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
August 19, 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 AUGUST 5, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of August 5, 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 SINGLE-FAMILY RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION AREAS, ACTIVE PARK, DOG WALK AMENITIES, 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.

NEW BUSINESS:

3. **SUBJECT**: JZY DESIGN CONCEPTS (CASE NO. PLN-PHE-26-0007): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 910 SQUARE FOOT (26' X 16'), 14'-5" TALL METAL GARAGE PROPOSED TO BE CONSTRUCTED IN THE REAR OF THE PROPERTY LOCATED AT 35623 CARTER STREET; APN: 0321-431-22.

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

A) Review the architectural design of the proposed accessory structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and

B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and

D) Direct staff to file a Notice of Exemption.

4. **SUBJECT**: SORENSON ENGINEERING (CASE NO. PLN-PHE-26-0005): A REVISION TO APPROVED ACTION TO THE CONDITIONAL USE PERMIT ASSOCIATED WITH THE DEVELOPMENT OF THE SORENSON ENGINEERING CAMPUS (PRIOR CASE NO. 19-117) TO FACILITATE THE CONSTRUCTION OF BUILDING "P," A PROPOSED TWO-STORY, 50-FOOT-TALL MANUFACTURING BUILDING TOTALING 62,000 SQUARE FEET, AT THE NORTHEAST CORNER OF 17TH STREET AND DUNLAP BOULEVARD. THE REVISION INCLUDES A MAJOR VARIANCE TO ALLOW FOR A 5-FOOT FRONT YARD SETBACK ALONG DUNLAP BOULEVARD IN LIEU OF 15 FEET, A LAND USE COMPLIANCE REVIEW TO ALLOW AN 11% INCREASE IN THE MAXIMUM BUILDING HEIGHT TO ACCOMMODATE SCREENS FOR THE ROOF-TOP-EQUIPMENT, AND THE ARCHITECTURAL REVIEW OF THE PROPOSED STRUCTURE DESIGN. LOCATED ON AN APPROXIMATELY 17-ACRE CAMPUS AT 32025 AVENUE E AND 31950/32032 DUNLAP BLVD; APN(S) 0301-122-04, 71, 72.

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

1. Approve Case No. PLN-PHE-26-0005, and if acceptable, the Architectural Design of the new buildings, subject to the Conditions of Approval as contained in this Agenda Report; and

2. Adopt the Findings as contained in this Agenda Report; and

3. Accept the Addendum to the Sorenson Engineering Industrial Campus Master Plan Mitigated Negative Declaration pursuant to 15164 of the CEQA Guidelines which found no new environmental issues are associated with the proposed Project and that it is consistent with the findings in the previously adopted MND; and

4. Direct Staff to file a Notice of Determination.

ANNOUNCEMENTS

ADJOURNMENT

Notice Regarding Americans with Disability Act

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

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

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

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

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

AFFIDAVIT OF POSTING

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

I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 08/13/2026, 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

AVS

Ana V. Sauseda, MMC
City Clerk

Agenda Item No. 1

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of August 5, 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 August 5, 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 Chair Miller.

PLANNING COMMISSION ROLL CALL

PRESENT: Dennis Miller, Chair
Brandon Mihld, Vice Chair
Mike McCuistion, Commissioner
Timothy Mullins, Commissioner
Donna Snodgrass, Commissioner

ABSENT: Robert O'Brine, Commissioner
Tony Hicks, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Landon Kern, Assistant City Engineer
Tuan Vu, Assistant City Attorney
Frankie Griffiths, Associate Planner
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 JULY 15, 2026.

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

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

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

PLANNING COMMISSION EX PARTE DISCLOSURE

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

2. **SUBJECT**: **RC HOBBS COMPANY** (PLN-PHE-25-0020): A TENTATIVE TRACT MAP (TTM 20857) ON A 3.3-ACRE PROPERTY AT THE SOUTHEAST INTERSECTION OF 18TH STREET AND AVENUE E FOR A 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN THE RM-10M (MULTIPLE RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOT SIZE) LAND USE DISTRICT WHICH WILL INCLUDE A LETTERED LOT FOR DRAINAGE MANAGEMENT AND A PERIMETER WALL THAT IS SIX (6) FEET IN HEIGHT. THE PROJECT ALSO INCLUDES A VARIANCE TO PERMIT A REDUCED FRONT YARD SETBACK OF 13'-9" FEET AND PERMIT A REDUCED NUMBER OF REQUIRED OPEN PARKING SPACES. THIS SUBMITTAL ALSO INCLUDES THE ARCHITECTURAL REVIEW FOR THE PROPOSED TWO-STORY HOMES. THE SUBJECT PROPERTY IS LOCATED AT 31711 AVENUE E (APN:0301-121-17).

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

1. Approve Conditional Use Permit and Tentative Tract Map No. 20857 (Case No. PLN-PHE-25-0020) subject to the Conditions of Approval as contained in this Staff Report; and

2. Adopt the Conditional Use Permit, Subdivision and Variance Findings as contained in this Agenda Report; and

3. Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project; and

4. Determine that the Project does not require any additional environmental review pursuant Sections 15332 and 15305 of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and

5. Direct Staff to file a Notice of Determination.

- Public Hearing Opened

Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0020 6:32 p.m.

- Staff Presentation

Associate Planner Frankie Griffiths presented the Agenda Report.

- Applicant Presentation

The applicant Shay Mueller addressed the commission.

- Public Comments

The following members of the public spoke.

  - John and Jackie Meyer

- Applicant Rebuttal

The applicant Shay Meuller responded to the public comment concerns.

- Public Hearing Closed

Chair Miller closed the Public Hearing at 7:06 p.m.

ACTION: MOTION BY COMMISSIONER SNODGRASS, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 5-0-2, TO APPROVE AGENDA ITEM NO. 2., WITH THE CONTINGENCY THAT THE BUILDER MEET WITH THE NEIGHBORS AND EXPLAIN THAT THE RUNOFF MITIGATION IS BEING ADDRESSED, SO THAT EXCESS FLOWS ARE NOT CREATED. (COMMISSIONERS O'BRINE AND HICKS ABSENT).

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock announced that the next meeting will be held on August 19, 2026.

ADJOURNMENT:

The meeting adjourned at 7:13 PM.

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

Item No. **2**

STAFF REPORT

DATE: August 19, 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 single-family residential and 8,000 square feet of retail use development, and includes associated community features including a recreation areas, active park, dog walk amenities, 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

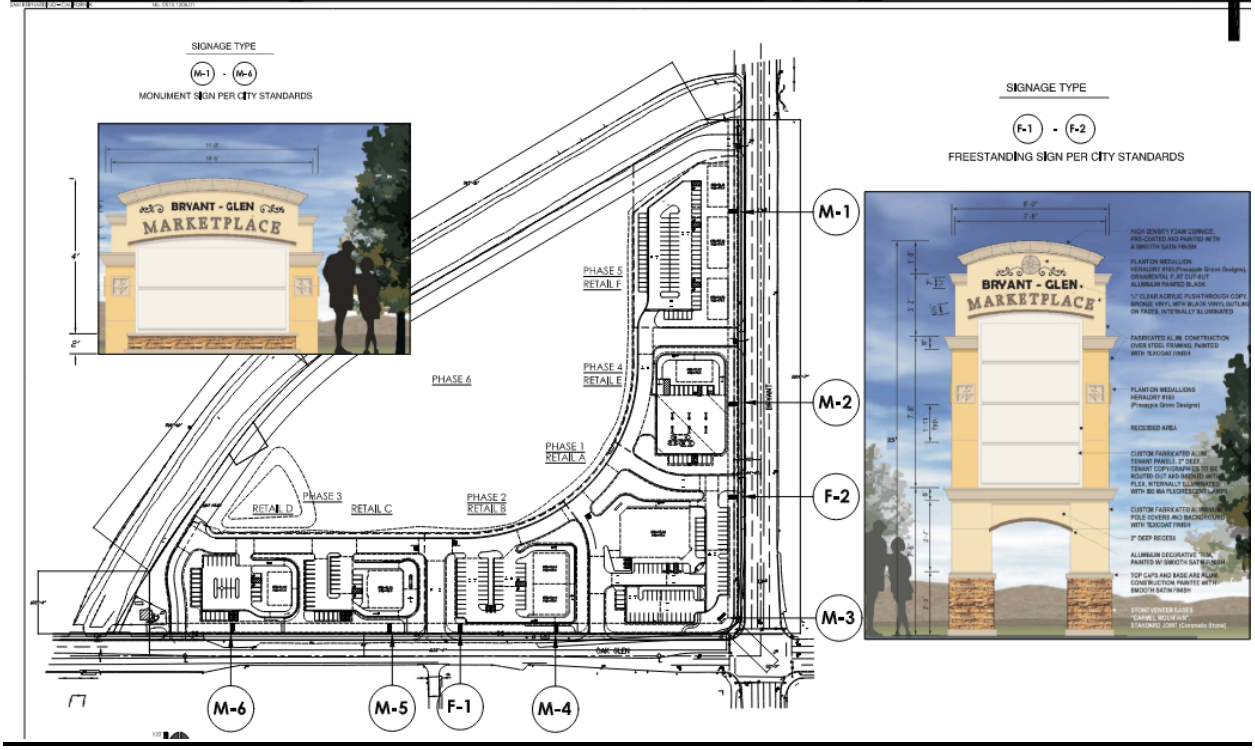
June 3, 2026, Planning Commission Hearing

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.

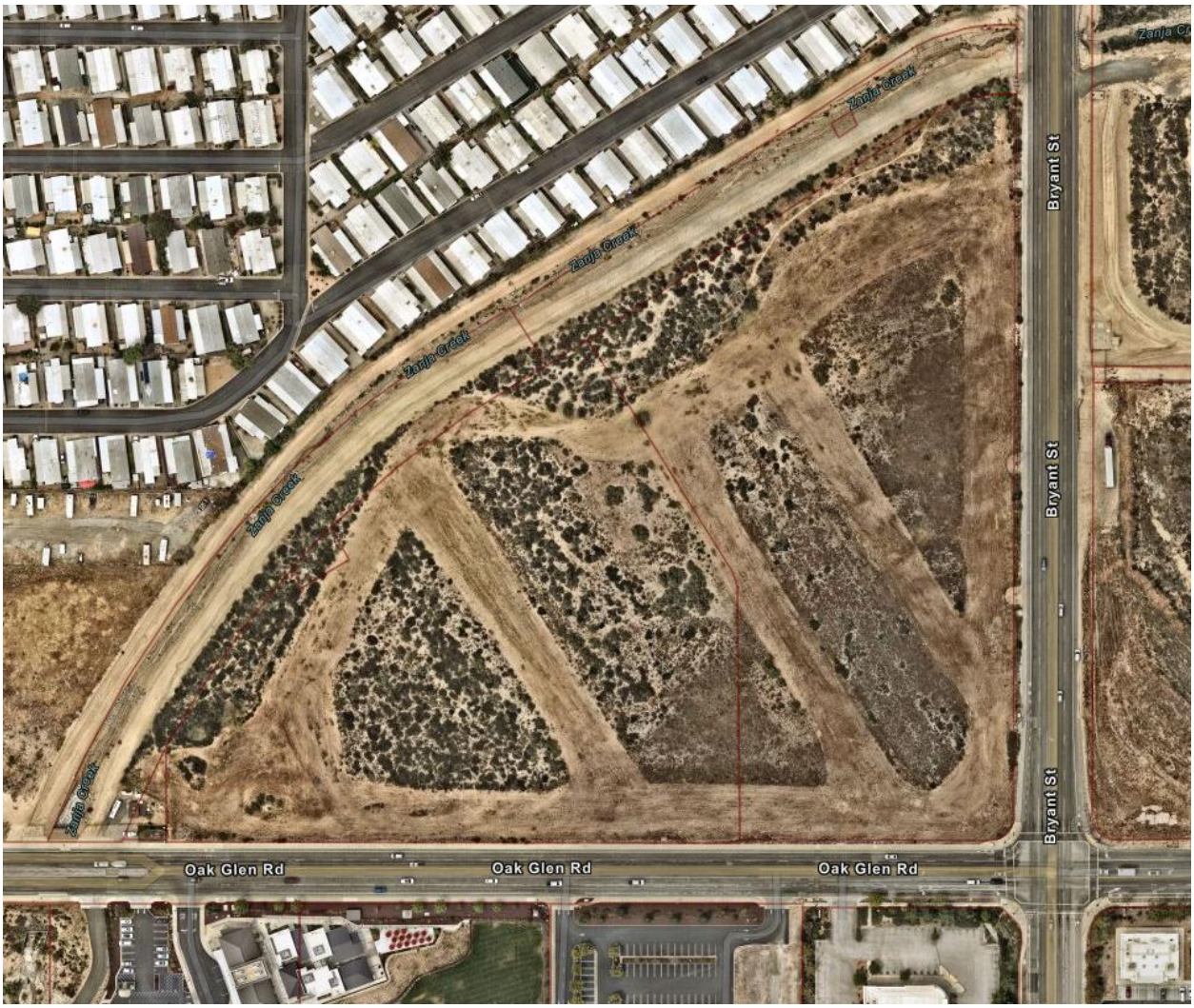


Site plan for Case No. 10-092

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 "small lot" 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.

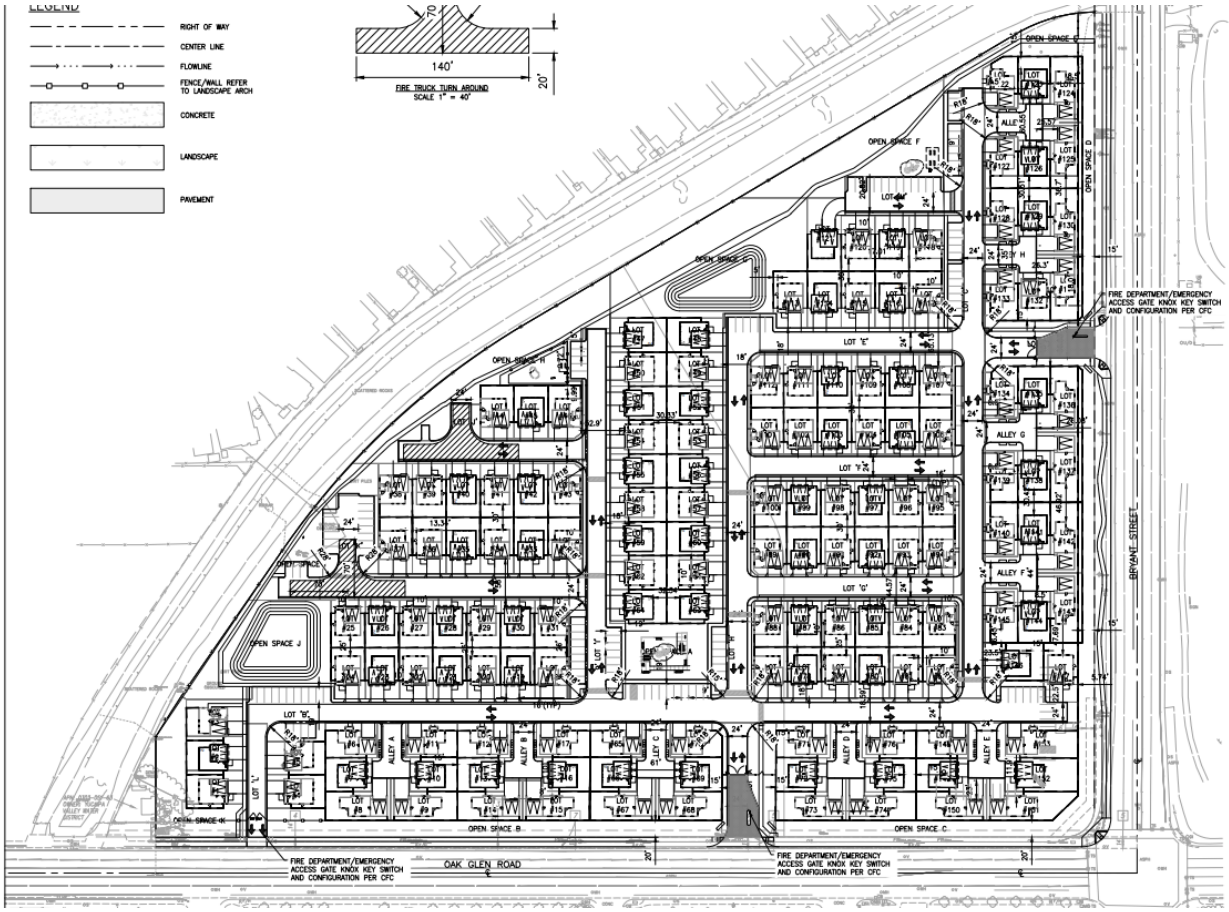
General Plan Amendment:

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.

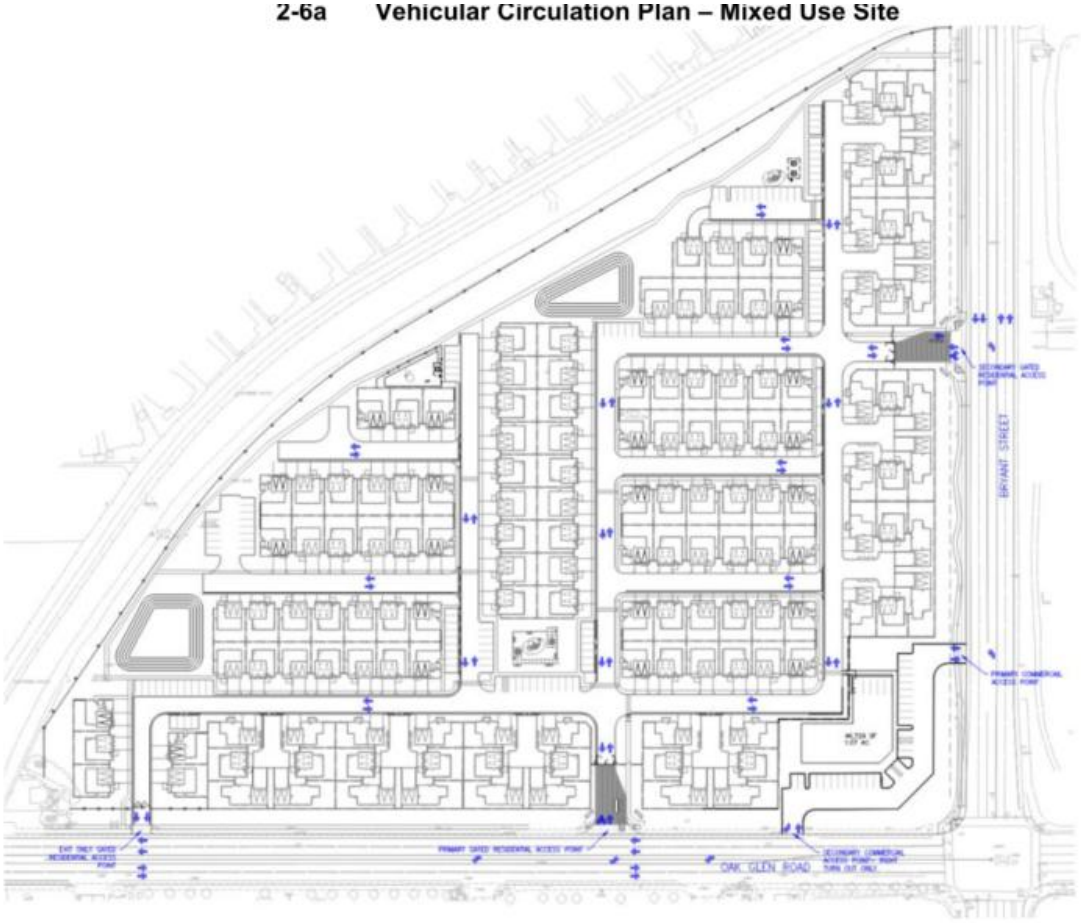


TTM 20372

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.

2-6a Vehicular Circulation Plan – Mixed Use Site

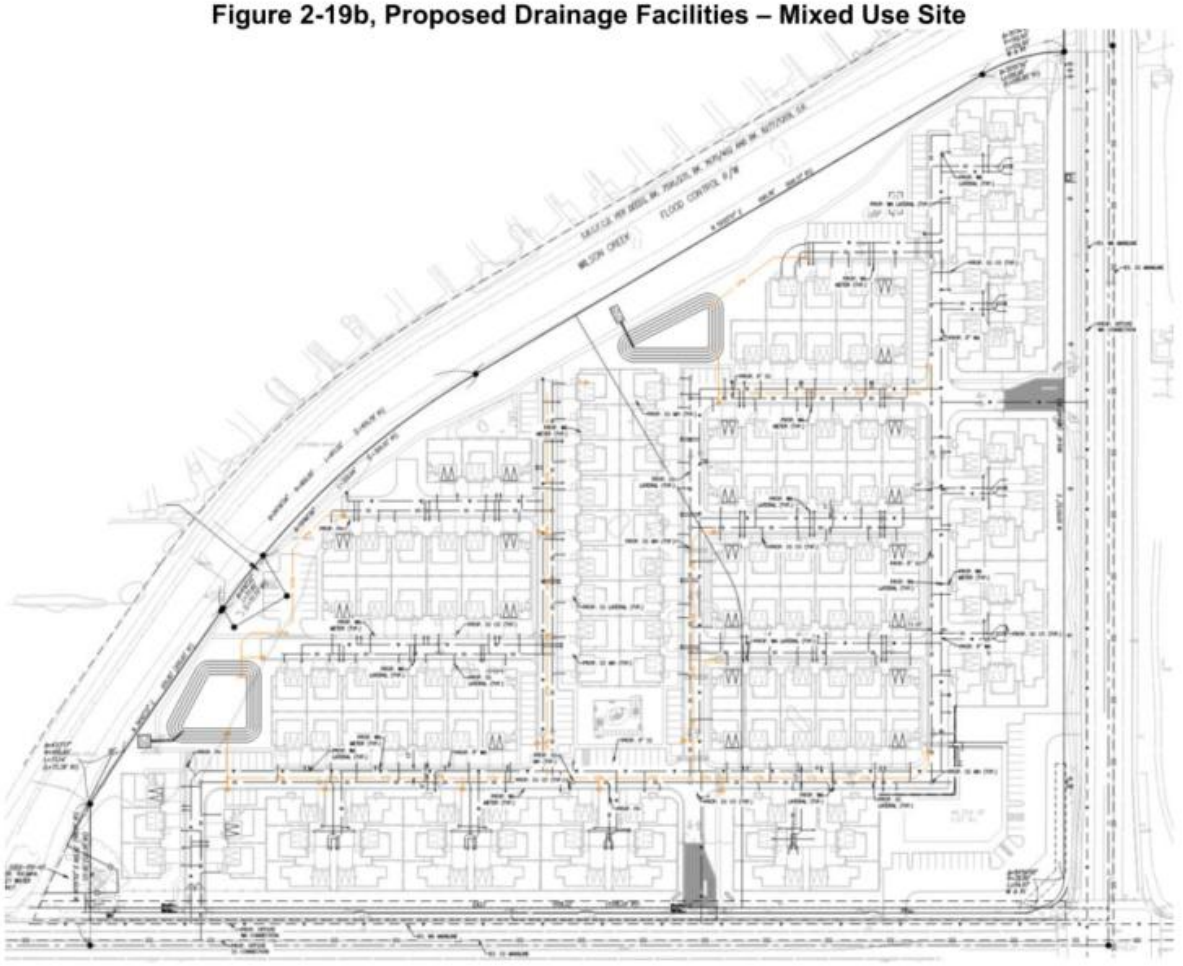


Vehicular Circulation Plan

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:

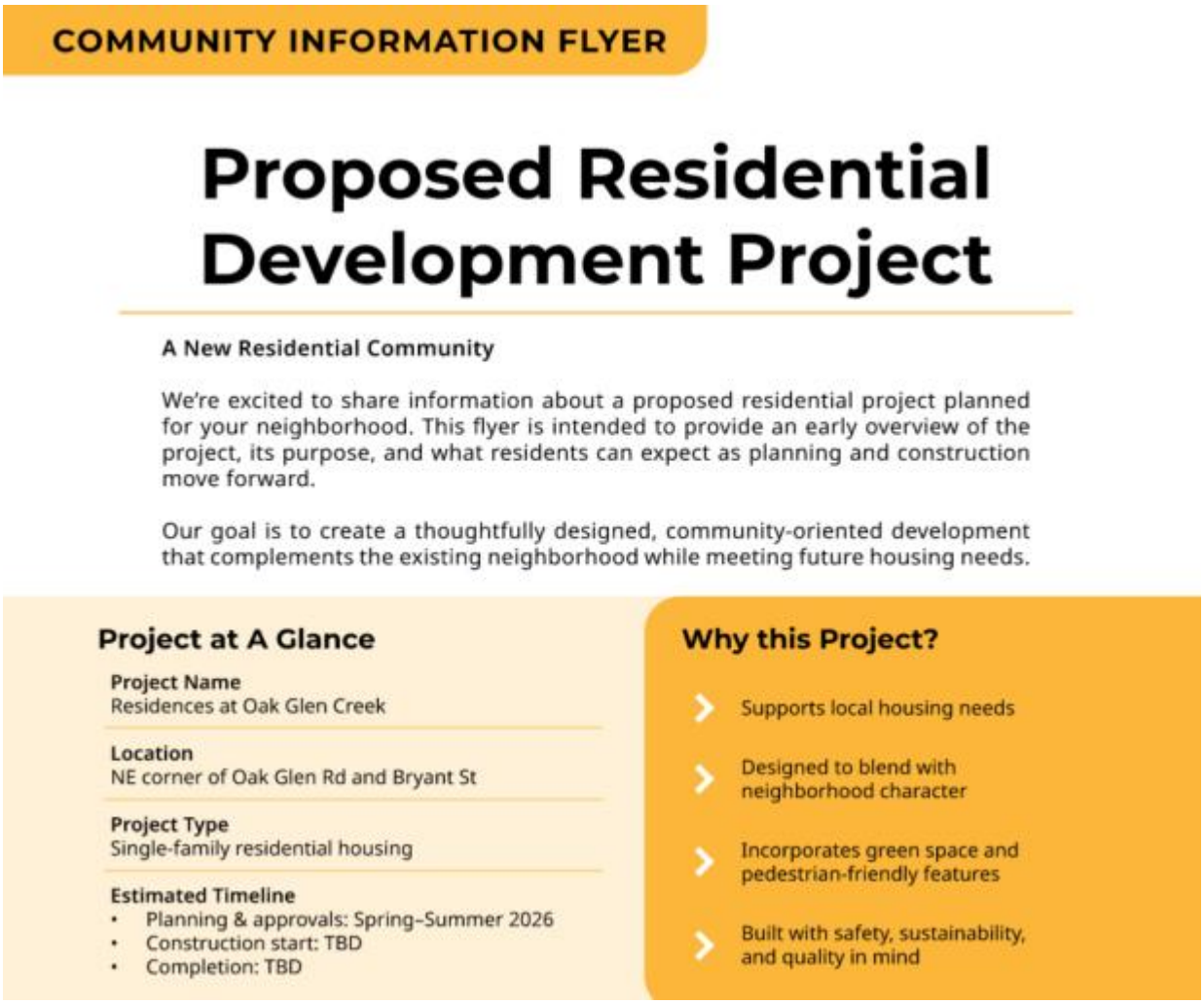
As a part of the review of the Specific Plan, a consistency analysis was performed to compare the proposed Specific Plan and the goals and objectives of the General Plan. The Project supports several General Plan policies including:

- 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.

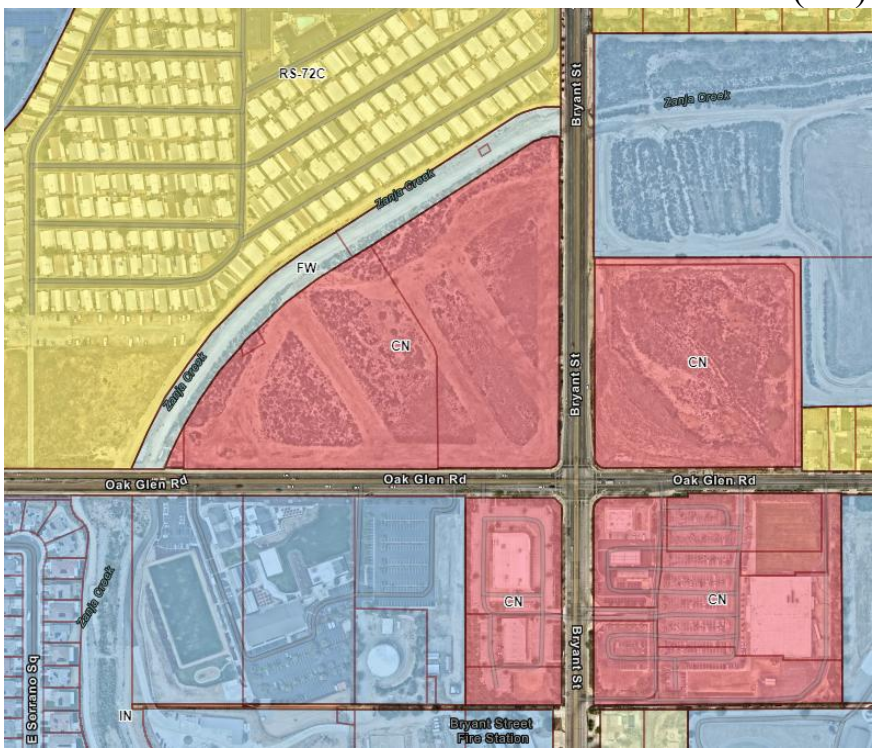
7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code with approval of the Residences at Oak Glen Creek Specific Plan and General Plan Amendment, and the regulations of any public agency having jurisdiction by law 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: August 19, 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.	

