax	-	-	-	1,804,221	-	-	-	-	-	1,804,221
		*Gas Tax/Prop 42	-	-	-	45,000	-	-	-	-	-	45,000
		*General Fund	-	-	-	-	-	-	-	-	-	-
		*Inter-Agency Funding Agreements	-	-	-	100,000	-	-	-	-	-	100,000
		Subtotal	**-**	**-**	**-**	**3,487,894**	**-**	**-**	**-**	**-**	**-**	**3,487,894**
		Total	**-**	**70,000**	**70,000**	**3,487,894**	**-**	**-**	**-**	**-**	**-**	**3,557,894**
	FY27 PMP Funding Allocations - "Exhibit B"											
		*SB1 (RMRA)				1,538,673						
		*Measure I - Sales Tax				1,804,221						
		*Gas Tax/Prop 42				45,000						
		*General Fund				-						
		*Inter-Agency Funding Agreements				100,000						
		Total	**-**	**-**	**-**	**3,487,894**	**-**	**-**	**-**	**-**	**-**	**-**

* Funding for future spending to be transferred from source fund when spent

Note: FY27 PMP Allocations are to be assigned to projects or programs throughout the year by staff, including transfers when necessary. The FY2026/2027 Draft PMP is scheduled to be presented to the City Council on July 27, 2026 for review/approval, including the proposed allocations for projects/programs.

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City of Yucaipa

DRAFT Capital Improvement Program

Drainage Facilities (Developer Impact Fees)

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05136	**Wilson Creek Detention Basin III/Business Park**											
		General Fund	290,000	290,000	-	-	-	-	-	-	-	290,000
		*River Parkways Grant (Misc. Special Revenue Fund)	600,000	1,150,000	550,000	-	-	-	-	-	-	1,150,000
		State Grant - OneWtrOneWtrshed (Native Fund/Drainage DIF)	735,540	750,000	14,460	(14,460)	-	-	-	-	-	735,540
		ARPA	927,000	927,000	-	-	-	-	-	-	-	927,000
		Native Fund (Drainage DIF)	876,110	1,152,000	275,890	-	-	-	-	-	-	1,152,000
		SBCVMWD (Native Fund/Drainage DIF)	9,862,587	10,493,575	630,988	(380,988)	-	-	-	-	380,988	10,493,575
		Fill Dirt Reimbursement (Native Fund/Drainage DIF)	1,843,850	1,843,850	-	-	-	-	-	-	-	1,843,850
		SBCFD Excess Property (Native Fund/Drainage DIF)	400,000	400,000	-	-	-	-	-	-	-	400,000
		*Community Project Funding	-	-	-	-	-	-	-	-	-	-
		Phase 1D - Funding TBD	-	-	-	-	-	-	-	-	5,000,000	5,000,000
		Phase 2 - Funding TBD	-	-	-	-		-	-	-	10,000,000	10,000,000
		Subtotal	**15,535,087**	**17,006,425**	**1,471,338**	**(395,448)**	**-**	**-**	**-**	**-**	**15,380,988**	**31,991,965**
C05155	**Wilson Creek 14th to I-10**											
		General Fund (Native Fund/Drainage DIF)	2,457,142	2,537,000	79,858	(54,858)	-	-	-	-	54,858	2,537,000
		Traffic Safety (Native Fund/Drainage DIF)	391,735	1,037,000	645,265	(645,265)	-	-	-	-	645,265	1,037,000
		Street Maintenance	660,000	660,000	-	-	-	-	-	-	-	660,000
		Native Fund (Drainage DIF)	681,000	681,000	-	-	-	-	-	-	-	681,000
		Fill Dirt Reimbursement (Native Fund/Drainage DIF)	1,036,053	1,110,000	73,947	-	-	-	-	-	-	1,110,000
		Subtotal	**5,225,930**	**6,025,000**	**799,070**	**(700,123)**	**-**	**-**	**-**	**-**	**700,123**	**6,025,000**
C05259	**Wildwood Creek Restoration**											
		SBCFCD (Native Fund/Drainage DIF)	173,133	300,000	126,867	(126,867)	-	-	-	-	126,867	300,000
		Native Fund (Drainage DIF)	-	270,000	270,000	(270,000)	-	-	-	-	270,000	270,000
		Army Corps (Native Fund/Drainage DIF)	-	561,000	561,000	(561,000)	-	-	-	-	561,000	561,000
		Subtotal	**173,133**	**1,131,000**	**957,867**	**(957,867)**	**-**	**-**	**-**	**-**	**957,867**	**1,131,000**
		Total	**20,934,150**	**24,162,425**	**3,228,275**	**(2,053,438)**	**-**	**-**	**-**	**-**	**17,038,978**	**39,147,965**

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City of Yucaipa
DRAFT Capital Improvement Program
Traffic Facilities (Developer Impact Fees)

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05024	**Wildwood Canyon Interchange**											
		Native Fund (Traffic DIF)	1,210,337.00	1,437,000	226,663	140,000	-	-	-	-	-	1,577,000
		*Measure I 2010-40 Advanced CPNA (F206)	756,134.00	990,000	233,866	-	-	-	-	-	-	990,000
		SB1 (RMRA)	251,256.00	250,000	-	-	-	-	-	-	-	250,000
		*Measure I CPNA	696,763.00	750,000	53,237	395,600	-	-	-	-	-	1,145,600
		SBCTA Reimbursement	634,011.00	1,500,000	865,989	588,000	-	-	-	-	-	2,088,000
		General Fund (Native Fund/Traffic DIF)	100,000.00	100,000	-	-	-	-	-	-	-	100,000
		Consruction Phase (TBD)	-	-	-	-	-	-	-	-	135,000,000	135,000,000
		Subtotal	**3,648,501.00**	**5,027,000**	**1,379,755**	**1,123,600**	**-**	**-**	**-**	**-**	**135,000,000**	**141,150,600**
C05096	**Intersections Along Ave E**											
		Native Fund (Traffic DIF)	193,419	1,558,000	1,364,581	(684,781)	684,781	-	-	-	-	1,558,000
		*Measure I CPNA	3,958,603	5,043,000	1,084,397	-	-	-	-	-	-	5,043,000
		*SB1 (RMRA)	1,067,923	1,068,000	77	-	-	-	-	-	-	1,068,000
		Prop 1B (AQMDFd)	219,000	219,000	-	-	-	-	-	-	-	219,000
		Traffic Safety Fd	1,037,000	1,037,000	-	-	-	-	-	-	-	1,037,000
		*Measure I 2010-40 Advanced CPNA	89,217	1,165,000	1,075,783	(639,980)	639,980	-	-	-	-	1,165,000
		Future Phases of Construction, Funding TBD	-	-	-	-	-	-	-	-	6,000,000	6,000,000
		Subtotal	**6,565,162**	**10,090,000**	**3,524,838**	**(1,324,761)**	**1,324,761**	**-**	**-**	**-**	**6,000,000**	**16,090,000**
C05107	**Yucaipa Blvd Improvements 15th St.-10 Frwy**											
		Native Fund (Traffic DIF)	3,965,059	4,808,000	842,941	(163,141)	163,141	-	-	-	-	4,808,000
		Fed Grant - HSIP	715,000	715,000	-	-	-	-	-	-	-	715,000
		*Measure I CPNA	5,283,666	10,616,000	5,332,334	(3,812,134)	3,812,134	-	-	-	-	10,616,000
		Street Maintenance Fund	172,000	172,000	-	-	-	-	-	-	-	172,000
		AQMD	27,000	27,000	-	-	-	-	-	-	-	27,000
		SB1 (RMRA)	394,000	394,000	-	-	-	-	-	-	-	394,000
		MSRC Grant	26,000	26,000	-	-	-	-	-	-	-	26,000
		Phase 3 - Construction Funding TBD	-	-	-	-	-	-	-	-	8,500,000	8,500,000
		Subtotal	**10,582,725**	**16,758,000**	**6,175,275**	**(3,975,275)**	**3,975,275**	**-**	**-**	**-**	**8,500,000**	**25,258,000**
C05174	**County Line & Calimesa Blvd Imrovements (Bryant to I-10)**											
		SB1 (RMRA)	685,000	685,000	-	-	-	-	-	-	-	685,000
		*Measure I CPNA	3,828,000	3,828,000	-	-	-	-	-	-	-	3,828,000
		MSRC Grant	185,604	174,420	-	-	-	-	-	-	-	174,420
		Street Maintenance Fund	200,000	200,000	-	-	-	-	-	-	-	200,000
		*Measure I 2010-40 Advanced CPNA	2,159,207	3,041,000	881,793	(506,793)	506,793	-	-	-	-	3,041,000
		Native Fund (Traffic DIF)	234,298	402,000	167,702	-	156,592	-	-	-	-	558,592
		SB1 RMRA/LPP Grant (Native /Traffic DIF)	1,986,000	1,986,000	-							1,986,000
		Subtotal	**9,278,109**	**10,316,420**	**1,049,495**	**(506,793)**	**663,385**	**-**	**-**	**-**	**-**	**10,473,012**
C05230	**Oak Glen Widening, Colorado to Outer Highway 10 South**											
		Street Maintenance Fund(Native Fund/Traffic DIF)	40,419	61,389	20,970	(20,970)	20,970	-	-	-	-	61,389
		Native Fund (Traffic DIF)	1,270,976	1,512,500	241,524	(241,524)	241,524	-	-	-	-	1,512,500
		Phase 4 - Construction Funding TBD	-	-	-	-	-	-	-	-	945,000	945,000
		Subtotal	**1,311,395**	**1,573,889**	**262,494**	**(262,494)**	**262,494**	**-**	**-**	**-**	**945,000**	**2,518,889**
C05355	**County Line Rd/I-10 Fwy PSR/PR**											
		Native Fund (Traffic DIF)	84,156	94,000	9,844	(9,844)	9,844	-	-	-	-	94,000
		Native Fund (Traffic DIF)	-	60,000	60,000	(60,000)	60,000	-	-	-	-	60,000
		*Measure I CPNA	-	346,000	346,000	(346,000)	346,000	-	-	-	-	346,000
		Subtotal	**84,156**	**500,000**	**415,844**	**(415,844)**	**415,844**	**-**	**-**	**-**	**-**	**500,000**
		Total	**31,470,048**	**44,265,309**	**12,807,701**	**(5,361,567)**	**6,641,759**	**-**	**-**	**-**	**150,445,000**	**195,990,501**

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City of Yucaipa
DRAFT Capital Improvement Program
Park Facilities (Developer Impact Fees)

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05146	**El Dorado Park / Five Winds Ranch Park**											
		General Fund	971,000	971,000	-	-	-	-	-	-	-	971,000
		Drainage DIF (Native Fund/Park Facilities DIF)	606,997	625,000	18,003	(18,003)	18,003	-	-	-	-	625,000
		General Fund (Native Fund/Park Facilities DIF)	717,552	745,000	27,448	(27,448)	27,448	-	-	-	-	745,000
		Park Capital Replacement Fd (Native Fund/Park Facilities DIF)	12,363	105,000	92,637	(92,637)	92,637	-	-	-	-	105,000
		Capital Projects Fund (Native Fund/Park Facilities DIF)	1,415	1,000,000	998,585	(998,585)	998,585	-	-	-	-	1,000,000
		Future Phases of Construction, Funding TBD	-	-	-	-	-	-	-	-	8,500,000	8,500,000
		Subtotal	**2,309,327**	**3,446,000**	**1,136,673**	**(1,136,673)**	**1,136,673**	**-**	**-**	**-**	**8,500,000**	**11,946,000**
C05351	**Flag Hill Park**											
		Native Fund (Park Facilities DIF)	2,391	100,000	97,609	-	-	-	-	-	-	100,000
		Future Phases of Construction, Funding TBD	-	-	-	-	-	-	-	-	205,000	205,000
		Subtotal	**2,391**	**100,000**	**97,609**	**-**	**-**	**-**	**-**	**-**	**205,000**	**305,000**
		Total	**2,311,718**	**3,546,000**	**1,234,282**	**(1,136,673)**	**1,136,673**	**-**	**-**	**-**	**8,705,000**	**12,251,000**

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City of Yucaipa

DRAFT Capital Improvement Program

Park Capital Replacement

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05194	**BMX Park**											
		Native Fund (Park Capital Replacement Fund)	12,104	58,000	45,896	(12,896)	-	-	-	-	12,896	58,000
		Park DIF (Native/Park Capital Replacement Fund)	12,104	25,000	12,896	(45,896)	-	-	-	-	45,896	25,000
		Future Funding TBD	-	-	-	-	-	-	-	-	505,000	505,000
		Subtotal	**24,208**	**83,000**	**58,792**	**(58,792)**	**-**	**-**	**-**	**-**	**563,792**	**588,000**
C10012	**7th Street New Dog Park Fencing and Mulch**											
		Native Fund (Park Capital Preplacement Fund)	3,950	60,000	56,050	(31,050)	-	-	-	-	-	28,950
		Subtotal	**3,950**	**60,000**	**56,050**	**(31,050)**	**-**	**-**	**-**	**-**	**-**	**28,950**
		Total	**28,158**	**143,000**	**114,842**	**(89,842)**	**-**	**-**	**-**	**-**	**563,792**	**616,950**

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City of Yucaipa

DRAFT Capital Improvement Program

Air Quality Improvement

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05213	**Yucaipa Blvd 2nd to 5th ADA Improvements**											
		General Fund	121,000	121,000	-	-	-	-	-	-	-	121,000
		TDA Article 3	150,000	150,000	-	-	-	-	-	-	-	150,000
		Traffic Safety Fd	690,000	690,000	-	-	-	-	-	-	-	690,000
		MSRC Grant	120,000	120,000	-	-	-	-	-	-	-	120,000
		Street Maintenance	85,000	85,000	-	-	-	-	-	-	-	85,000
		*Traffic DIF	20,936	400,000	379,064	-	-	-	-	-	-	400,000
		Native Fund (Sidewalks Fund)	280,000	280,000	-	-	-	-	-	-	-	280,000
		AQMD	134,000	134,000	-	-	-	-	-	-	-	134,000
		*Measure I CPNA	993,032	1,035,000	41,968	-	-	-	-	-	380,000	1,415,000
		Subtotal	**2,593,968**	**3,015,000**	**421,032**	**-**	**-**	**-**	**-**	**-**	**380,000**	**3,395,000**
		Total	**2,593,968**	**3,015,000**	**421,032**	**-**	**-**	**-**	**-**	**-**	**380,000**	**3,395,000**

* Funding for future spending to be transferred from source fund when spent

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City of Yucaipa

DRAFT Capital Improvement Program

Low Water Crossings

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05082	**Low Water Crossing Pendleton at Oak Glen Creek**											
		*Fed Grant - HBP	372,725	373,596	871	-	-	-	-	-	-	373,596
		Street Maintenance (Native Fund/LWC)	1,149,713	1,165,000	15,287	-	-	-	-	-	-	1,165,000
		Drainage DIF (Native Fund/LWC)	486,000	486,000	-	-	-	-	-	-	-	486,000
		*General Fund	-	35,000	35,000	-	-	-	-	-	-	35,000
		Construction Funding TBD	-	-	-	-	-	-	-	-	8,000,000	8,000,000
		Subtotal	**2,008,438**	**2,059,596**	**51,158**	**-**	**-**	**-**	**-**	**-**	**8,000,000**	**10,059,596**
C05083	**Low Water Crossing Fremont at Wilson Creek**											
		*Fed Grant - HBP	3,528,329	3,722,000	193,671	-	-	-	-	-	-	3,722,000
		Street Maintenance Fund	264,000	264,000	-	-	-	-	-	-	-	264,000
		Drainage DIF	253,044	253,044	-	-	-	-	-	-	-	253,044
		*General Fund	-	65,000	65,000	-	-	-	-	-	-	65,000
		Subtotal	**4,045,373**	**4,304,044**	**258,671**	**-**	**-**	**-**	**-**	**-**	**-**	**4,304,044**
C05160	**Low Water Crossing Live Oak Cyn Rd**											
		*Fed Grant - HBP	614,803	672,832	58,029	-	-	-	-	-	-	672,832
		*Street Maintenance Fund	33,722	82,000	48,278	-	-	-	-	-	-	82,000
		Drainage DIF (Native Fund/LWC)	45,299	80,000	34,701	-	-	-	-	-	-	80,000
		Construction Funding TBD	-	-	-	-	-	-	-	-	13,000,000	13,000,000
		Subtotal	**693,824**	**834,832**	**141,008**	**-**	**-**	**-**	**-**	**-**	**13,000,000**	**13,834,832**
		Total	**6,747,635**	**7,198,472**	**450,837**	**-**	**-**	**-**	**-**	**-**	**21,000,000**	**28,198,472**

* Funding for future spending to be transferred from source fund when spent

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City of Yucaipa

DRAFT Capital Improvement Program

CDBG - Capital

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C10031	**Scherer Sr. Ctr. Facility Building**											
		*Fed Grant - CDBG	82,902	200,291	117,389	-	-	-	-	-	-	200,291
		Subtotal	**82,902**	**200,291**	**117,389**	**-**	**-**	**-**	**-**	**-**	**-**	**200,291**
C10042	**ADA Trail Improvement**											
		*Fed Grant - CDBG	-	170,000	170,000	-	-	-	-	-	-	170,000
		Subtotal	**-**	**170,000**	**170,000**	**-**	**-**	**-**	**-**	**-**	**-**	**170,000**
		Total	**82,902**	**370,291**	**287,389**	**-**	**-**	**-**	**-**	**-**	**-**	**370,291**

* Funding for future spending to be transferred from source fund when spent

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City of Yucaipa

DRAFT Capital Improvement Program

Miscellaneous Capital Projects

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C05239	**Library & Educational/Cultural Center**											
		Public Facilities DIF (Native/Misc. Capital Projects Fund)	83,283	110,000	26,717	(26,717)	-	-	-	-	26,717	110,000
		Native Fund (Misc. Capital Projects Fund)	47,000	644,000	597,000	(597,000)	-	-	-	-	597,000	644,000
		Subtotal	**130,283**	**754,000**	**623,717**	**(623,717)**	**-**	**-**	**-**	**-**	**623,717**	**754,000**
C05283	**Dunlap Park - Design, Specs, Landscape**											
		Park Facilities DIF (Native/Misc. Capital Projects Fund)	296,387	702,000	405,613	(405,613)	-	-	-	-	405,613	702,000
		State Grant-Prop 68 Per Capita	210,761	210,761	-	(205,712)	-	-	-	-	-	5,049
		General Fund (Native/Misc. Capital Projects Fund)	208,288	414,000	205,712	-	-	-	-	-	-	414,000
		Street Maintenance Fund (Native/Misc. Capital Projects Fund)	-	550,000	550,000	(550,000)	-	-	-	-	550,000	550,000
		Construction Funding TBD	-	-	-	-	-	-	-	-	10,000,000	10,000,000
		Subtotal	**715,436**	**1,876,761**	**1,161,325**	**(1,161,325)**	**-**	**-**	**-**	**-**	**10,955,613**	**11,671,049**
		Total	**845,719**	**2,630,761**	**1,785,042**	**(1,785,042)**	**-**	**-**	**-**	**-**	**11,579,330**	**12,425,049**

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City of Yucaipa

DRAFT Capital Improvement Program

General Capital Projects

Project Number	Project Name	Funding Source	Life to Date Estimated Actuals as of 6/30/2026	Prior Year Authorized Budget	Estimated Remaining Budget as of 6/30/2026	Current Year Additional Budget Request FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TBD	Total
C10027	**7th Street Rehabilitation**											
		*Miscellaneous Capital Projects Fd	295,457	455,000	159,543	-	-	-	-	-	-	455,000
		Subtotal	**295,457**	**455,000**	**159,543**	**-**	**-**	**-**	**-**	**-**	**-**	**455,000**
C10028	**10th Street Storm Drain**											
		*CFD 98-1 Chapman Heights	19,141	485,000	465,859	-	-	-	-	-	-	485,000
		Subtotal	**19,141**	**485,000**	**465,859**	**-**	**-**	**-**	**-**	**-**	**-**	**485,000**
C10043	**City Wide Street Signal Improvement**											
		*Fed Grant - HSIP	116,502	357,480	240,978	-	-	-	-	-	-	357,480
		*Gas Tax	13,451	39,720	26,269	-	-	-	-	-	-	39,720
		Subtotal	**129,953**	**397,200**	**267,247**	**-**	**-**	**-**	**-**	**-**	**-**	**397,200**
C10044	**Hillary Storm Repairs - Oak Glen Rd**											
		*Fed Grant - CalTrans	-	146,552	146,552	-	-	-	-	-	-	146,552
		*Measure I 2010-40	-	18,987	18,987	-	-	-	-	-	-	18,987
		Subtotal	**-**	**165,539**	**165,539**	**-**	**-**	**-**	**-**	**-**	**-**	**165,539**
C10055	**Uptown ADA Accessibility Parking Enhancements**											
		*Fed Grant - CDBG	-	-	-	128,810	-	-	-	-	-	128,810
		Subtotal	**-**	**-**	**-**	**128,810**	**-**	**-**	**-**	**-**	**-**	**128,810**
		Total	**444,551**	**1,502,739**	**1,058,188**	**128,810**	**-**	**-**	**-**	**-**	**-**	**1,502,739**

ATTACHMENT 2

DRAFT

FY27 Pavement Management Program (FY27 PMP)

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	06/01/2026
Est. Completion Date	06/30/2027
Department	Engineering
Request Groups	Street Maintenance / Pavement Management Program (PMP)
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)

Description

The FY27 Pavement Management Program (PMP). Including the Pavement Rehabilitation Program, Surface Treatment (Microsurface) Program, Crack Seal Program, AC Berm Program, Patching Program, Concrete Program, Understreet Drain Pipe Program, Striping Program, and Traffic Calming Program are intended to extend the life of asphalt streets throughout the City and enhance vehicular and pedestrian safety. The total proposed funding for FY27 PMP in the amount of $8.46 million is recommended in order to increase the citywide Pavement Condition Index (PCI) from 56-58 (current average in City of Yucaipa) to approximately 62 (over the next 5 years). This allows the PCI in the City of Yucaipa to be within the national average PCI range of 60-65.