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.	

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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	

	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.	

DRAFT

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, 2026, and August 19, 2026, 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 Residences at Oak Glen Creek 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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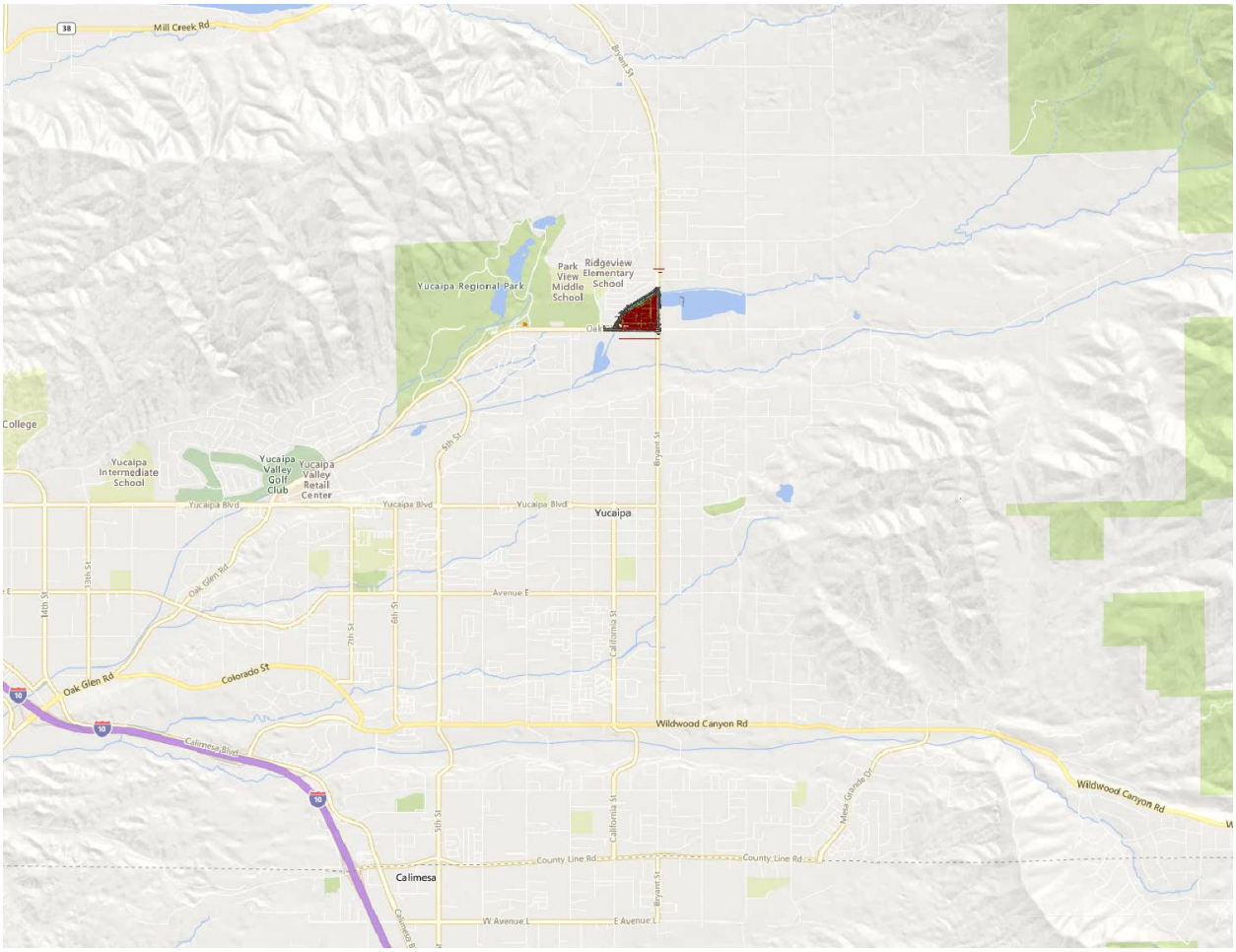
2-1 Regional Map



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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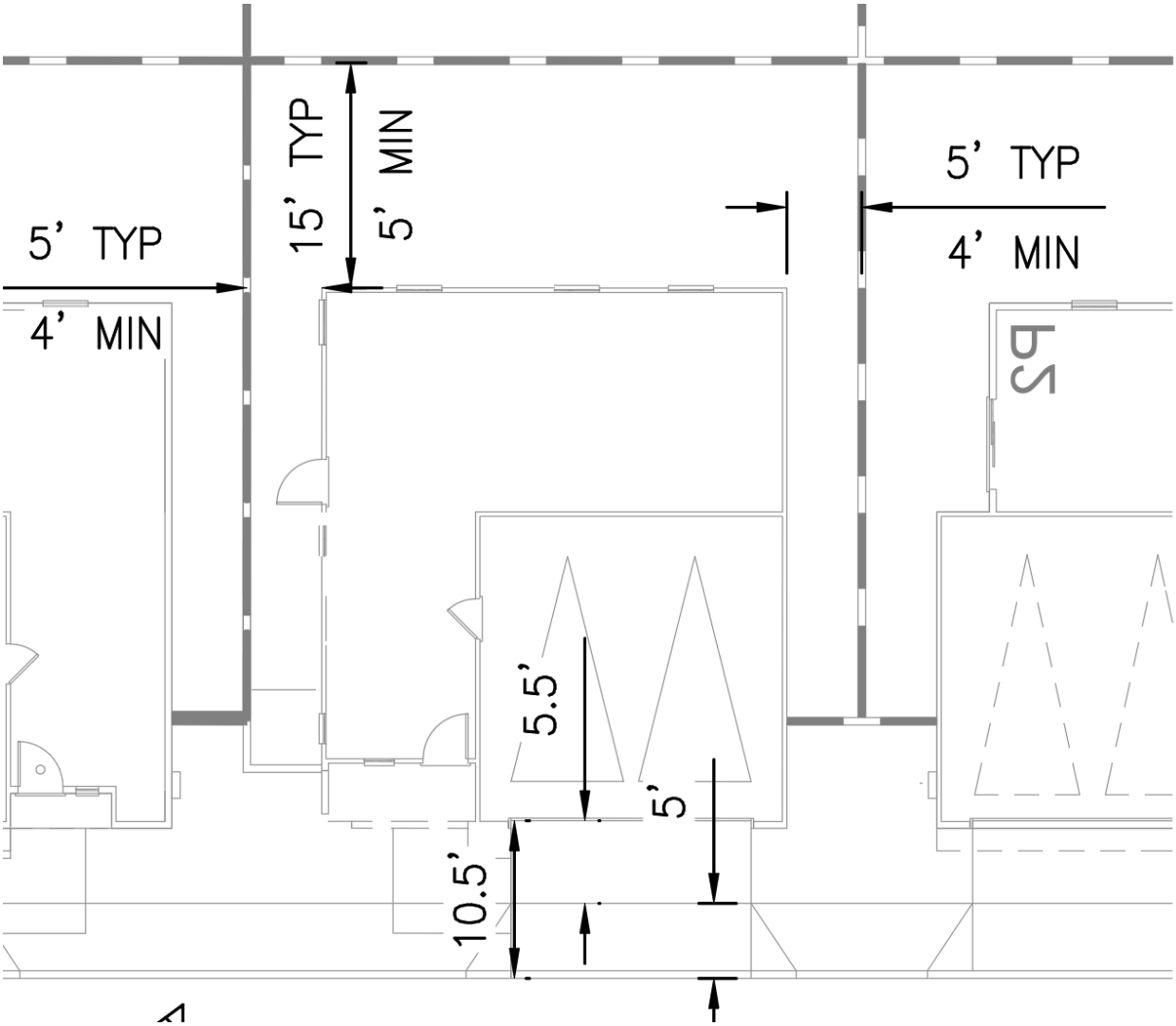
2-5 Setback Diagram



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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

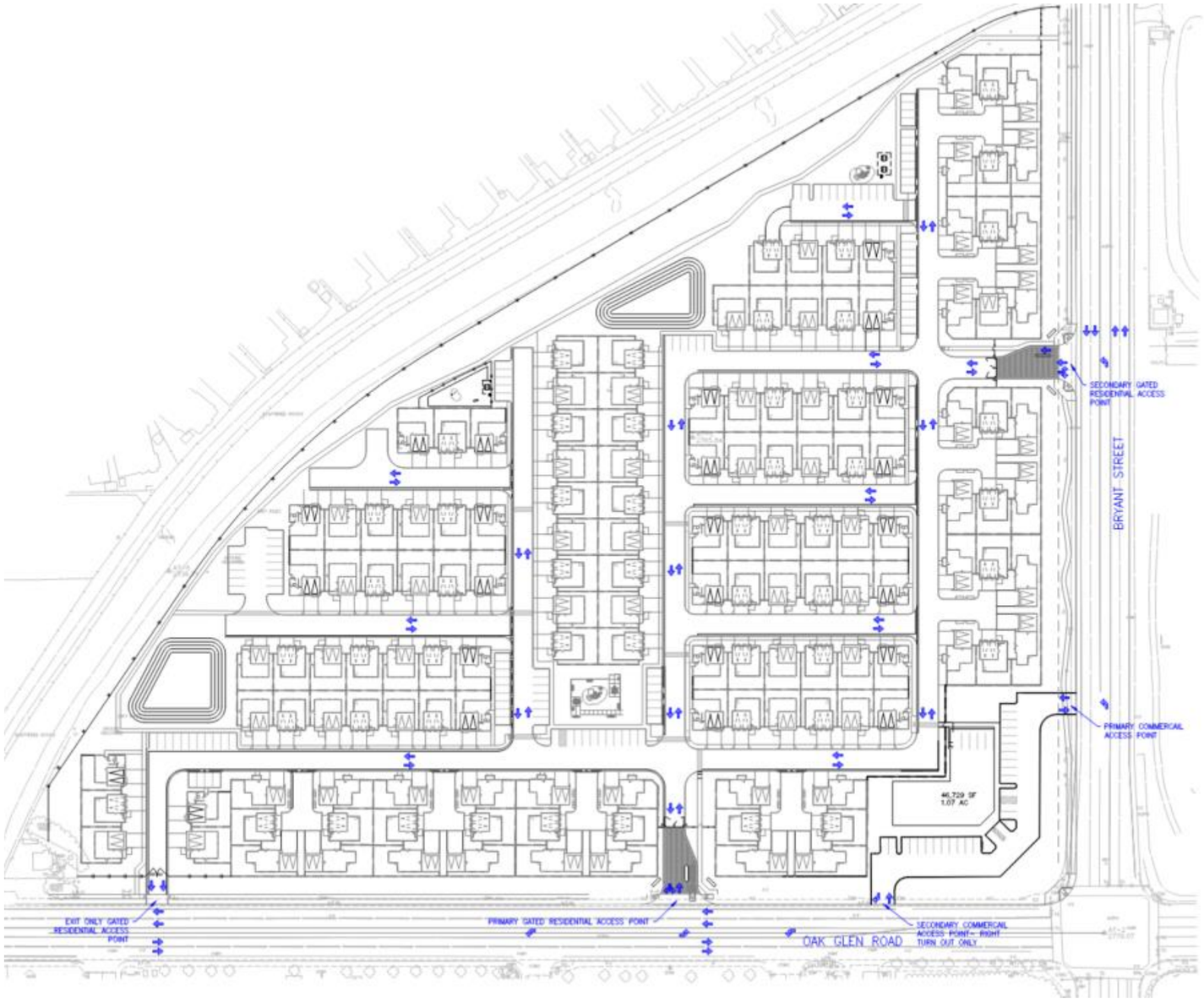


Figure 2-7, *Internal Street – Parking 1 Side*

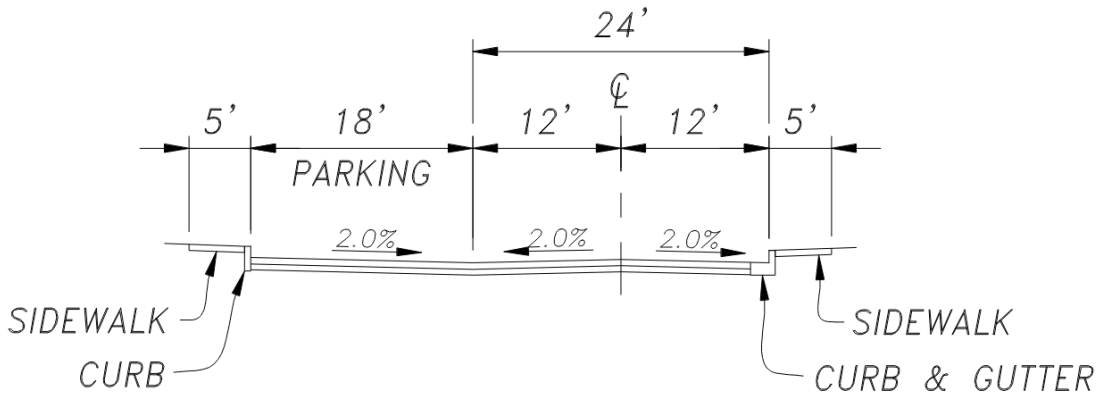
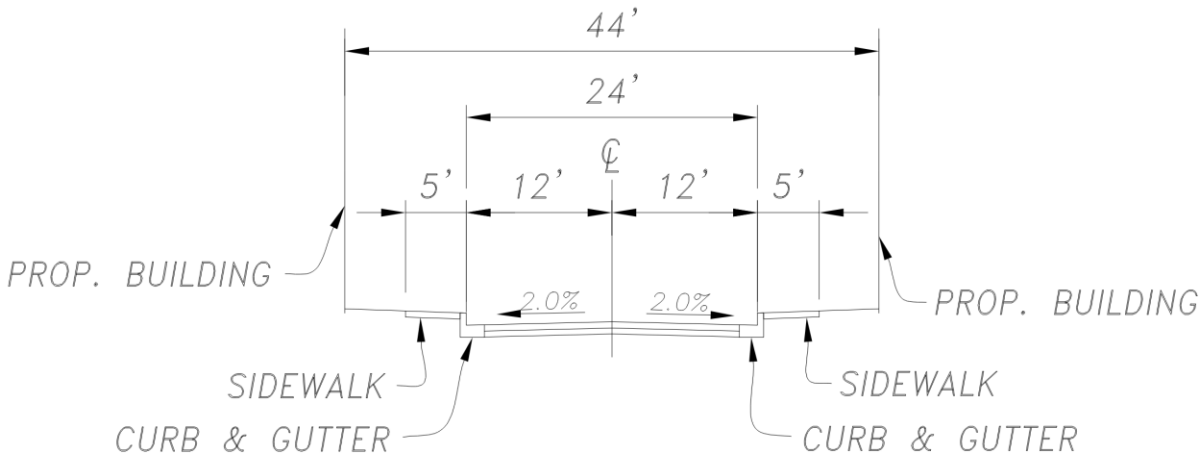
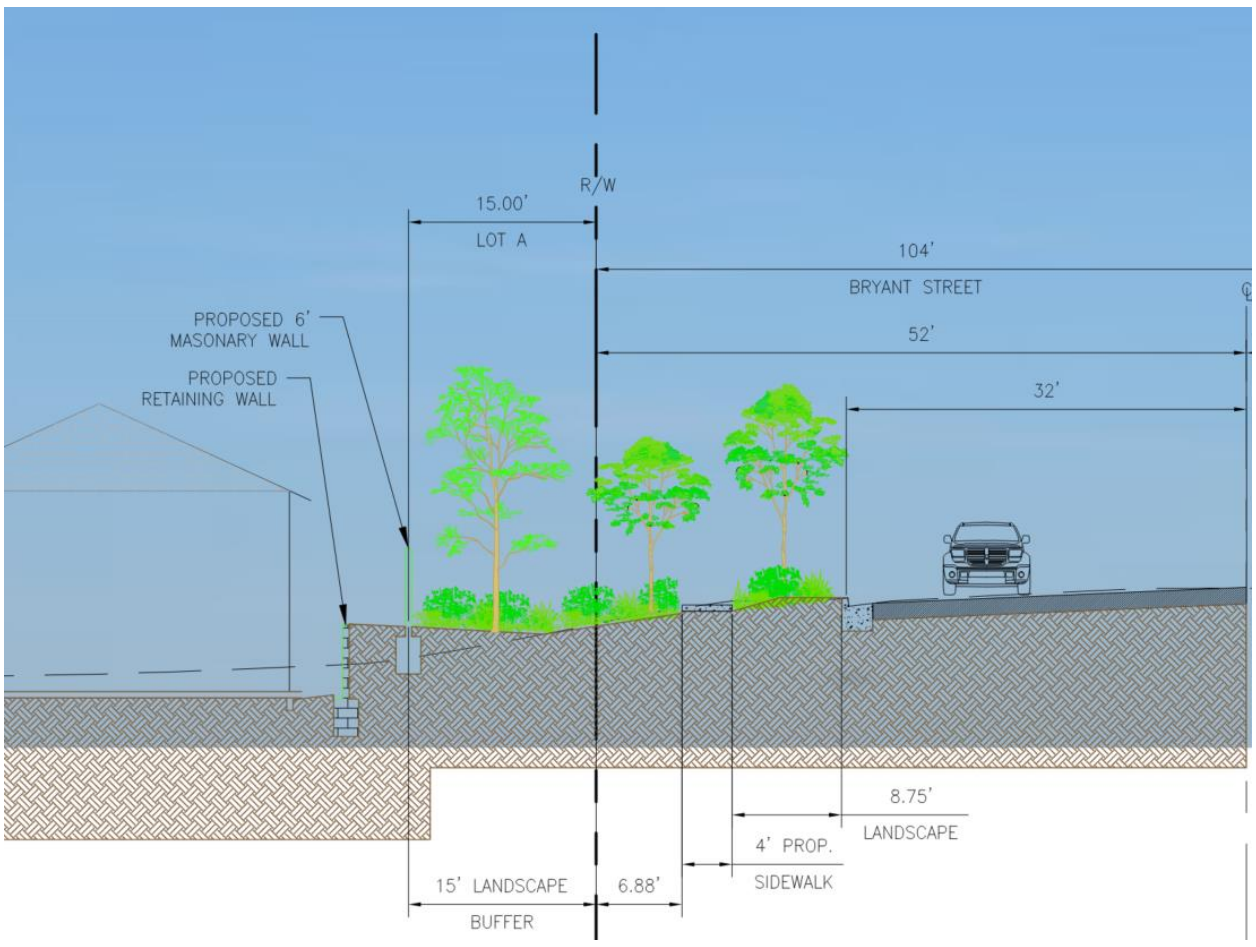


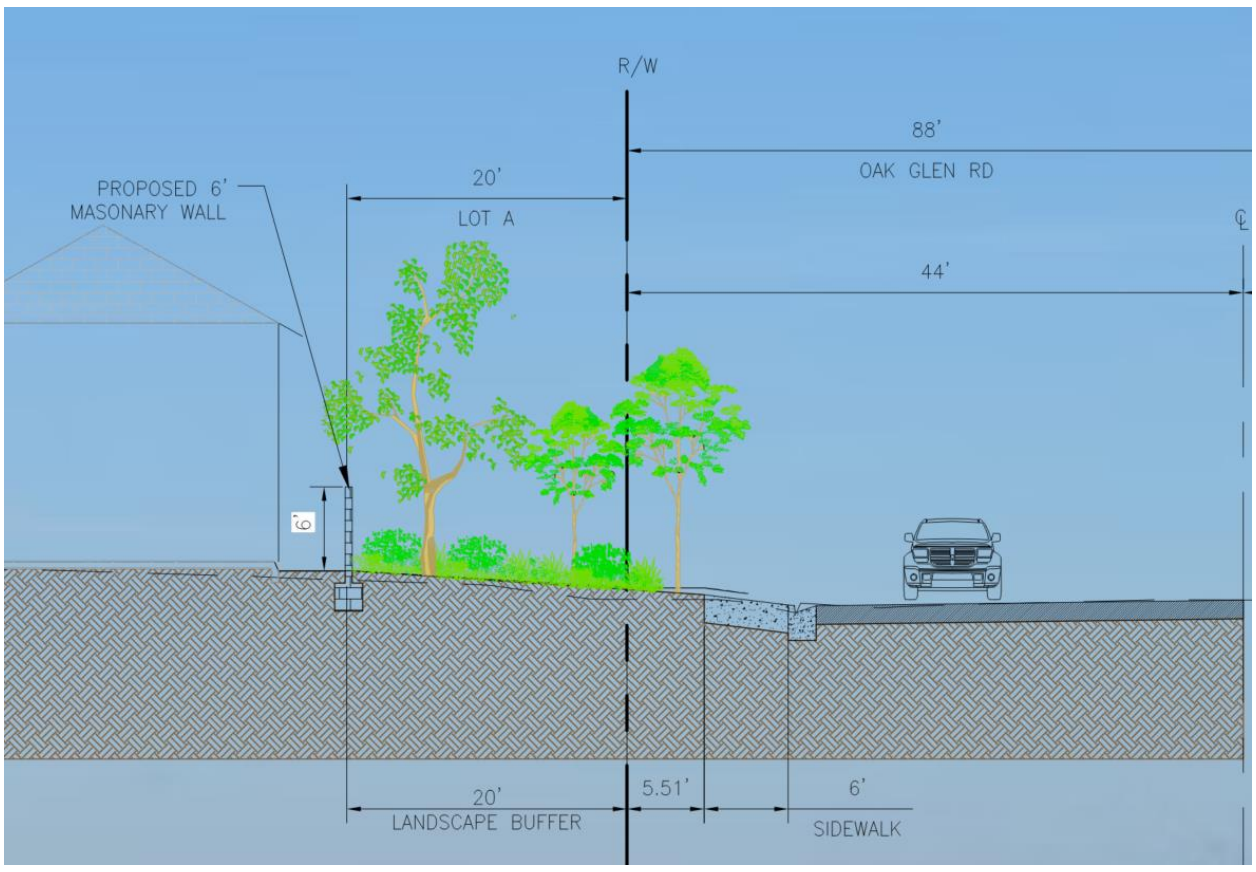
Figure 2-8, *Internal Street – No Parking*



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

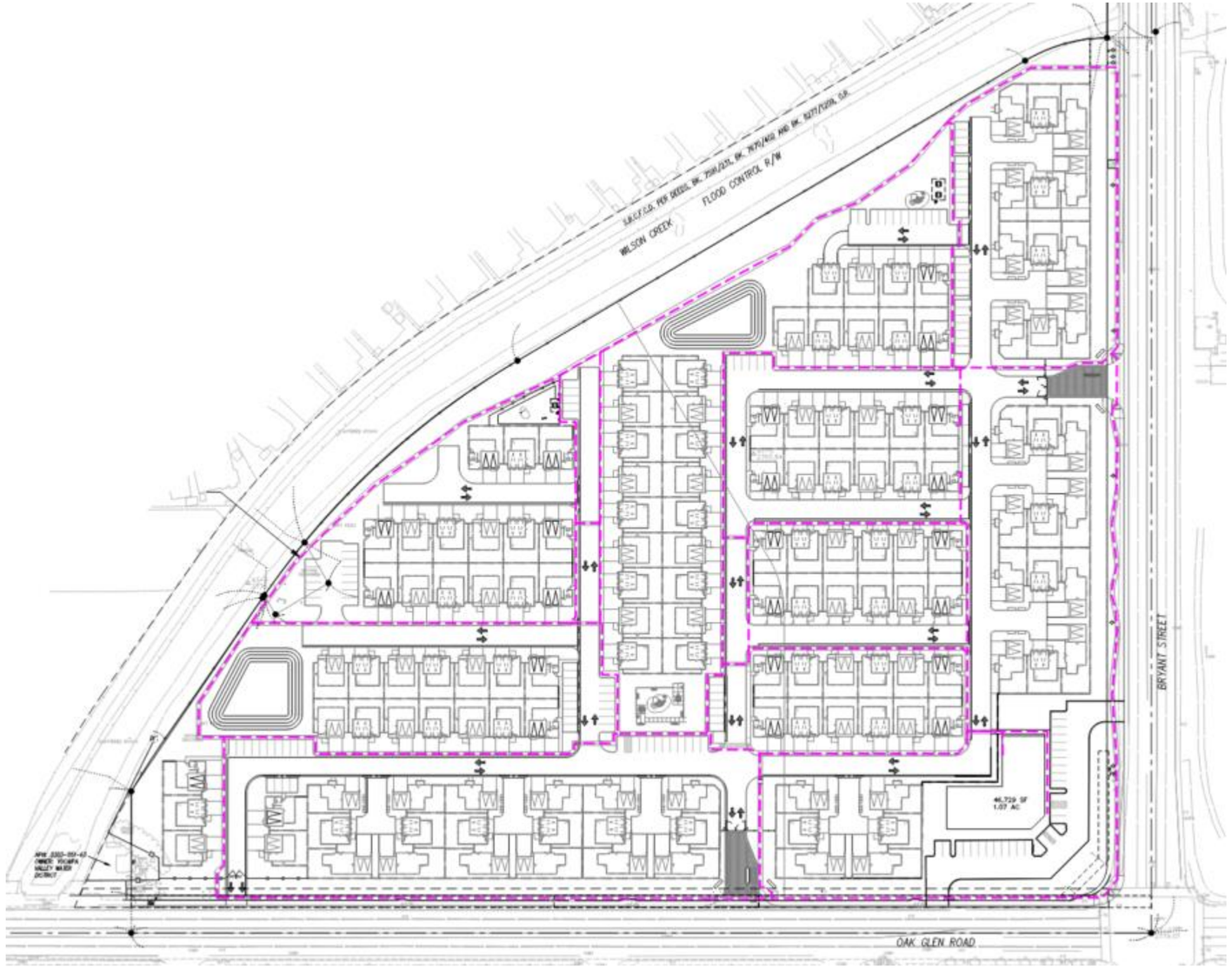
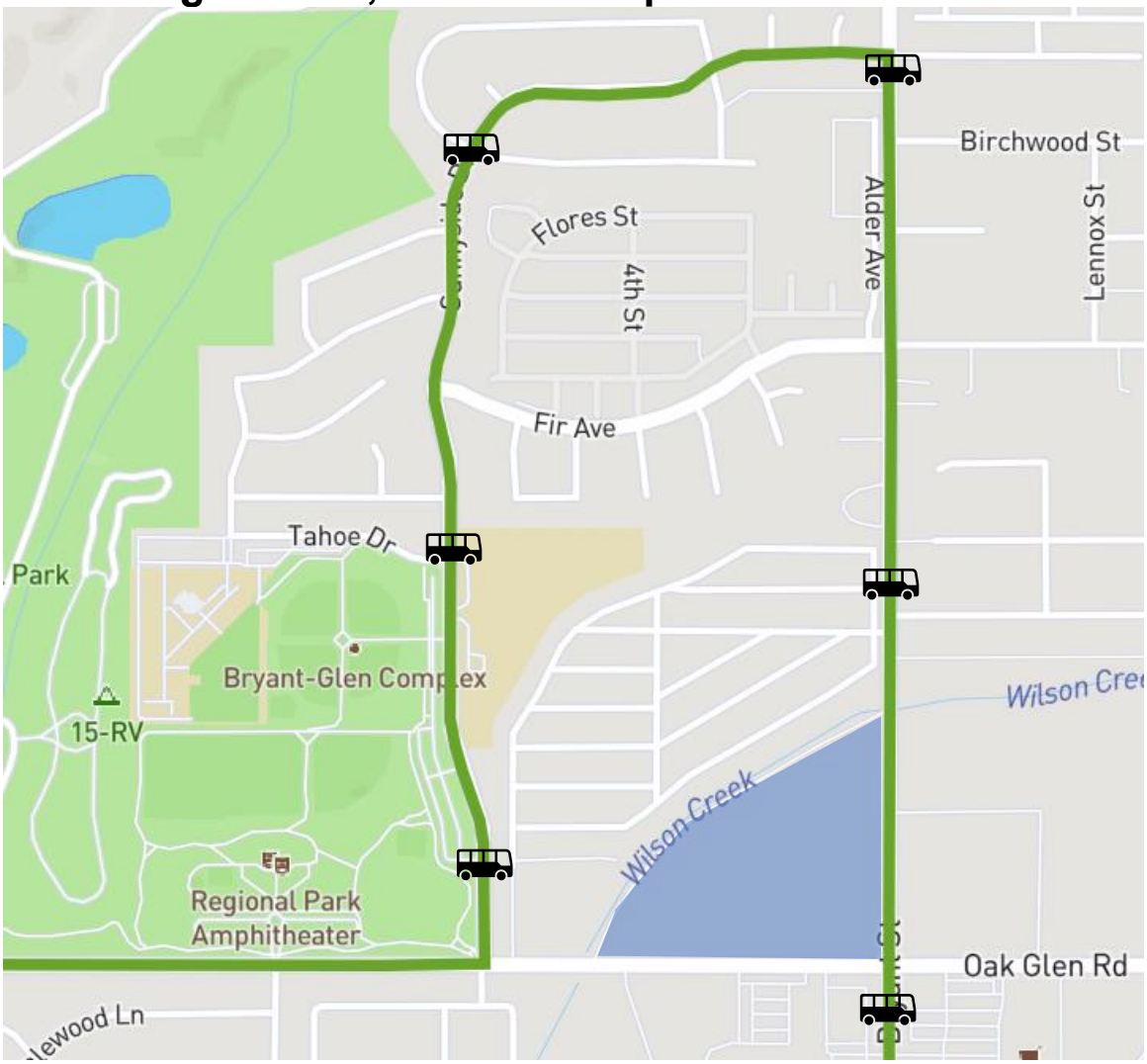


Figure 2-12, Public Transportation Network



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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'
Caesalpinia pulcherrima
Mexican Red Bird of Paradise
Nassella tenuissima
Mexican Feather Grass
Bulbine frutescens
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

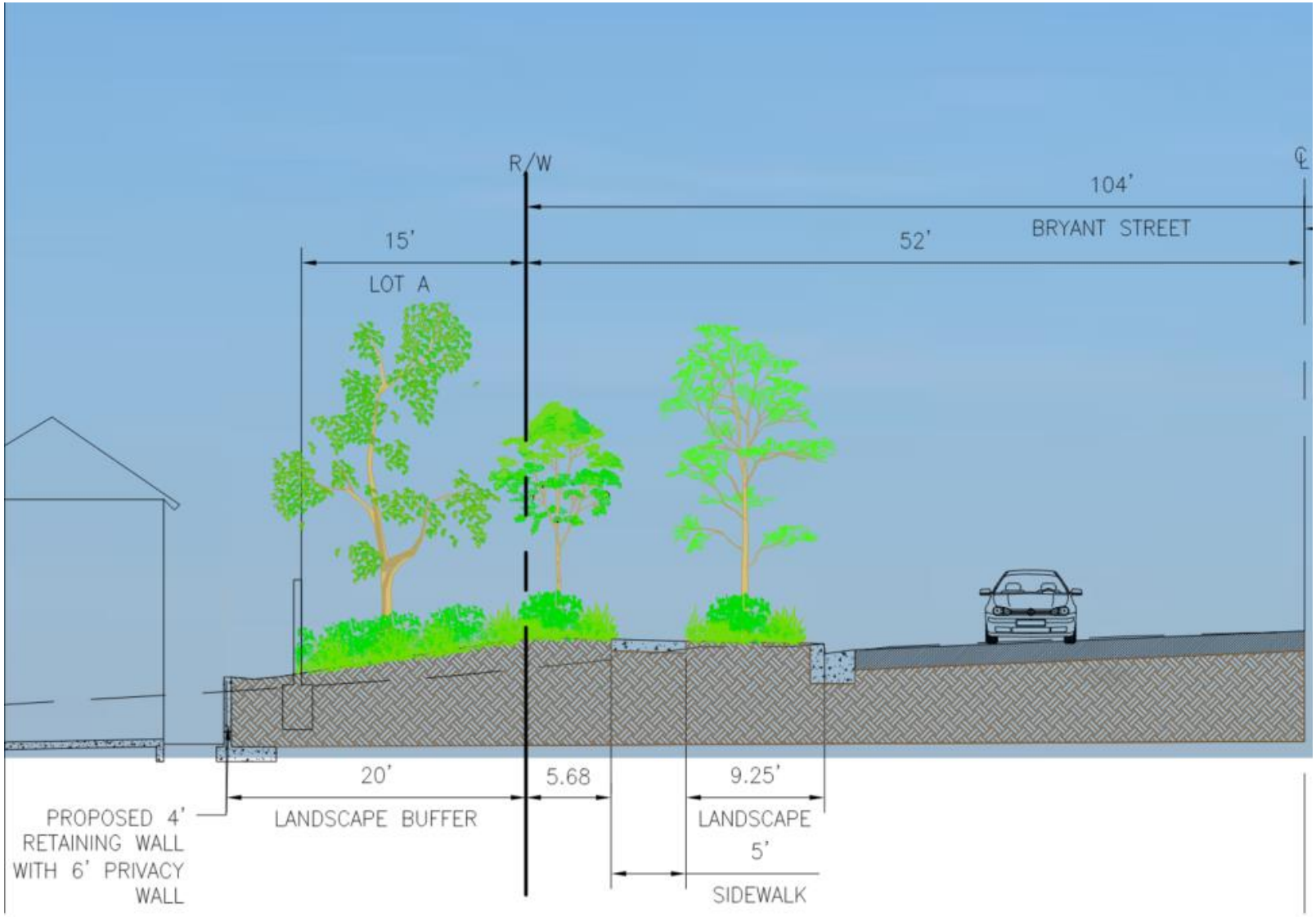


Figure 2-15, North Edge

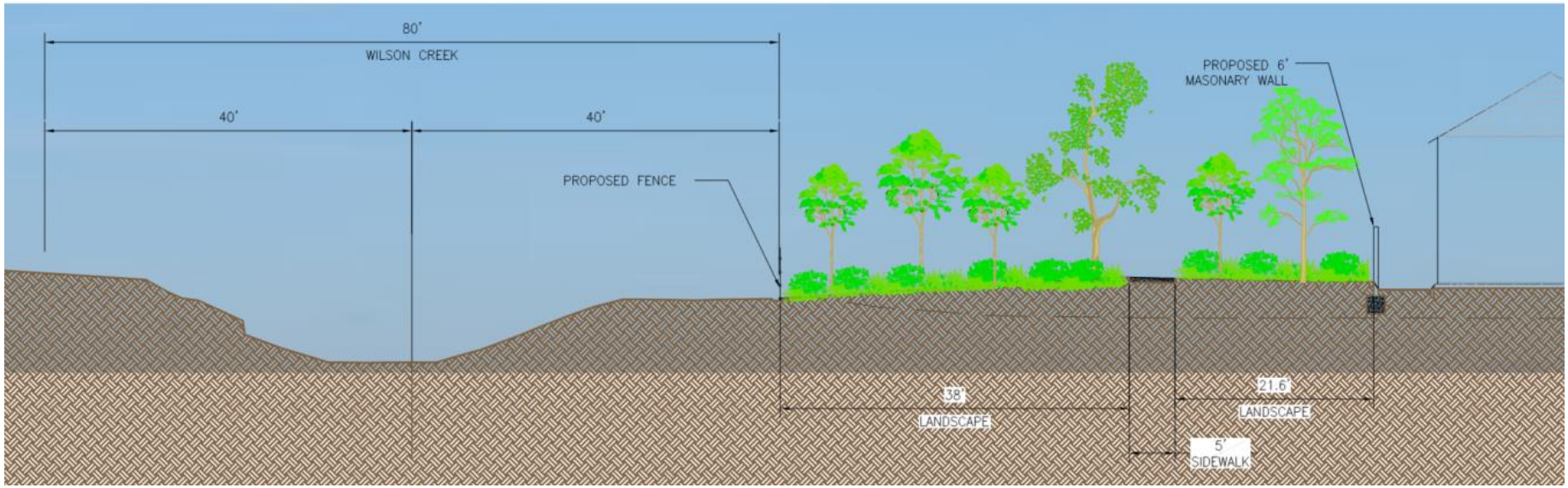
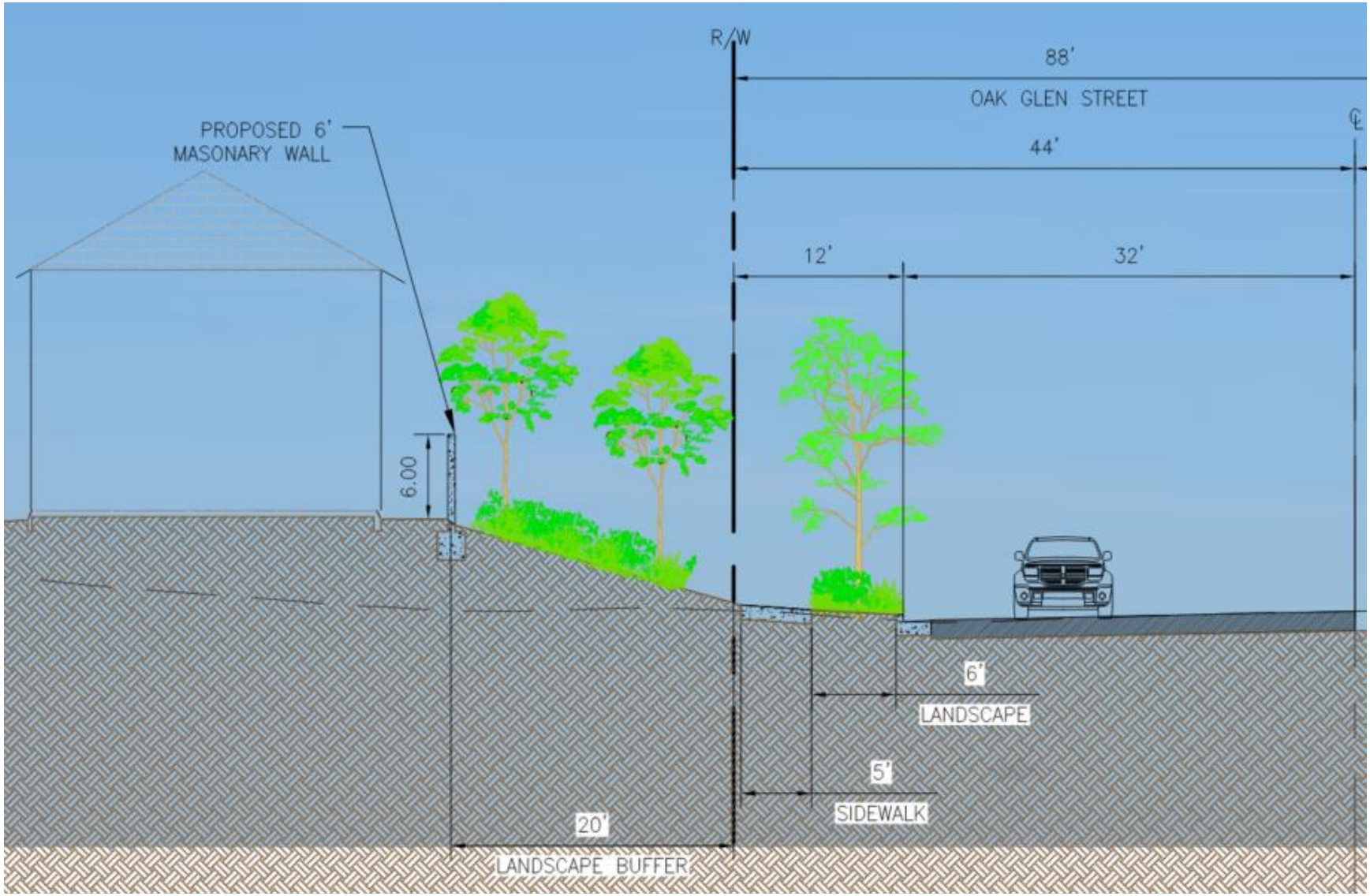


Figure 2-16, South Edge



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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

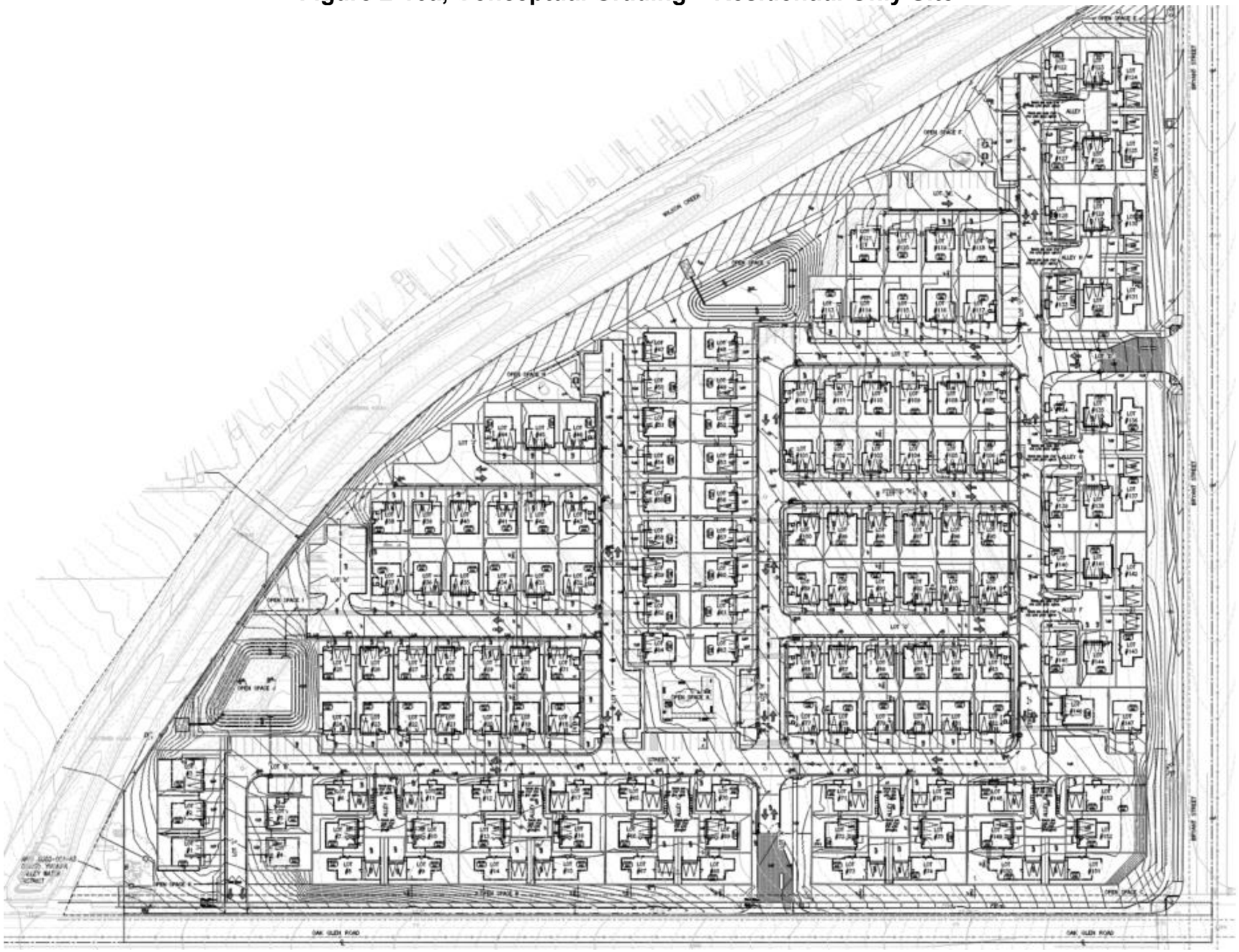

Figure 2-16a, Conceptual Grading – Mixed Used Site

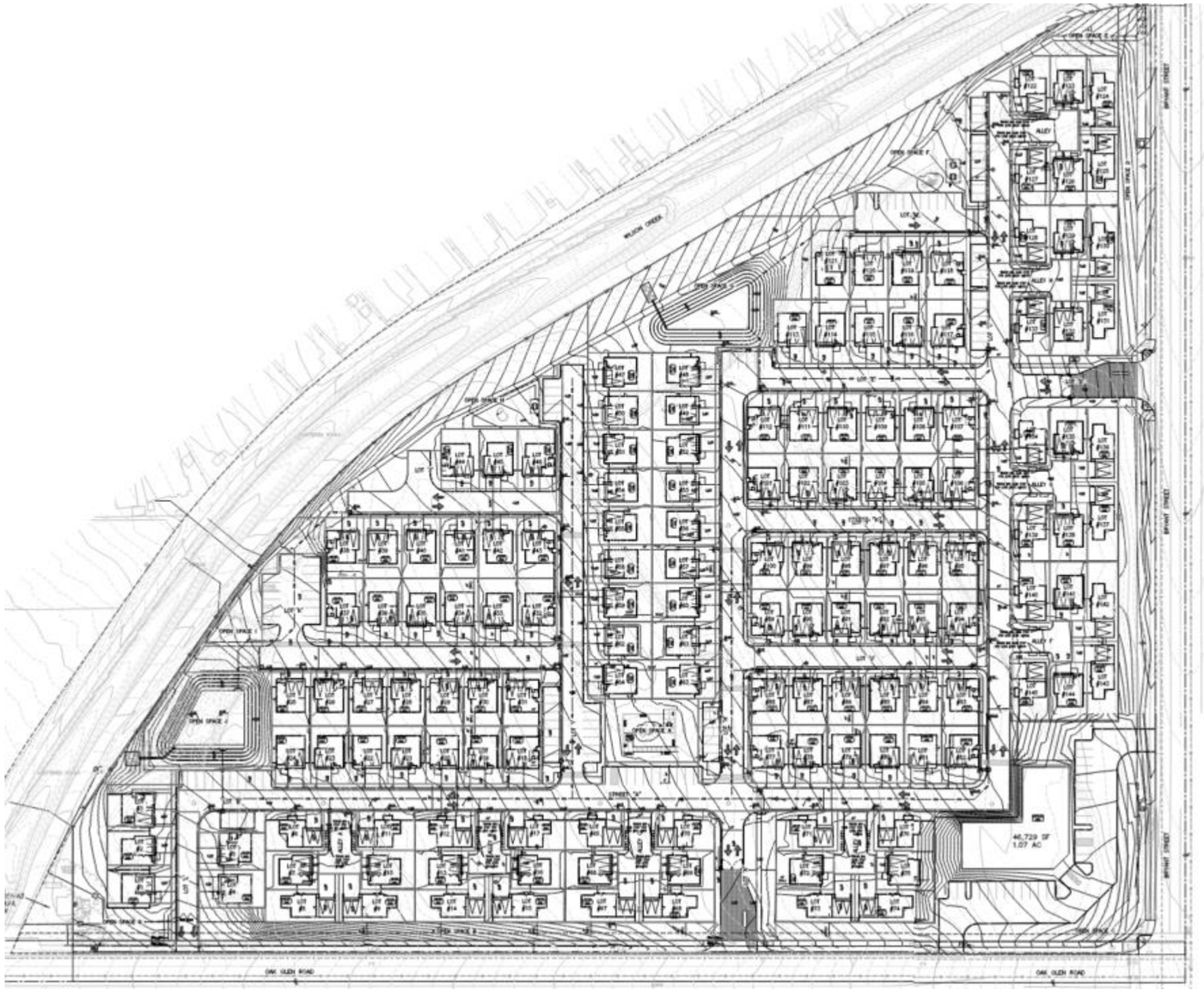

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Figure 2-17a, Proposed Water Plan – Residential Only Site