Details

Type of Project	Improvements

Benefit to Community

- New pavement surfaces, roadway striping, roadway drainage features, and traffic safety enhancements resulting in improved driving conditions.
- Benefits also include reduction in trip hazards, roadway surface safety enhancement with reduced cracking and other failures, reduction in noise from traveling vehicles on roadway surfaces, increased roadway/lane striping visibility, and improved drainage conditions.

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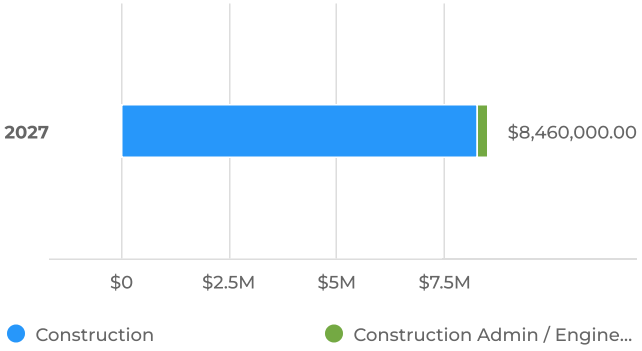
Capital Cost

FY2027 Budget
$8,460,000

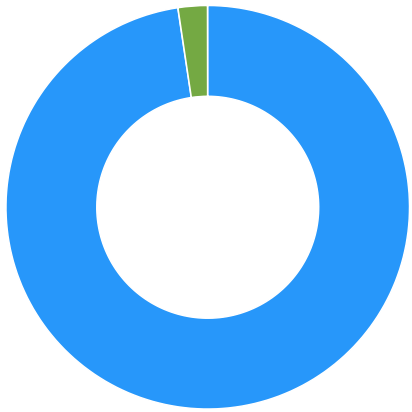
Total Budget (all years)
$8.46M

Project Total
$8.46M

Capital Cost by Year



Capital Cost for Budgeted Years



Construction (98%)	$8,260,000.00
Construction Admin / Engineering (2%)	$200
TOTAL	**$8,460,000.00**

Capital Cost Breakdown

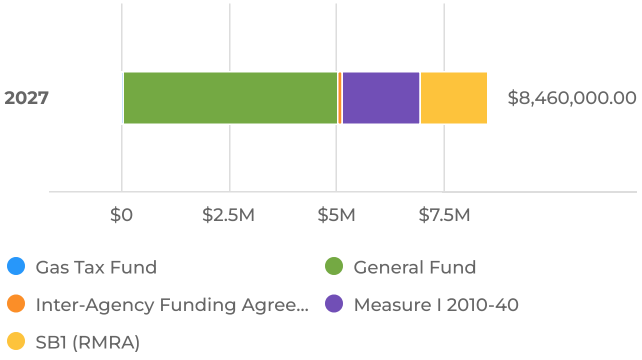
Capital Cost	FY2027	Total
Construction	$8,260,000	$8,260,000
Construction Admin / Engineering	$200,000	$200,000
Total	**$8,460,000**	**$8,460,000**

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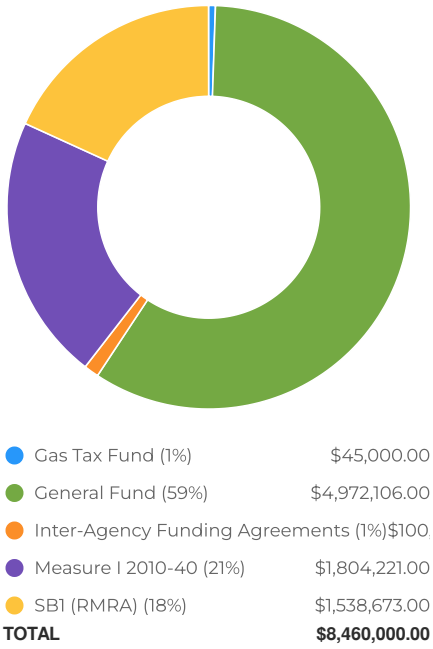
Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$8,460,000	$8.46M	$8.46M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2027	Total
SB1 (RMRA)	$1,538,673	$1,538,673
Measure I 2010-40	$1,804,221	$1,804,221
Gas Tax Fund	$45,000	$45,000
General Fund	$4,972,106	$4,972,106
Inter-Agency Funding Agreements	$100,000	$100,000
Total	**$8,460,000**	**$8,460,000**

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Uptown Alley, Parking & Access Improvement

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	07/01/2024
Est. Completion Date	07/01/2025
Department	Engineering
Request Groups	Street Maintenance / Pavement Management Program (PMP)
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10029

Description

Uptown Alley, Parking & Access Improvements

Details

Type of Project	Other

Benefit to Community

Uptown Alley, Parking & Access Improvements

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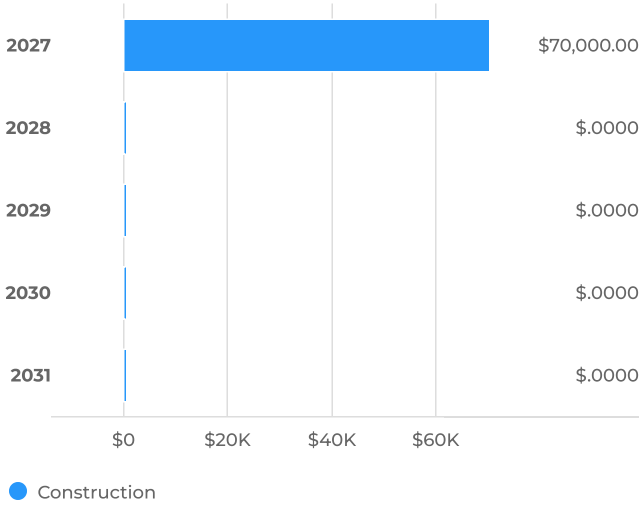
Capital Cost

FY2027 Budget
$70,000

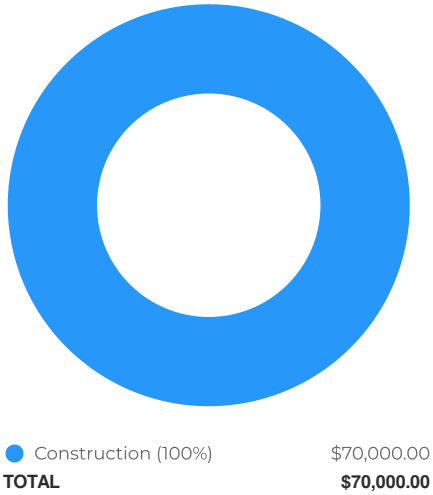
Total Budget (all years)
$70K

Project Total
$70K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

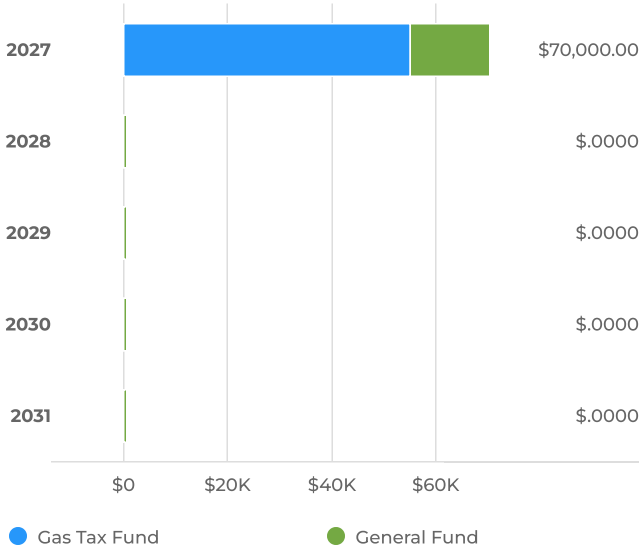
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$0	$70,000	$0	$0	$0	$0	$0	$70,000
Total	**$0**	**$70,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$70,000**

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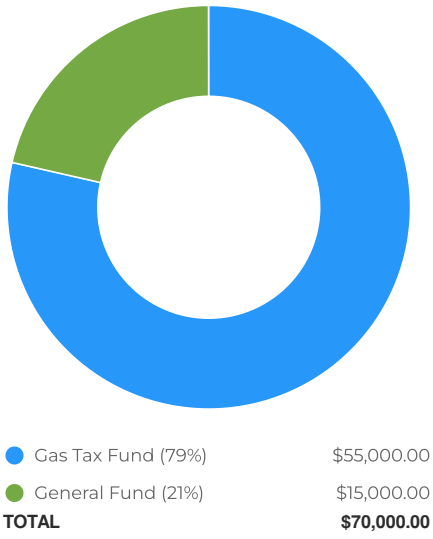
Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$70,000	$70K	$70K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Gas Tax Fund	$0	$55,000	$0	$0	$0	$0	$0	$55,000
General Fund	$0	$15,000	$0	$0	$0	$0	$0	$15,000
Total	**$0**	**$70,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$70,000**

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Wilson Creek Detention Basin III

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2015
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Drainage Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05136

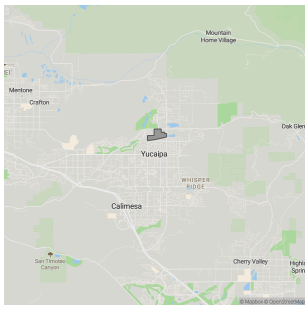
Description

Regional Flood Control and drainage facility that includes a stormwater detention Basin, channel improvements, public multi-use trails, habitat preservation areas, and landscaping (including infrastructure to support a future/potential lake).

Details

Type of Project	Stormwater & Drainage Infrastructure

Location



Benefit to Community

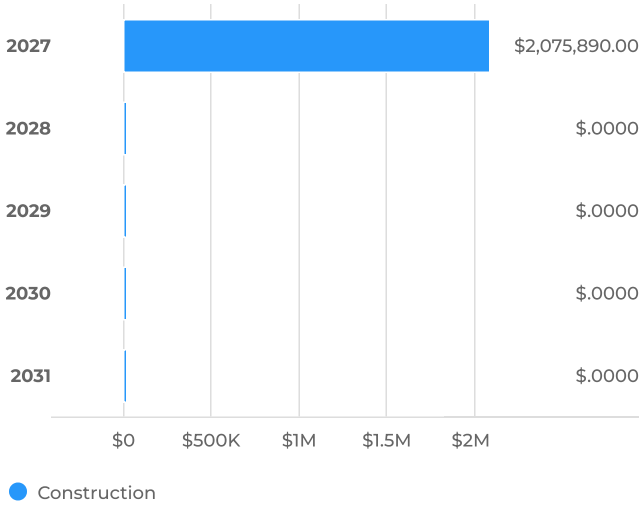
- Reduces stormwater flows and maintenance costs downstream
- Flood Protection
- Water Quality and Groundwater Recharge
- Trail connectivity to existing network
- Removal of properties from the FEMA floodplain areas

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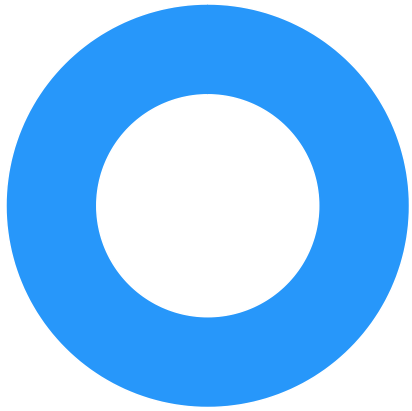
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$15,535,087	$2,075,890	$2.076M	$15.25M	$32.861M

Capital Cost by Year



Capital Cost for Budgeted Years



Construction (100%)	$2,075,890.00
TOTAL	**$2,075,890.00**

Capital Cost Breakdown

Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$15,535,087	$2,075,890	$0	$0	$0	$0	$15,250,000	$32,860,977
Total	**$15,535,087**	**$2,075,890**	**$0**	**$0**	**$0**	**$0**	**$15,250,000**	**$32,860,977**

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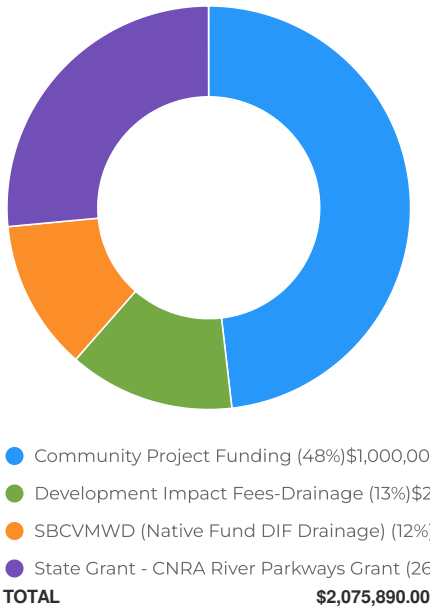
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$15,535,087	$2,075,890	$2.076M	$15.381M	$32.992M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
General Fund	$290,000	$0	$0	$0	$0	$0	$0	$290,000
State Grant - CNRA River Parkways Grant	$600,000	$550,000	$0	$0	$0	$0	$0	$1,150,000
State Grant - OneWtrOneWtrshed	$735,540	$0	$0	$0	$0	$0	$0	$735,540
Fed Grant - ARPA	$927,000	$0	$0	$0	$0	$0	$0	$927,000
Development Impact Fees-Drainage	$876,110	$275,890	$0	$0	$0	$0	$0	$1,152,000
Community Project Funding	$0	$1,000,000	$0	$0	$0	$0	$0	$1,000,000
Fill Dirt Reimbursement	$1,843,850	$0	$0	$0	$0	$0	$0	$1,843,850
Future Unidentified	$0	$0	$0	$0	$0	$0	$15,000,000	$15,000,000
SBCVMWD (Native Fund DIF Drainage)	$9,862,587	$250,000	$0	$0	$0	$0	$380,988	$10,493,575
SBCFD Excess Property (Native Fund DIF Drainage)	$400,000	$0	$0	$0	$0	$0	$0	$400,000
Funding Sources	**Historical**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**Future**	**Total**
Total	**$15,535,087**	**$2,075,890**	**$0**	**$0**	**$0**	**$0**	**$15,380,988**	**$32,991,965**

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Wilson Creek Improvements, 14th Street to I-10 FWY

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2015
Est. Completion Date	12/31/2025
Department	Engineering
Request Groups	Drainage Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05155

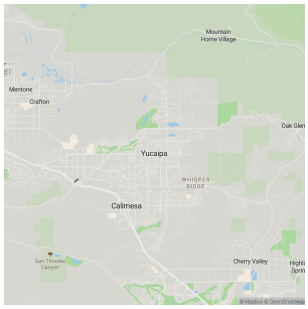
Description

Channel Improvements and Dunlap Bridge Blvd Removal/Replacement to improve drainage on Wilson Creek to reduce the floodplain/floodway in the Dunlap area.