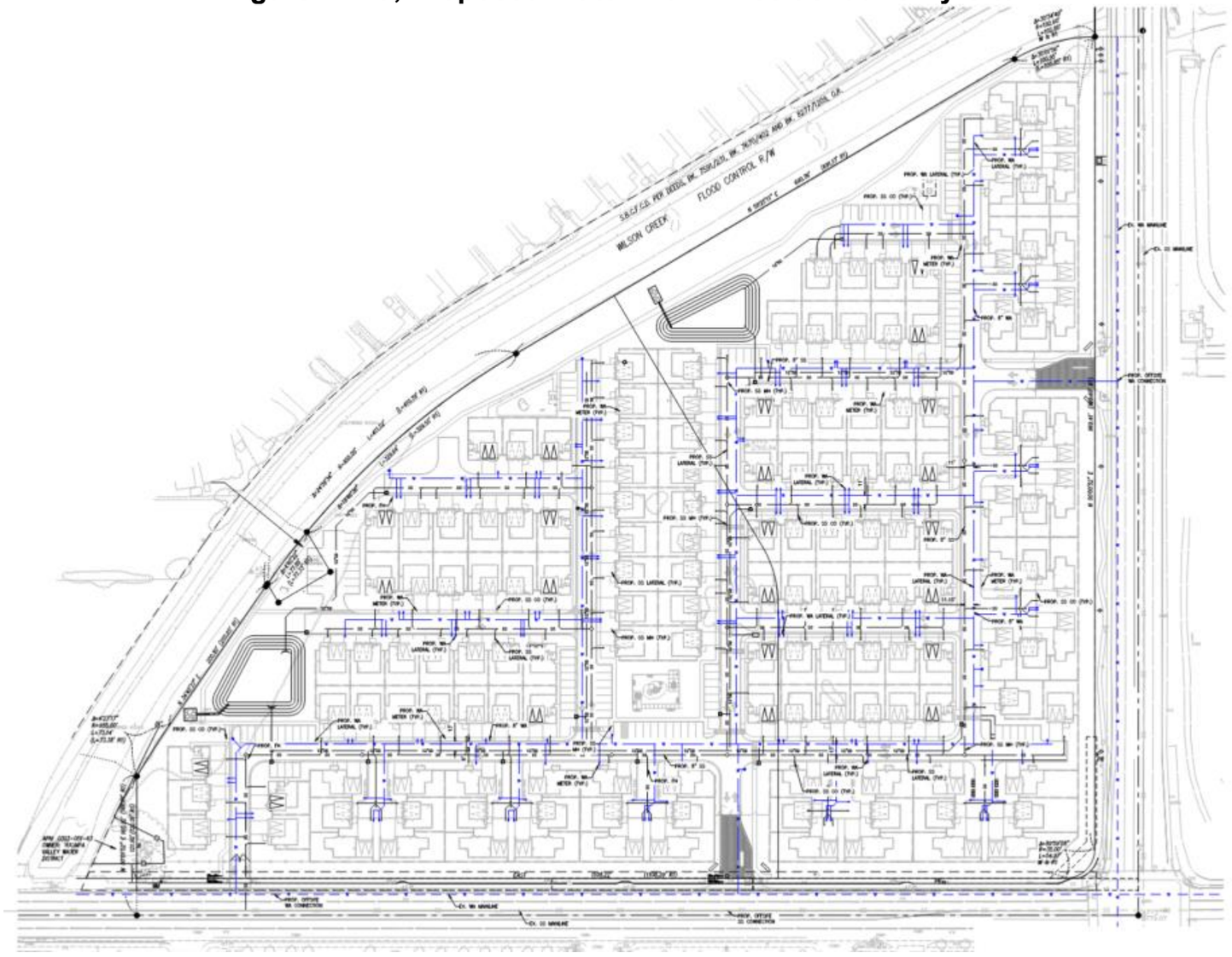


Figure 2-17a, Proposed Water Plan – Mixed Use Site

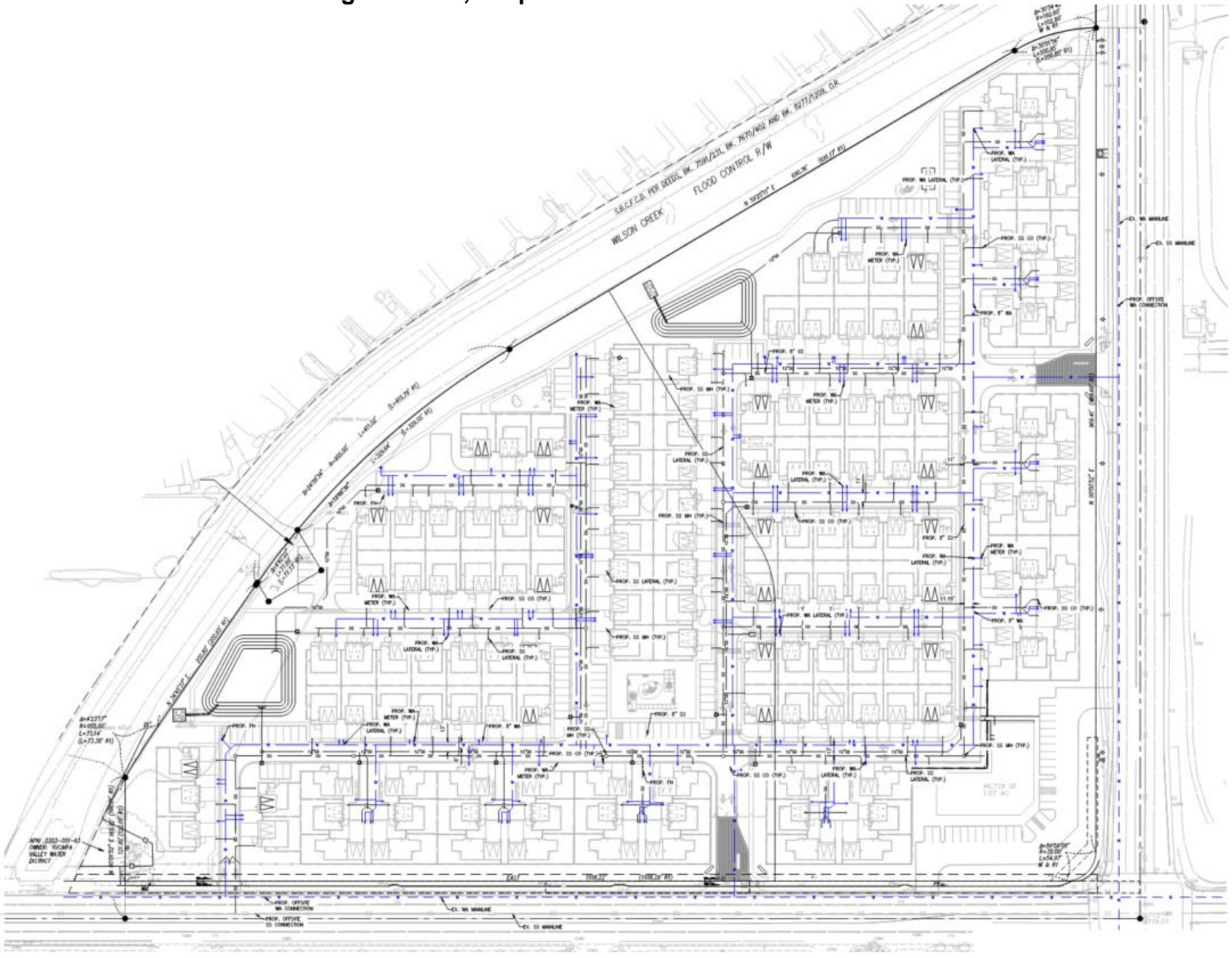


Figure 2-18a, Proposed Sewer Plan – Residential Only Site

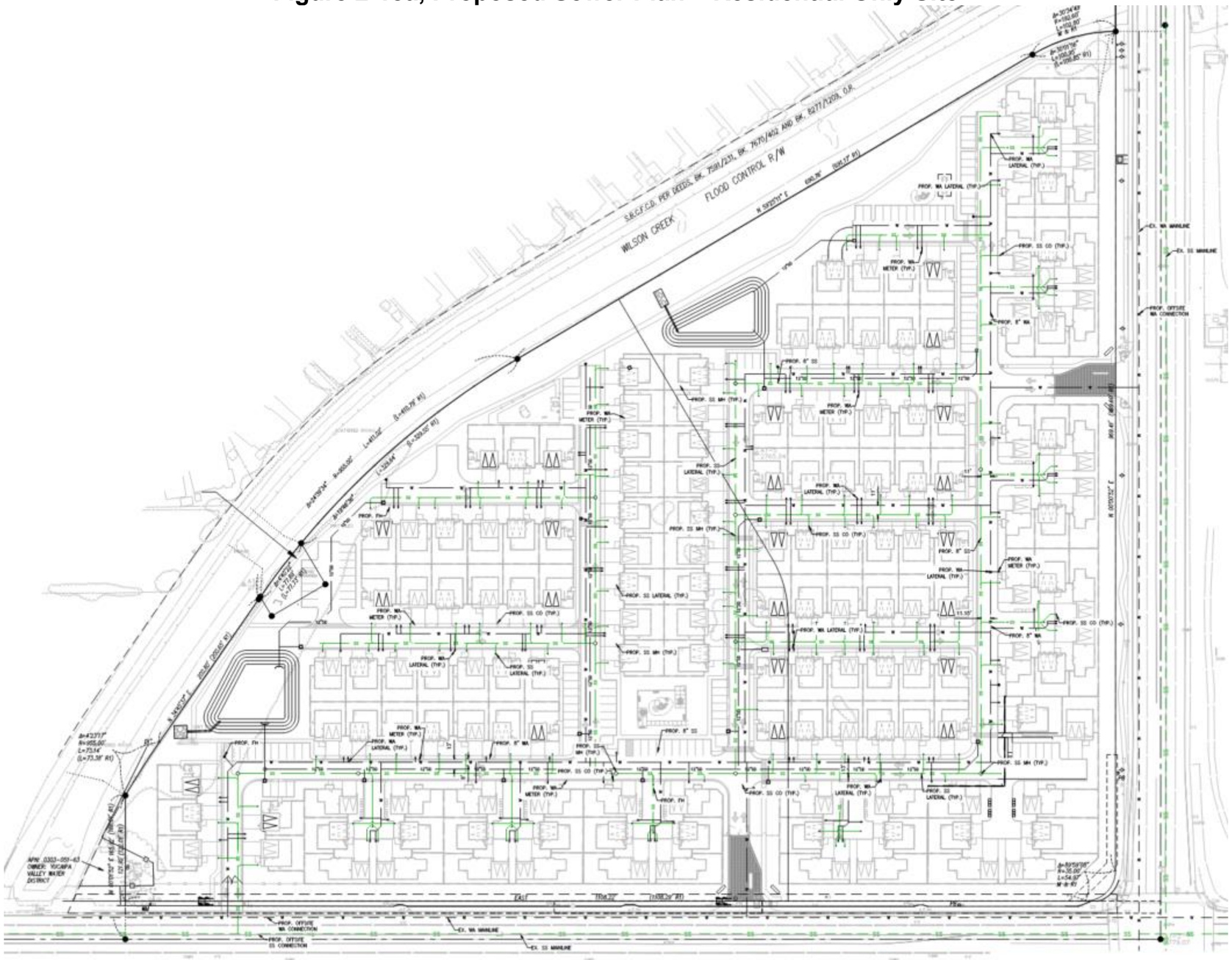


Figure 2-18b, Proposed Sewer Plan – Mixed Use Site

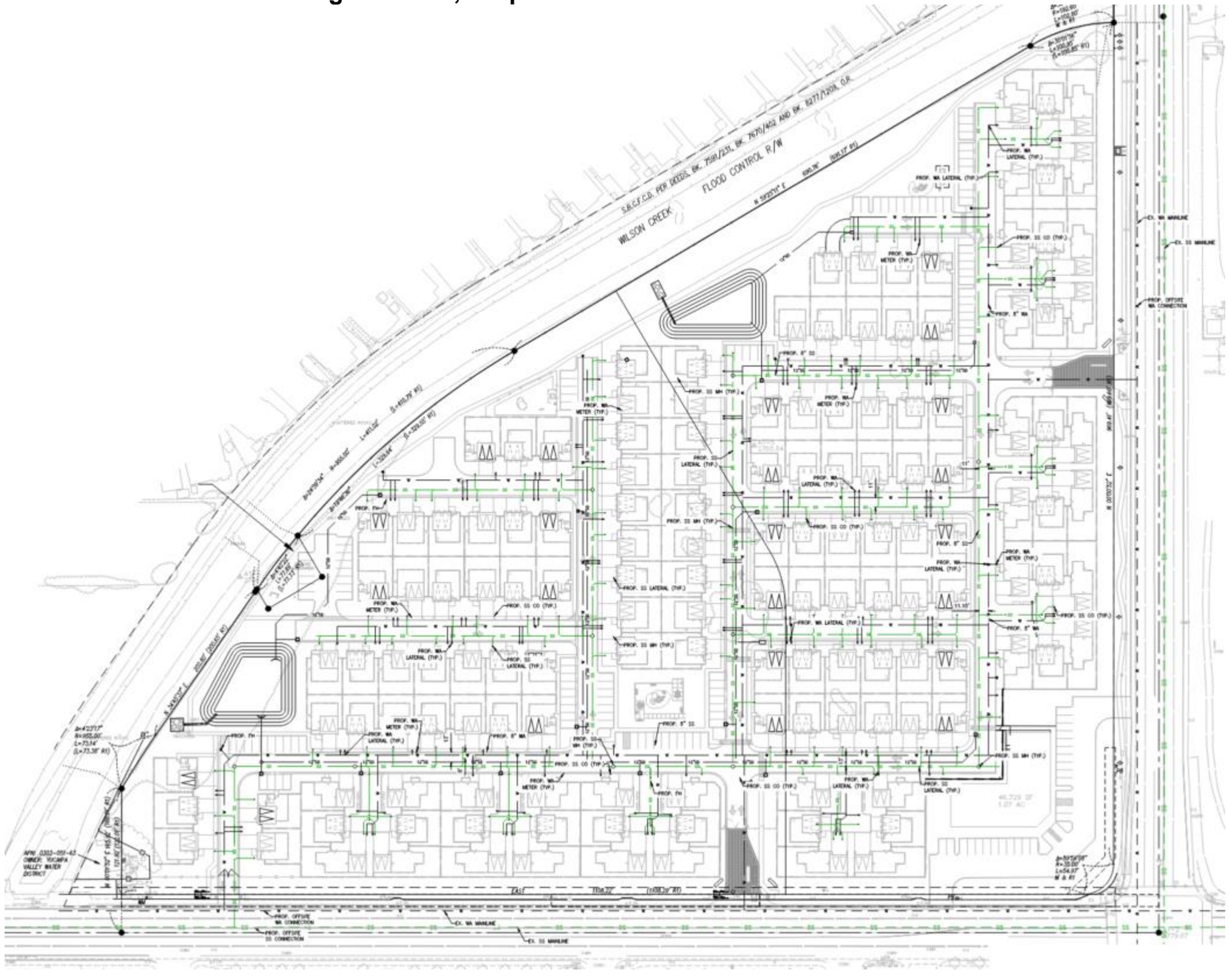


Figure 2-19, Proposed Drainage Facilities – Residential Only Site

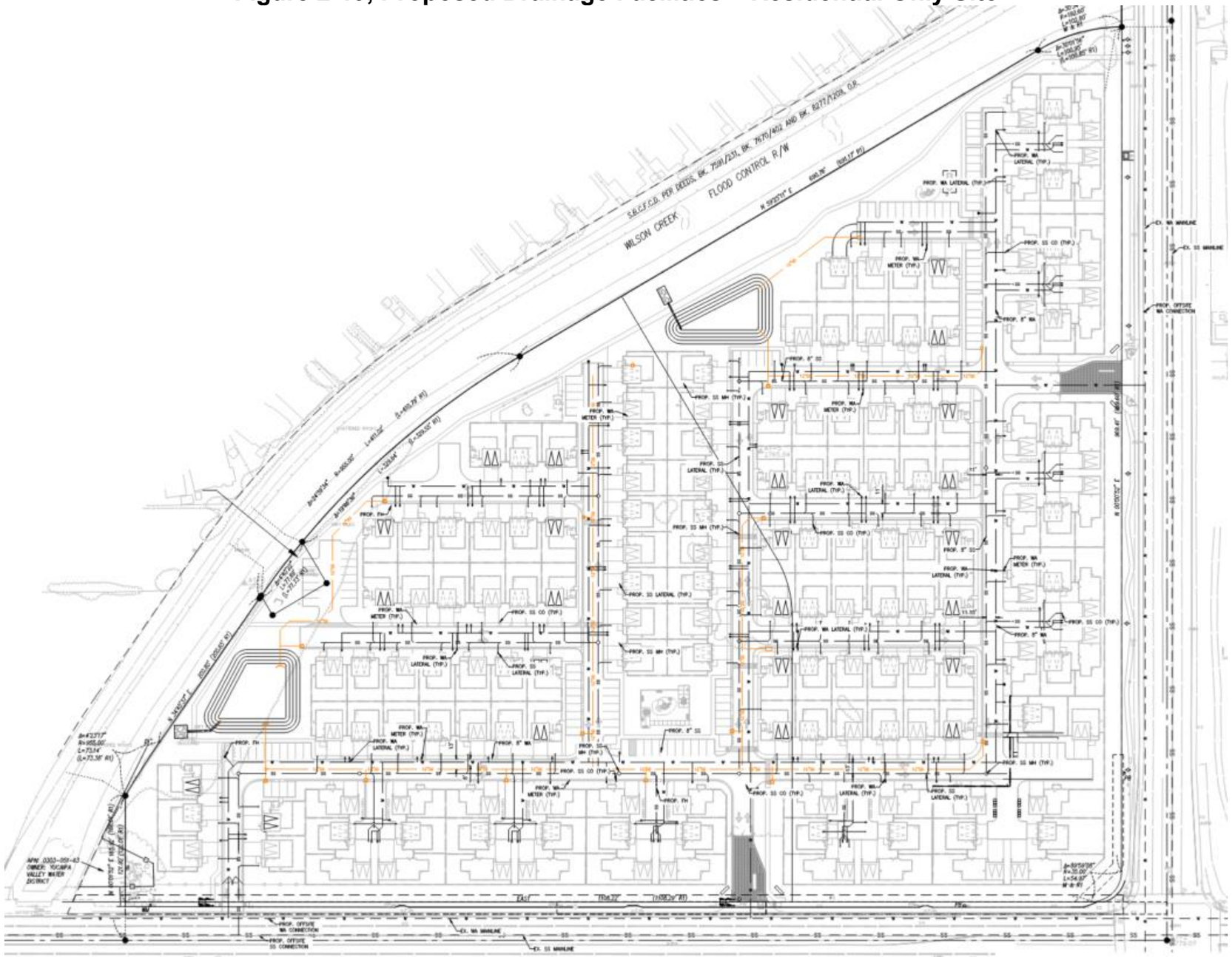
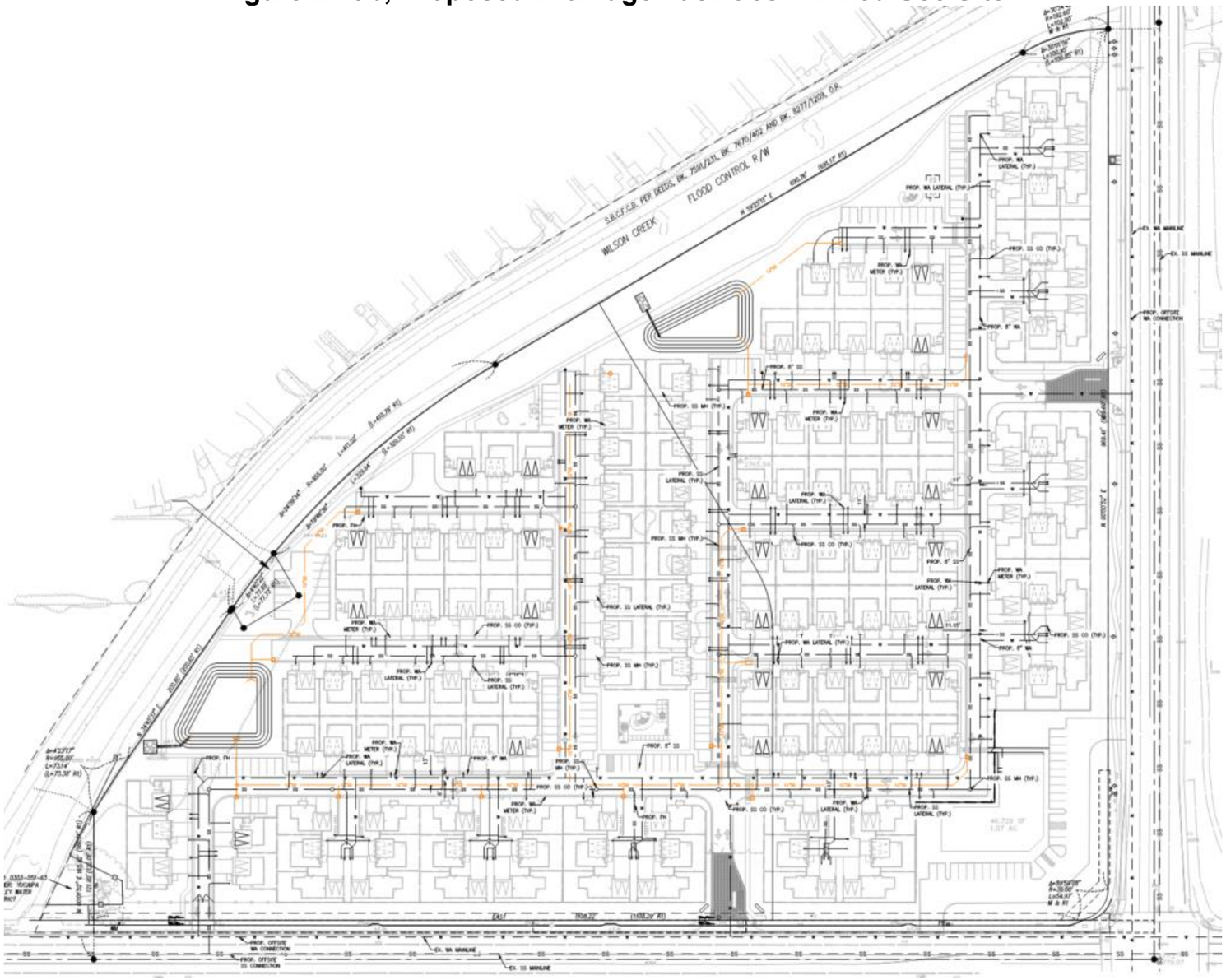


Figure 2-19b, Proposed Drainage Facilities – Mixed Use Site



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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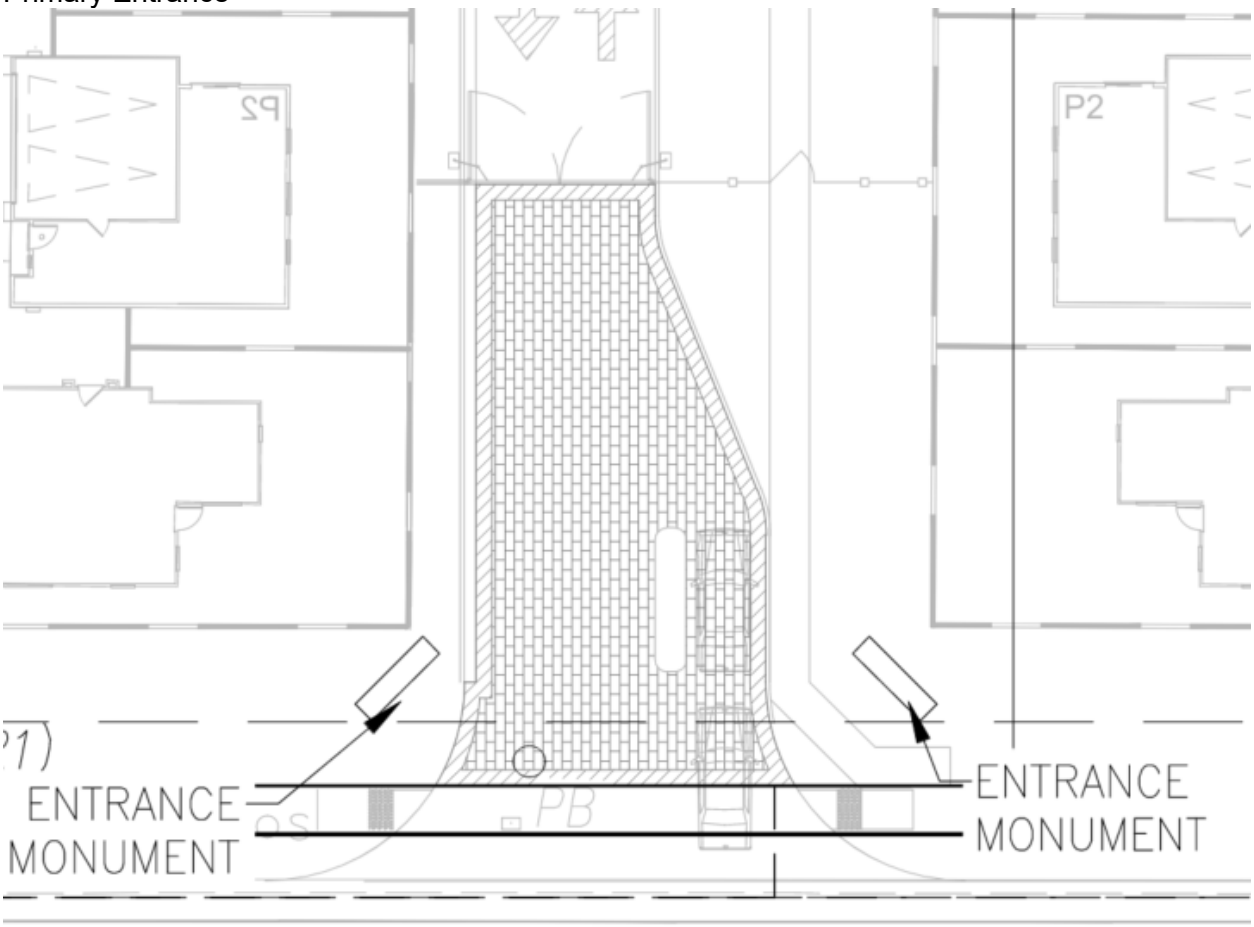
Figure 3-2, *Entry Details*

Primary Entrance



Secondary Entrance

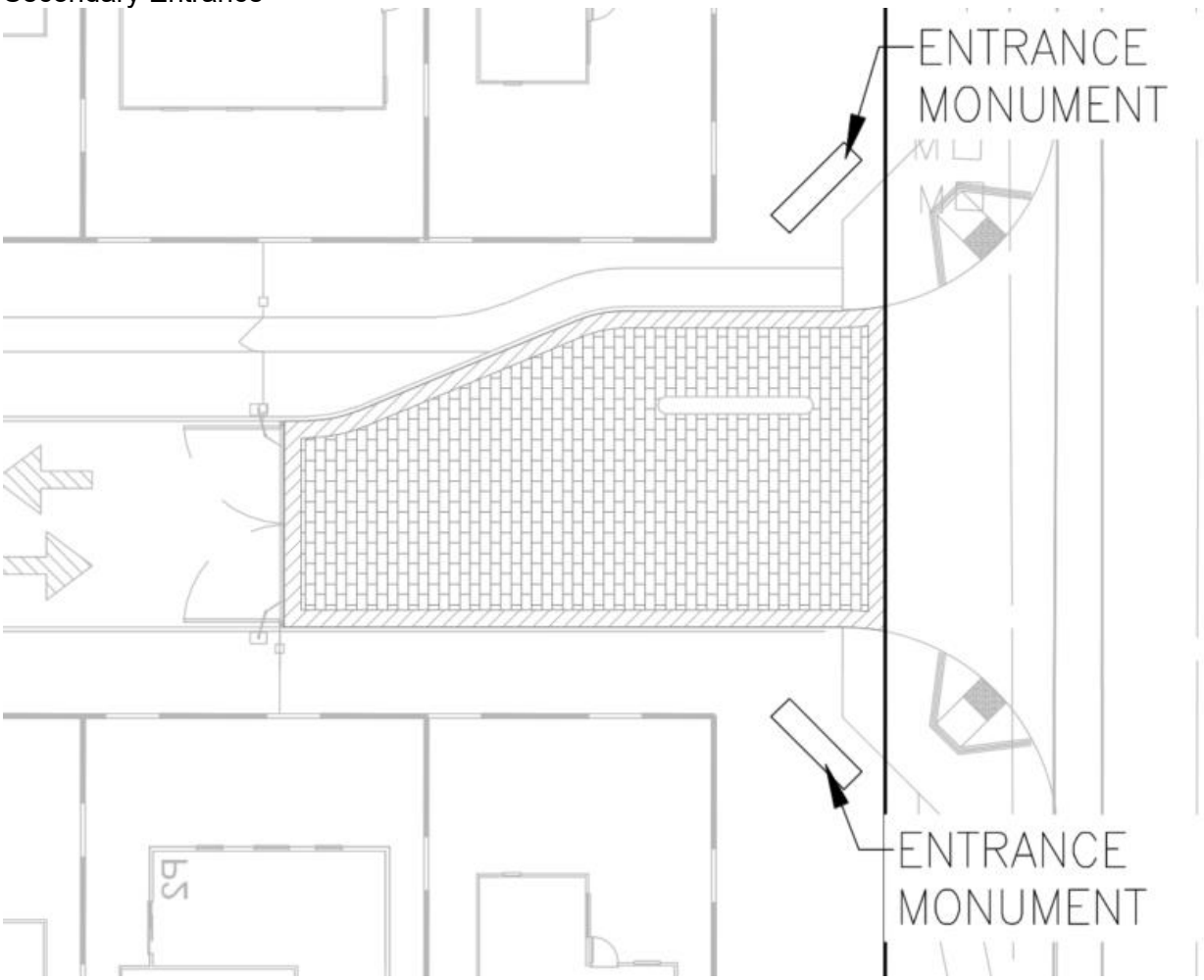
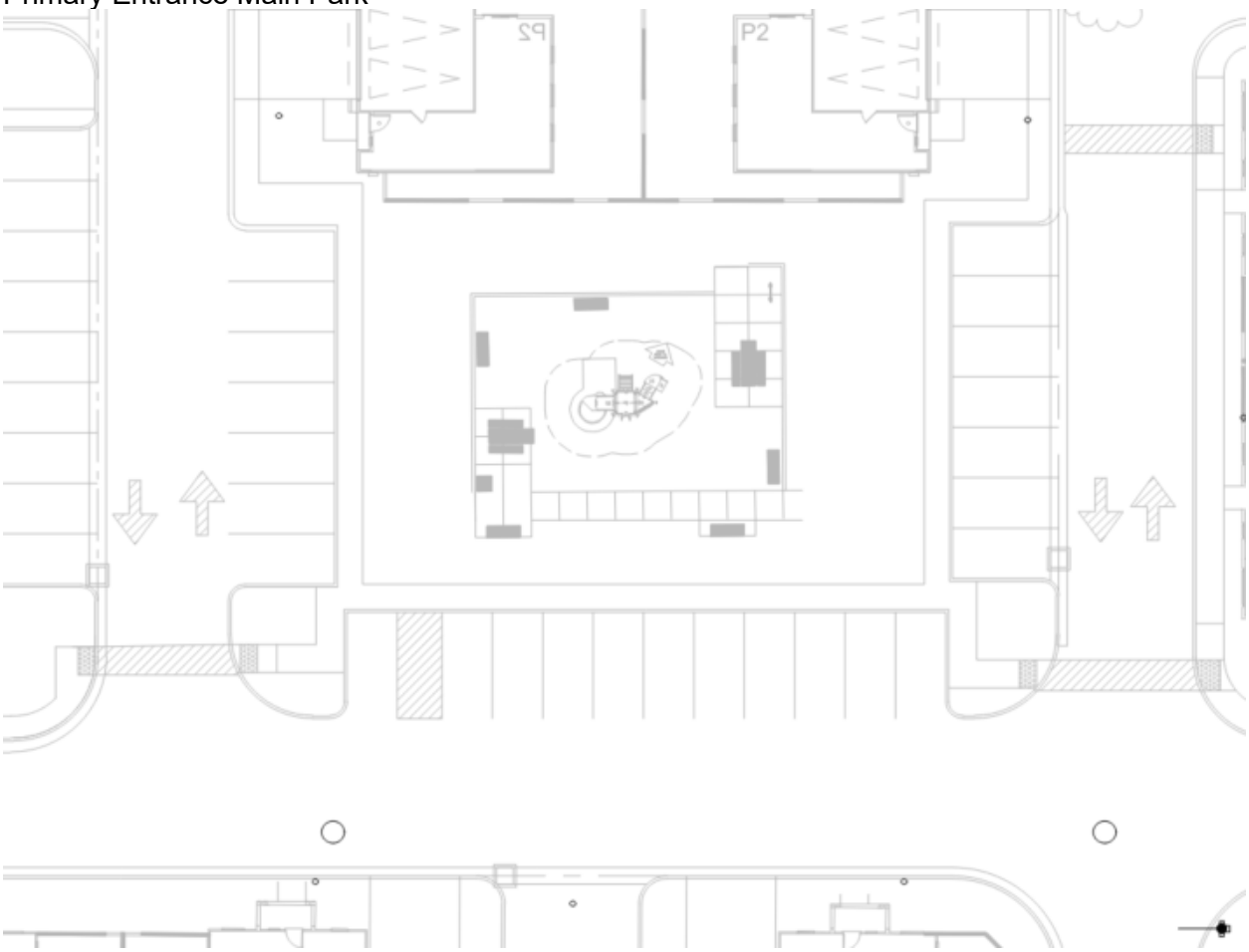
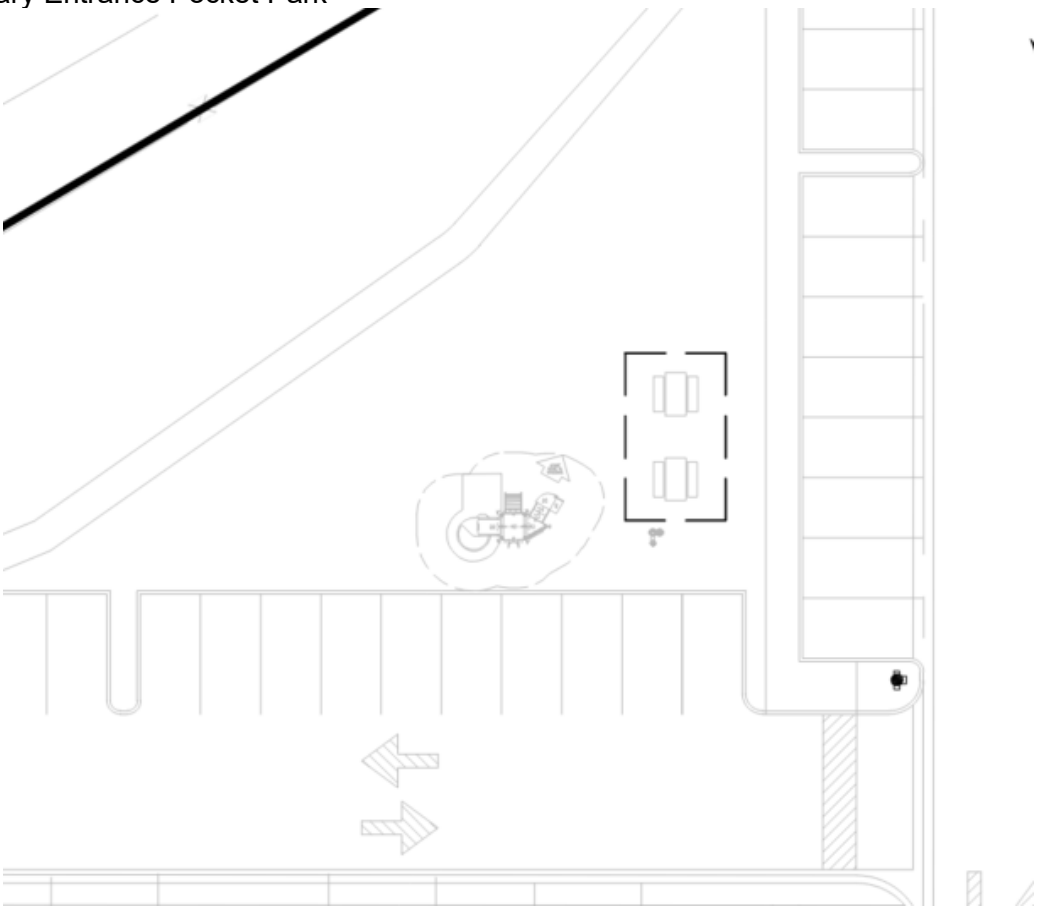