Details

Type of Project	Bridge Repair & Replacement

Location



Benefit to Community

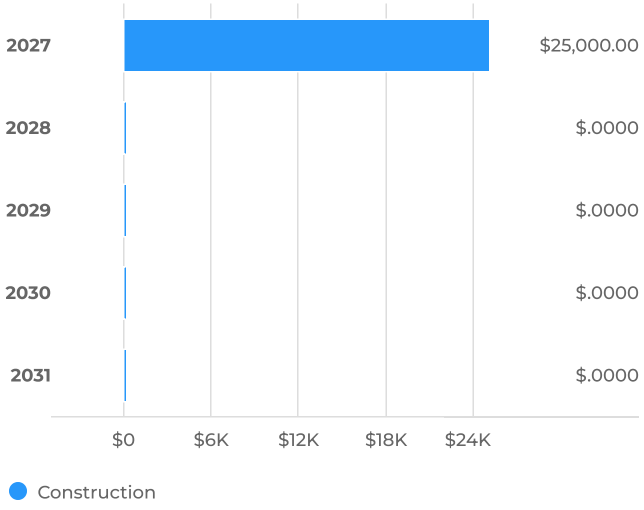
- Flood Protection
- Drainage improvements to Wilson Creek
- Trail connectivity to existing network
- Removal of properties from the FEMA floodplain areas

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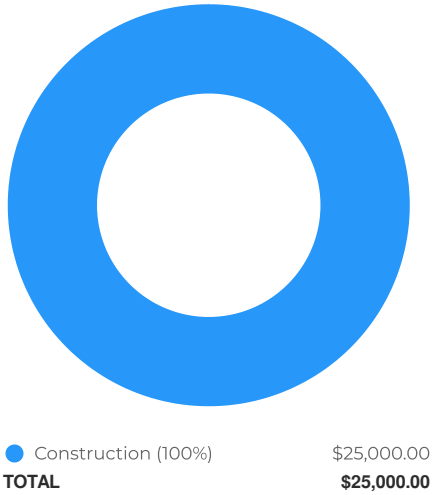
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$5,225,930	$25,000	$25K	$774.07K	$6.025M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

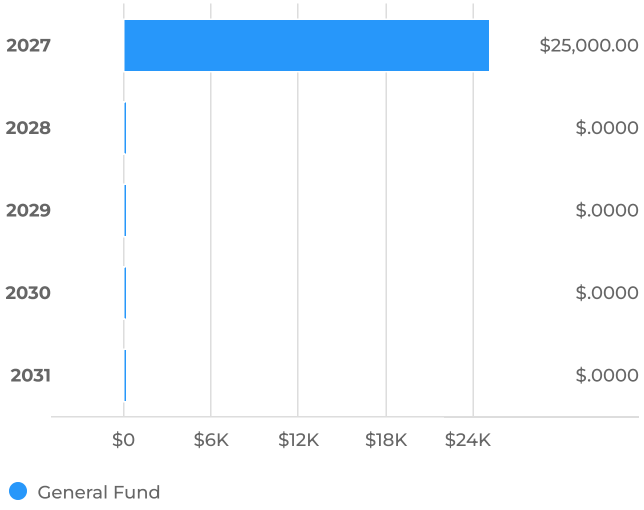
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$5,225,930	$25,000	$0	$0	$0	$0	$774,070	$6,025,000
Total	**$5,225,930**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$774,070**	**$6,025,000**

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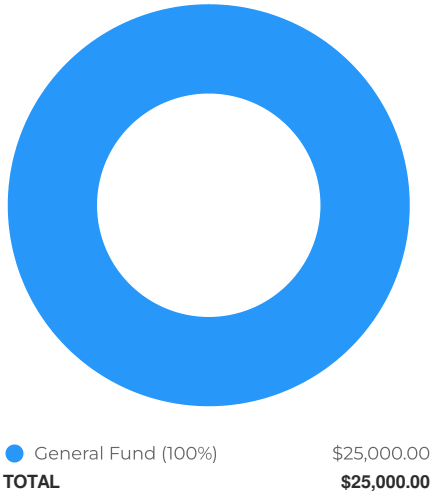
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$5,225,930	$25,000	$25K	$774.07K	$6.025M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
General Fund	$2,457,142	$25,000	$0	$0	$0	$0	$54,858	$2,537,000
PMP/Street Maintenance Fund	$660,000	$0	$0	$0	$0	$0	$0	$660,000
Development Impact Fees-Drainage	$681,000	$0	$0	$0	$0	$0	$0	$681,000
Traffic Safety	$391,735	$0	$0	$0	$0	$0	$645,265	$1,037,000
Fill Dirt Reimbursement	$1,036,053	$0	$0	$0	$0	$0	$73,947	$1,110,000
Total	**$5,225,930**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$774,070**	**$6,025,000**

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Wildwood Creek Restoration Project

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2015
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Drainage Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05259

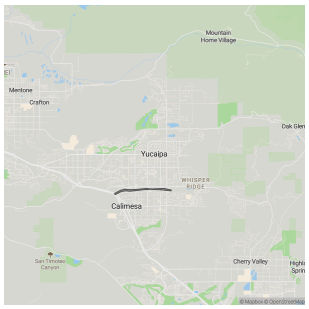
Description

Drainage and habitat restoration to Wildwood Creek between Holmes Street and the I-10 Freeway

Details

Type of Project	Stormwater & Drainage Infrastructure

Location



Benefit to Community

- Flood control enhancements along Wildwood Creek
- Habitat restoration/preservation on Wildwood Creek
- Drainage system Improvements
- Erosion control improvements

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Capital Cost

Total Historical	Total Budget (all years)	Future	Project Total
$173,133	N/A	$957.867K	$1.131M

Please add in budgeted amounts for any of the fiscal years to see chart information.

Capital Cost Breakdown

Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$173,133	$0	$0	$0	$0	$0	$957,867	$1,131,000
Total	**$173,133**	**$0**	**$0**	**$0**	**$0**	**$0**	**$957,867**	**$1,131,000**

Funding Sources

Total Historical	Total Budget (all years)	Future	Project Total
$173,133	N/A	$957.867K	$1.131M

Please add in budgeted amounts for any of the fiscal years to see chart information.

Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Development Impact Fees-Drainage	$173,133	$0	$0	$0	$0	$0	$957,867	$1,131,000
Total	**$173,133**	**$0**	**$0**	**$0**	**$0**	**$0**	**$957,867**	**$1,131,000**

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Wildwood Canyon Road / I-10 Freeway Interchange

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	04/17/2025
Est. Completion Date	12/31/2031
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05024

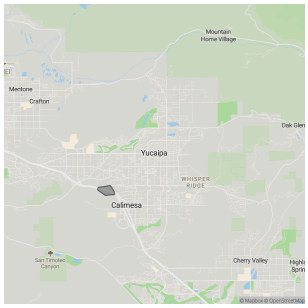
Description

This is a phased project for the Design, Environmental Review, and Construction of a future/new connection/interchange to be located at the I-10 Freeway at Wildwood Canyon Road. Since this will become a Caltrans facility, the phasing of the project is broken up into the following phases: Project Initiation Document (PID), Project Approval and Environmental Document (PAED), Project Specifications and Estimate (PS&E), and Construction. Estimated costs of the phasing are provided in the table below.

Details

Type of Project	New Road

Location



Benefit to Community

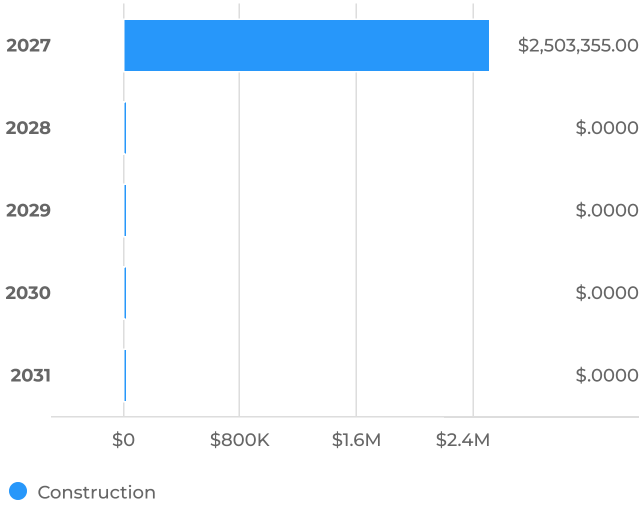
- Improved access to/from I-10, and existing and planned land uses
- Reduction in traffic congestion on local roads and adjacent interchanges
- Provides infrastructure needed to support economic development in the Freeway Corridor Specific Plan area
- Provides access and infrastructure to trails, bike paths, and open space within the Freeway Corridor Specific Plan area, and connectivity to existing trails.
- Better access for emergency vehicles/services, resulting in public safety enhancements

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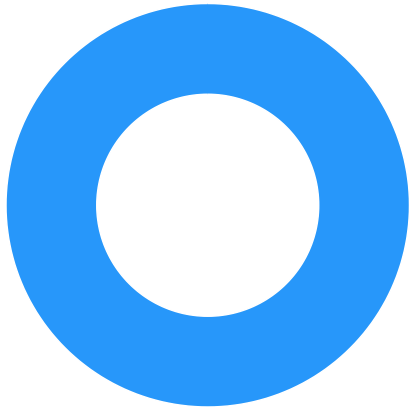
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$3,648,501	$2,503,355	$2.503M	$135M	$141.152M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

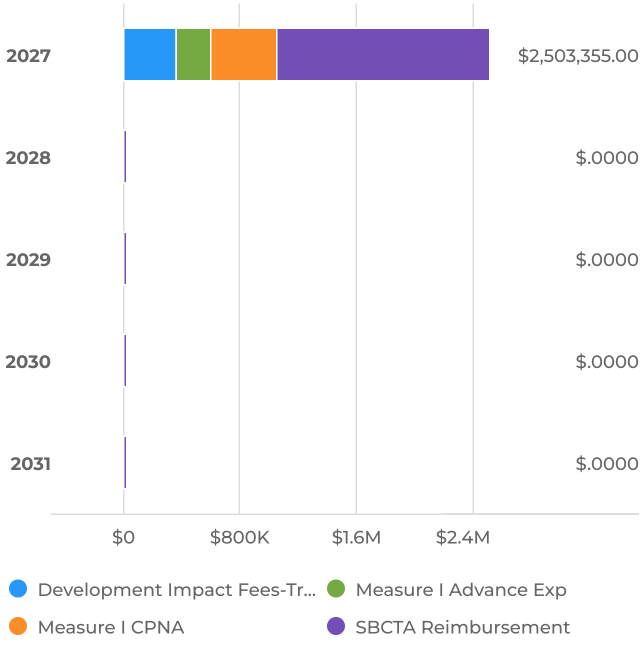
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Design	$0	$0	$0	$0	$0	$0	$8,000,000	$8,000,000
Land Acquisition	$0	$0	$0	$0	$0	$0	$11,000,000	$11,000,000
Construction	$3,648,501	$2,503,355	$0	$0	$0	$0	$116,000,000	$122,151,856
Total	**$3,648,501**	**$2,503,355**	**$0**	**$0**	**$0**	**$0**	**$135,000,000**	**$141,151,856**

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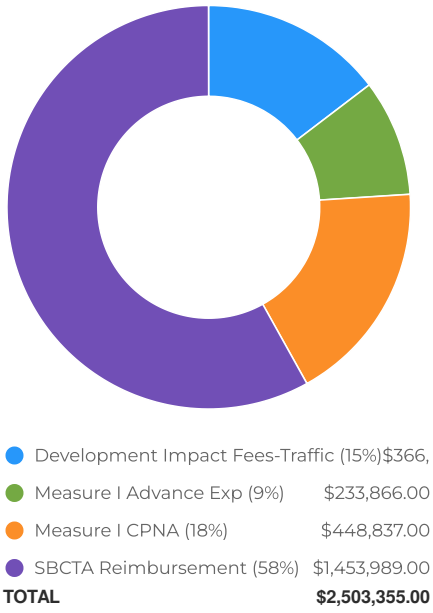
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$3,648,501	$2,503,355	$2.503M	$135M	$141.152M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Measure I Advance Exp	$756,134	$233,866	$0	$0	$0	$0	$0	$990,000
Measure I CPNA	$696,763	$448,837	$0	$0	$0	$0	$0	$1,145,600
SB1 (RMRA)	$251,256	$0	$0	$0	$0	$0	$0	$251,256
General Fund	$100,000	$0	$0	$0	$0	$0	$0	$100,000
Development Impact Fees-Traffic	$1,210,337	$366,663	$0	$0	$0	$0	$0	$1,577,000
SBCTA Reimbursement	$634,011	$1,453,989	$0	$0	$0	$0	$0	$2,088,000
Future Unidentified	$0	$0	$0	$0	$0	$0	$135,000,000	$135,000,000
Total	**$3,648,501**	**$2,503,355**	**$0**	**$0**	**$0**	**$0**	**$135,000,000**	**$141,151,856**

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Intersections Along Avenue E

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2021
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05096

Description

This is a phased project, located on Avenue E from Bryant Street to 5th Street. The first phase was completed in 2021. Construction included single lane roundabouts at 2nd and 3rd Streets and related storm drain improvements. The remaining future phases include the construction of roundabout improvements (curb, gutter, sidewalk, driveway approaches, curb ramps, private property improvements, related storm drain) are:

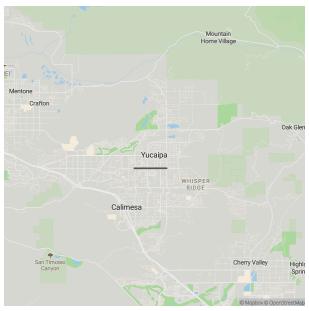
- 5th Street Dual Lane Roundabout including 5th Street Phase II Sidewalk Improvements over Chicken Springs Wash – Construction Estimate $2,350,000.
- 4th Street Single Lane Roundabout – Construction Estimate $1,500,000.
- Bryant Street Dual Lane Roundabout – Construction Estimate $1,750,000 and estimated just compensation for purchase of right of way $1,600,000.

NOTE: This CIP Project includes the segment of 5th Street from Yucaipa Boulevard to County Line Road from 2 to 4 lanes. Of the total funding for the project, the 5th Street segment includes $1,402,000 in Measure I CPNA funds and a corresponding/required local match (Developer Share) in the amount of $628,000 in Traffic DIF funds.

Details

Type of Project	Intersections

Location



Benefit to Community

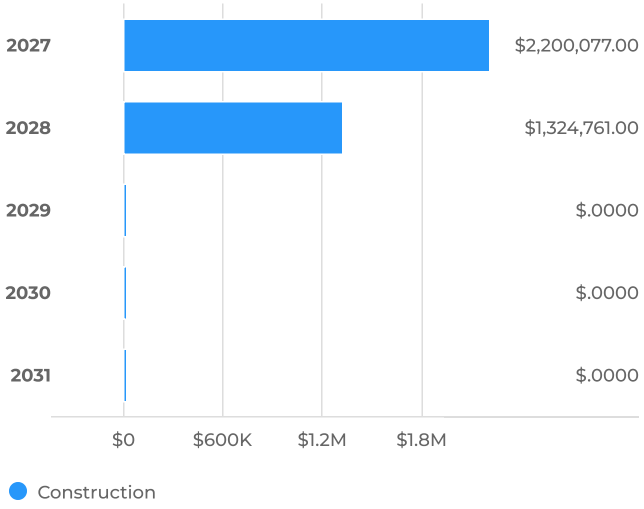
- Improves sidewalk access (ADA) by connecting to existing sidewalk network and encouraging multimodal transportation methods.
- Improving traffic congestion and traffic safety
- Drainage improvements

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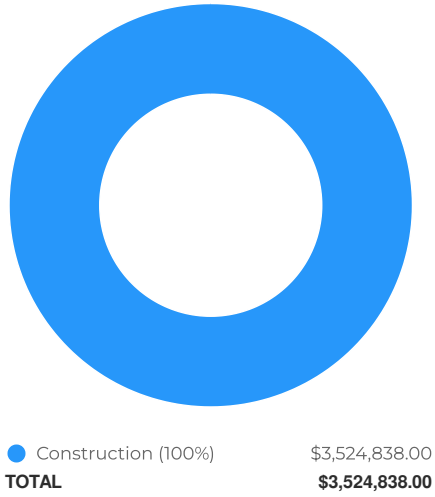
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$6,565,162	$2,200,077	$3.525M	$6M	$16.09M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

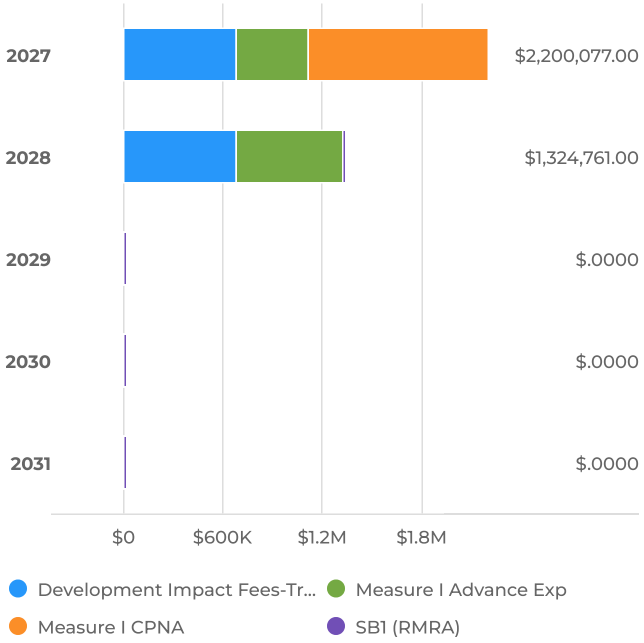
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$6,565,162	$2,200,077	$1,324,761	$0	$0	$0	$6,000,000	$16,090,000
Total	**$6,565,162**	**$2,200,077**	**$1,324,761**	**$0**	**$0**	**$0**	**$6,000,000**	**$16,090,000**

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Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$6,565,162	$2,200,077	$3.525M	$6M	$16.09M

Funding Sources by Year



Funding Sources for Budgeted Years



Development Impact Fees-Traffic (39%)	$1,36
Measure I Advance Exp (31%)	$1,075,783.00
Measure I CPNA (31%)	$1,084,397.00
SB1 (RMRA) (0%)	$77.00
TOTAL	**$3,524,838.00**

Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Measure I Advance Exp	$89,217	$435,803	$639,980	$0	$0	$0	$0	$1,165,000
Measure I CPNA	$3,958,603	$1,084,397	$0	$0	$0	$0	$0	$5,043,000
SB1 (RMRA)	$1,067,923	$77	$0	$0	$0	$0	$0	$1,068,000
Development Impact Fees-Traffic	$193,419	$679,800	$684,781	$0	$0	$0	$0	$1,558,000
Traffic Safety	$1,037,000	$0	$0	$0	$0	$0	$0	$1,037,000
AQMD Prop 1B	$219,000	$0	$0	$0	$0	$0	$0	$219,000
Future Unidentified	$0	$0	$0	$0	$0	$0	$6,000,000	$6,000,000
Total	**$6,565,162**	**$2,200,077**	**$1,324,761**	**$0**	**$0**	**$0**	**$6,000,000**	**$16,090,000**

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Yucaipa Boulevard Improvements Bryant St to 15th St, and 15th St to I-10 Freeway

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2025
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05107

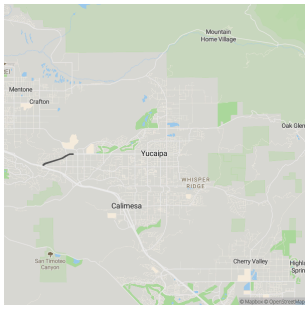
Description

This project is a multi-phased Project to construct Yucaipa Boulevard to the ultimate/widened condition which includes three travel lanes in each direction, landscaped center median, curb & gutter, ADA-compliant sidewalks and additional traffic signals.