FIGURE 3-3 OS Amenities

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

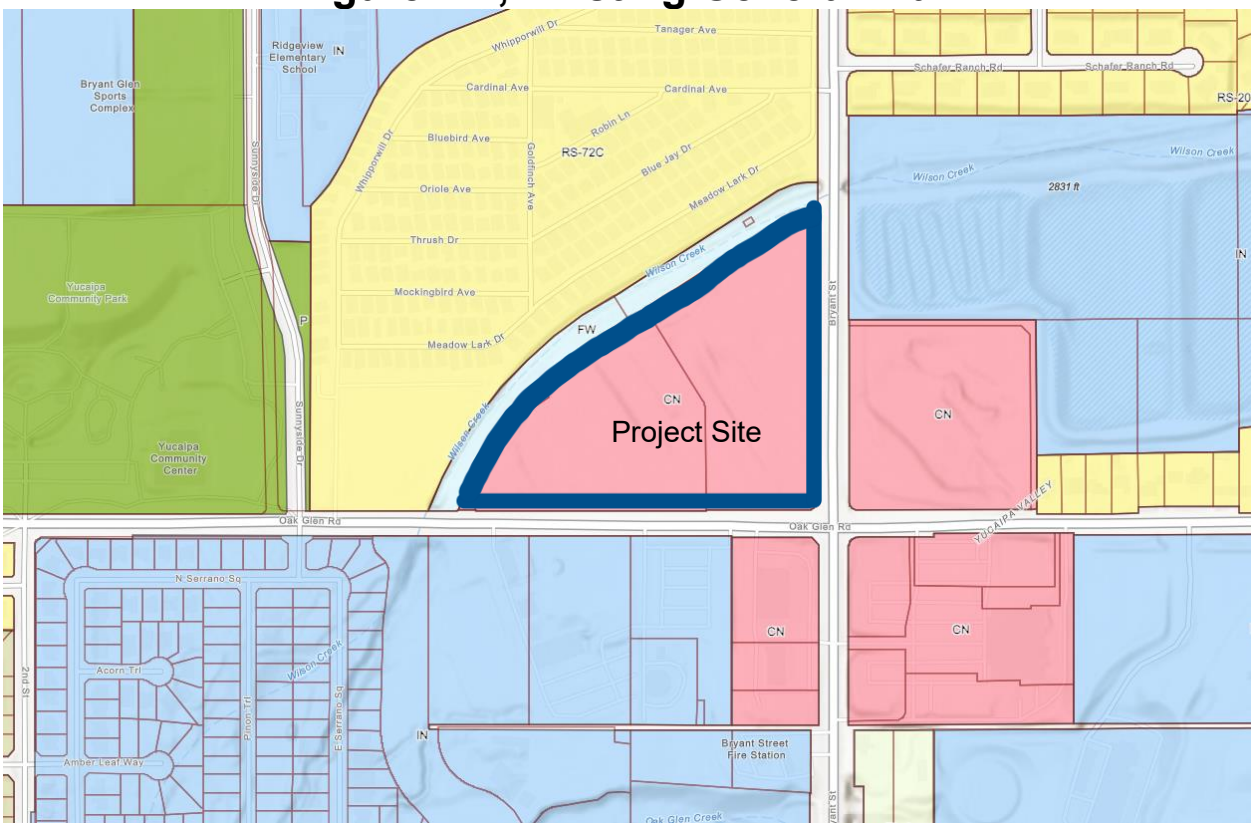
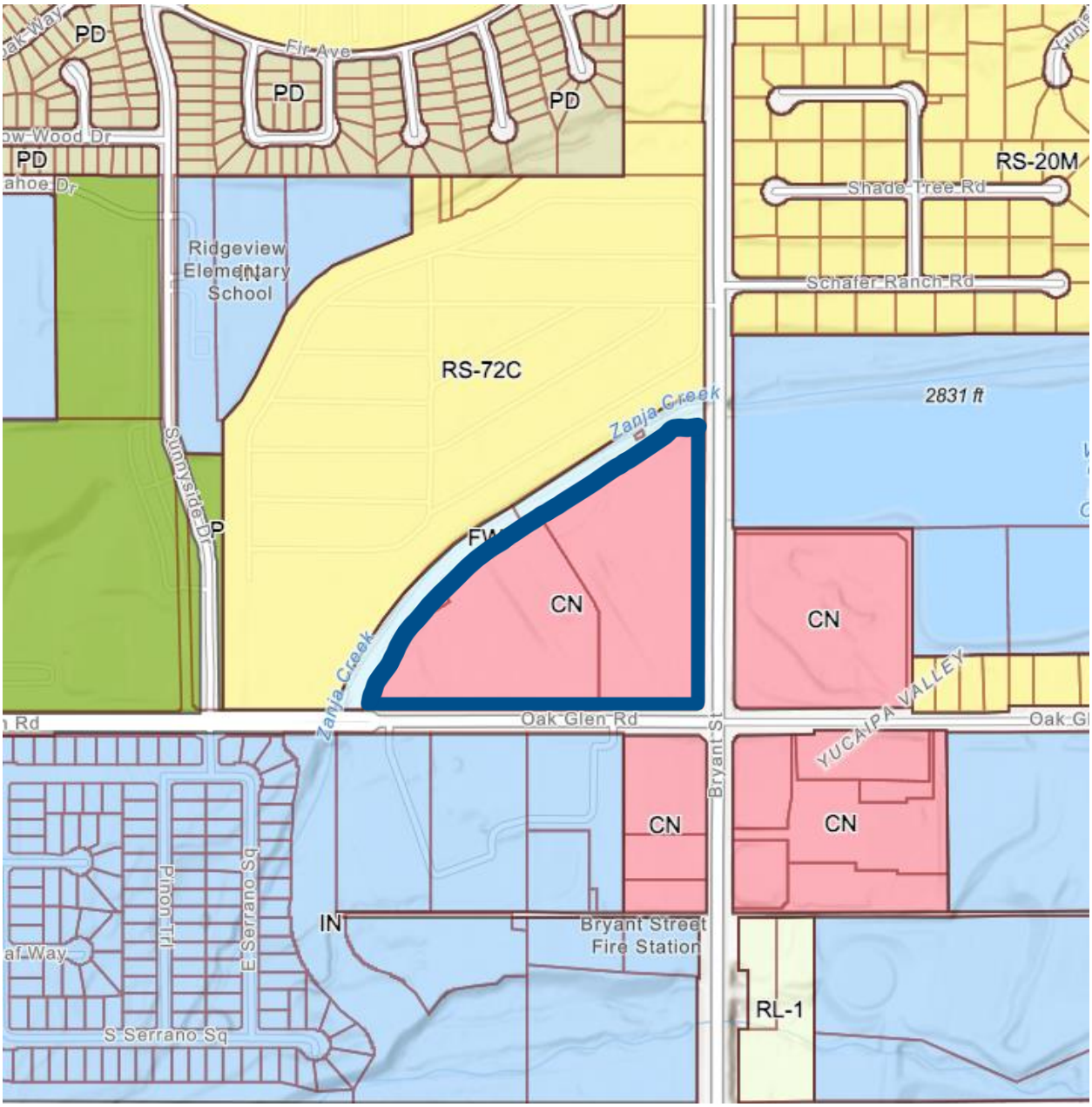


Figure 4-2, Existing Zoning Classification



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

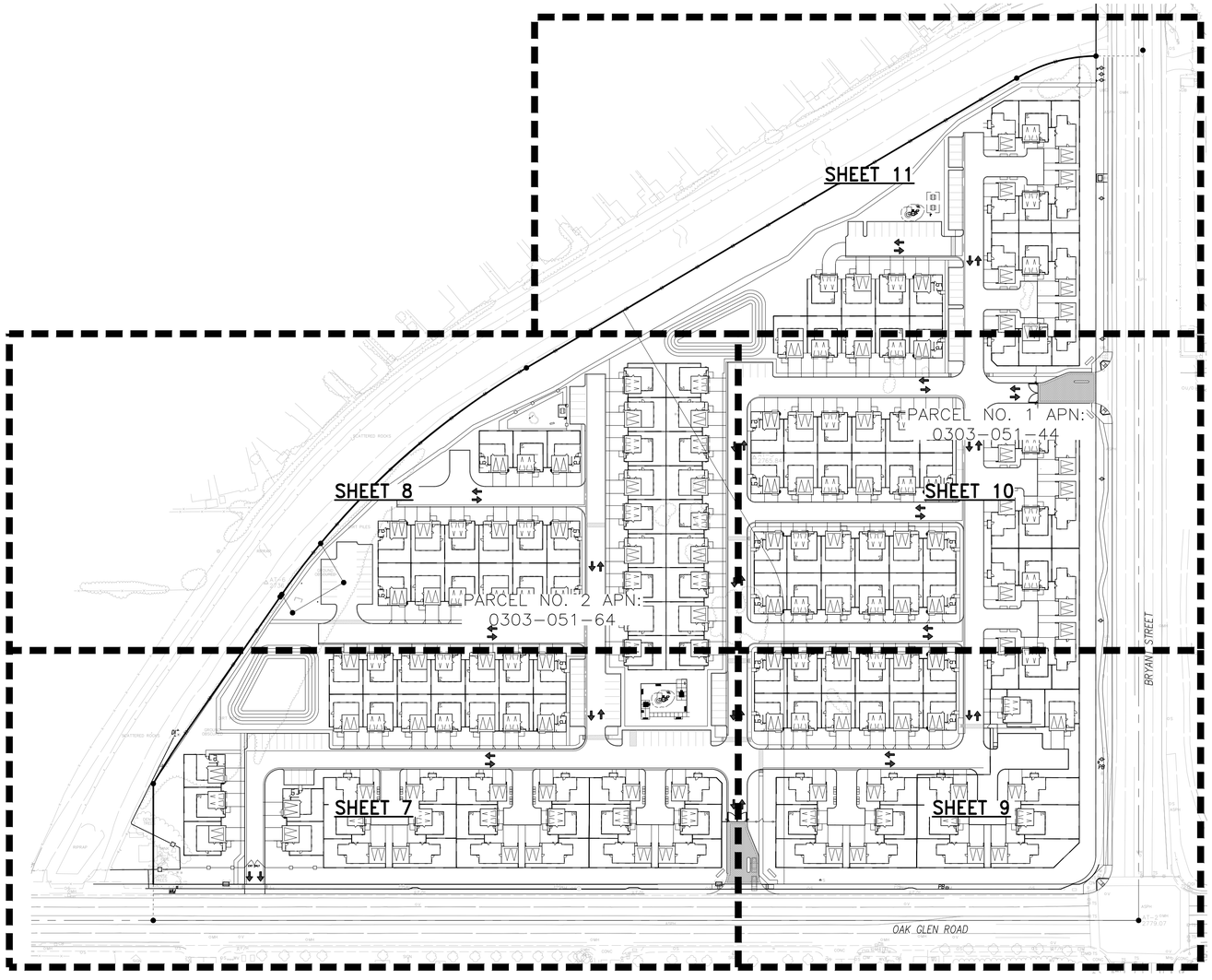
STANDARD GRADING NOTES

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:

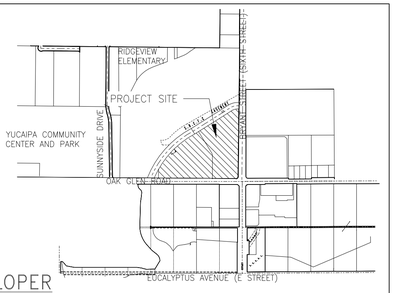
    WE/I REPRESENTING _____, INDICATE THAT RECOMMENDATIONS CONTAINED IN REPORTS PERTAIN TO SOILS ENGINEERING CONDITIONS HAVE BEEN COMPLIED WITH TO OUR SATISFACTION. THIS CONFIRMATION IS NOT TO BE CONSTRUED AS AN AUTHENTICATION OF ANY DIMENSIONS OR ELEVATIONS SHOWN ON THESE PLANS.

    BY: _____, RCE#_____

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



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.

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

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

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.

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

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

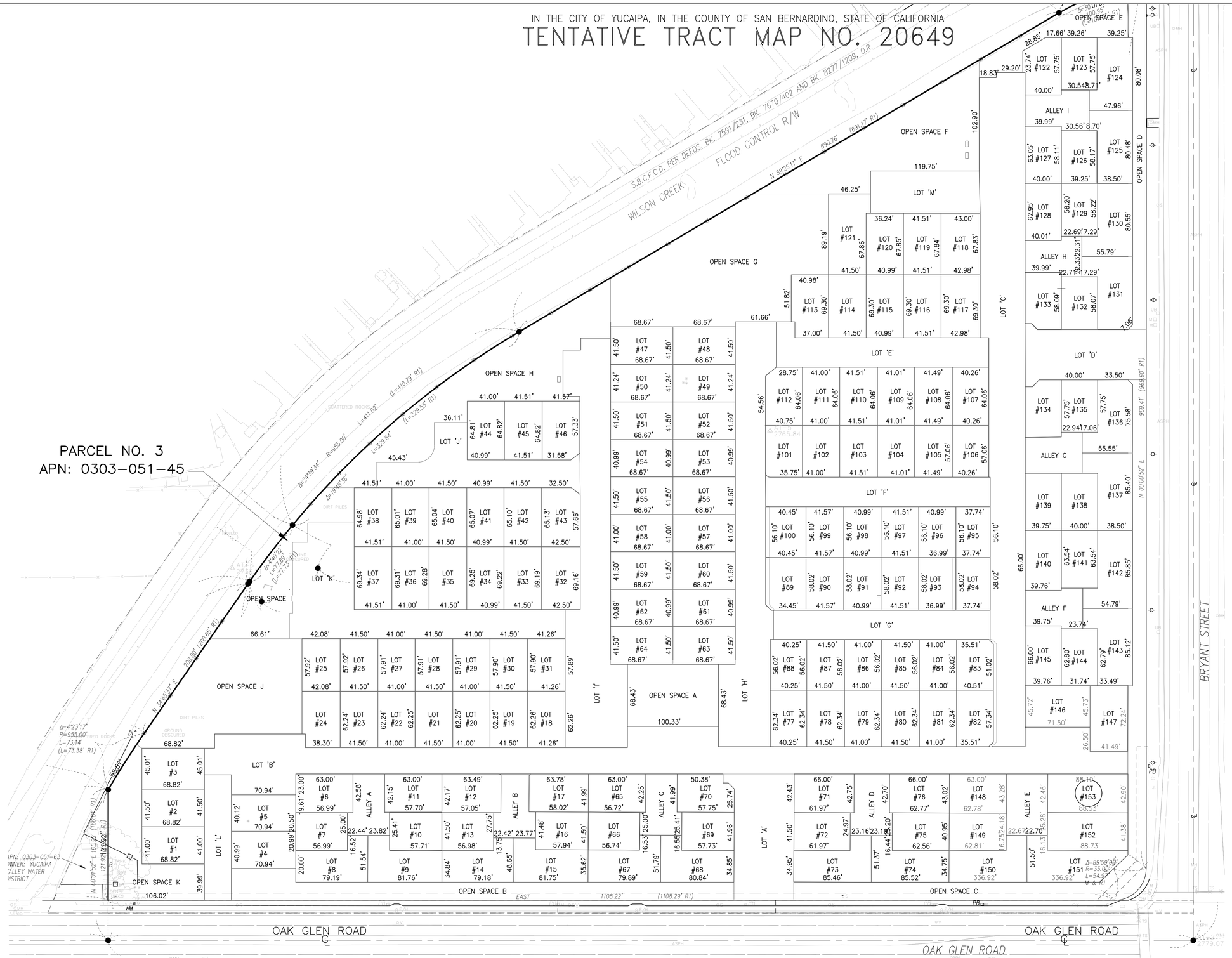
PARCEL AREA TABLE

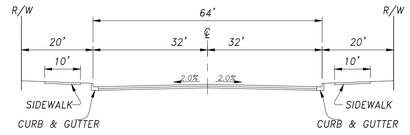
PARCEL #	AREA (sf.)	AREA (ac.)	USE
LOT 'L'	4,099.27	0.09	PRIVATE ROAD
LOT 'M'	5,594.18	0.13	PRIVATE ROAD
OPEN SPACE A	6,866.19	0.16	PRIVATE PARK
OPEN SPACE B	12,135.16	0.28	LANDSCAPING BUFFER
OPEN SPACE C	17,396.16	0.40	LANDSCAPING BUFFER
OPEN SPACE D	5,916.51

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

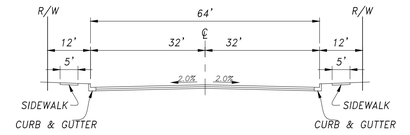
TENTATIVE TRACT MAP NO. 20649

PARCEL NO. 3
APN: 0303-051-45

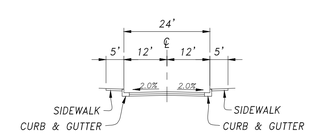




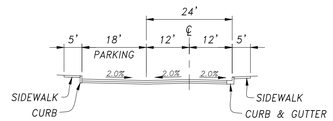
BRYANT STREET
NO PARKING
(Public)



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

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

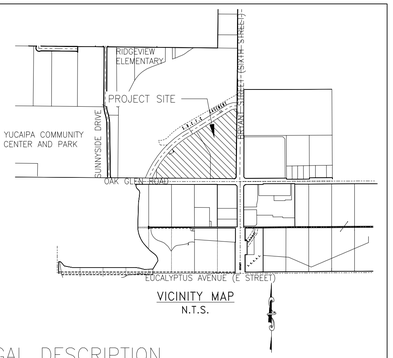
SPECTRUM
1078 E. HOSPITALITY LN.
SAN BERNARDINO, CA 92408
(909) 267-6094

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



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:	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

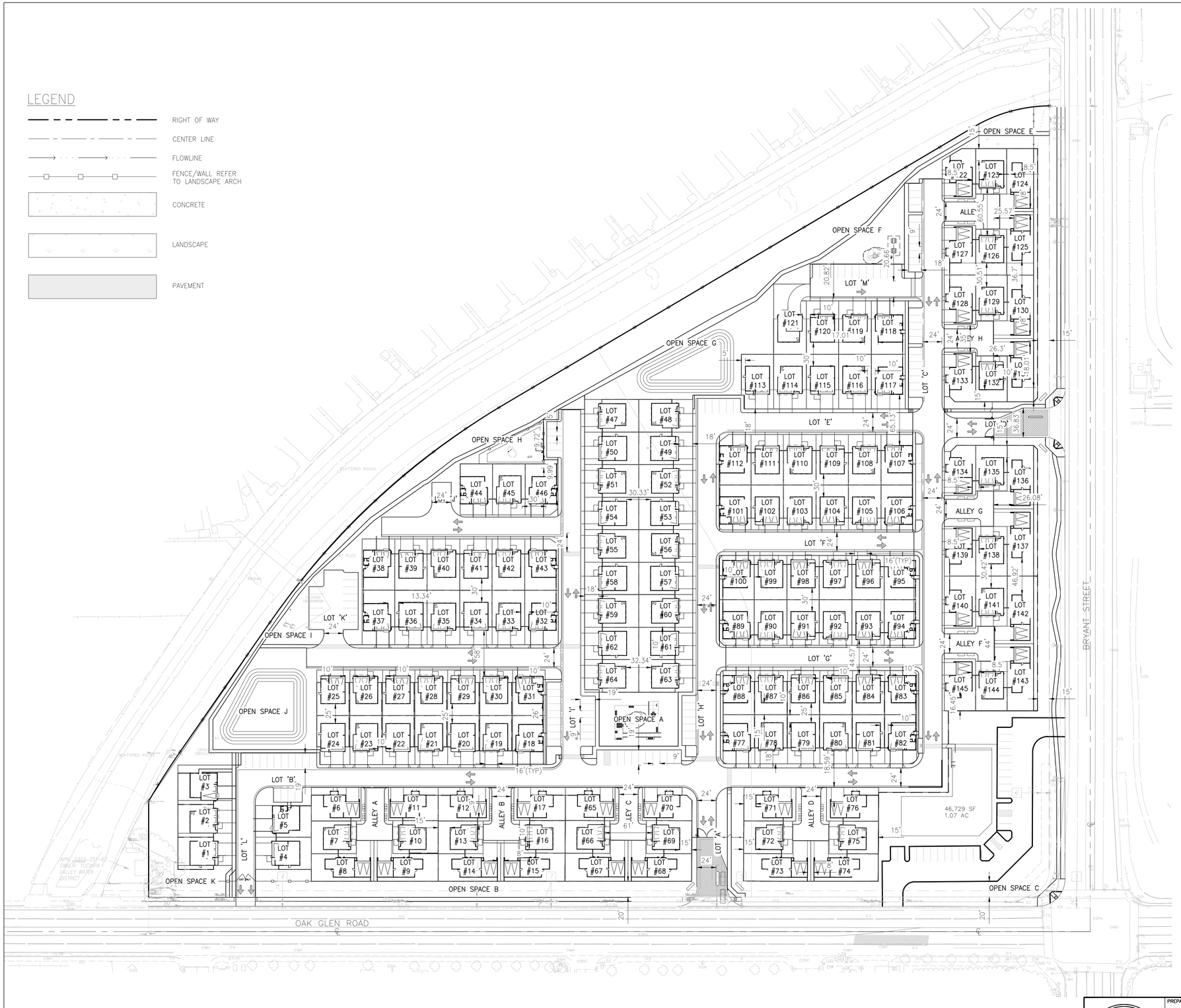
SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

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

Z:\Shared\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

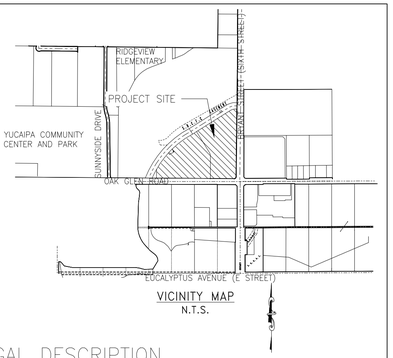
OAK GLEN PLAZA, LLC
C/O ASSI MAHFOUZ
9255 SUNSET BLVD STE 630
LOS ANGELES, CA 92660

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



VICINITY MAP
N.T.S.

WATER

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

LEGAL DESCRIPTION

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

SEWER

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

PROJECT INFORMATION

EXISTING AREA IS A VACANT LOT ENCOMPASSED BY WILSON CRE3EK 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)

ELECTRIC

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

GENERAL PLAN DESIGNATION

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

GAS

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

EX. SETBACK / PROP. BUILDING SETBACK*

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

TELEPHONE

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

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

CATV

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

DWELLING UNIT PER ACRE

UNITS	PROJECT ACREAGE	DU/AC
145	17.46	8.30

SCHOOL DISTRICT

YUCAIPA-CALIMESA JOINT UNIFIED SCHOOL DISTRICT

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

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

*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

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

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

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

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.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

BRYANT STREET

STREET IMPROVEMENT TO BE COMPLETED IN PHASE 1

EAST 1108.22' (1108.29' R1)

N 34°45'57" E 700.80' (700.65' R1)

N 59°25'11" E 690.76' (691.17' R1)

N 00°10'52" E 969.41' (969.46' R1)

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

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

Δ=18°46'38" R=1005.00' L=329.64' (L=329.35' R1)

Δ=4°02'22" L=72.89' (L=71.74' R1)

Δ=30°01'56" L=100.95' (L=100.85' R1)

Δ=89°59'08" R=35.00' L=54.97' M & P1

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

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

EXIT ONLY

STREET "A"

LOT "B"

LOT "L"

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 #13&#14

TRASH BIN SLAB 3'X9' FOR LOTS #15 &#16

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

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

LOT #1 — 31.60 PAD
LOT #2 — 34.30 PAD
LOT #3 — 35.10 PAD
LOT #4 — 32.60 PAD
LOT #5 — 33.10 PAD
LOT #6 — 39.00 PAD
LOT #7 — 40.50 PAD
LOT #8 — 40.80 PAD
LOT #9 — 41.00 PAD
LOT #10 — 40.40 PAD
LOT #11 — 40.40 PAD
LOT #12 — 45.00 PAD
LOT #13 — 46.00 PAD
LOT #14 — 46.60 PAD
LOT #15 — 47.10 PAD
LOT #16 — 46.40 PAD
LOT #17 — 46.10 PAD
LOT #18 — 49.90 PAD
LOT #19 — 47.90 PAD
LOT #20 — 44.00 PAD
LOT #21 — 42.70 PAD
LOT #22 — 41.20 PAD
LOT #23 — 39.80 PAD
LOT #24 — 38.40 PAD
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 #62 — 53.80 PAD
LOT #63 — 57.90 PAD
LOT #64 — 52.20 PAD
LOT #65 — 50.30 PAD
LOT #66 — 51.70 PAD
LOT #67 — 52.80 PAD
LOT #68 — 53.00 PAD

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

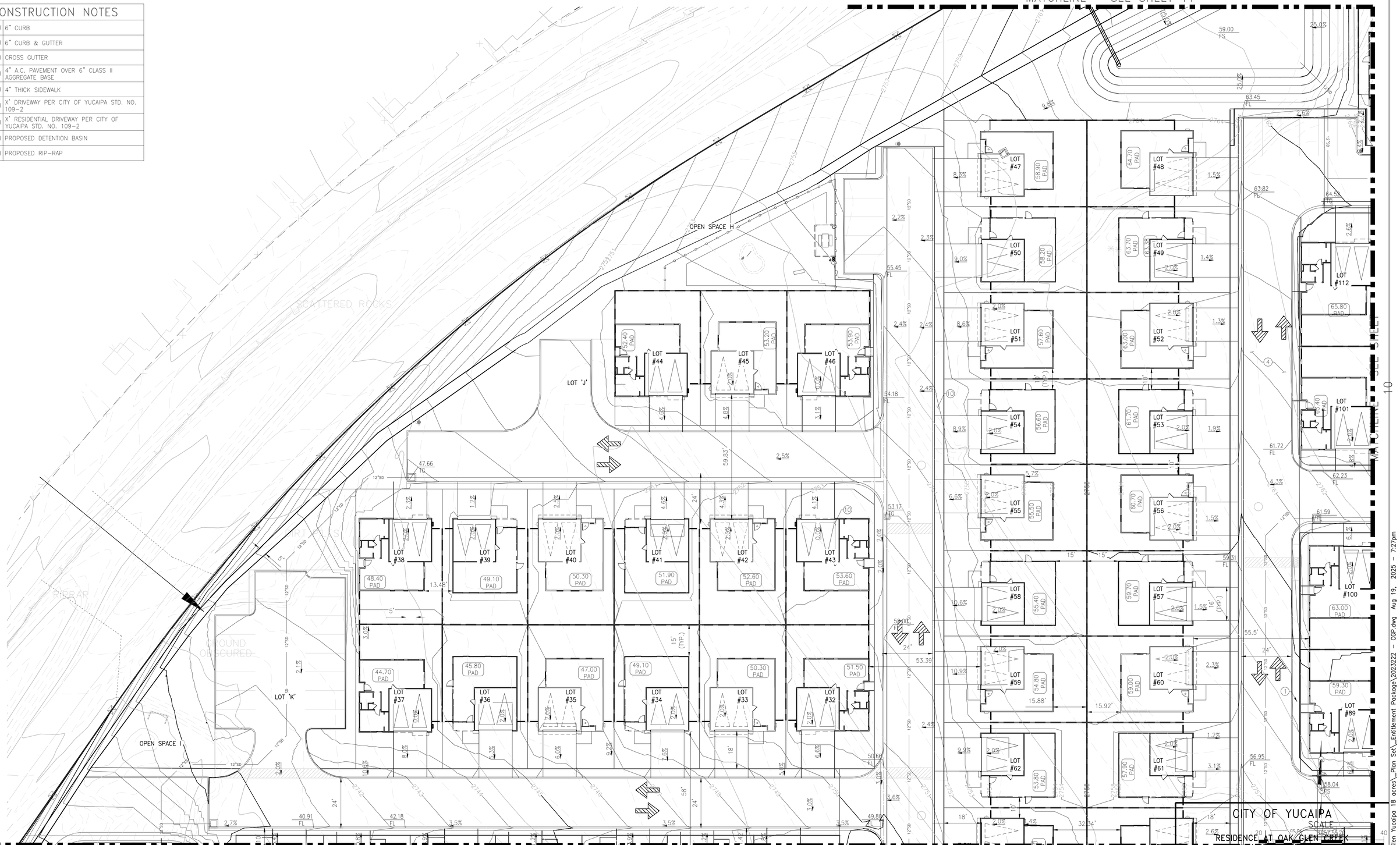
SUBMITTED BY: _____ DATE: _____
RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
Fermin G. Preciado, City Engineer

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 Yucaipo 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'

STREET "A"

STREET "J"

OPEN SPACE A

OPEN SPACE C

ALLEY C

ALLEY D

ALLEY E

LOT A

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 #75 &#74

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

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, 66.43 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

OAK GLEN ROAD

BRYANT STREET

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

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.

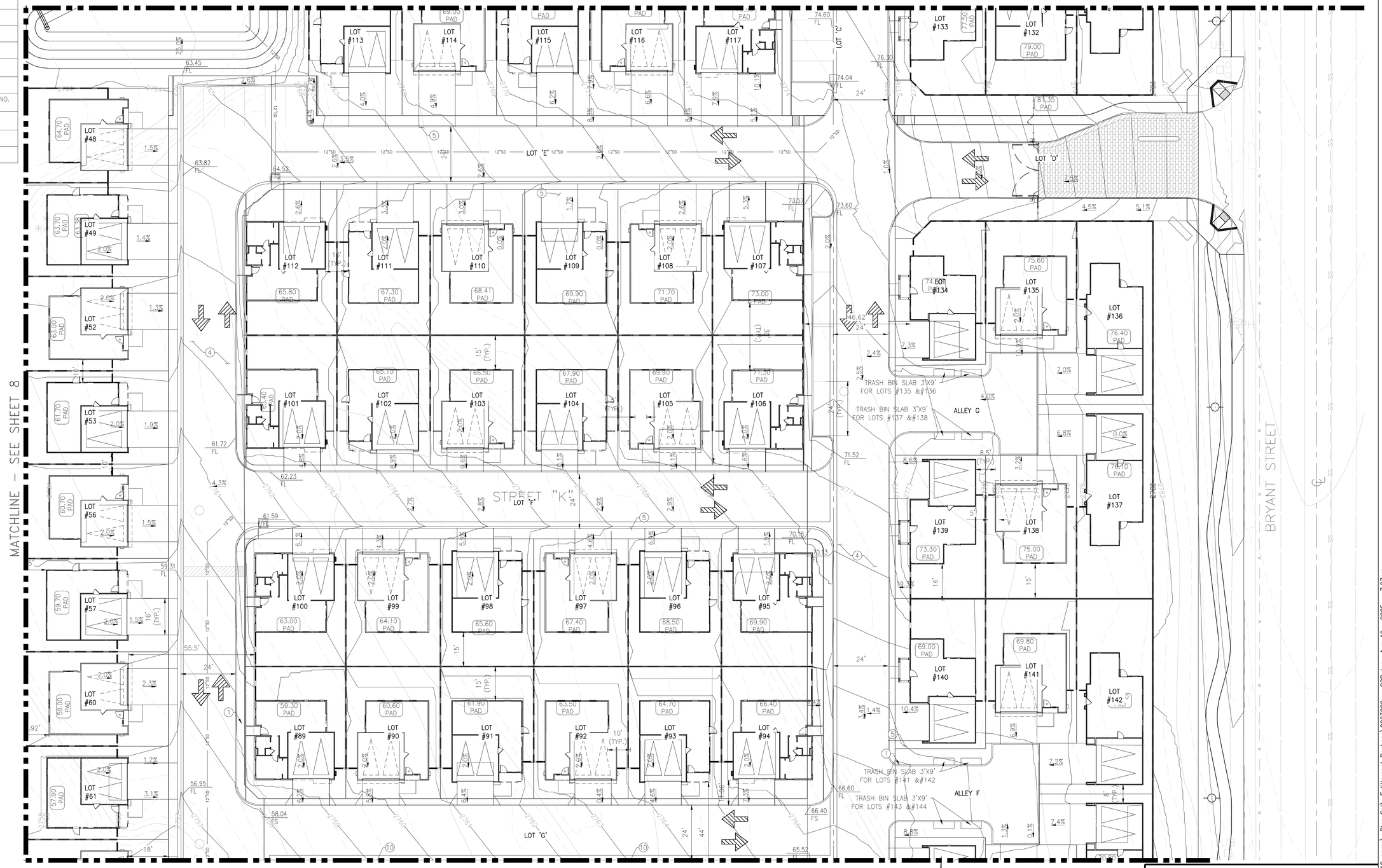
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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.
SHEET No. 10 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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CONSTRUCTION NOTES

1	6" CURB
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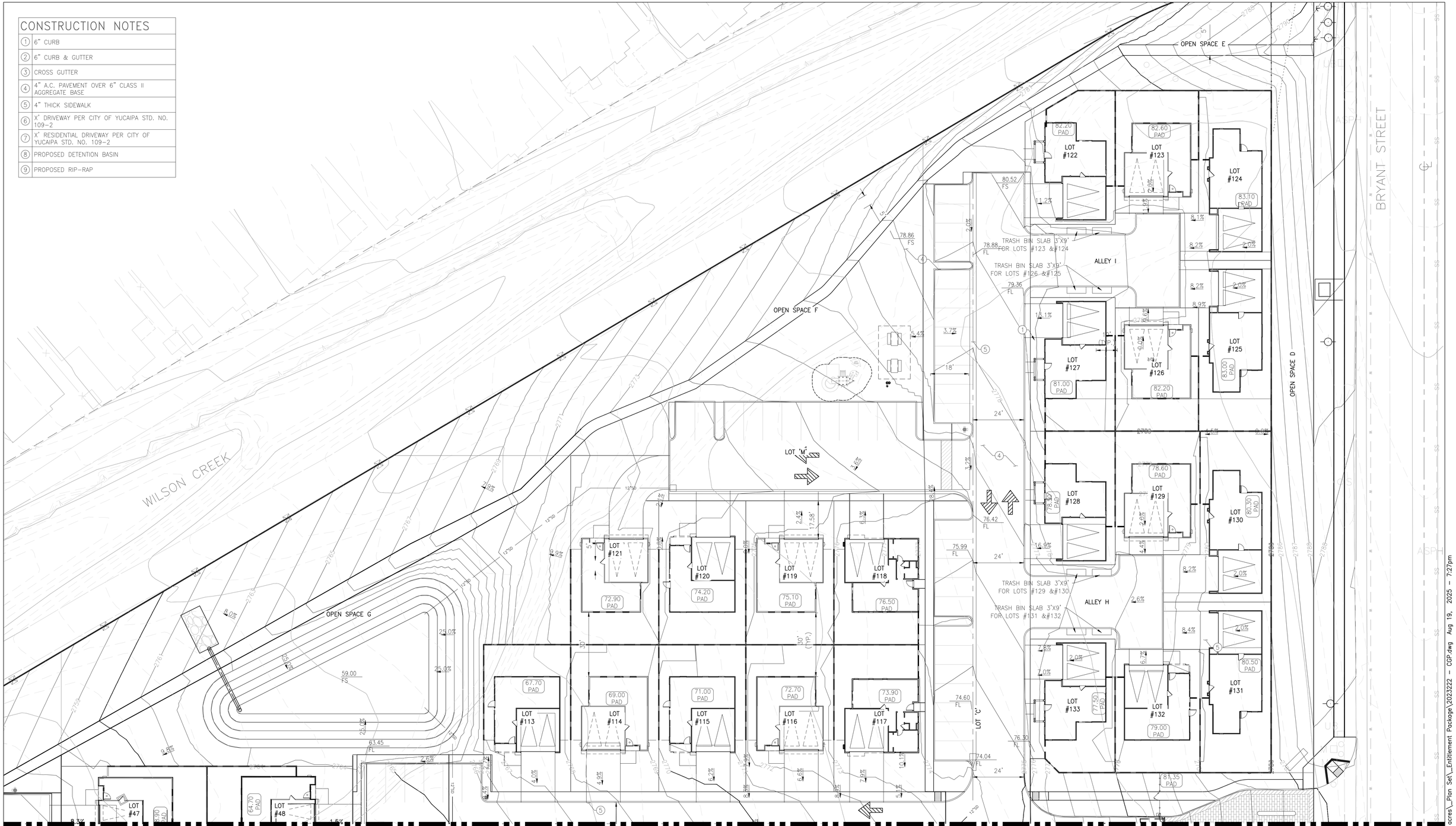
8	PROPOSED DETENTION BASIN
9	PROPOSED RIP-RAP



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)

12"SD

EX. WA MAINLINE

EX. SS MAINLINE

PROP. OFFSITE WA CONNECTION

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

Δ=24°59'54" R=855.00' L=411.02' (L=410.79' R1)

Δ=19°46'36" L=329.64' (L=329.55' R1)

Δ=4°10'22" L=71.89' (L=71.73' R1)

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

N 32°45'57" E 700.85' (700.65' R1)

N 00°10'52" E 969.41' (969.66' R1)

N 00°10'52" E 165.92' (166.01' R1) 121.92' (122.01' R1)

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

Δ=89°59'08" R=35.00' L=54.97' M & R1

EAST 1108.22' (1108.29' R1)

PROP. OFFSITE SS CONNECTION

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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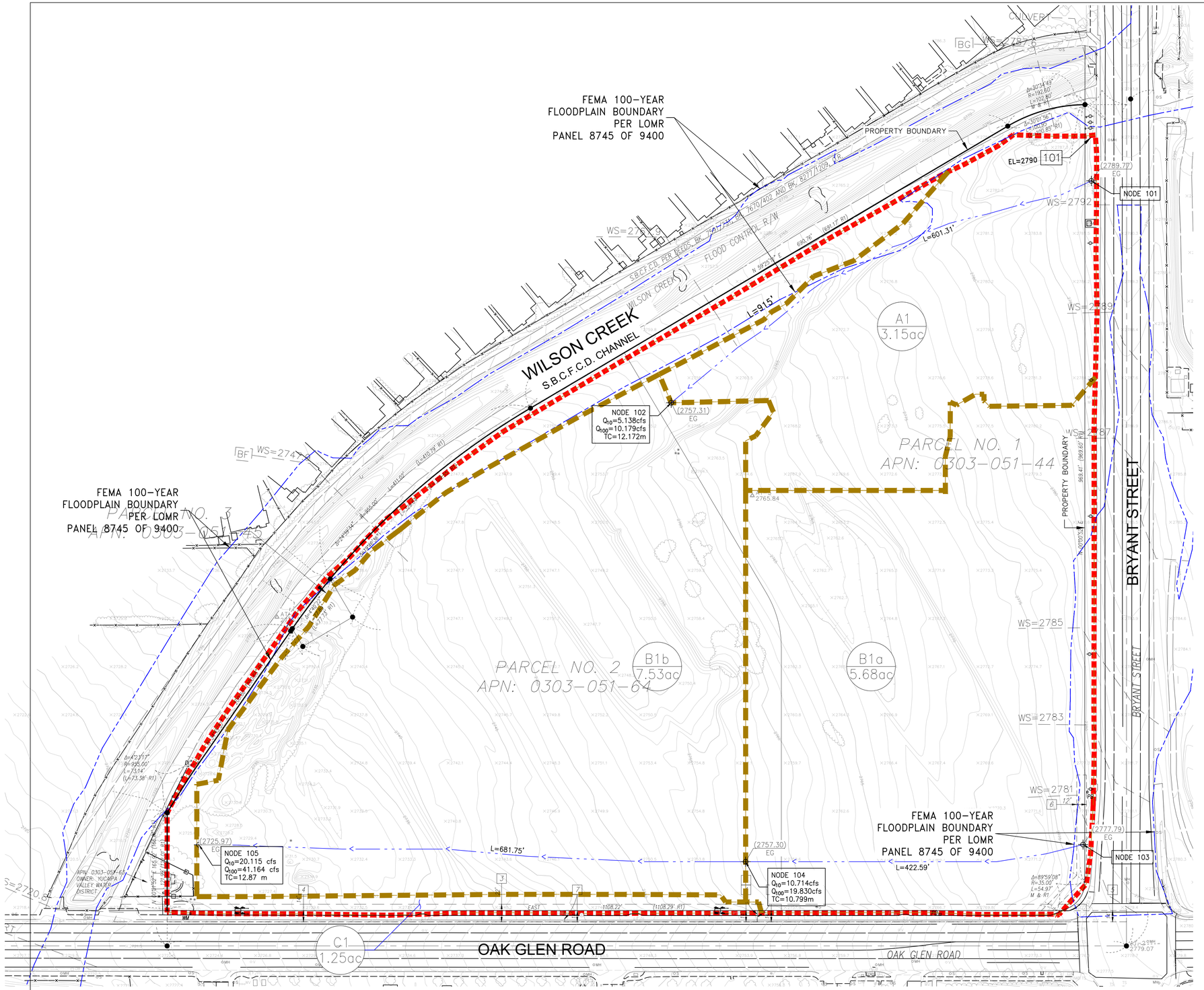

LEGEND

- 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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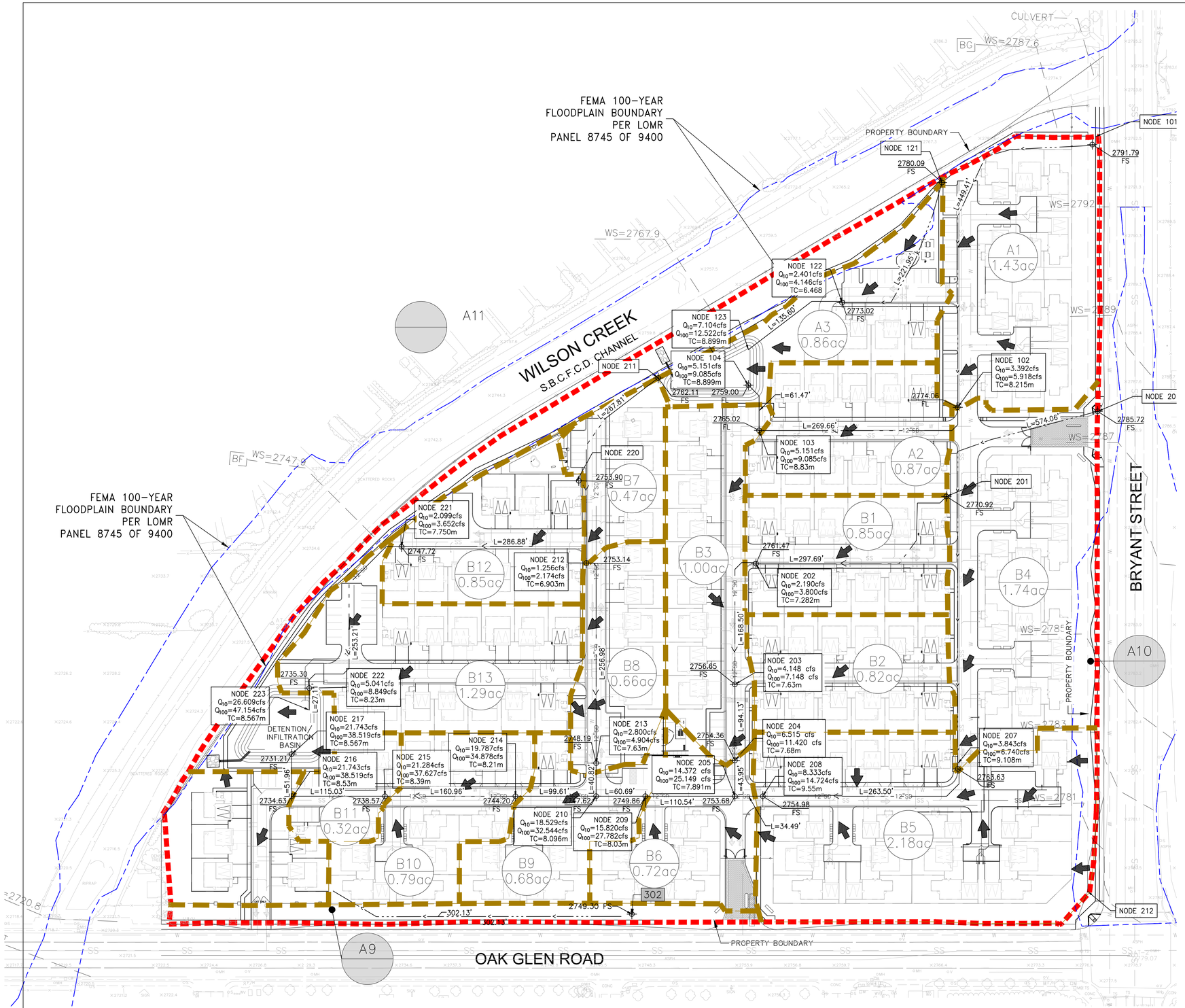

LEGEND

- 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:
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. 13
SHEET No. 13 OF 17 SHEETS
DRAWING No.
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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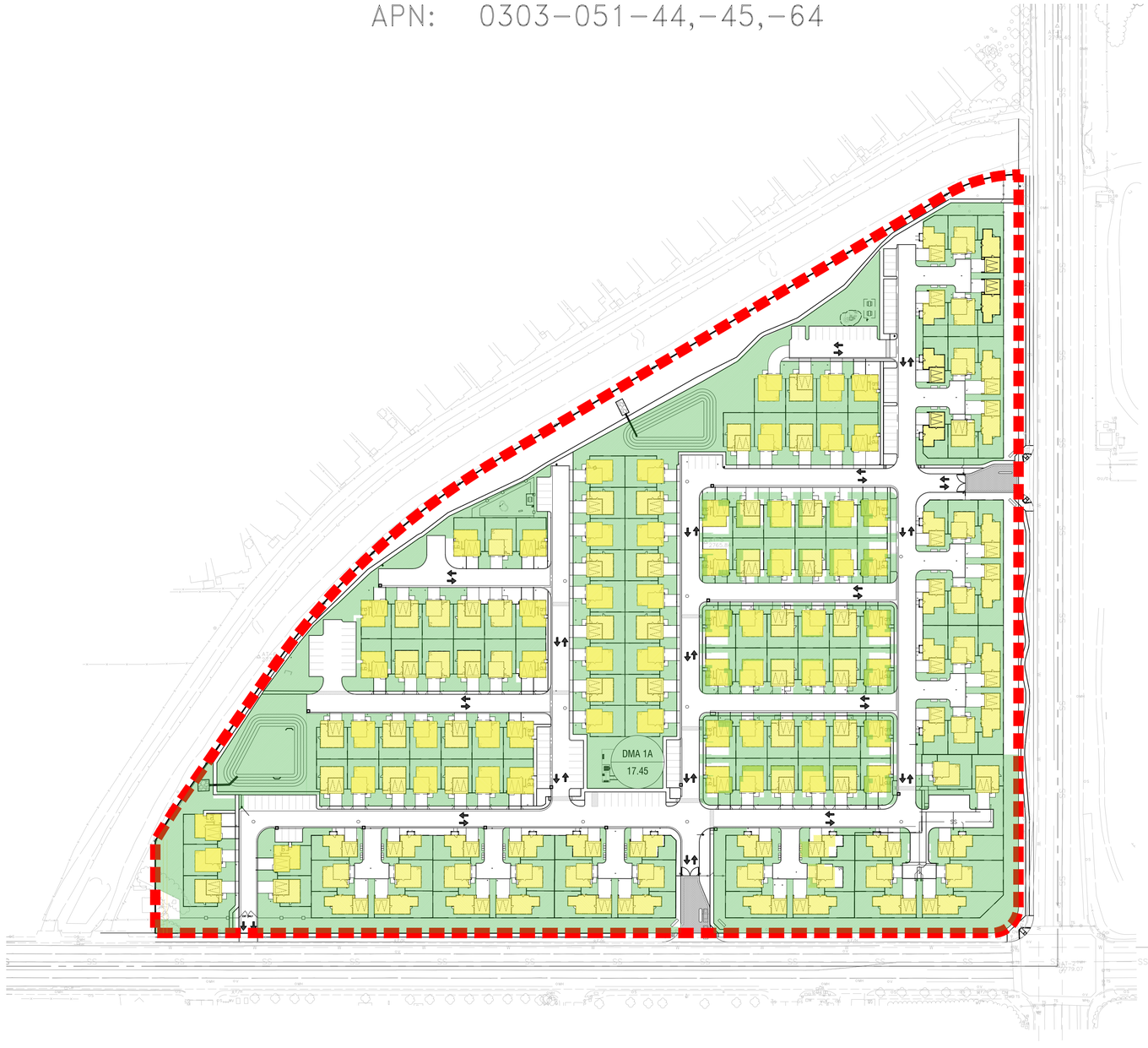
IN THE CITY OF YUCAIPA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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. 7617/231, 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

BF

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)

DI

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

EAST 1108.22' (1108.29' R1)

BRYANT STREET

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

Δ=30°01'56" R=200.00' L=104.82' M & R1

Δ=89°59'08" R=35.00' L=54.99' M & R1

N 00°00'52" E 969.41' (969.69' R1)

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

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: _____ DATE: _____

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

JOB No.

DRAWING No.

SHEET No. 16 OF 17 SHEETS

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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

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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: Planning Commission Meeting of August 19, 2026

TO: Honorable Chairperson and Planning Commissioners

FROM: Frankie Griffiths, Associate Planner

SUBJECT: **JZY Design Concepts** (Case No. PLN-PHE-26-0007): A Special Use Permit for the Architectural Review of a 910 square foot (26' x 16'), 14'-5" tall metal garage proposed to be constructed in the rear of the property located at 35623 Carter Street; APN: 0321-431-22.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

A) Review the architectural design of the proposed accessory structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and

B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and

D) Direct staff to file a Notice of Exemption.

BACKGROUND:

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

Site:	RS-20M (Single Residential; 10,000 square foot minimum)	IL-2	Single-family residence
North:	RL-1 (Custom Home Overlay)	IL-2	Single-family residences
South:	RS-20M	IL-2	Single-family residence
East:	RS-20M	IL-2	Single-family residence
West:	RS-20M	IL-2	Single-family residence

DISCUSSION:

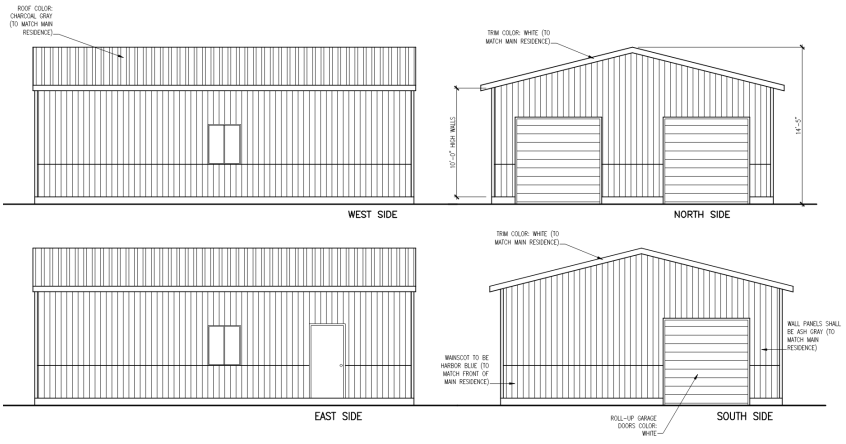
Special Use Permit for Architectural Review:

The applicant has submitted a Special Use Permit for the Architectural Review of a 14'-5" tall, 910 square foot metal garage proposed to be constructed on a single residential property. Pursuant to Development Code Section 84.0645(a), any detached structure larger than 1,200 square feet, more than 20 feet in height, or of an unconventional design, such as a metal garage, would first be required to obtain a Special Use Permit for approval of the architectural design from the Planning Commission.

The metal structure is proposed to be constructed on a 0.50-acre parcel located at 35623 Carter Street in the RS-20M (Single-Residential, 20,000 square foot minimum lot size) Land Use District with single-family residential land uses generally surrounding the site. The proposed structure is intended to provide cover for the applicant's recreational vehicles and be utilized as a personal workshop. The property is currently developed with a single-story residence that provides 2,692 square feet of living space and 1,341 square feet of non-habitable space (i.e. architectural features, garage, etc.) on-site.

The metal accessory structure will feature a gable roof and will be enclosed on all four (4) sides with two roll up doors on the north side and one roll up door on the south side. The structure will have a peak height of 14'-5" measured from grade to the highest peak of the structure. The exterior elevations shall follow the selected colors on the chart provided on the plan elevations sheet, which includes a painted wainscot on the bottom quarter of the structure in "Harbor Blue", horizontal wall panels painted in "Ash Gray," trim and roll up doors painted in "Polar White," and "Charcoal Gray" roofing. Like other SUP/ARC projects, the proposed architectural elements will best ensure compatibility with the home and other neighboring residential land uses, especially as the structure would be partially visible from Carter Street and includes the two roll up doors along the street-facing side. The color theme is also intended to harmonize with the existing single-family residence, which features blue siding and white trim.

RENDERING OF PROPOSED STRUCTURE:



The structure is proposed to be constructed near the southwest portion of the property, approximately 51 feet from the primary residence, 128 feet from the front/north property line, five (5) feet from the west side property line, approximately 94 feet from the east side property line, and 10 feet from the rear/south property line. Ingress and egress will be provided by the existing driveway and hardscape at the front of the property along Carter Street. Pursuant to the Development Code, the structure shall meet all development standards associated with the Single-Residential Land Use District. Furthermore, the proposed location of the structure meets all setback requirements for structures in this district according to the attached plans, elevations, and site photos.

Processing and Procedural Actions:

Notices of the Project were sent to all surrounding contiguous property owners, and no comments were received.

Environmental Review:

Staff is recommending that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the CEQA Guidelines (Class 3 – Small Structures), as the Project consists of a small, steel structure to be used as an accessory structure.

CONCLUSION:

The Project meets the standards for access and site design. The required findings and Conditions for approval of the Special Use Permit for the accessory structure have been provided.

Attachment(s):

1. Findings for Special Use Permit
2. Land Use & Location Map
3. Site Photos
4. Conditions of Approval
5. Site Plan and Building Elevations

Approved by:

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

FINDINGS: SPECIAL USE PERMIT NO. PLN-PHE-26-0007

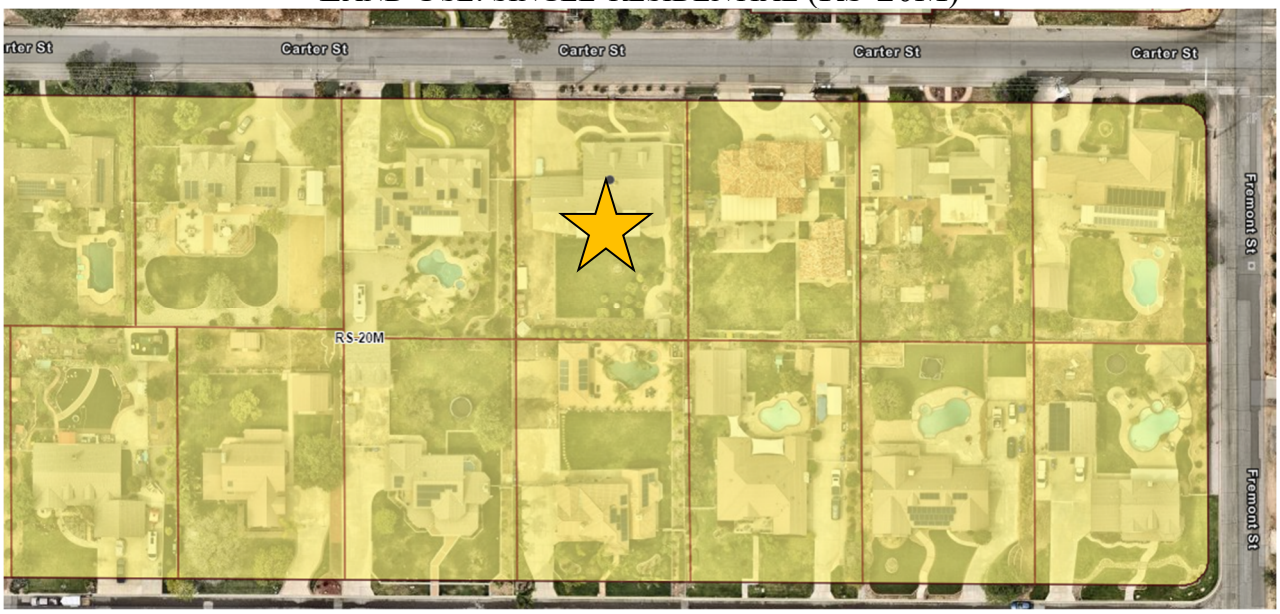
1. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, building coverage, parking area, and other requirements of the Code, because the subject property is 0.50 acres in size and is adequate in area to accommodate the accessory structure.

2. The accessory structure will be subordinate in size to the existing single-family residence. Its location and appearance are minimized as the structure will be over 138 feet away from the street. Additionally, the color of the structure complements the property's existing residence to provide greater compatibility for the site and the other surrounding residential land uses.

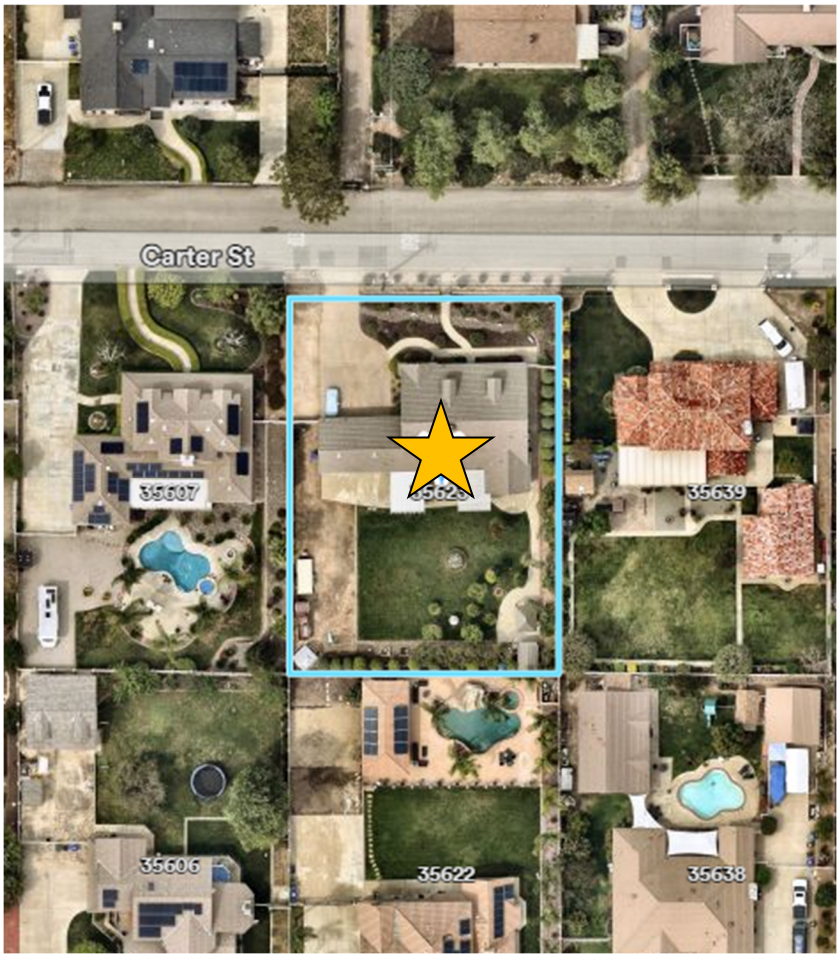
3. Issuance of the permit shall not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and district in which the use is located, because the lawful conditions and building code requirements required for this structure to be built will ensure adequate circulation, drainage, and fire protection.