Details

Type of Project	Widening

Location



Benefit to Community

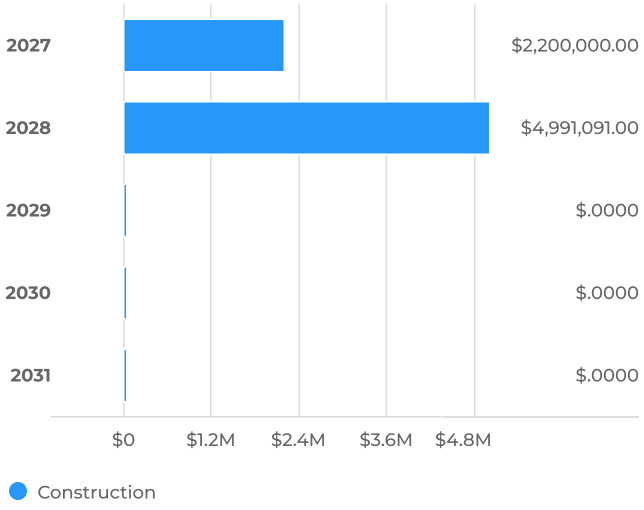
- Landscaped median increased driver safety by reducing left-turn collisions
- Sidewalk, curb ramps, lighting and signals with pedestrian activated push buttons to enhance pedestrian safety and ADA access
- Widening of roadway increases vehicle capacity resulting in decreased traffic congestion and reduction in delays
- Additional traffic signals enhance traffic flow through interconnected timing

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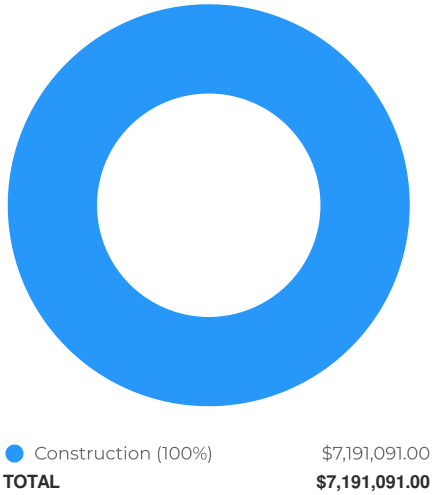
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$10,582,725	$2,200,000	$7.191M	$8.5M	$26.274M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

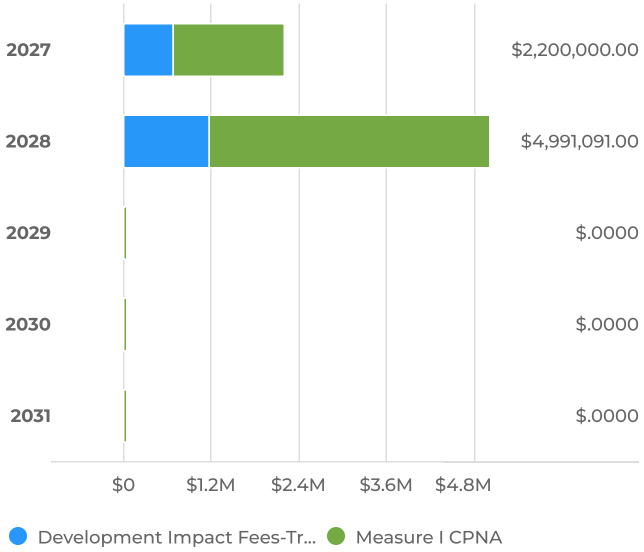
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Land Acquisition	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000
Construction	$10,582,725	$2,200,000	$4,991,091	$0	$0	$0	$7,500,000	$25,273,816
Total	**$10,582,725**	**$2,200,000**	**$4,991,091**	**$0**	**$0**	**$0**	**$8,500,000**	**$26,273,816**

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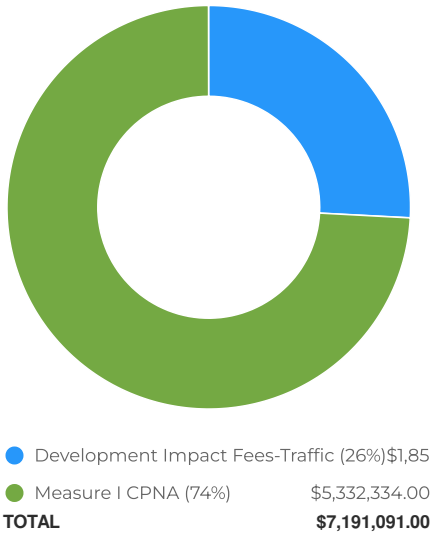
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$10,582,725	$2,200,000	$7.191M	$8.5M	$26.274M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Fed Grant-CalTRANS-HSIP	$715,000	$0	$0	$0	$0	$0	$0	$715,000
Measure I CPNA	$5,283,666	$1,520,200	$3,812,134	$0	$0	$0	$0	$10,616,000
SB1 (RMRA)	$394,000	$0	$0	$0	$0	$0	$0	$394,000
PMP/Street Maintenance Fund	$172,000	$0	$0	$0	$0	$0	$0	$172,000
Development Impact Fees-Traffic	$3,965,059	$679,800	$1,178,957	$0	$0	$0	$0	$5,823,816
AQMD	$27,000	$0	$0	$0	$0	$0	$0	$27,000
MSRC Grant	$26,000	$0	$0	$0	$0	$0	$0	$26,000
Future Unidentified	$0	$0	$0	$0	$0	$0	$8,500,000	$8,500,000
Total	**$10,582,725**	**$2,200,000**	**$4,991,091**	**$0**	**$0**	**$0**	**$8,500,000**	**$26,273,816**

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County Line Road Corridor Improvements, Bryant Street to the I-10 Freeway (County Line Road at Calimesa Blvd Intersection Improvements)

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2017
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05174

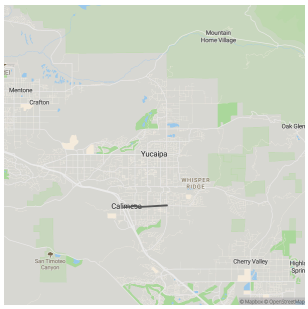
Description

Improve traffic circulation and safety along County Line Road between Bryant Street and the I-10 Freeway. The project includes roundabout intersection improvements and sidewalk/bike lanes.

Details

Type of Project	Roundabouts

Location



Benefit to Community

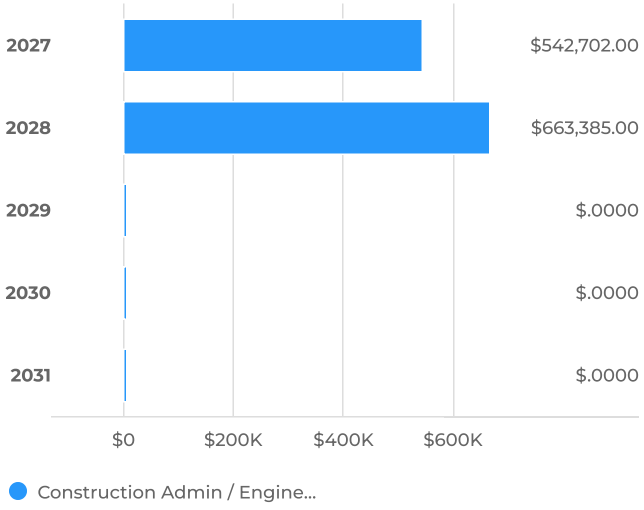
- Improved traffic circulation
- Pedestrian and bicycle facility improvements
- Drainage improvements
- Safety enhancements

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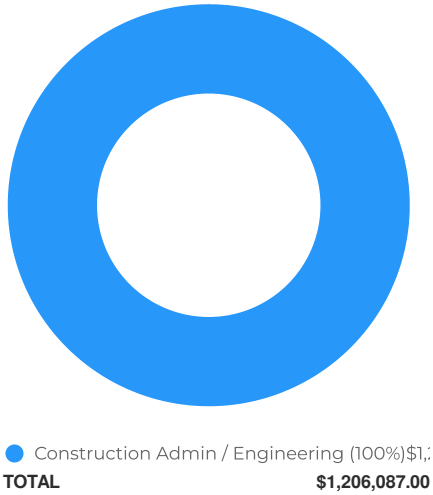
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$9,278,109	$542,702	$1.206M	$10.484M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

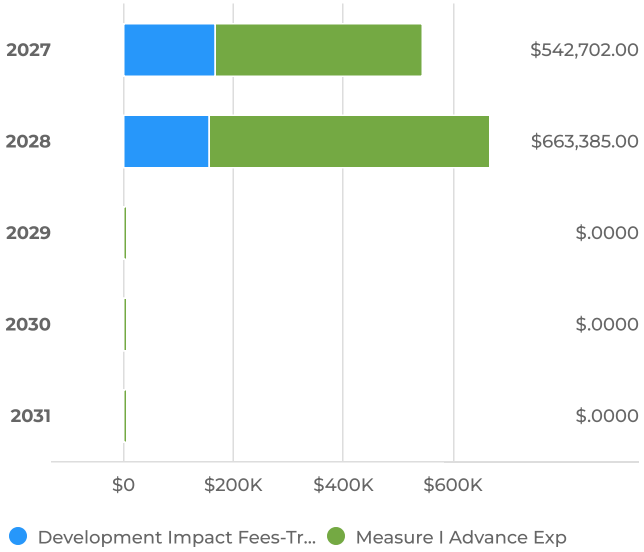
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction Admin / Engineering	$9,278,109	$542,702	$663,385	$0	$0	$0	$0	$10,484,196
Total	**$9,278,109**	**$542,702**	**$663,385**	**$0**	**$0**	**$0**	**$0**	**$10,484,196**

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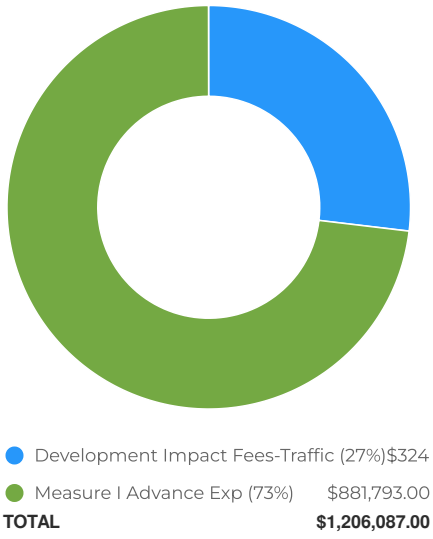
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$9,278,109	$542,702	$1.206M	$10.484M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Measure I Advance Exp	$2,159,207	$375,000	$506,793	$0	$0	$0	$0	$3,041,000
Measure I CPNA	$3,828,000	$0	$0	$0	$0	$0	$0	$3,828,000
SB1 (RMRA)	$685,000	$0	$0	$0	$0	$0	$0	$685,000
PMP/Street Maintenance Fund	$200,000	$0	$0	$0	$0	$0	$0	$200,000
Development Impact Fees-Traffic	$234,298	$167,702	$156,592	$0	$0	$0	$0	$558,592
MSRC Grant	$185,604	$0	$0	$0	$0	$0	$0	$185,604
SB1 RMRA / LPP	$1,986,000	$0	$0	$0	$0	$0	$0	$1,986,000
Total	**$9,278,109**	**$542,702**	**$663,385**	**$0**	**$0**	**$0**	**$0**	**$10,484,196**

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Oak Glen Widening, Colorado to Outer Highway 10 South

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2015
Est. Completion Date	07/01/2030
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05230

Description

This project has been separated into four phases. The first three phases have been completed. Those phases were:

Phase 1 – Street Widening at approach to Gateway Center (2019)

Phase 2 – Traffic Signal Installation/Street Improvements at Outer Highway South (2023)

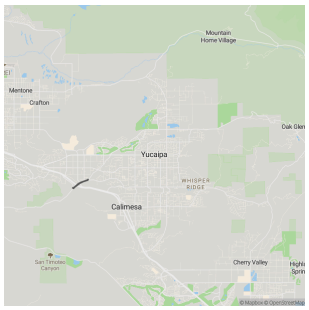
Phase 3 – Traffic Signal Installation at Colorado Street intersection (2025)

The final future phase 4 includes the construction of curb, gutter, concrete sidewalk, curb ramps, driveway approaches and trail improvements on the north side of Oak Glen Road from Colorado Street to 14th Street and modifies the traffic signal 14th Street Construction costs are estimated at $1,050,000

Details

Type of Project	Widening

Location



Benefit to Community

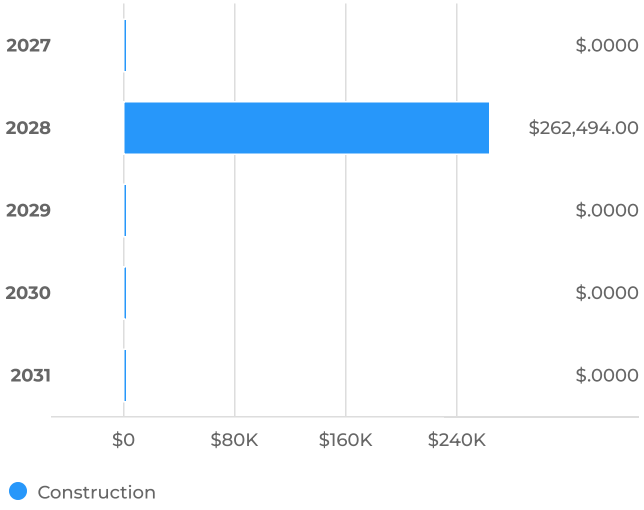
- Promotes economic development along this primary transportation corridor.
- Connects to existing sidewalks in the Dunlap area.
- Connects sidewalks to the existing trail system.
- Reduces traffic congestion and increases traffic safety.
- Encourages multimodal transportation methods.

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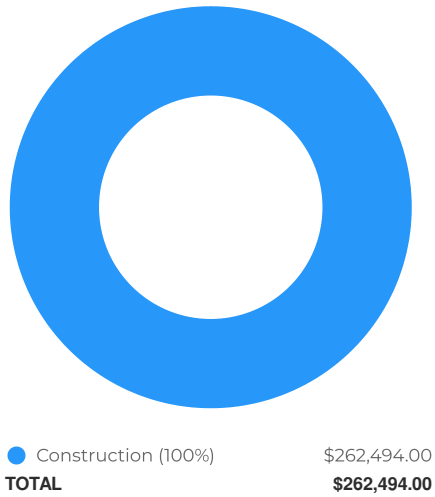
Capital Cost

Total Historical	Total Budget (all years)	Future	Project Total
$1,311,395	$262.494K	$945K	$2.519M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

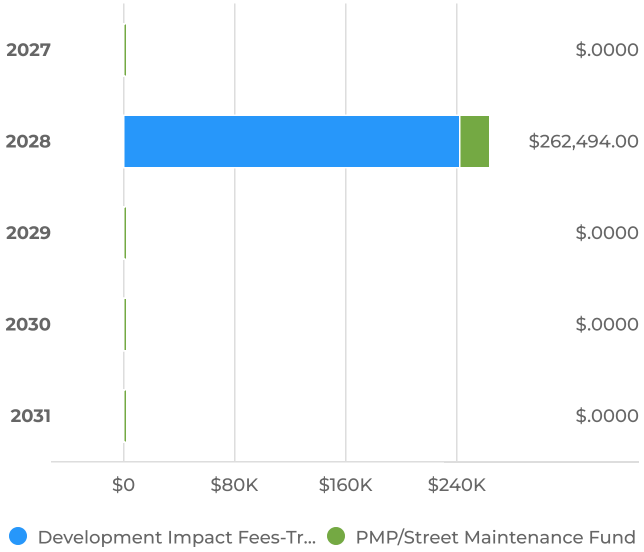
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$1,311,395	$0	$262,494	$0	$0	$0	$945,000	$2,518,889
Total	**$1,311,395**	**$0**	**$262,494**	**$0**	**$0**	**$0**	**$945,000**	**$2,518,889**

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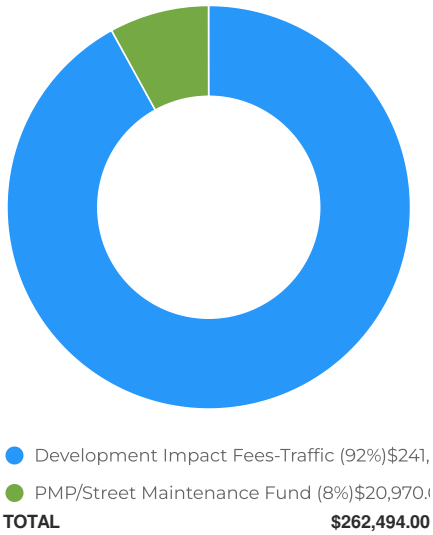
Funding Sources

Total Historical	Total Budget (all years)	Future	Project Total
$1,311,395	$262.494K	$945K	$2.519M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
PMP/Street Maintenance Fund	$40,419	$0	$20,970	$0	$0	$0	$0	$61,389
Development Impact Fees-Traffic	$1,270,976	$0	$241,524	$0	$0	$0	$0	$1,512,500
Future Unidentified	$0	$0	$0	$0	$0	$0	$945,000	$945,000
Total	**$1,311,395**	**$0**	**$262,494**	**$0**	**$0**	**$0**	**$945,000**	**$2,518,889**

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County Line Road and Interstate 10 Freeway Interchange Improvement Project

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2020
Est. Completion Date	12/31/2035
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05355

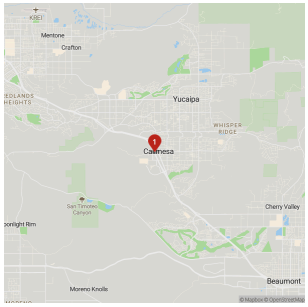
Description

This is a joint project with the City of Calimesa. The County Line Road at I-10 Freeway Improvement Project will initiate the Project Study Report (PSR) phase (1 of 4) with Caltrans to ultimately improve the existing interchange to enhance traffic capacity and improve access to and from the I-10 Freeway. The PSR phase is the first of four phases required by the Caltrans' process to ultimately construct the improvements.

Details

Type of Project	Improvements

Location



Benefit to Community

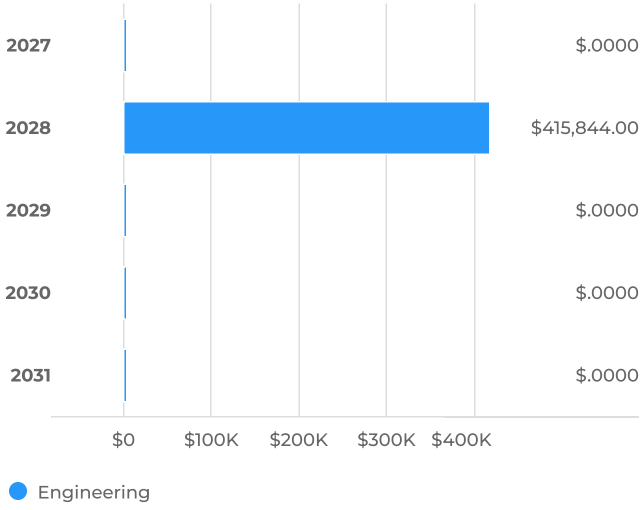
- Initiates the process with Caltrans to construct the project
- Improved traffic circulation and access to the I-10 Freeway from County Line Road

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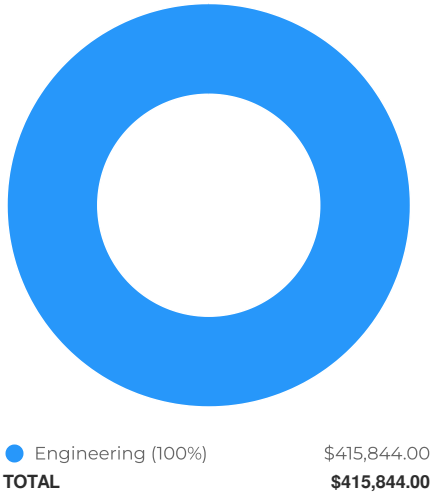
Capital Cost

Total Historical	Total Budget (all years)	Project Total
$84,156	$415.844K	$500K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

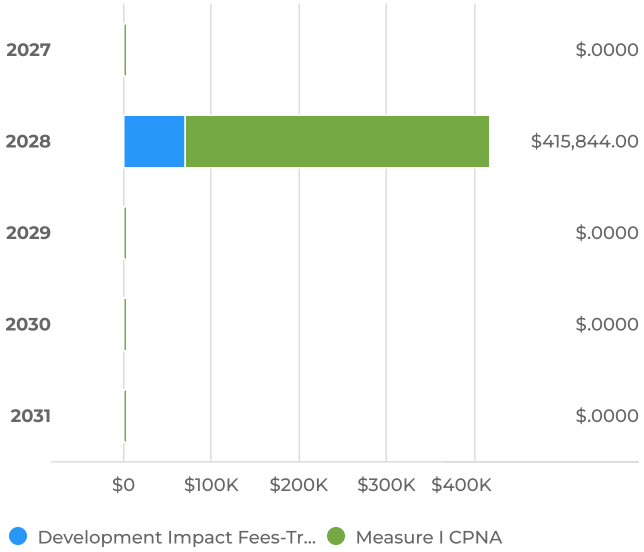
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Engineering	$84,156	$0	$415,844	$0	$0	$0	$0	$500,000
Total	**$84,156**	**$0**	**$415,844**	**$0**	**$0**	**$0**	**$0**	**$500,000**

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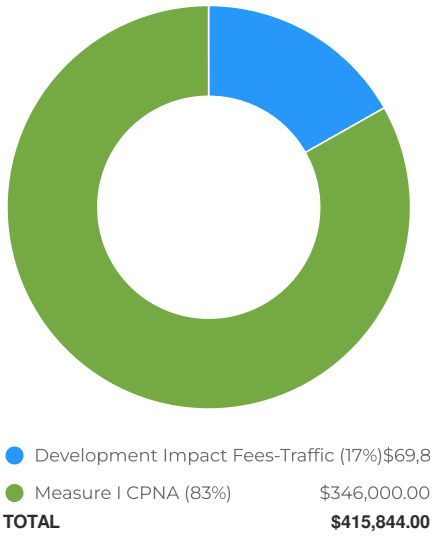
Funding Sources

Total Historical	Total Budget (all years)	Project Total
$84,156	$415.844K	$500K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Measure I CPNA	$0	$0	$346,000	$0	$0	$0	$0	$346,000
Development Impact Fees-Traffic	$84,156	$0	$69,844	$0	$0	$0	$0	$154,000
Total	**$84,156**	**$0**	**$415,844**	**$0**	**$0**	**$0**	**$0**	**$500,000**

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This requests information is generated from FY26 CIP FY26 CIP, Proposed Version.

El Dorado Park/Five Winds Ranch

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	01/01/2020
Est. Completion Date	06/30/2030
Department	Engineering
Request Groups	Park Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05146

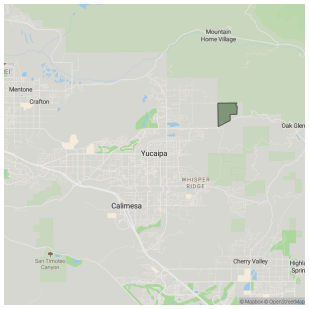
Description

The Five Winds/El Dorado Ranch Park will provide numerous recreational activities such as hiking and trials, camping, and equestrian activities. The Park can also hods music concerts/events, weddings, and other special events.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

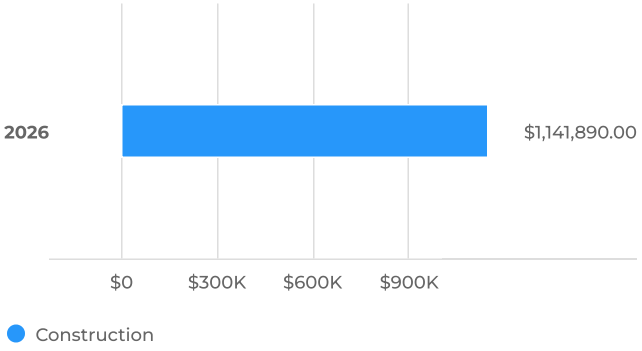
- Recreational opportunities
- Educational and cultural events
- Economic benefits
- Health benefits

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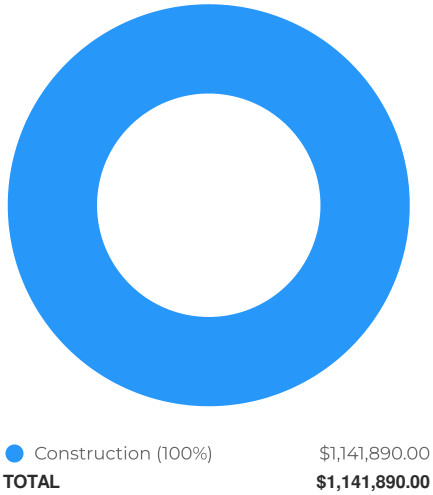
Capital Cost

Total Historical	FY2026 Budget	Total Budget (all years)	Future	Project Total
$2,304,110	$1,141,890	$1.142M	$8.5M	$11.946M

Capital Cost by Year (Proposed)



Capital Cost for Budgeted Years (Proposed)



Capital Cost Breakdown

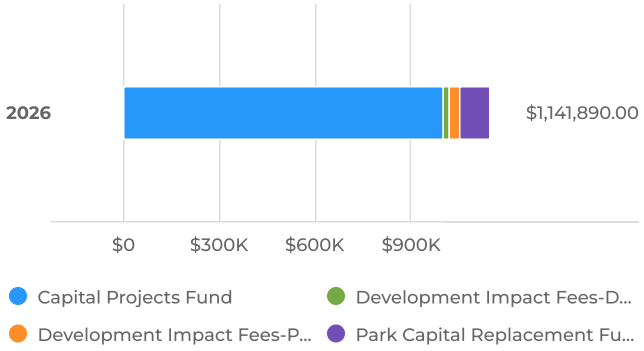
Capital Cost	Historical	FY2026	Future	Total
Design	$0	$0	$500,000	$500,000
Construction	$2,304,110	$1,141,890	$8,000,000	$11,446,000
Total	**$2,304,110**	**$1,141,890**	**$8,500,000**	**$11,946,000**

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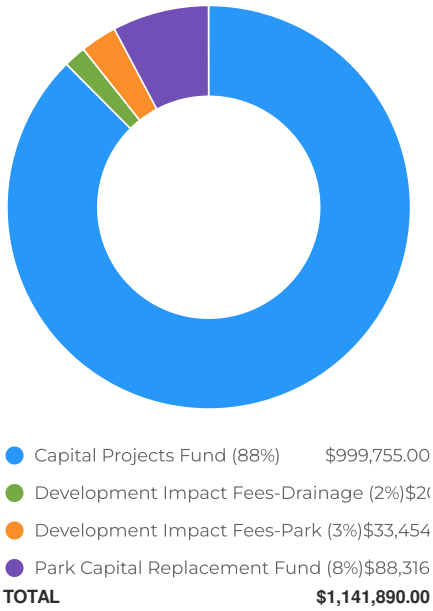
Funding Sources

Total Historical	FY2026 Budget	Total Budget (all years)	Future	Project Total
$2,304,110	$1,141,890	$1.142M	$8.5M	$11.946M

Funding Sources by Year (Proposed)



Funding Sources for Budgeted Years (Proposed)



Funding Sources Breakdown

Funding Sources	Historical	FY2026	Future	Total
General Fund	$971,000	$0	$0	$971,000
Development Impact Fees-Drainage	$604,635	$20,365	$0	$625,000
Capital Projects Fund	$245	$999,755	$0	$1,000,000
Park Capital Replacement Fund	$16,684	$88,316	$0	$105,000
Development Impact Fees-Park	$711,546	$33,454	$0	$745,000
Future Unidentified	$0	$0	$8,500,000	$8,500,000
Total	**$2,304,110**	**$1,141,890**	**$8,500,000**	**$11,946,000**

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Flag Hill Park

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	07/01/2024
Est. Completion Date	07/01/2027
Department	Engineering
Request Groups	Park Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05351

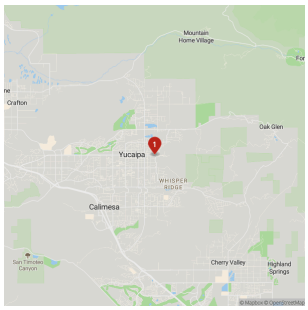
Description

The Flag Hill Veterans Memorial Park was last renovated in 2004. Since then, the park playground has been replaced and the restroom building renovated. The Veteran's Memorial is in need of renovation and updating, the trails system within the park needs renovation, and the basketball court needs to be resurfaced.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

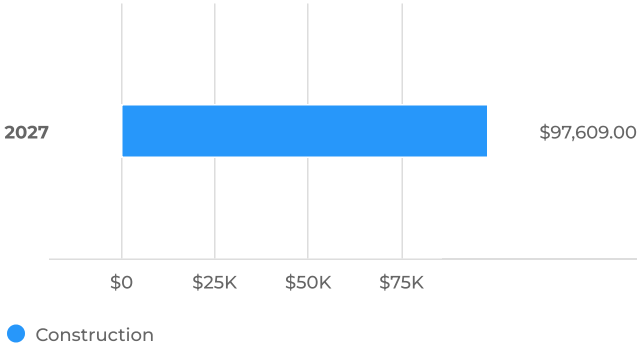
- Recreational opportunities
- Economic benefits
- Health benefits
- Honoring Fallen Military

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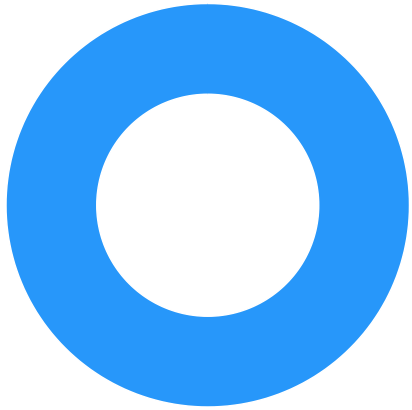
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$2,391	$97,609	$97.609K	$205K	$305K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

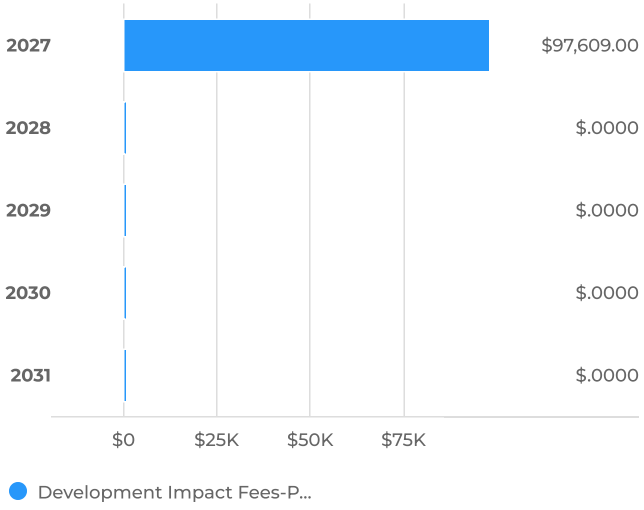
Capital Cost	Historical	FY2027	Future	Total
Design	$0	$0	$5,000	$5,000
Construction	$2,391	$97,609	$200,000	$300,000
Total	**$2,391**	**$97,609**	**$205,000**	**$305,000**

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Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$2,391	$97,609	$97.609K	$205K	$305K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Development Impact Fees-Park	$2,391	$97,609	$0	$0	$0	$0	$0	$100,000
Future Unidentified	$0	$0	$0	$0	$0	$0	$205,000	$205,000
Total	**$2,391**	**$97,609**	**$0**	**$0**	**$0**	**$0**	**$205,000**	**$305,000**

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BMX Park

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	01/01/2015
Est. Completion Date	06/30/2030
Department	Engineering
Request Groups	Park Capital Replacement
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05194

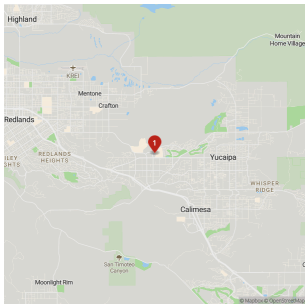
Description

The Yucaipa BMX Park includes a pump track, a practice track, a strider track for young riders, and a racetrack for experienced bikers. There is also an office/trailer that houses a snack bar, loaner equipment, restrooms, and gear storage, along with a registration office. Future phases of the Yucaipa BMX Park will feature additional grandstands and a new restroom/concession building, which will involve utility work. The City's financial contribution is for the utility components only.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

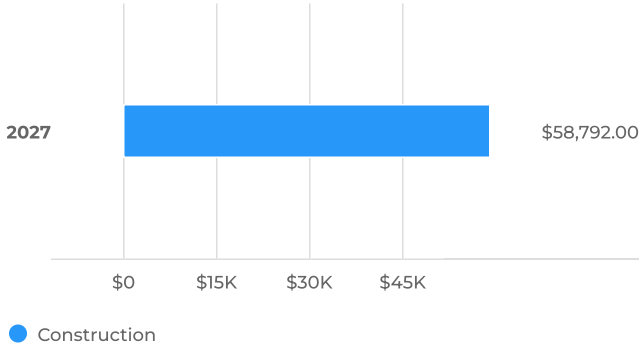
- Recreational opportunities
- Economic benefits
- Health benefits

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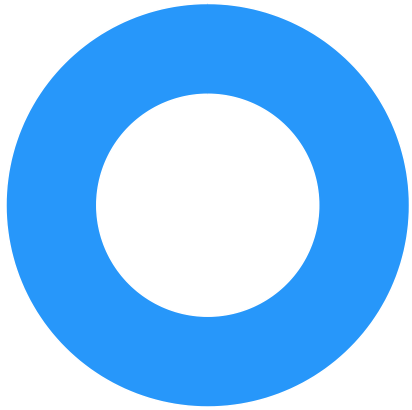
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$24,208	$58,792	$58.792K	$563.792K	$646.792K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

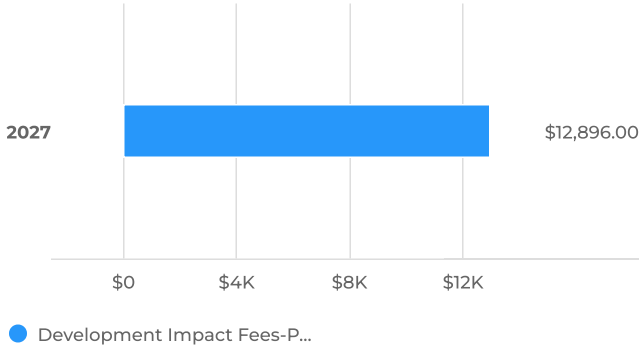
Capital Cost	Historical	FY2027	Future	Total
Design	$0	$0	$5,000	$5,000
Construction	$24,208	$58,792	$558,792	$641,792
Total	**$24,208**	**$58,792**	**$563,792**	**$646,792**

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Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$24,208	$12,896	$12.896K	$563.792K	$600.896K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	Future	Total
Park Capital Replacement Fund	$12,104	$0	$45,896	$58,000
Development Impact Fees-Park	$12,104	$12,896	$12,896	$37,896
Future Unidentified	$0	$0	$505,000	$505,000
Total	**$24,208**	**$12,896**	**$563,792**	**$600,896**

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7th Street New Dog Park Fencing and Mulch

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	07/01/2025
Est. Completion Date	06/30/2026
Department	Engineering
Request Groups	Park Capital Replacement
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10012

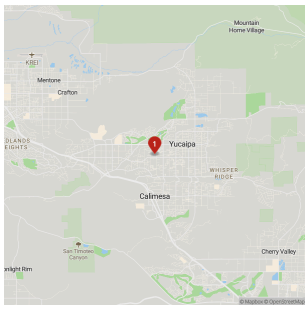
Description

New construction of new Dog Park at 7th Street Park.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

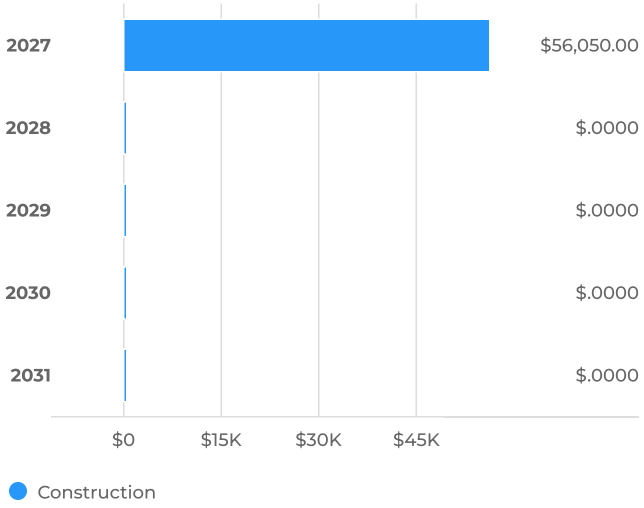
- Recreational opportunities
- Economic benefits
- Health benefits

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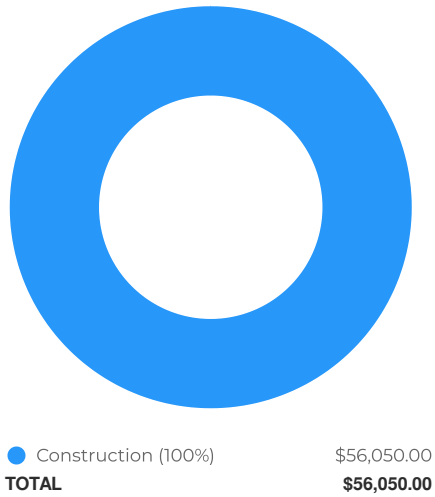
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$3,950	$56,050	$56.05K	$60K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

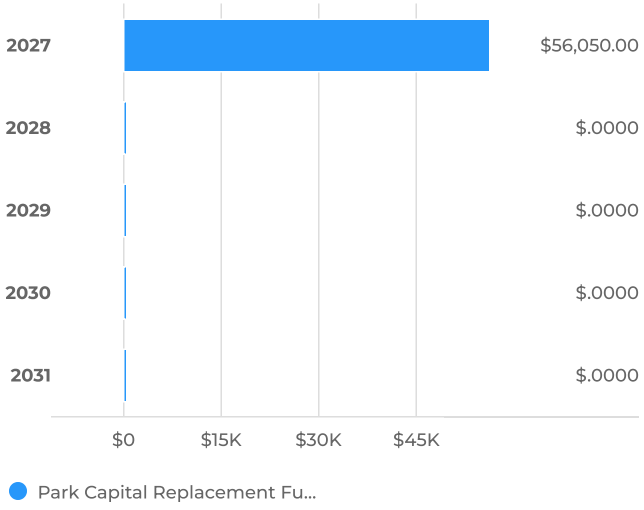
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$3,950	$56,050	$0	$0	$0	$0	$0	$60,000
Total	**$3,950**	**$56,050**	**$0**	**$0**	**$0**	**$0**	**$0**	**$60,000**

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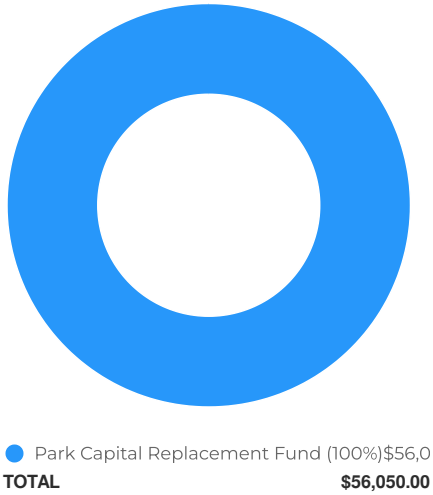
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$3,950	$56,050	$56.05K	$60K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Park Capital Replacement Fund	$3,950	$56,050	$0	$0	$0	$0	$0	$60,000
Total	**$3,950**	**$56,050**	**$0**	**$0**	**$0**	**$0**	**$0**	**$60,000**

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Yucaipa Blvd ADA and pedestrian improvements, 2nd Street to 5th Street

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2016
Est. Completion Date	06/30/2028
Department	Engineering
Request Groups	Sidewalks (Air Quality Improvement)
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05213

Description

This is a phased Project that includes, curb, gutter, concrete sidewalk, driveway approaches, curb ramps, bike lanes and striping improvements on both sides of Yucaipa Boulevard from 2nd Street to 5th Street. The first two phases have been constructed as follows:

Phase I from 4th Street to 5th Street (2016)

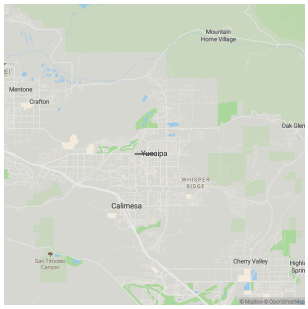
Phase II A from 2nd Street to 3rd Street (2019)

The final Phase II-B of the Project will construct the streetscape improvements from 3rd Street to 4th Street. The construction of the final Phase II-B is estimated at $1,435,000.