4. The appearance of the detached accessory structure and the method of construction are compatible with the surrounding built environment, because the building is compatible in size and height with surrounding houses and accessory structures, and will be required to obtain a building permit, ensuring that it has been built consistent with conceptual plans to be more compatible with the existing single-family residence on-site.

LAND USE: SINGLE-RESIDENTIAL (RS-20M)



SITE LOCATION:



SITE PHOTOS:

Applicant Name: Jasmine Hancock
Case No. PLN-PHE-26-0007
Conditions of Approval; 7-29-2026

SPECIAL USE PERMIT

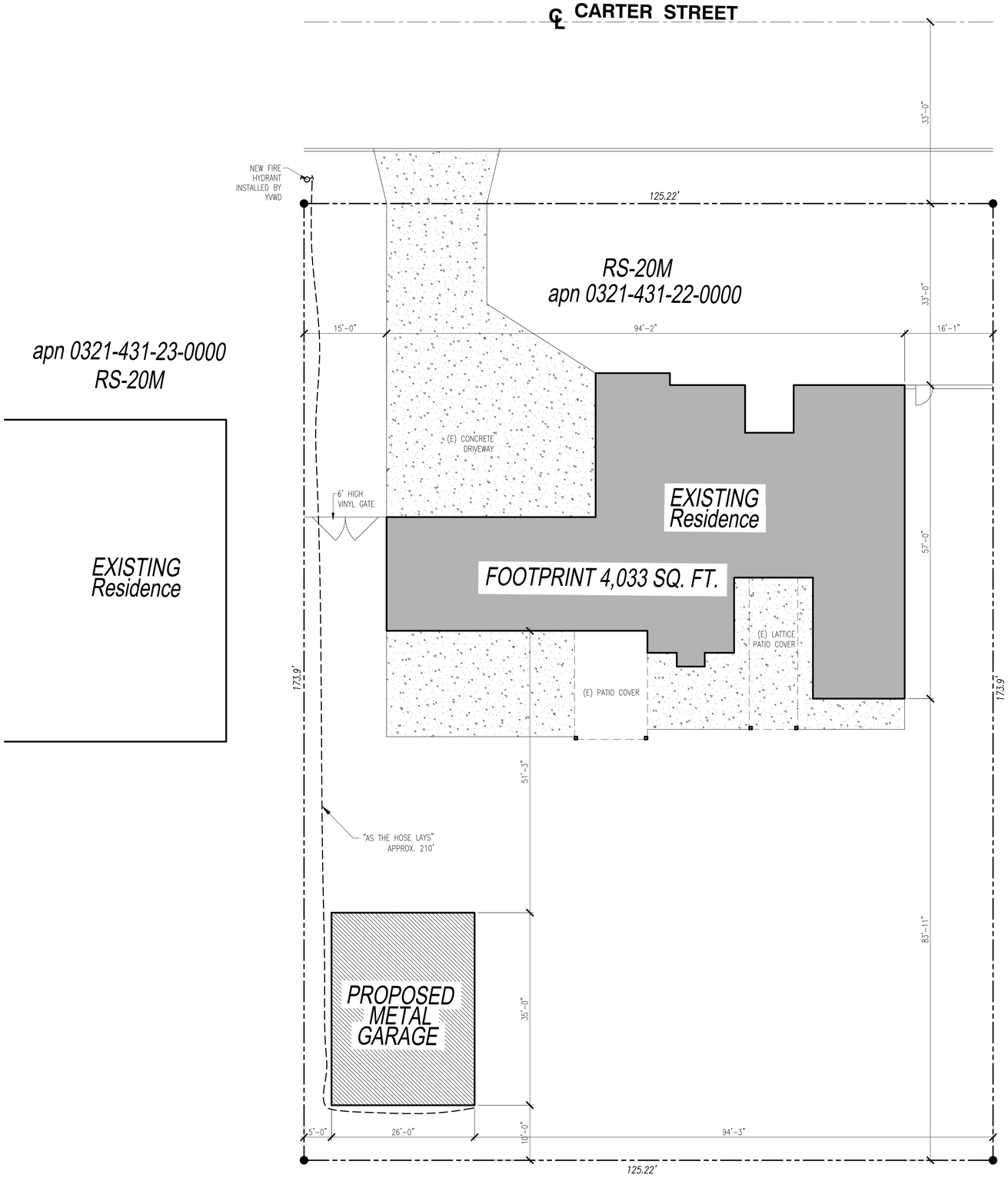
CONDITION *– Note: The gold header which each Condition falls under is the timing metric for establishing when that Condition shall be satisfied.*	**DATE SATISFIED & STAFF INITIALS**
ON-GOING CONDITIONS/GENERAL REQUIREMENTS:	
PLANNING DIVISION (909) 797-2489 EXT. 224	
1. This Special Use Permit is for the Architectural Review of a 910 square foot (26'x16'), 14.5-foot-tall metal garage proposed to be constructed in the rear of the property located at 35623 Carter Street; APN: 0321-431-22. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.	
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.	
3. This Special Use Permit shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon written request and submittal of the appropriate fee not less than 30 days prior to the date of expiration. **PLEASE NOTE:** this will be the only notice given for the above specified expiration date. **The applicant is responsible for the initiation of an extension request.**	
4. A Categorical Exemption is being issued for this project, pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended. The applicant/owner shall deliver a $50.00 administrative handling fee to the Planning Division within five (5) days after the effective date of conditional approval. **Payments shall be made with a Check, Money Order or Cashier's Check for $50.00 made payable to the "Clerk of the Board".**	

The Planning Division shall then file the Notice of Exemption with the Clerk. Proof of fee payment will be required prior to issuance of building permit.	
5. All conditions of this Special Use Permit are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.	
6. Commercial uses within the Single Residential Land Use Districts are strictly prohibited. The detached accessory structure shall not be used for commercial purposes.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246	
7. 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.	
8. This project is in Fire Safety Review Area 3. This is a high fire hazard brush area. This project shall comply with the construction and development standards for a FR-3 Area. Contact the City Building & Safety Division for FR-3 Area construction and development standards.	
9. 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.	
10. 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).	
11. Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 1,500, at 20 psi residual; for 2-hour duration A reduction in the required fire flow rate may be allowed per the exceptions specified in the California Fire Code. System shall be looped with minimum 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.	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:	
FIRE DEPARTMENT (909) 797-2489 EXT. 246	
12. 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.	

13. An additional fuel modification zone of 100 feet shall be provided on all side(s) of the proposed structure(s). Fuels in this zone are to be thinned and/or removed or otherwise modified to provide a reasonable level of fire defense protection to the proposed structure(s).	
14. An alternative type of construction providing a higher level of fire resistance is required. Contact the Fire Department or City Building Official for more information.	
PLANNING DIVISION (909) 797-2489 EXT. 224	
15. 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.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263	
16. 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.	
17. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes, California Energy Codes, California Accessibility Codes, and Yucaipa Municipal Codes as adopted by the City of Yucaipa.	
18. Metal structures require that the foundation and site plans be designed for local conditions by a Licensed California Engineer. This shall be submitted as part of the complete plan set for review.	
19. 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.	
20. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.	
SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:	
FIRE DEPARTMENT (909) 797-2489 EXT. 246	
21. 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.	
22. 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.	
23. 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.	
24. Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of 4" height, 3/8" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.	
25. Smoke detectors, hard wired with battery back-up, shall be installed in all sleeping areas and in all hallways leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. (existing main residence)	
26. Carbon Monoxide detectors shall be installed pursuant to manufacture specifications. (existing main residence)	
27. 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. (existing main residence)	
28. A class "A" roof covering structure with "bird stops" shall be installed.	
29. High Fire Hazard Areas FR-3: one-hour fire resistive construction is required for exterior walls. Contact Fire Marshall or City Building Official for more information.	
30. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.	
PLANNING DIVISION (909) 797-2489 EXT. 224	

31. The proposed structure shall be painted to match the colors of the residence per the approved color palette.	
32. The proposed structure shall be constructed to minimize its location and appearance from the street.	



PROJECT INFORMATION

OWNER: ARNOLD PAT HOHL
35623 CARTER STREET
YUCAIPA, CA 92399

PROJECT ADDRESS

35623 CARTER STREET
YUCAIPA, CA 92399

ASSESORS PARCEL NUMBER

0321-431-22-0000

LEGAL DESCRIPTION:
LOT NUMBER: 4, DISTRICT: 12, TOWNSHIP: YUCAIPA, TRACT: 10399
BRIEF DESCRIPTION: TRACT 10399, LOT 4.

SCOPE OF WORK:
METAL GARAGE 910 SQ. FT.

ZONING:	RS-20M
OCCUPANCY TYPE:	R-3/U
TYPE OF CONSTRUCTION:	II - B
FIRE SPRINKLERS:	NO
NO. OF STORIES	1

BUILDING AREA'S:

(E) MAIN RESIDENCE LIVING SPACE	2,692 SQ. FT.
(E) 3-CAR ATTACHED GARAGE	680 SQ. FT.
(E) COVERED PATIO	262 SQ. FT.
(E) CONCRETE AREA	3,046 SQ. FT.
PROPOSED OVERSIZED 2-CAR GARAGE	**910 SQ. FT.**

COVERAGE:
7,590 SQ. FT. / 21,750 (LOT AREA) = 34.9%

UTILITIES INFO

WATER: YUCAIPA VALLLEY WATER DISTRICT 12770 2ND STREET, YUCAIPA, CA 92399	(909) 797-6381
SEWAGE: YUCAIPA VALLEY WATER DISTRICT 12770 2ND STREET, YUCAIPA, CA 92399	(909) 797-6381
ELECTRIC: EDISON EASTERN OPERATIONS 2492 W SAN BERNARDINO AVE, REDLANDS, CA 92373	(800) 655-4555
GAS: SOUTHERN CALIFORNIA GAS CO. 1981 W LUGONIA AVE, REDLANDS CA 92374	(213) 244-1200
PHONE/CABLE: FRONTIER COMMUNICATIONS 738 S WATERMAN AVE c45, SAN BERNARDINO, CA 92408	(909) 460-8041

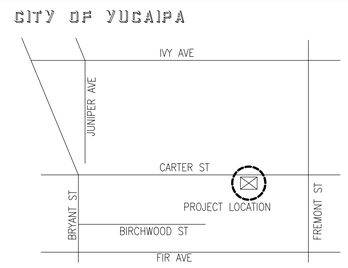
PROJECT NOTES

1. NO TREES AFFECTED
2. NO HILLY TERRAIN EXISTS.
3. NO EASEMENTS.

SHEET INDEX

SHT. NO.	DESCRIPTION
S	SITE PLAN
1.0	FLOOR PLAN, ELEVATIONS, AND COLOR CHART

VICINITY MAP



ARCHITECTURAL SITE PLAN | SCALE: 1"=10.00' | 1

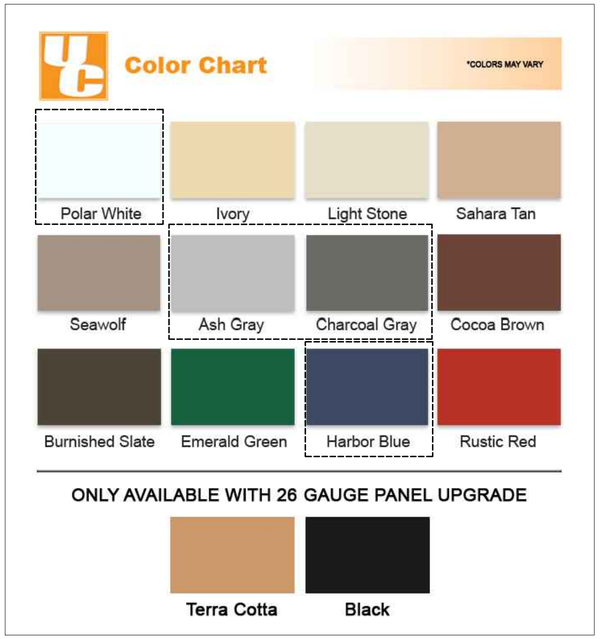
JZY DESIGNS LLC.
JASMIN HANCOCK
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (909) 801-4502

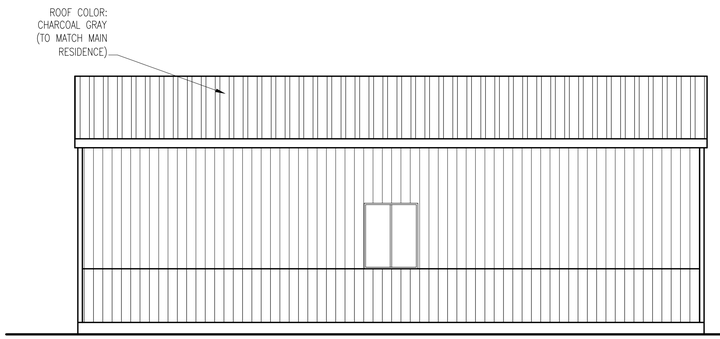
FOR

New Metal Garage
Pat Hohl
35623 Carter Street
Yucaipa, CA 92399

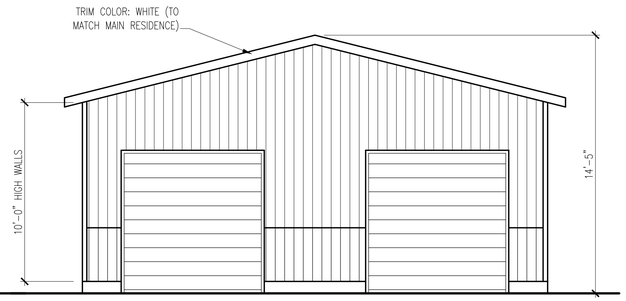
REVISIONS
CONSTR.
BID
PLAN CHECK 2026-06-09
DRAWN . JH
JOB NO. 26-044
SHEET NAME
SITE PLAN

SHEET NO.
0.S
SHEET 1 OF 2

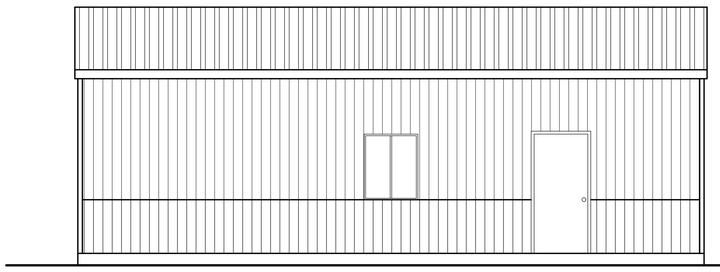




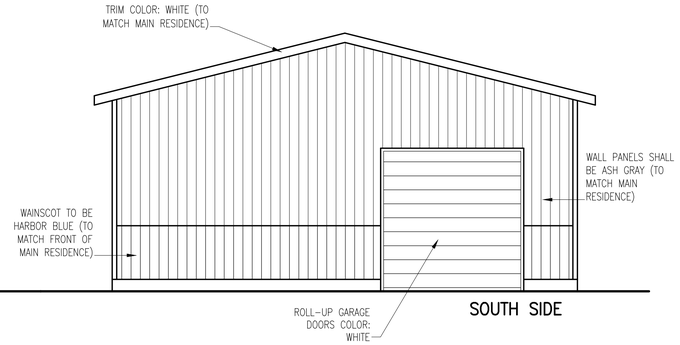
WEST SIDE



NORTH SIDE

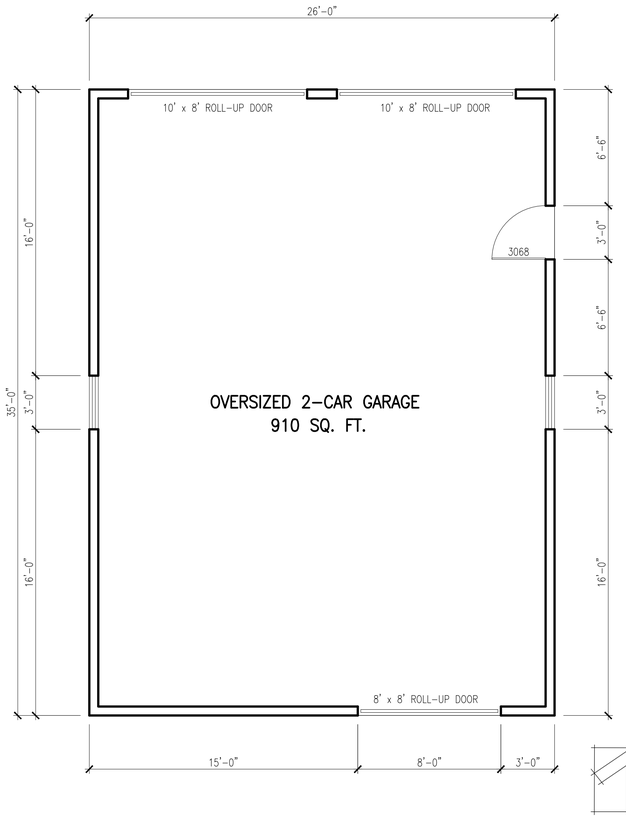


EAST SIDE



SOUTH SIDE

ELEVATIONS | SCALE: 1/4"=1'-0" | 2



FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

JZY DESIGNS LLC.
JASMIN HANCOCK
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (909) 801-4502

New Metal Garage FOR
Pat Hohl
35623 Carter Street
Yucaipa, CA 92399

REVISIONS 25-12-04
CONSTR.
BID
PLAN CHECK 2025-11-11
DRAWN . RM
JOB NO. 26-044
SHEET NAME
SITE PLAN

SHEET NO. 1.0
SHEET 2 OF 2

Item No. **4**

STAFF REPORT

DATE: August 19, 2026

TO: Honorable Chairperson and Planning Commissioners

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

SUBJECT: Sorenson Engineering (Case No. PLN-PHE-26-0005): A Revision to Approved Action to the Conditional Use Permit associated with the development of the Sorenson Engineering campus (prior Case No. 19-117) to facilitate the construction of Building "P," a proposed two-story, 50-foot-tall manufacturing building totaling 62,000 square feet, at the northeast corner of 17th Street and Dunlap Boulevard. The revision includes a Major Variance to allow for a 5-foot front yard setback along Dunlap Boulevard in lieu of 15 feet, a Land Use Compliance Review to allow an 11% increase in the maximum building height to accommodate screens for the roof-top-equipment, and the Architectural Review of the proposed structure design. Located on an approximately 17-acre campus at 32025 Avenue E and 31950/32032 Dunlap Blvd; APN(s) 0301-122-04, 71, 72.

RECOMMENDATION:

1. Approve Case No. PLN-PHE-26-0005, and if acceptable, the Architectural Design of the new buildings, subject to the Conditions of Approval as contained in this Agenda Report; and

2. Adopt the Findings as contained in this Agenda Report; and

3. Accept the Addendum to the Sorenson Engineering Industrial Campus Master Plan Mitigated Negative Declaration pursuant to 15164 of the CEQA Guidelines which found no new environmental issues are associated with the proposed Project and that it is consistent with the findings in the previously adopted MND; and

4. Direct Staff to file a Notice of Determination.

BACKGROUND/DISCUSSION:

Location and Setting:

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

Site:	IC (Community Industrial)	IL-1	Light Manufacturing and Vacant Land
North:	RM-10M (Multiple Residential, 10,000 square foot minimum lot size)	IL-1	Multi-family and Single-Family Residences
South:	I-10 Freeway		Freeway
East:	RM-10M	IL-1	Existing Single-Family Residences and Existing Convenience Store
West:	IC	IL-1	Single Family Residences

The proposed Project is located on three existing parcels, which total approximately 16.21 gross acres, between 16th Street and 17th Street, south of Avenue E, and north of Dunlap Boulevard. The site is generally surrounded by multi-family residential and single-family residential land uses, as well as a convenience store located at the northwest corner of Dunlap Boulevard and 16th Street, and the I-10 Freeway is directly south of the site. In addition, the site is located within the Dunlap Boulevard Corridor, which consists of a variety of commercial and industrial uses. The site is generally flat and features several existing buildings that are currently used by Sorenson for their operations. There are no natural features found on the property.

Prior History:

Sorenson Engineering is an existing micromachining technology facility that has been located in the City of Yucaipa since 1956 and has been located on the subject site since 1962. At the regular meeting of April 11, 2011, the City Council approved Case No. 10-101/GPA/CUP, a General Plan Amendment and Conditional Use Permit, to facilitate the phased expansion of the Sorenson Engineering site. The General Plan Amendment rezoned parcels along Avenue E from the Multiple Residential Land Use District to Community Industrial. The phased expansion proposed under the Conditional Use Permit consisted of the development of a new centralized employee parking lot, driveway and parking lot improvements, new trash enclosures, a new pick-up and delivery access area, the remodeling of several buildings, and the addition of several new buildings totaling over 70,000 square feet to expand their manufacturing operations. Subsequent the approval, the Planning Commission approved Case No. 11-063/REV at the regular meeting of July 6, 2011, which included the addition of one more building to the previously approved Conditional Use Permit.

As part of the Project approval, the City Council adopted a Mitigated Negative Declaration (MND) which had considered the potential environmental impacts that could occur as a result from development of this Project. All available evidence indicated that any potentially significant impacts could be mitigated to a less-than-significant level, and the mitigation measures were incorporated into the Conditions of Approval for the Project.

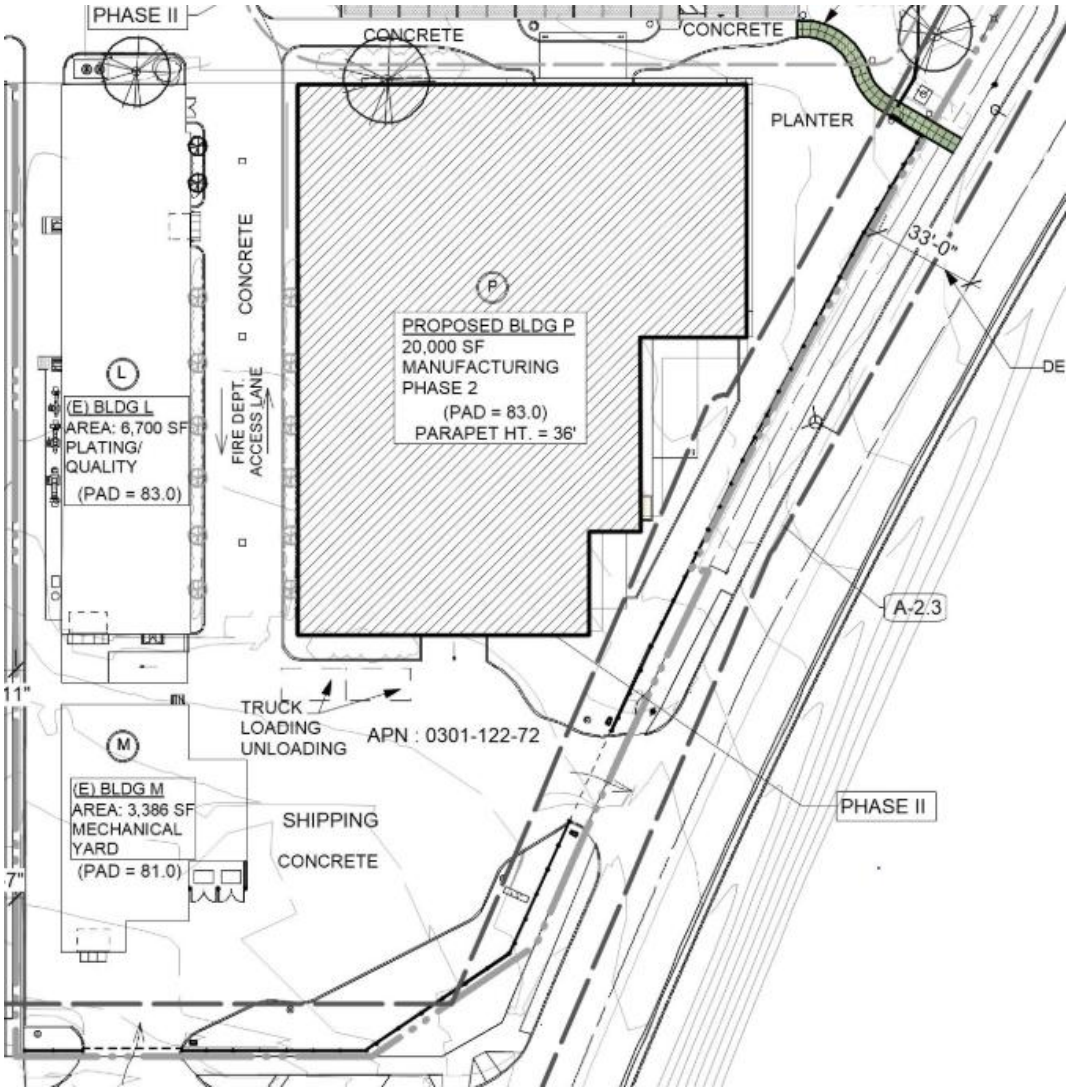
At the regular Planning Commission Meeting of June 20, 2018, a new Conditional Use Permit application (Case No. 18-013/CUP) was approved to permit the continued development of the Project. Minor changes to the site plan were included in addressing updates to the applicant's building needs; however, the site was generally consistent with all prior approvals. Following the approval of Case

No. 18-013, a variety of additional site design changes occurred to correspond to the needs of the company. At the regular Planning Commission Meeting of October 16, 2019, Case No. 19-117/REV/CUP/ARC was then approved to facilitate those changes.

Project Design and Description:

Sorenson Engineering is a manufacturing company specializing in high precision micro machining technologies serving a number of business industries, including: aerospace, electronic interconnect, defense and military, fiber optics, medical and dental, computer, automotive, and hydraulic industries. In addition, they are the City's largest private employer, offering engineering jobs in these different technical industries. The land use is considered a Class II - General Manufacturing under Section 84.0240, Industrial Land Use Types, of the City Development Code. Per the City Development Code, manufacturing operations are permitted in the IC (Community Industrial) District subject to the approval of Conditional Use Permit.

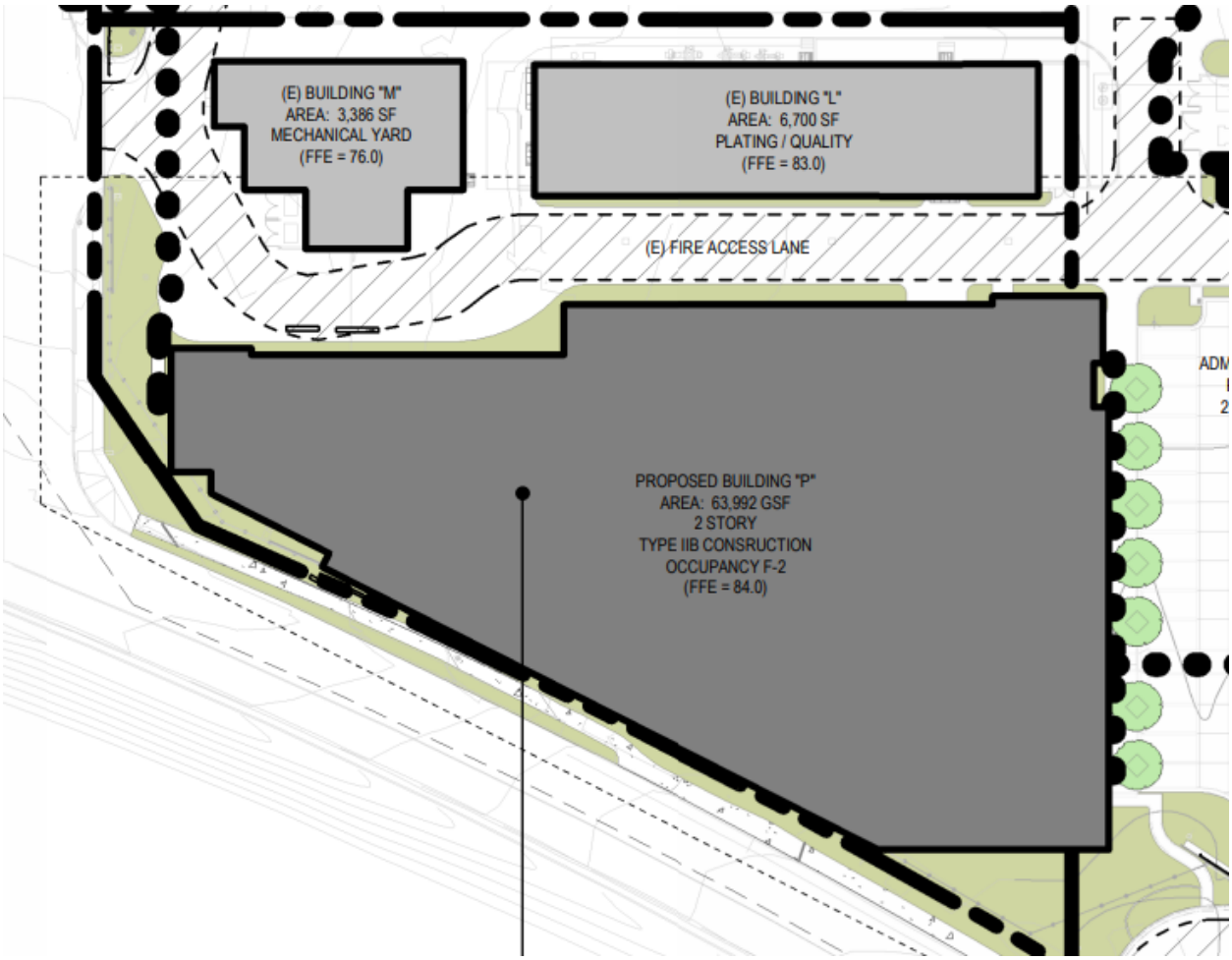
A Revision to Approved Action to the original Campus Master Plan (Case No. 10-101 et. al.) has been submitted to facilitate the construction of Building "P," a manufacturing building located at the corner of Dunlap Boulevard and 17th Street. As part of the original entitlements, this structure was proposed to feature a 20,000 square foot building for additional manufacturing space, with an attached office for technical engineering staff.