Details

Type of Project	Improvements

Location



Benefit to Community

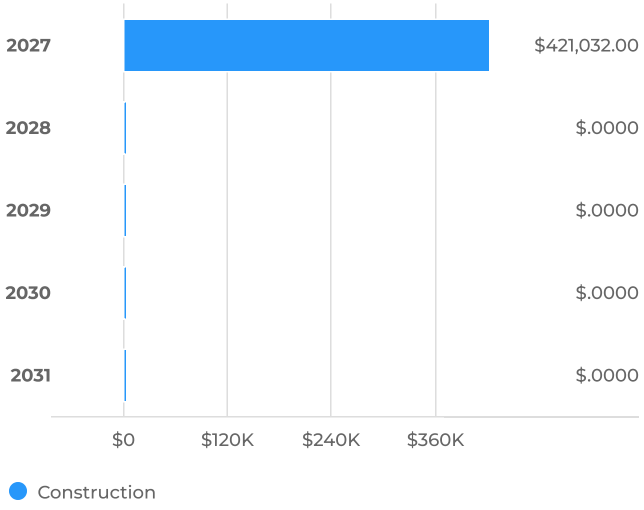
- Providing ADA access by connecting new sidewalks to existing sidewalk network and encouraging multi-modal transportation.
- Improving traffic congestion and traffic safety.
- Enhancing curb appeal for to increase commercial use along a major commercial corridor.

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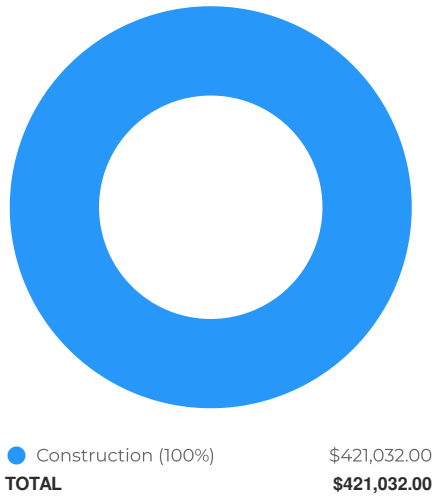
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$2,593,968	$421,032	$421.032K	$380K	$3.395M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

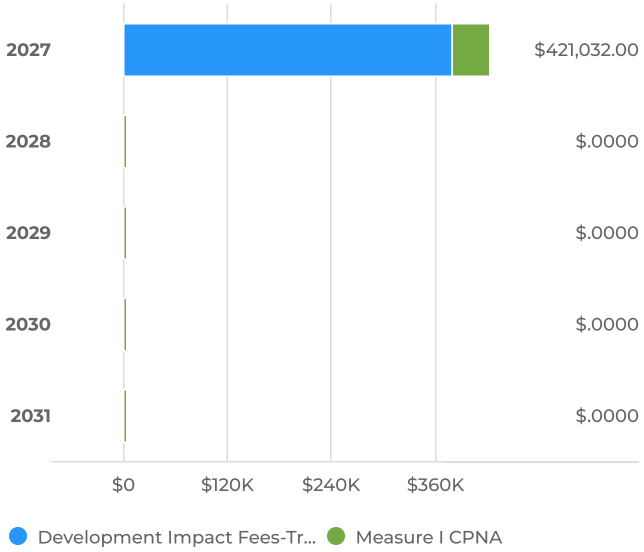
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$2,593,968	$421,032	$0	$0	$0	$0	$380,000	$3,395,000
Total	**$2,593,968**	**$421,032**	**$0**	**$0**	**$0**	**$0**	**$380,000**	**$3,395,000**

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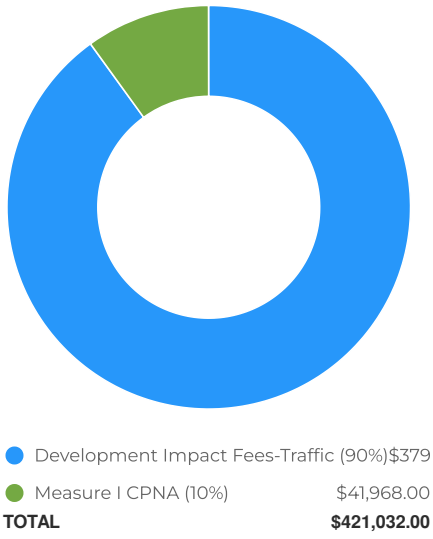
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$2,593,968	$421,032	$421.032K	$380K	$3.395M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Measure I CPNA	$993,032	$41,968	$0	$0	$0	$0	$380,000	$1,415,000
General Fund	$121,000	$0	$0	$0	$0	$0	$0	$121,000
PMP/Street Maintenance Fund	$85,000	$0	$0	$0	$0	$0	$0	$85,000
Development Impact Fees-Traffic	$20,936	$379,064	$0	$0	$0	$0	$0	$400,000
Traffic Safety	$690,000	$0	$0	$0	$0	$0	$0	$690,000
AQMD	$134,000	$0	$0	$0	$0	$0	$0	$134,000
MSRC Grant	$120,000	$0	$0	$0	$0	$0	$0	$120,000
TDA Article 3	$150,000	$0	$0	$0	$0	$0	$0	$150,000
Future Unidentified	$280,000	$0	$0	$0	$0	$0	$0	$280,000
Total	**$2,593,968**	**$421,032**	**$0**	**$0**	**$0**	**$0**	**$380,000**	**$3,395,000**

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Pendleton Road at Oak Glen Creek Low Water Crossing Replacement (Bridge) Project

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2015
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Low Water Crossings
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05082

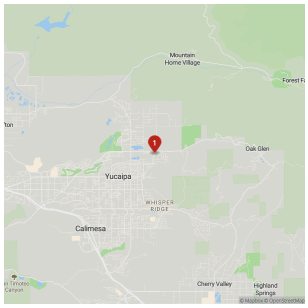
Description

Pendleton Road at Oak Glen Creek Low Water Crossing Replacement (Bridge) Project will replace the existing low water crossing by constructing a roadway bridge over Oak Glen Creek to provide an all weather crossing. Currently, Pendleton Road requires a full closure to vehicular traffic during significant storm events.

Details

Type of Project	Improvements

Location



Benefit to Community

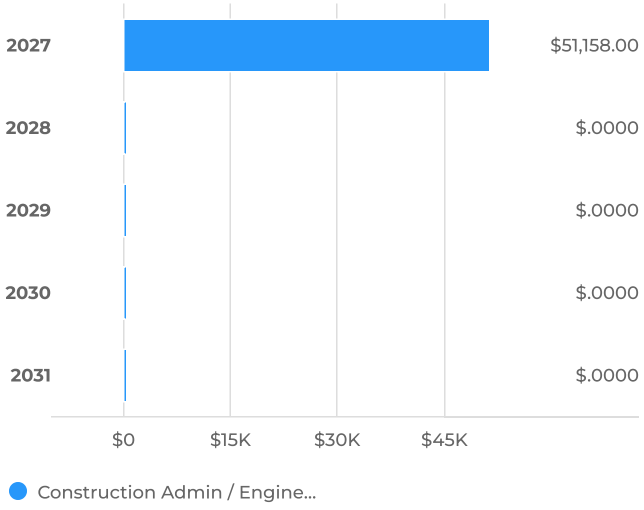
- Improve traffic and pedestrian safety by providing an all weather crossing over Oak Glen Creek during significant rain events
- Provides access to emergency vehicles at all times
- Improvements to the Oak Glen Creek Drainage system

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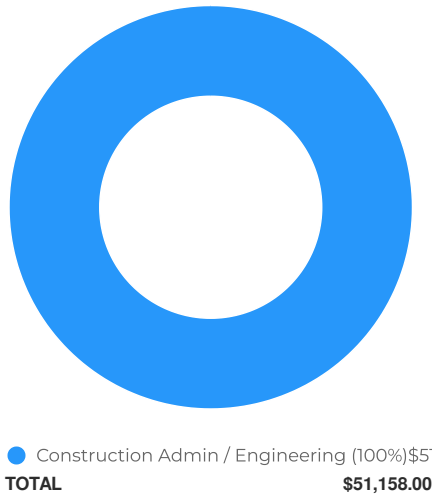
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$2,008,438	$51,158	$51.158K	$2.06M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

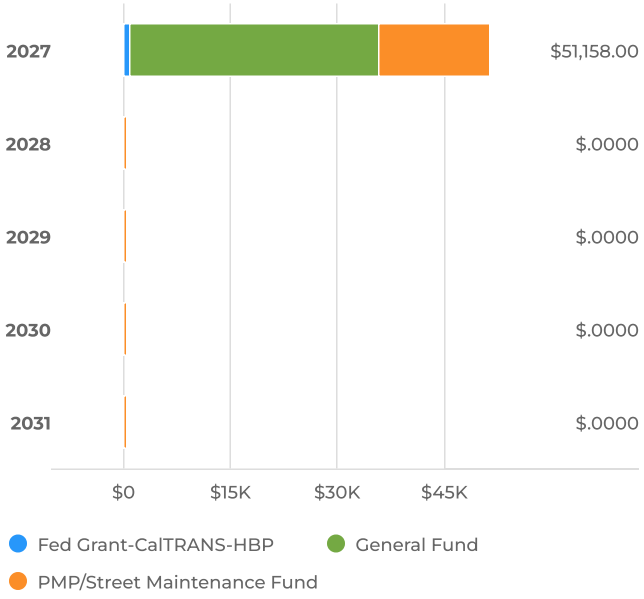
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction Admin / Engineering	$2,008,438	$51,158	$0	$0	$0	$0	$0	$2,059,596
Total	**$2,008,438**	**$51,158**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,059,596**

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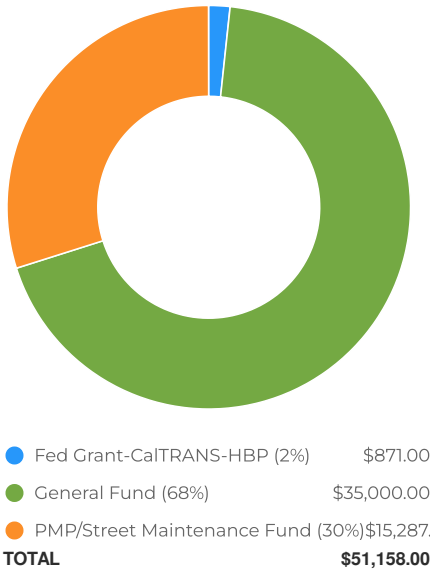
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$2,008,438	$51,158	$51.158K	$2.06M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Fed Grant-CalTRANS-HBP	$372,725	$871	$0	$0	$0	$0	$0	$373,596
General Fund	$0	$35,000	$0	$0	$0	$0	$0	$35,000
PMP/Street Maintenance Fund	$1,149,713	$15,287	$0	$0	$0	$0	$0	$1,165,000
Development Impact Fees-Drainage	$486,000	$0	$0	$0	$0	$0	$0	$486,000
Total	**$2,008,438**	**$51,158**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,059,596**

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Fremont Street Low Water Crossing at Wilson Creek

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2025
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Low Water Crossings
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05083

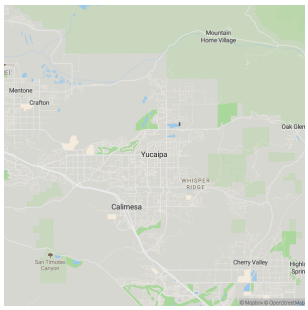
Description

The Project is located at Fremont Street where it crosses Wilson Creek. Project construction included construction of a box culvert and associated street improvements along Fremont Street. The Project is receiving Highway Bridge Program (HBP) Grant funding, which includes funding for design, construction and required on-site and off-site mitigation.

Details

Type of Project	Stormwater & Drainage Infrastructure

Location



Benefit to Community

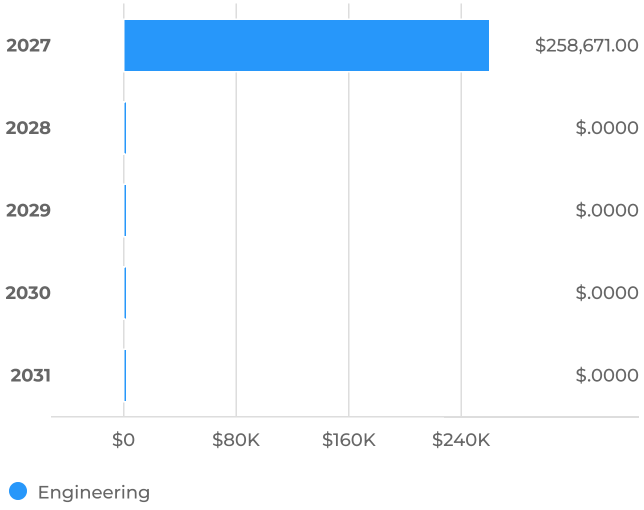
- Improved safety during rain events
- New 2-lane bridge and street widening consistent with City's General Plan
- Concrete sidewalk & multi-purpose trail
- Permanent off-site mitigation (open space) improvements.

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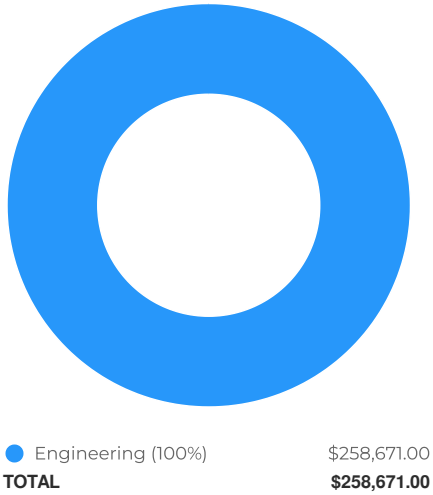
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$4,045,373	$258,671	$258.671K	$4.304M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

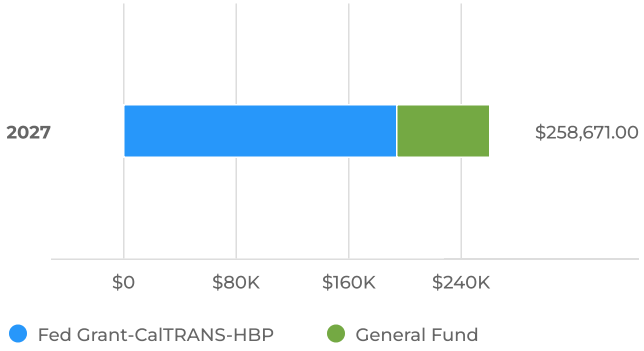
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Engineering	$4,045,373	$258,671	$0	$0	$0	$0	$0	$4,304,044
Total	**$4,045,373**	**$258,671**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,304,044**

DRAFT

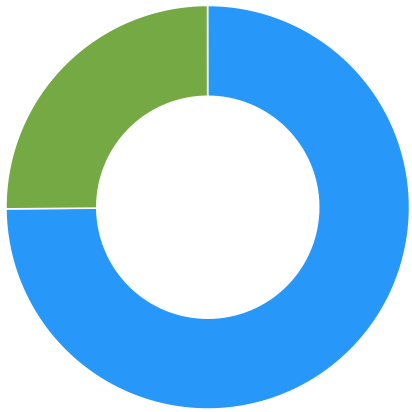
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$4,045,373	$258,671	$258.671K	$4.304M

Funding Sources by Year



Funding Sources for Budgeted Years



Fed Grant-CalTRANS-HBP (75%)	$193,671.00
General Fund (25%)	$65,000.00
TOTAL	**$258,671.00**

Funding Sources Breakdown

Funding Sources	Historical	FY2027	Total
Fed Grant-CalTRANS-HBP	$3,528,329	$193,671	$3,722,000
General Fund	$0	$65,000	$65,000
PMP/Street Maintenance Fund	$264,000	$0	$264,000
Development Impact Fees-Drainage	$253,044	$0	$253,044
Total	**$4,045,373**	**$258,671**	**$4,304,044**

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Live Oak Canyon Road at Wildwood Creek Low Water Crossing Replacement (Bridge) Project

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	04/01/2016
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Low Water Crossings
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05160

Description

The Project is located on Live Oak Canyon Road Approx. 0.5 miles west of the I-10 freeway. Project construction includes replacing the low water crossing with a bridge, and channel improvements. The project also includes street improvements along Live Oak Canyon Road approaching the new 4-lane bridge. The Project is receiving Highway Bridge Program (HBP) Grant funding.

Details

Type of Project	Bridge Repair & Replacement

Benefit to Community

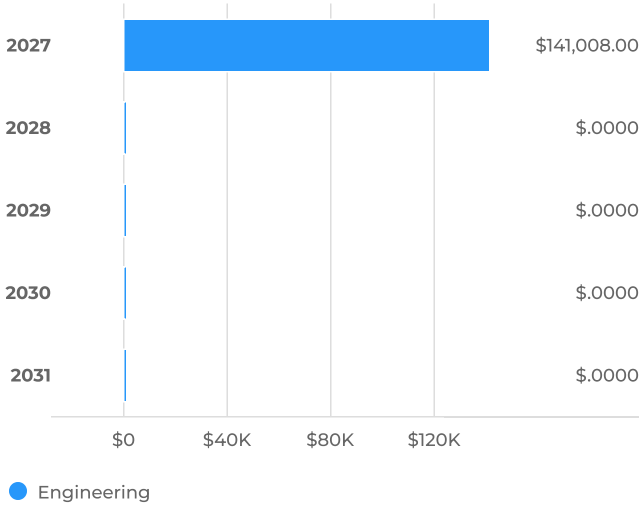
- Improved safety during rain events
- New 4-lane bridge and street widening consistent with City's General Plan
- Concrete sidewalk & bike lane (connectivity to future active transportation elements
- Elevated wildlife crossing under Live Oak Canyon Road)

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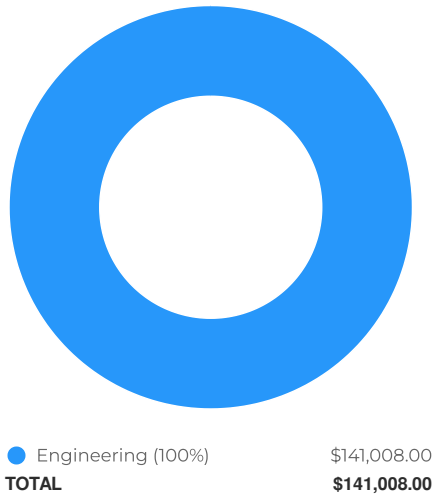
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$693,824	$141,008	$141.008K	$13M	$13.835M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

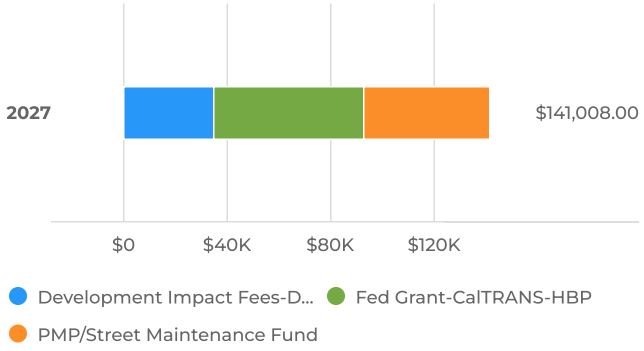
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Engineering	$693,824	$141,008	$0	$0	$0	$0	$0	$834,832
Construction	$0	$0	$0	$0	$0	$0	$13,000,000	$13,000,000
Total	**$693,824**	**$141,008**	**$0**	**$0**	**$0**	**$0**	**$13,000,000**	**$13,834,832**

DRAFT

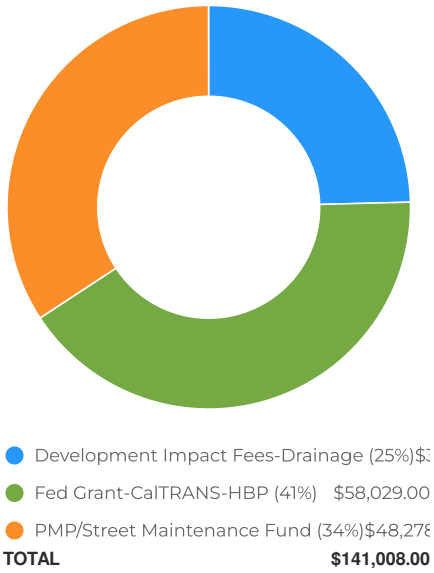
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Future	Project Total
$693,824	$141,008	$141.008K	$13M	$13.835M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	Future	Total
Fed Grant-CalTRANS-HBP	$614,803	$58,029	$13,000,000	$13,672,832
PMP/Street Maintenance Fund	$33,722	$48,278	$0	$82,000
Development Impact Fees-Drainage	$45,299	$34,701	$0	$80,000
Total	**$693,824**	**$141,008**	**$13,000,000**	**$13,834,832**

DRAFT

Scherer Sr. Ctr. Facility Building

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	07/01/2025
Est. Completion Date	06/30/2026
Department	Engineering
Request Groups	CDBG
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10031

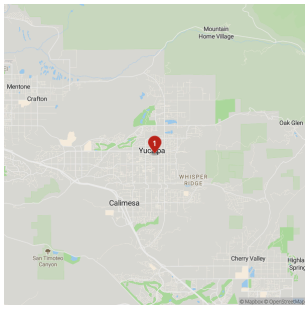
Description

Renovations to the Scherer Senior and Nutrition Centers. Renovations include new flooring and miscellaneous building and facility upgrades.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

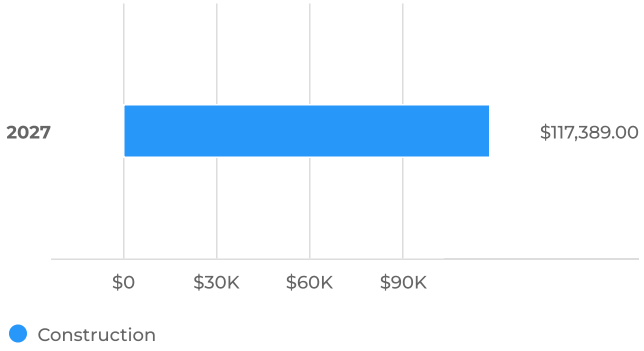
- Economic opportunities
- Enhances quality of life

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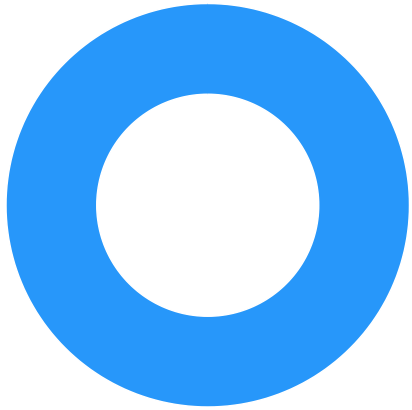
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$82,902	$117,389	$117.389K	$200.291K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

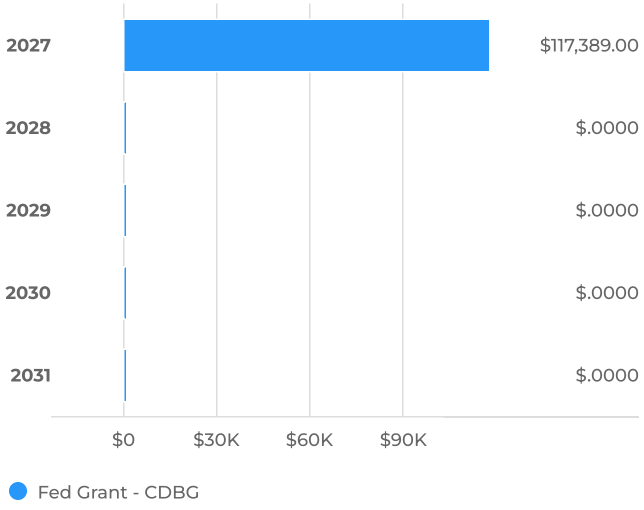
Capital Cost	Historical	FY2027	Total
Construction	$82,902	$117,389	$200,291
Total	**$82,902**	**$117,389**	**$200,291**

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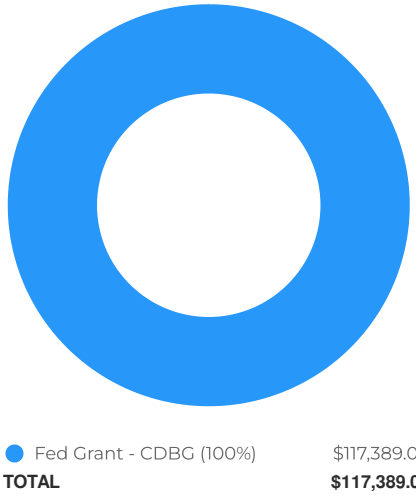
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$82,902	$117,389	$117.389K	$200.291K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Fed Grant - CDBG	$82,902	$117,389	$0	$0	$0	$0	$0	$200,291
Total	**$82,902**	**$117,389**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,291**

DRAFT

CDBG - ADA Trail Improvement

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	11/01/2025
Est. Completion Date	06/30/2026
Department	Parks & Facilities Maintenance
Request Groups	CDBG
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10042

Description

Complete a trail rehabilitation project at the Yucaipa Community Park to repair deteriorated and enhance ADA accessibility by replacing segments of the existing deteriorating multi-use trail material with high-quality, ADA-compliant alternatives.

Images



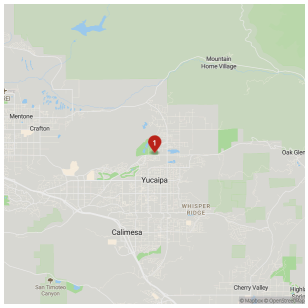
Community Park Trail Upgrades

Details

Type of Project	Trails & Bike Paths

Location

Address: 34900 Oak Glen Road



Benefit to Community

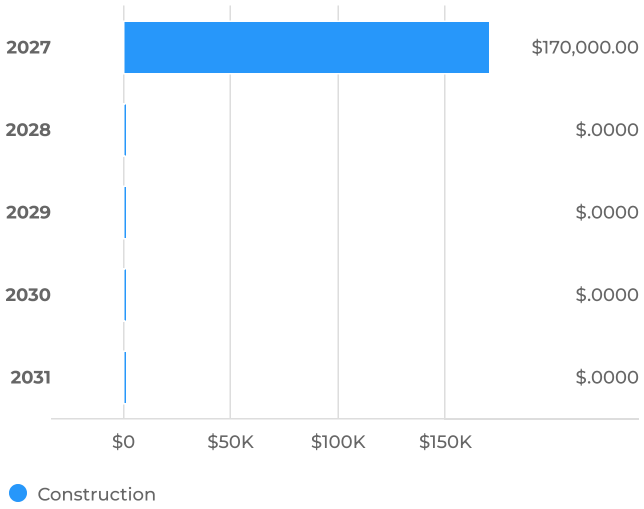
DRAFT

Complete a trail rehabilitation project at the Yucaipa Community Park to repair deteriorated and enhance ADA accessibility by replacing segments of the existing deteriorating multi-use trail material with high-quality, ADA-compliant alternatives.

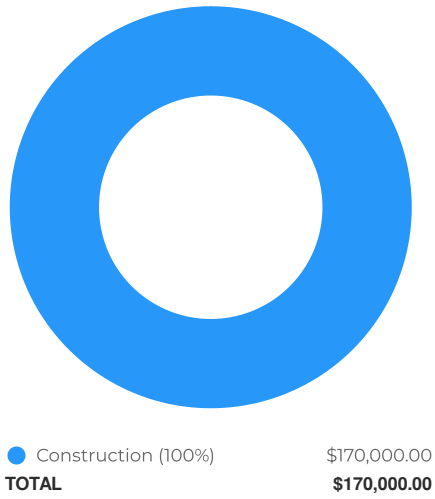
Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$170,000	$170K	$170K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$0	$170,000	$0	$0	$0	$0	$0	$170,000
Total	**$0**	**$170,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$170,000**

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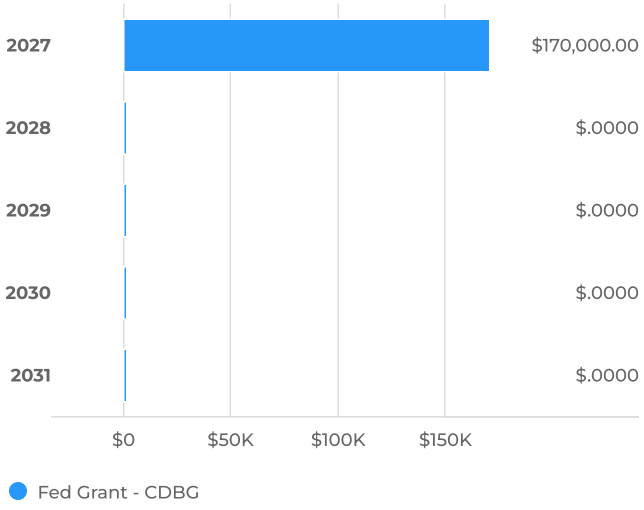
Funding Sources

FY2027 Budget
$170,000

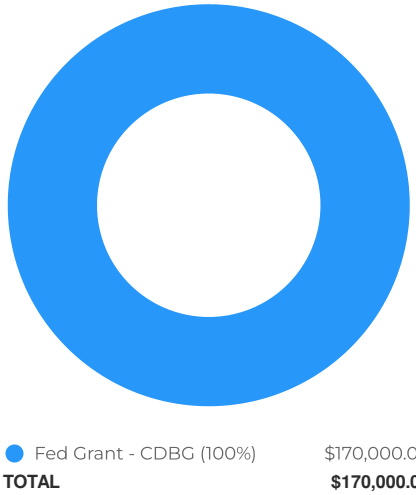
Total Budget (all years)
$170K

Project Total
$170K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Fed Grant - CDBG	$0	$170,000	$0	$0	$0	$0	$0	$170,000
Total	**$0**	**$170,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$170,000**

DRAFT

Library and Educational/Cultural Center Project

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	01/01/2020
Est. Completion Date	12/31/2028
Department	Engineering
Request Groups	Miscellaneous Capital Projects
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05239

Description

Library and Educational/Cultural Center proposed to be constructed on the vacant parcel just north of the existing Yucaipa library facility.

Details

Type of Project	Other

Benefit to Community

New facility to provide library and cultural education services to residents

Capital Cost

Total Historical	Total Budget (all years)	Future	Project Total
$130,283	N/A	$623.717K	$754K

Please add in budgeted amounts for any of the fiscal years to see chart information.

Capital Cost Breakdown

Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Planning	$130,283	$0	$0	$0	$0	$0	$623,717	$754,000
Total	**$130,283**	**$0**	**$0**	**$0**	**$0**	**$0**	**$623,717**	**$754,000**

DRAFT

Funding Sources

Total Historical	Total Budget (all years)	Future	Project Total
$130,283	N/A	$623.717K	$754K

Please add in budgeted amounts for any of the fiscal years to see chart information.

Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Development Impact Fees-Public Facilities	$83,283	$0	$0	$0	$0	$0	$26,717	$110,000
Misc. Capital Projects Fund	$47,000	$0	$0	$0	$0	$0	$597,000	$644,000
Total	**$130,283**	**$0**	**$0**	**$0**	**$0**	**$0**	**$623,717**	**$754,000**

DRAFT

Dunlap Park - Design, Specs, Landscape

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	01/01/2025
Est. Completion Date	12/31/2030
Department	Engineering
Request Groups	Miscellaneous Capital Projects
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C05283

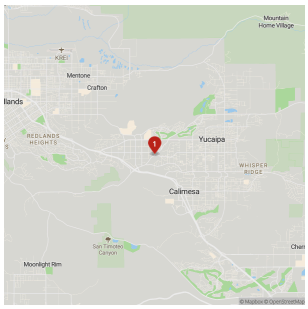
Description

The design and construction of the Dunlap Park and Center.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

- Economic opportunities
- Enhances quality of life
- Provide a sense of community pride

DRAFT

Capital Cost

Total Historical	Total Budget (all years)	Future	Project Total
$715,436	N/A	$11.161M	$11.877M

Please add in budgeted amounts for any of the fiscal years to see chart information.

Capital Cost Breakdown

Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$715,436	$0	$0	$0	$0	$0	$11,161,325	$11,876,761
Total	**$715,436**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,161,325**	**$11,876,761**

Funding Sources

Total Historical	Total Budget (all years)	Future	Project Total
$715,436	N/A	$11.161M	$11.877M

Please add in budgeted amounts for any of the fiscal years to see chart information.

Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
General Fund	$208,288	$0	$0	$0	$0	$0	$205,712	$414,000
PMP/Street Maintenance Fund	$0	$0	$0	$0	$0	$0	$550,000	$550,000
Development Impact Fees-Park	$296,387	$0	$0	$0	$0	$0	$405,613	$702,000
State Grant - Prop 68 Per Capita	$210,761	$0	$0	$0	$0	$0	$0	$210,761
Future Unidentified	$0	$0	$0	$0	$0	$0	$10,000,000	$10,000,000
Total	**$715,436**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,161,325**	**$11,876,761**

DRAFT

This requests information is generated from FY26 CIP FY26 CIP, Proposed Version.

7th Street Park Rehabilitation

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	07/01/2024
Est. Completion Date	06/30/2026
Department	Public Works
Request Groups	General Capital Projects
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10027

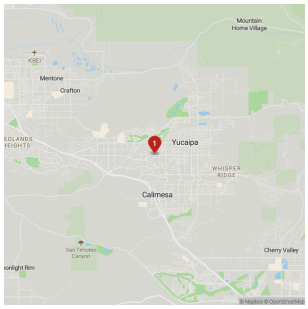
Description

Completion of repairs / renovations at the 7th Street Park. Repairs / renovations may include (but not limited to) resurfacing of the 7th Street Basketball Courts, replacement of existing lights, fencing repair / replacement, and 7th Street Pool equipment repair / replacement.

Details

Type of Project	Parks & Recreational Facilities

Location



Benefit to Community

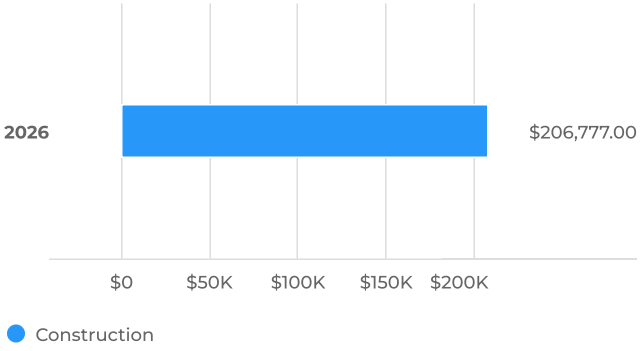
- Economic opportunities / benefits
- Enhances quality of life and safety
- Recreational opportunities
- Health benefits
- Provide a sense of community pride

DRAFT

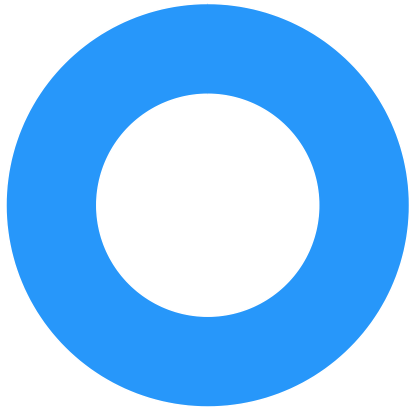
Capital Cost

Total Historical	FY2026 Budget	Total Budget (all years)	Project Total
$248,223	$206,777	$206.777K	$455K

Capital Cost by Year (Proposed)



Capital Cost for Budgeted Years (Proposed)



Capital Cost Breakdown

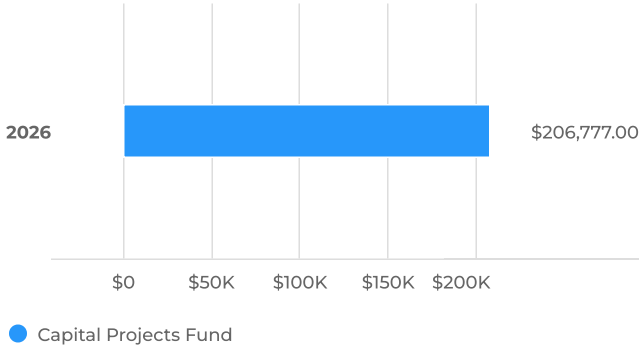
Capital Cost	Historical	FY2026	Total
Construction	$248,223	$206,777	$455,000
Total	**$248,223**	**$206,777**	**$455,000**

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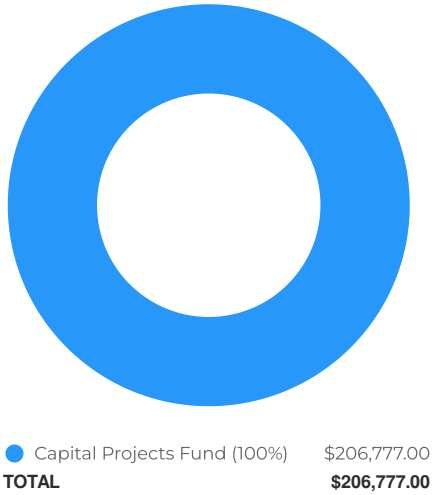
Funding Sources

Total Historical	FY2026 Budget	Total Budget (all years)	Project Total
$248,223	$206,777	$206.777K	$455K

Funding Sources by Year (Proposed)



Funding Sources for Budgeted Years (Proposed)



Funding Sources Breakdown

Funding Sources	Historical	FY2026	Total
Capital Projects Fund	$248,223	$206,777	$455,000
Total	**$248,223**	**$206,777**	**$455,000**

DRAFT

10th Street Storm Drain Project

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	02/03/2025
Est. Completion Date	12/31/2026
Department	Engineering
Request Groups	General Capital Projects
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10028

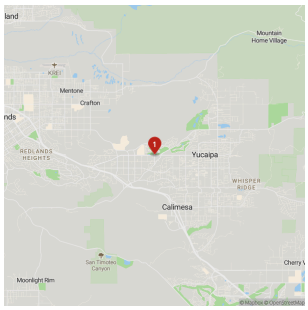
Description

Improvements to the Chapman Heights neighborhood storm drain system at 10th Street and Yucaipa Boulevard. This system provides drainage to the Chapman Heights residential development and golf course. The system connects to the Wilson Creek drainage channel. The system will be enhanced to improve drainage and reduce maintenance costs for the City.

Details

Type of Project	Stormwater & Drainage Infrastructure

Location



Benefit to Community

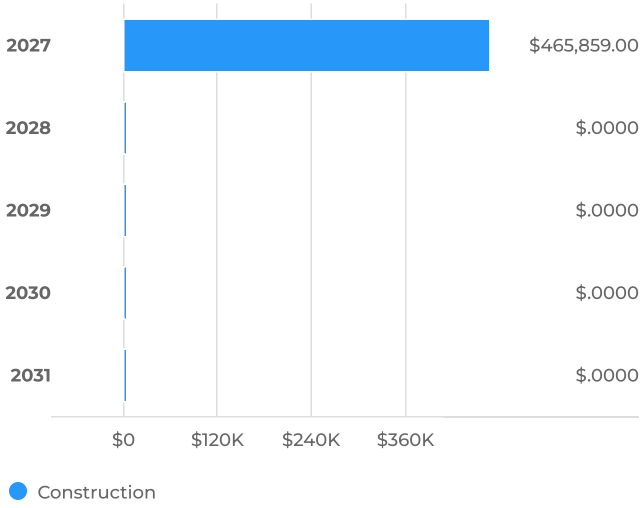
- Improve underground drainage from the Chapman Heights neighborhood
- Reduced impacts to vehicular and pedestrian traffic on public streets
- Improve safety and reduced maintenance costs to the City

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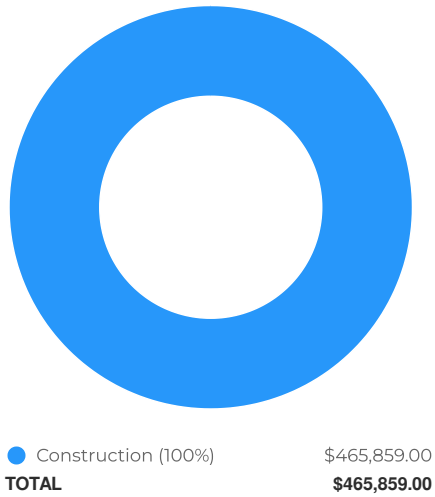
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$19,141	$465,859	$465.859K	$485K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

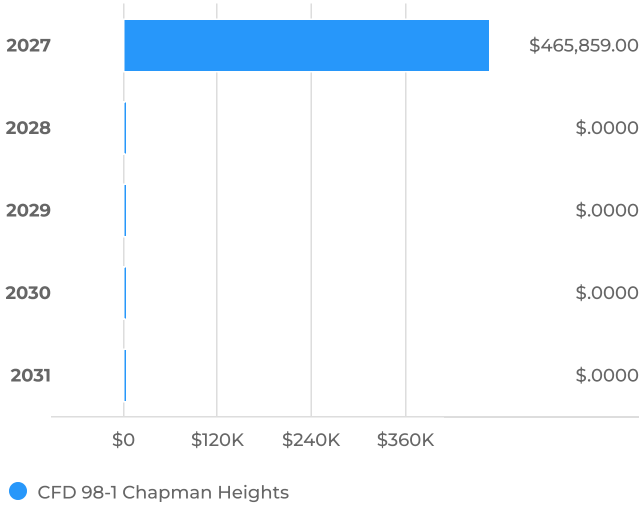
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$19,141	$465,859	$0	$0	$0	$0	$0	$485,000
Total	**$19,141**	**$465,859**	**$0**	**$0**	**$0**	**$0**	**$0**	**$485,000**

DRAFT

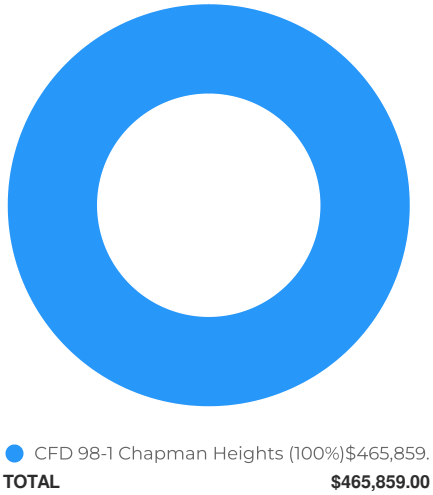
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$19,141	$465,859	$465.859K	$485K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
CFD 98-1 Chapman Heights	$19,141	$465,859	$0	$0	$0	$0	$0	$485,000
Total	**$19,141**	**$465,859**	**$0**	**$0**	**$0**	**$0**	**$0**	**$485,000**

DRAFT

City Wide Street Signal Improvement

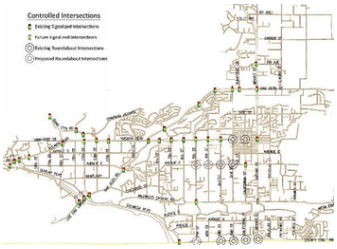
Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	01/01/2026
Est. Completion Date	06/30/2026
Department	Streets & Highways
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10043

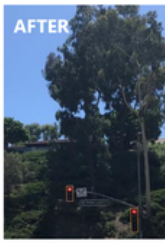
Description

Improve street signal hardware (add retro-reflective back-plates).

Images



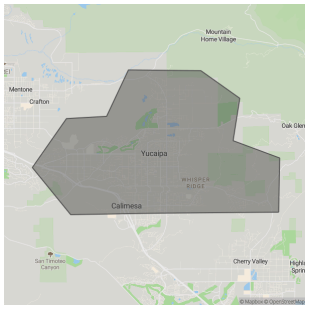




Details

Type of Project	Intersections

Location



Benefit to Community

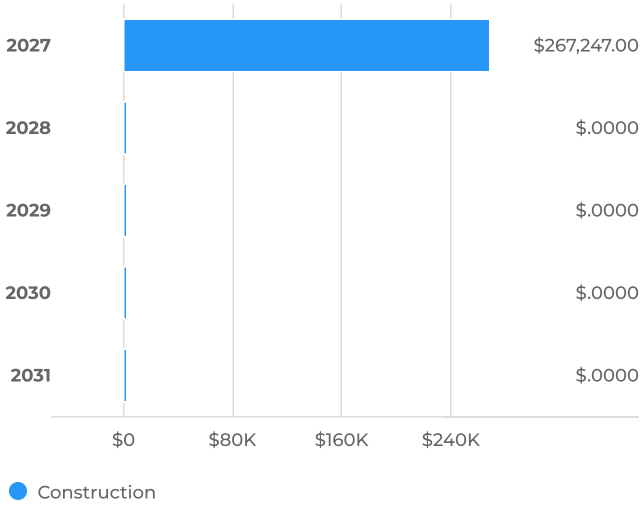
Enhancing signal hardware, including back-plates with retroreflective borders, could significantly reduce crashes by making signals more visible, especially during night or low-visibility conditions.

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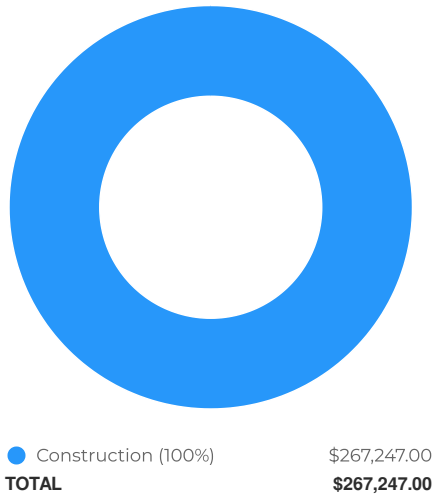
Capital Cost

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$129,953	$267,247	$267.247K	$397.2K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

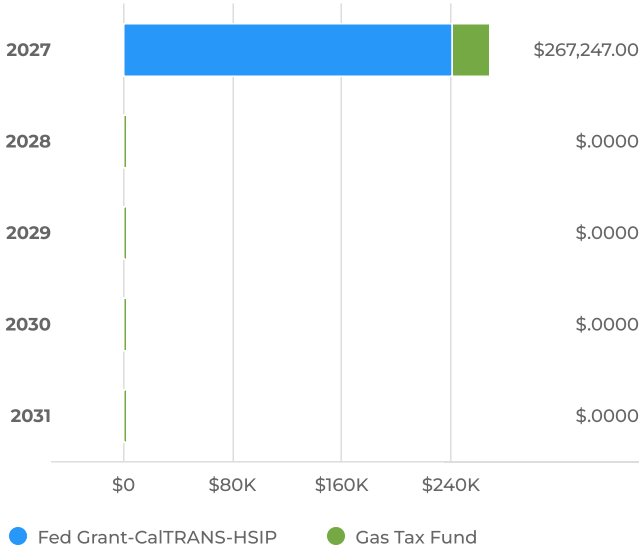
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$129,953	$267,247	$0	$0	$0	$0	$0	$397,200
Total	**$129,953**	**$267,247**	**$0**	**$0**	**$0**	**$0**	**$0**	**$397,200**

DRAFT

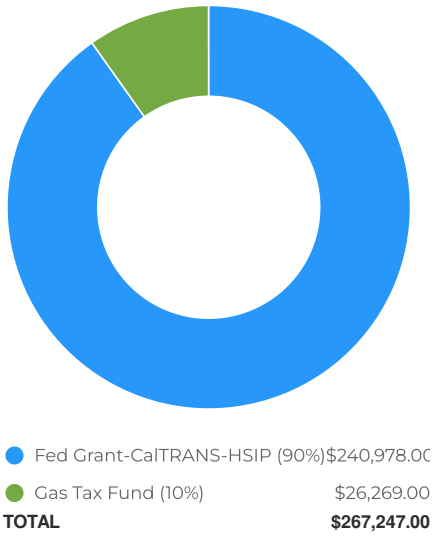
Funding Sources

Total Historical	FY2027 Budget	Total Budget (all years)	Project Total
$129,953	$267,247	$267.247K	$397.2K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Fed Grant-CalTRANS-HSIP	$116,502	$240,978	$0	$0	$0	$0	$0	$357,480
Gas Tax Fund	$13,451	$26,269	$0	$0	$0	$0	$0	$39,720
Total	**$129,953**	**$267,247**	**$0**	**$0**	**$0**	**$0**	**$0**	**$397,200**

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Oak Glen Road - Tropical Storm Hilary Reconstruction/Repairs (Caltrans Project ID 15Y0(037)

Overview

Request Owner	Landon Kern, Assistant City Engineer
Est. Start Date	07/01/2025
Est. Completion Date	06/30/2026
Department	Engineering
Request Groups	Traffic Facilities
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10044

Description

Oak Glen Road between Cherry Croft Drive and approximately 500ft east of Chagall Road sustained significant damage due to storm flows during Tropical Storm Hilary. Estimated costs for required construction and repairs are $2,067,027, including Preliminary Engineering and Construction. The scope of work to reconstruct and/or repair existing traffic/roadway facilities includes the demolition and removal of existing pavement, scarification and compaction of native soils beneath the travel way and shoulders, construction of new asphalt pavement on the travel way and shoulders, replacement of existing asphalt dike (and other related drainage facilities along Oak Glen Road) at the edge of the roadway (no additional LF will be added) and associated thermoplastic striping. City staff applied for emergency funding through Caltrans, and in December of 2024 was notified of the authorization of the PE phase of funding in the amount of $165,539 (Federal Share = $146,551.67, Local Match = $18,987.33) for the Preliminary Engineering phase of the project.

Images



Pre-Storm Photo

Pre-Storm Photo



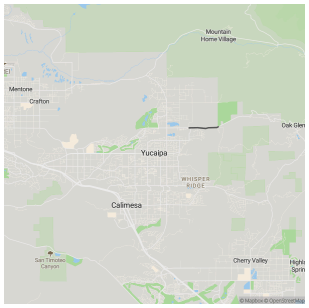
Post Storm Photo

Post Storm Photo

Details

Type of Project	Other

Location



Supplemental Attachments

DRAFT

DAF (Signed)(/resource/cg-prod-v2/projects/documents/f9c68541f4e45c24b3ab.pdf)

Damage Assessment Form and Attachments - Emergency Funding Application

Caltrans Funding Authorization (E-76)(/resource/cg-prod-v2/projects/documents/01f6ba16f91ea0883d26.pdf)

Benefit to Community

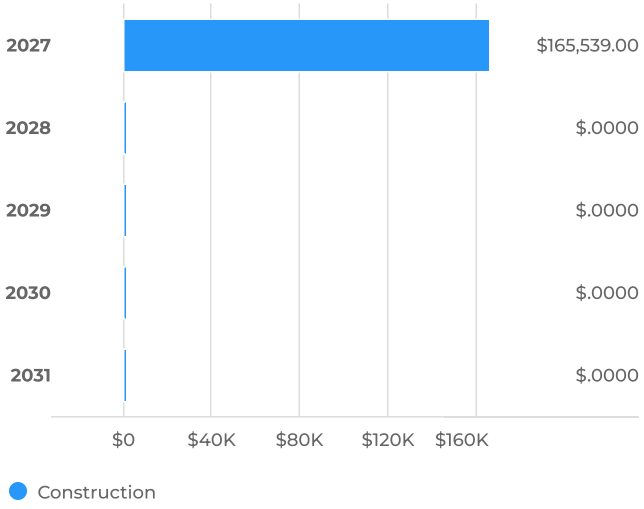
Reconstruction and Repair of Roadway and Shoulder/Drainage facilities will:

Community Benefits include enhanced traffic safety. Restoration of Roadway to Pre-Storm Damage Conditions, including reconstruction and repairs roadway features such as travel lanes, shoulders, roadway drainage, and striping.

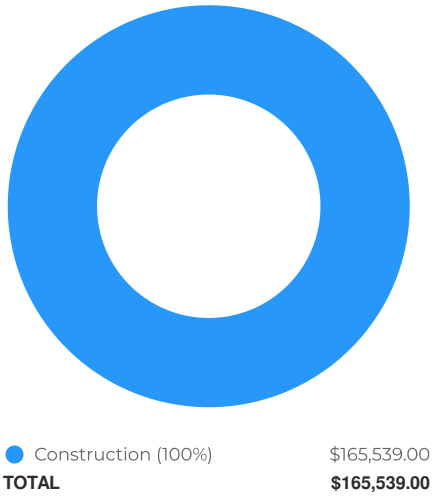
Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$165,539	$165.539K	$165.539K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

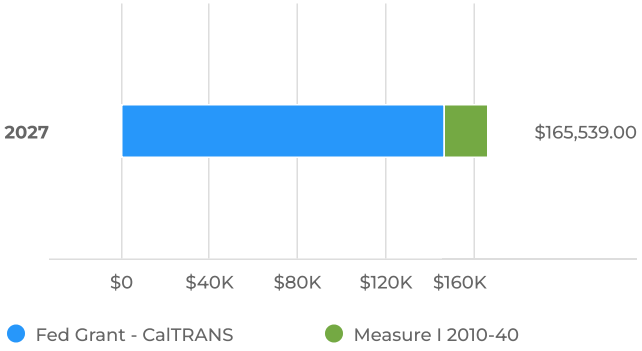
Capital Cost	Historical	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction	$0	$165,539	$0	$0	$0	$0	$0	$165,539
Total	**$0**	**$165,539**	**$0**	**$0**	**$0**	**$0**	**$0**	**$165,539**

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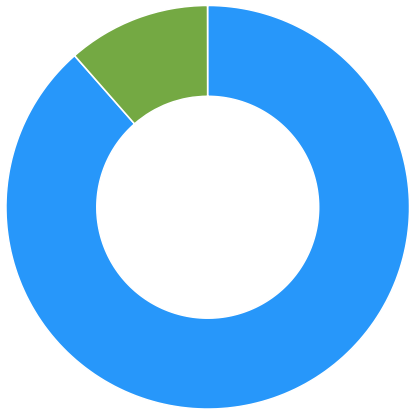
Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$165,539	$165.539K	$165.539K

Funding Sources by Year



Funding Sources for Budgeted Years



Fed Grant - CalTRANS (89%)	$146,552.00
Measure I 2010-40 (11%)	$18,987.00
TOTAL	**$165,539.00**

Funding Sources Breakdown

Funding Sources	Historical	FY2027	Total
Fed Grant - CalTRANS	$0	$146,552	$146,552
Measure I 2010-40	$0	$18,987	$18,987
Total	**$0**	**$165,539**	**$165,539**

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Uptown ADA Accessibility Parking Enhancements

Overview

Request Owner	Todd Gutjahr, Public Works Analyst
Est. Start Date	07/01/2026
Est. Completion Date	06/30/2027
Department	Engineering
Request Groups	CDBG
Form Type	Capital Improvement
Request Type	General CIP Request (FY26)
Project Number	C10055

Description

The design and construction of new ADA accessible parking enhancements on California Street to improve ADA Access to the public facility (Yucaipa Performing Arts Center).

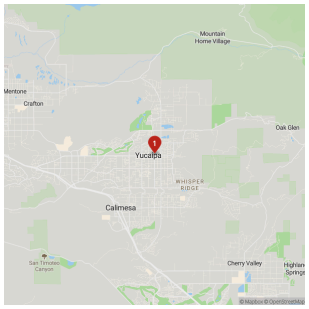
Images



Details

Type of Project	Improvements

Location



Benefit to Community

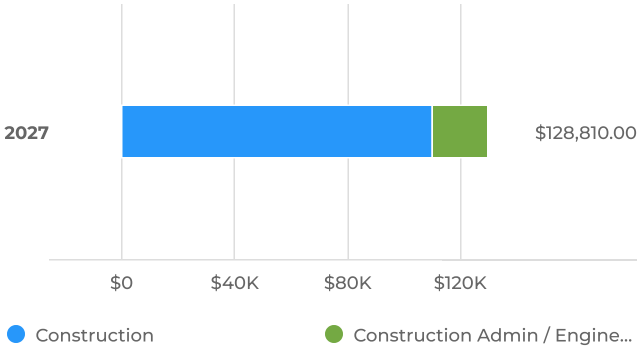
- Enhanced access to public facilities
- Add ADA Accessible public parking in the Uptown

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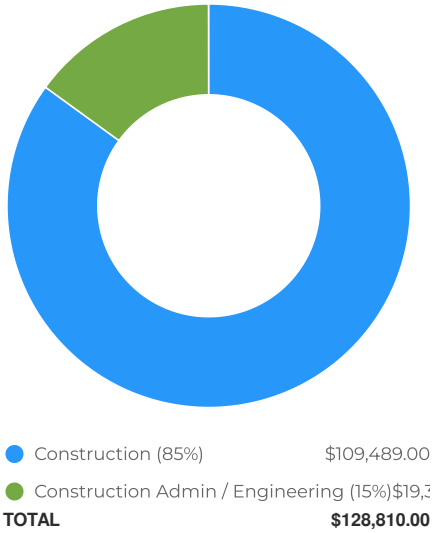
Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$128,810	$128.81K	$128.81K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

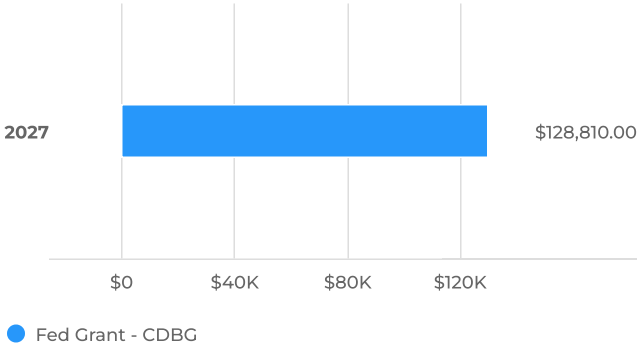
Capital Cost	FY2027	Total
Construction	$109,489	$109,489
Construction Admin / Engineering	$19,321	$19,321
Total	**$128,810**	**$128,810**

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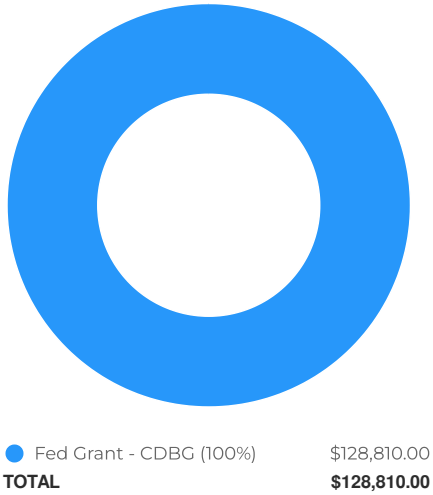
Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$128,810	$128.81K	$128.81K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2027	Total
Fed Grant - CDBG	$128,810	$128,810
Total	**$128,810**	**$128,810**