Original site plan for "Building P"

Building P Update:

Since the initial approvals, the types of equipment and related technology needs have changed to address the overall operations of the facility. To accommodate the space needed for the equipment, "Building P" has since been redesigned as a proposed two-story, 50-foot-tall manufacturing building totaling 62,000 square feet. The layout of the building is open, which provides sufficient areas for the linear equipment lines that are used for the applicant's micromachining process. Further, the types of products that are created by the applicant's company is typically small, often less than an inch in size, with extremely tight tolerances. As a result, the layout has been designed to ensure that adequate space is provided between workstations to ensure each employee can complete their processing without interruption by adjoining employees and their tasks.



Updated site plan for "Building P"

Land Use Compliance Review:

A Land Use Compliance Review is proposed to allow an 11% increase in the maximum building height to accommodate screens for the roof-top-equipment. Section 87.0405, Permitted structural height increases, states that the "maximum structure height specified in a land use district may be exceeded by no more than 50% for the following structures, subject to an approved Land Use Compliance Review by the Community Development Director," with mechanical equipment and its screening listed as one of the allowed features.

Pursuant to Section 87.0401, General provisions, the Project shall be subject to the City's adopted Resolution No. 2024-53 pertaining to the fair share cost and ongoing funding of an aerial ladder truck, as required by the General Plan. Conditions have been included to address this funding requirement.

Major Variance:

A Major Variance is proposed to allow for a 5-foot front yard setback along Dunlap Boulevard in lieu of 15 feet. Prior to approving a request for a Variance, the Planning Commission must make the following findings. Based on the project record, staff finds that the proposed reductions are consistent with the required findings for the reasons stated below.

Variance Finding 1:

> *The granting of this variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.*

Staff Response:

The encroachment of Building P would occur along a stretch of Dunlap Boulevard that is adjacent to Interstate 10. There are no surrounding land uses that would be directly impacted by the proposed Building, as the roadway width of Dunlap Boulevard would remain, and the building would not create any conflicts with the adjacent freeway, where the nearest travel lane is approximately 80 feet from the Sorenson property line. The building will also be designed for solar, and no ground mount solar equipment is located near the proposed building.

Variance Finding 2:

> *There are exceptional circumstances or conditions applicable to this property and its permitted use that do not apply to other properties in the vicinity and in particular the same subdivision.*

Staff Response:

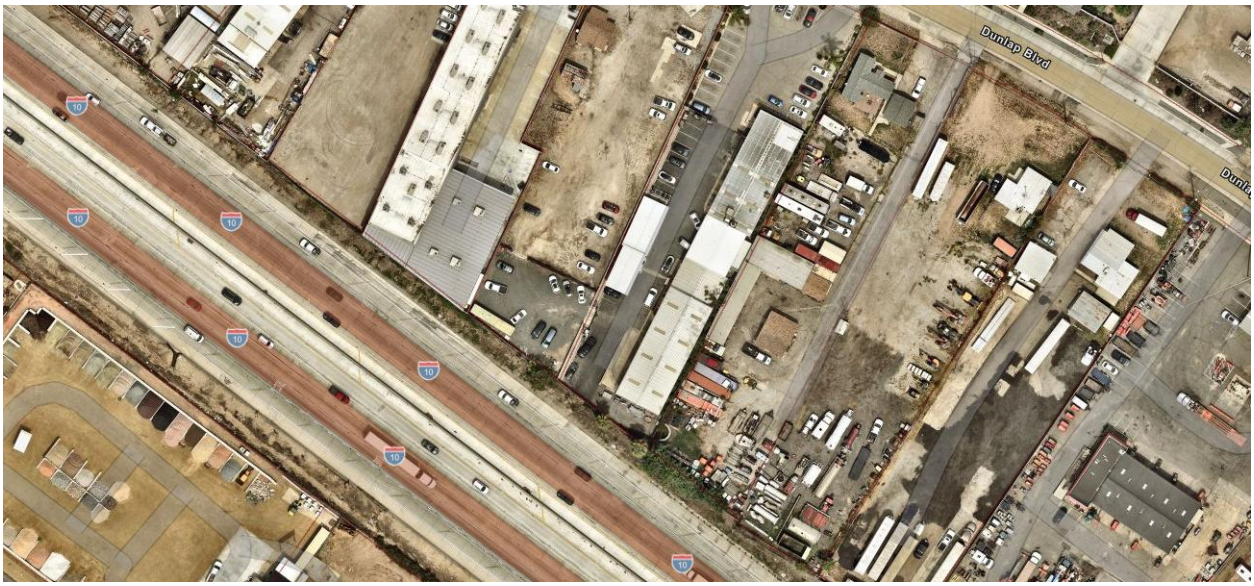
The applicant's master campus is located on a site with four (4) different street frontages (Dunlap Boulevard, 16th Street, 17th Street, and Avenue E) which results in the application of four (4) front yard setbacks. Other industrial properties can use 0-foot setbacks for side and rear property lines, which provide additional site layout opportunities. In addition, the Campus Master Plan serves the largest private employer within the City, which results in a scale of operations that are not typically found to other properties in the area.

Variance Finding 3:

> *The strict application of the land use district deprives this property of privileges enjoyed by other properties enjoyed by others in the vicinity or in the same land use district.*

Staff Response:

As noted in Variance Finding No. 2, other industrial properties can use 0-foot setbacks for side and rear property lines, which provide additional site layout opportunities. An example of these properties can be found along Dunlap Boulevard, south of project site, where those sites directly abut Interstate 10. Many of these properties can minimize project setbacks and have buildings directly adjacent to the freeway right of way. The proposed Project features Dunlap Boulevard between the site and the freeway, and therefore is required to provide a front yard setback and increase the separation requirement from the interstate.



Buildings and structures adjacent to Caltrans ROW – I-10

Variance Finding 4:

> *The granting of the variance is compatible with the objectives, policies, general land uses and programs specified in the General Plan and any applicable plan.*

Staff Response:

The proposed Project is located within the City's Community Industrial Land Use District, which allows for the operations proposed as part of the Project. In addition, the proposed Building "P" is to facilitate operations that had been previously approved onsite. The overall design has also been enhanced to reflect the enhanced architectural quality and visual character encouraged by the City's Freeway/Gateway Design Guidelines and the General Plan Community Design and Land Use policies for development located within the Interstate 10 corridor. Specifically, Section 2.4.3 of the Citywide Design Guidelines establishes an "Image Zone" along the freeway corridor where development should incorporate enhanced architectural design, higher quality materials, and substantial landscaping to improve the visual character of the area and create a welcoming image for visitors entering.

Site Operations:

While the proposed revision represents a notable increase in building size, the overall operation of the Campus Master Plan would remain consistent with the prior approvals. This includes the expected shift schedules and total number of employees onsite, and the changes are instead focused on providing better clearances between equipment and their production lines. The operation of the facility would occur through two different shifts from Monday to Friday; the first shift operates from 7:00am to 3:30pm, and the second shift operates from 3:00pm to 12:00am. Saturdays operates on an as-needed basis, with a shift from 6:00am to 12:00pm. The manufacturing operations are to be wholly contained in the existing and proposed structures. The proposed employee shift schedule was originally designed by Sorenson to general correspond to off-peak hours, which has a benefit of reducing the traffic impacts in the vicinity of the site during the typical peak periods.

Project Phasing:

The proposed Building "P" is the next building to be constructed per the overall phased Campus Master Plan. The Conditions of Approval, which applies for all phases, would remain relevant for this specific Project.

Architectural Review:

Rendering of the original "Building P" NE View

The applicant has submitted an updated architectural design package (attached) proposed as part of the new revisions to be constructed for Building "P," and requests Planning Commission approval of the architecture at this time as required by the Conditions of Approval. The architecture for the building utilizes materials, colors, and other design elements consistent with the existing development onsite. In addition, the landscape plan has been updated to reflect the revised building footprints.

Updated rendering for "Building P" NE View

Consistency with the General Plan and Development Code:

The proposed project consists of the multi-phased expansion of an existing high-tech commercial industrial site on an approximately 17-acre site. The proposed project has the following characteristics:

CRITERIA	PROPOSAL	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
LAND USE	Class II - General Manufacturing.	**Yes.** The Community Industrial Land Use District allows Class II - General Manufacturing uses subject to the approval of a Conditional Use Permit.
BUILDING HEIGHT	Building P roofline – 34'6" RTU and screening – 50'	**Yes.** The Community Industrial Land Use District allows a building height of 45 feet. The Development Code also allows increases to this height for specific features pursuant to a Land Use Compliance Review.
Building and Lot Coverage	• Building Coverage: Approximately 33 percent. • Site Coverage: Approximately 81 percent.	**Yes.** The Community Industrial Land Use District allows a building coverage of 70 percent and 85 percent coverage for both buildings and paved surfaces.
Landscaping	• Site Landscaping: Approximately 18 percent of the Project site is landscaped.	**Yes.** A minimum of 15 percent of the site must be landscaped.
Building and Landscape Setback	Building Setback • Front yard: 5 feet Landscape Setback • Front yard: to Property Line	**No.** The required setbacks are: • Front yard: 15 feet
Parking Spaces	• 500 total parking spaces	**Yes.** The site plan (Sheet A-1) provides a calculation for each respective use proposed consistent with Section 87.0615, as well as an anticipated employee count consistent with Section 87.0625. The parking provided exceeds both calculations.

The project meets or exceeds the City's General Plan and Development Code standards for the above referenced items, including access and site design, except for the front yard setback along Dunlap Boulevard. A Variance request is included with the Project and may be approved with the required Findings are met. Draft Findings have been prepared for the Project and are discussed in the Staff Report.

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

- CDL-1.2 Places for Commerce. Provide sites for a range of commercial uses, including shopping, dining, entertainment, and offices that provide a strong employment base and offer local services; improve commercial properties along I-10 through infrastructure, aesthetics, and development strategies.
- CDL-6.1 Land Use Mix. Allow a flexible mix of commercial uses, quasi-public/institutional uses, mixed use, and housing that provides high levels of pedestrian activity; offer density/intensity incentives to encourage development that supports the economic vitality of the downtown.
- CDL-8.1 Land Use Mix. Preserve the Dunlap Industrial Corridor for an appropriate mix of industrial and service commercial businesses that can improve employment opportunities in Yucaipa.
- 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 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.
- ED-1.1 Employment and Revenue Focus. Invest public resources and exercise discretionary land-use authority to support the retention, expansion, and attraction of businesses that generate a higher number of jobs per acre and higher net municipal revenues per acre.

Processing and Procedural Actions:

Notices of the project were sent to surrounding property owners within a 300-foot radius of the project site, and several responses were received in opposition to the Project. The comments focused on the scale of development that has occurred with the development of the Campus Master Plan and the changes that have been made to the neighborhood.

Environmental Review:

A Mitigated Negative Declaration (MND) was adopted by the City Council as part of the original Project approval for the Sorenson Engineering Industrial Campus Master Plan. The MND had considered the potential environmental impacts that could occur as a result of the Project, and all available evidence indicated that any potentially significant impacts could be mitigated to a less-than-significant level. These mitigation measures were then incorporated into the original Conditions of Approval that were proposed for this Project.

Public Resources Code §15162(a) indicates that no subsequent MND shall be required for a project when the following findings can be made:

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- Substantial changes did not occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:
    - The project will have one or more significant effects not discussed in the previous MND;
    - Significant effects previously examined will be substantially more severe than shown in the previous MND;
    - Mitigation measures previously found not to be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or
    - Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure.

The proposed Project would revise the site plan design as originally assessed in the 2010 Mitigated Negative Declaration as a result of the larger footprint for Building "P" that includes the proposed Variance and Land Use Compliance Review approvals.. To address these changes, staff evaluated the potential environmental impacts that would occur. Following the analysis, none of the potential impacts that had been analyzed in the MND would change with the approval and implementation of the proposed Project. The proposed changes would represent a nominal addition relative to the original analysis, as the total operations would be similar as the existing entitlement, and where the changes are to address equipment needs for the site's operations. As such, an Addendum to the adopted MND is appropriate because there have been only minor modifications and technical additions/changes to the project, and none of the conditions described in Section 15162 have occurred. The modifications do not constitute substantial changes to the Project and do not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The original mitigation measures that were adopted for the Project has been included as part of the Project's Conditions of Approval.

Development Impact Fees:

Based on a net total of 66,067 square feet of building area and .74 net acres of industrial land use, the project can be expected to generate $396,901 in Development Impact Fees, using the current fee schedule, as follows:

Drainage Facilities:	$11,267
Traffic Facilities:	$310,845
Public Facilities:	$49,154
Fire Facilities:	$25,634
TOTAL:	**$396,901**

Attachments:
Conditional Use Permit Findings
Variance Findings
Land Use District & Location Map
Conditions of Approval
Public Comments
Originally adopted MND
Addendum to MND
Project Plans

ATTACHMENT 1:

FINDINGS: CONDITIONAL USE PERMIT NO. PLN-PHE-26-0005

1. The proposed project will not have a significant impact on the environment because the required mitigation measures will reduce the potential level of impact to less than significant.

2. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping, and other features pertaining to the application, because the site is large enough and the design is configured to accommodate the proposed project and accompanying features.

3. The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations, because the site has adequate access from Dunlap Boulevard, Avenue E, 17th Street, and 16th Street, which are City maintained roads. Commercial vehicles would utilize Dunlap Boulevard, an existing corridor for the various commercial uses in the Dunlap area, to access the proposed receiving area, and access to the building is provided on 17th Street near the corner of 17th Street and Dunlap Boulevard. Two driveways are located along Avenue E to provide access for the proposed centralized employee parking lot area.

4. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic, or other disturbances, because: 1) The project design and conditions of approval have addressed these concerns; 2) Improvements will be conditioned to occur prior to completion of the site development, including compliance with the City's Development Code and its provisions for commercial and industrial development projects; 3) The buildings are setback from the property line a minimum of 15-feet, as required for the IC Land Use District, except for "Building P" along Dunlap Boulevard, and separate findings are included for that setback consistent with the Development Code and General Plan process requirements; 4) An eight (8) foot high wall is currently surrounding the property, as required during the original entitlement for the site (Case No. 10-101/GPA/CUP); 5) Adequate internal circulation and parking is available for Fire Department access and parking for all of the structures; 6) Adequate on-site retention of storm water run-off will occur. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems because the height of the proposed buildings will not substantially hinder the use of such devices on surrounding properties.

5. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan, because the proposed expansion of the existing use is permitted in the IC Land Use District, subject to the provisions of this Conditional Use Permit, per Yucaipa Development Code Section 84.0330(b)(1).

6. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare, because they ensure adequate circulation, drainage, and compatibility with surrounding land uses.

7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, because there are no obstructions to the collection of

solar energy or the natural movement of wind toward or around surrounding properties. Solar shade canopies are also proposed on top of the buildings of the site to reduce the energy demand.

ATTACHMENT 2:

FINDINGS: VARIANCE NO. PLN-PHE-26-0005

1. The granting of this variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems because the encroachment of Building P would occur along a stretch of Dunlap Boulevard that is adjacent to Interstate 10. There are no surrounding land uses that would be directly impacted by the proposed Building, as the roadway width of Dunlap Boulevard would remain, and the building would not create any conflicts with the adjacent freeway, where the nearest travel lane is approximately 80 feet from the Sorenson property line. The building will also be designed for solar, and no ground mount solar equipment is located near the proposed building.

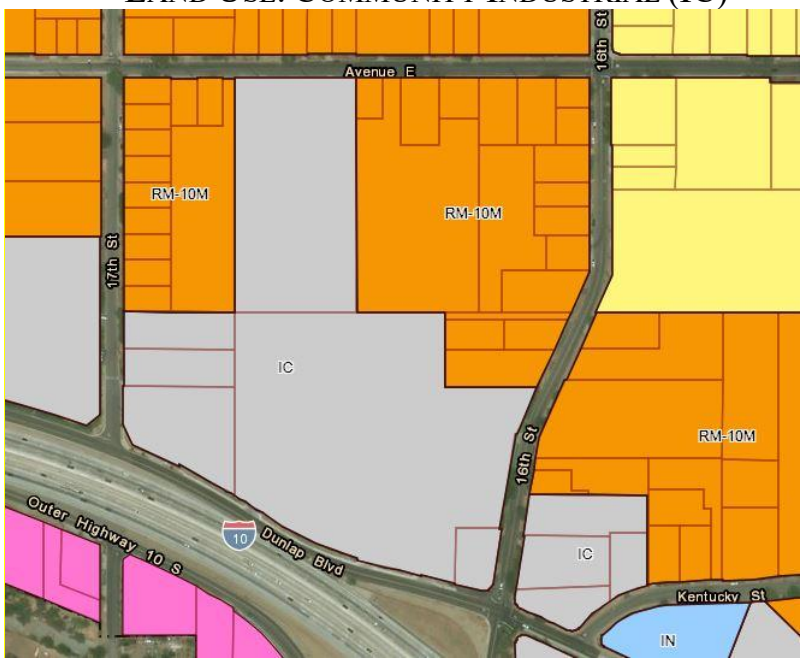
2. There are exceptional circumstances or conditions applicable to this property and its permitted use that do not apply to other properties in the vicinity and in particular the same subdivision because the applicant's master campus is located on a site with four (4) different street frontages (Dunlap Boulevard, 16th Street, 17th Street, and Avenue E) which results in the application of four (4) front yard setbacks. Other industrial properties can use 0-foot setbacks for side and rear property lines, which provide additional site layout opportunities. In addition, the Campus Master Plan serves the largest private employer within the City, which results in a scale of operations that are not typically found to other properties in the area.

3. The strict application of the land use district deprives this property of privileges enjoyed by other properties enjoyed by others in the vicinity or in the same land use district in that, as noted in Variance Finding No. 2, other industrial properties can use 0-foot setbacks for side and rear property lines, which provide additional site layout opportunities. An example of these properties can be found along Dunlap Boulevard, south of project site, where those sites directly abut Interstate 10. Many of these properties can minimize project setbacks and have buildings directly adjacent to the freeway right of way. The proposed Project features Dunlap Boulevard between the site and the freeway, and therefore is required to provide a front yard setback and increase the separation requirement from the interstate.

4. The granting of the variance is compatible with the objectives, policies, general land uses and programs specified in the General Plan and any applicable plan as the proposed Project is located within the City's Community Industrial Land Use District, which allows for the operations proposed as part of the Project. In addition, the proposed Building "P" is to facilitate operations that had been previously approved onsite. The overall design has also been enhanced to reflect the enhanced architectural quality and visual character encouraged by the City's Freeway/Gateway Design Guidelines and the General Plan Community Design and Land Use policies for development located within the Interstate 10 corridor. Specifically, Section 2.4.3 of the Citywide Design Guidelines establishes an "Image Zone" along the freeway corridor where development should incorporate enhanced architectural design, higher quality materials, and substantial landscaping to improve the visual character of the area and create a welcoming image for visitors entering.

ATTACHMENT 3:

LAND USE: COMMUNITY INDUSTRIAL (IC)



LOCATION

ATTACHMENT 4: CONDITIONS OF APPROVAL

Applicant Name: Sorenson Engineering
Case No. PLN-PHE-26-0005
Conditions of Approval; 8-19-26

CONDITIONAL USE PERMIT

CONDITION – Note: The gold header which each Condition falls under is the timing metric for establishing when that Condition shall be satisfied.	**DATE SATISFIED & STAFF INITIALS**
ON-GOING CONDITIONS/GENERAL REQUIREMENTS:	
PLANNING DIVISION (909) 797-2489 EXT. 224	
1. This Revision to Approved Action to the Conditional Use Permit associated with the development of the Sorenson Engineering campus (prior Case No. 19-117) to facilitate the construction of Building "P," a proposed two-story, 50-foot-tall manufacturing building totaling 62,000 square feet, at the northeast corner of 17th Street and Dunlap Boulevard. The revision includes a Major Variance to allow for a 5-foot front yard setback along Dunlap Boulevard in lieu of 15 feet, a Land Use Compliance Review to allow a 11% increase in the maximum building height to accommodate screens for the roof-top-equipment, and the Architectural Review of the proposed structure design. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.	
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.	
3. This Conditional Use Permit/Revision to Approved Action shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon written request and submittal of the appropriate fee not less than 30 days prior to the date of expiration. **PLEASE NOTE:** this will be the	

	only notice given for the above specified expiration date. **The applicant is responsible for the initiation of an extension request.**	
4.	The applicant/owner shall pay a fee of $50, 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 $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.	
5.	All conditions of this Conditional Use Permit/Revision to Approved Action are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.	
6.	The applicant/owner shall 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.	
7.	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.	
8.	Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.	
9.	All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle.	
10.	Parking and on-site circulation requirements shall be maintained at all times. A. Any occupancies which require additional parking that has not been provided for through this Conditional Use Permit, such as restaurants or places where food or refreshments are dispensed which have seating, shall not be approved until an application for revision is submitted for review and approval showing the additional parking.	

	B. All markings to include parking spaces, directional designations, “No Parking” designations, and “Fire Lane” designations shall be clearly defined and said markings shall be maintained in good condition at all times. C. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.	
11.	Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b).	
12.	All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized.	
13.	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).	
14.	The applicant shall implement the approved “Solid Waste Recycling Plan” for any new commercial, industrial, or institutional uses located on the property. The developer and all occupants of the property shall make a good faith effort to fully comply with each component of the approved Plan. Any proposed revision to this Plan shall be subject to the review and approval of Yucaipa Disposal, Inc. (909) 797-9125.	
15.	Developers of commercial/industrial/institutional projects shall attempt to ensure that at least 20% of the total cost of the project shall be spent with Yucaipa businesses and/or the hiring of Yucaipa residents.	
16.	The project site shall remain in full compliance with all City Sign Regulations at all times.	
17.	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.	
18.	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.	

19.	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.	
20.	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.	
21.	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.	
22.	All equipment purchased for the development and operation of the site shall specify "Yucaipa" as the point of sale, whenever possible.	
23.	The project shall implement the mitigation measures from the previously adopted Mitigated Negative Declaration.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
24.	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.	
25.	Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements.	
26.	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.	
27.	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).	

28.	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.	
29.	Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 5,250 at 20 psi residual; for 4 hour duration A reduction in the required fire flow rate may be allowed per the exceptions specified in the California Fire Code. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.	
30.	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.	
31.	Fire hydrants shall be installed at locations to be determined by the California Fire Code (2025) Appendix "C". Required fire flow to be determined by the California Fire Code (2025) Appendix "B". Minimum fire flow shall not be less than 5,250 gpm.	
32.	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		
33.	Submit WQMP Plan for Approval.	
34.	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.	
35.	Adequate provisions shall be made to intercept and conduct the tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed.	

36.	Road sections within and/or bordering the project shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element.	
37.	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.	
38.	Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A GRADING PERMIT:		
PLANNING DIVISION (909) 797-2489 EXT. 224		
39.	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.	
40.	Excavating and grading operations shall be suspended during first stage ozone episodes or when winds exceed 24 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 24 mph in any upcoming 24-hour period.	
41.	An archaeological monitor must be on-site during initial rough grading activities, and any subsequent grading that occurs below the surface of the initial work. If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that the archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures. A historical resources management report shall be submitted by the professional to document the monitoring, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts. For more information, contact the County Museum at 909-307-2669. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037, or (909) 387-2543.	

42.	Prior to grading, arrangements shall be made to have a qualified vertebrate paleontologist onsite to monitor in the event paleontological resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the County Museum for review prior to issuance of building permits. For more information, contact the County Museum at 909-307-2669	
43.	Prior to issuance of grading or building permits, the applicant shall submit verification that a ridesharing program for the construction crew has been encouraged and will be supported by the contractor via incentives or other inducements.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
44.	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.	
45.	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.	
46.	Grading plans shall be submitted to Engineering for review and approval.	
47.	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.	
48.	The applicant's plans indicate approximately 64% of the site to be improved with impervious surfaces. Design features shall be included to direct storm water run-off flows into landscaped pervious areas before any run-off flows into public rights-of-way.	
49.	The proposed storm drain facilities at the Avenue E parking facility will intercept and provide for collection of runoff generated on-site (and off-site	

	flows that drain onsite). All facilities will be designed in accordance with current City and County policy and requirements including applicable Development Code Sections (pertaining to Flood Plain Safety Overlay Districts). Final facility design and location must be approved prior to issuance of grading permits. All on-site storm drain facilities will be designed to convey flows which could be expected from a storm with a 10-year recurrence interval with additional design factors of safety and freeboard to provide a 100-year level of flood protection to inhabited structures. During storms of intensity greater than the 10-year storm, additional flood protection is provided by utilizing the local storm drain system and conveying additional runoff onto streets. Storm drain facilities which intercept canyon flows upstream of development area will be designed to convey the 100-year rather than 10-year design flow. For the sizing of roadway storm drains and locations of catch basins in streets the storm drain system shall be designed to: A. Collect a 25-year storm recurrence interval within the street section (top of curb to top of curb). B. Collect and contain the 100-year interval within the roadway right-of-way.	
50.	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.	
51.	A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.	
52.	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.	
53.	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.	
54.	A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed.	
55.	Additional 3-foot dedication is required to provide for a 33-foot half-width right-of-way on 16th Street, Avenue E, and Dunlap Boulevard. A copy of the Grant Deed for all properties affected by this requirement must be submitted to the City Engineer prior to document preparation.	
56.	Dunlap Boulevard, Avenue E, and 16th Street shall be designed as water-carrying streets and its water carrying capacity shall be maintained.	
57.	Future building pads shall be elevated adequately, a minimum one foot above FIA to reduce damage from flooding.	
58.	An on-site grading monitor shall be required in accordance with Development Code Section 87.1010 for all grading operations.	
59.	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.	
60.	Implement activity management techniques including a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; c) limitation of the length of construction work-day period; and d) phasing of construction activities.	
61.	High pressure injectors shall be required on diesel construction equipment.	
62.	All diesel-powered construction equipment in use shall require control equipment that meets, at a minimum Tier III emission requirements. In the event Tier III equipment is not available, diesel-powered construction equipment in use shall require emissions control equipment with minimum of Tier II diesel standards.	
63.	Utilize only CARB certified equipment for construction activities. Require the use of CARB certified particulate traps that meet level 3 requirement on all construction equipment.	
64.	Catalytic converters shall be installed on gasoline-powered equipment.	

65.	Electricity from power poles shall be used rather than temporary diesel or gasoline power generators.	
66.	All forklifts shall be electric or natural gas powered.	
67.	Suspend use of all construction equipment operations during second stage smog alerts.	
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68.	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.	
69.	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.	
70.	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.	
71.	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.	
72.	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.	
73.	Commercial buildings on the site shall be accessible per California Building Code (CBC) 11B	

74.	New commercial construction or additions resulting in more than 30% of the floor area 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.	
75.	Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within a garage area	
76.	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	
77.	Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer	
78.	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.	
79.	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."	
80.	For all new construction, buildings shall exceed Title 24 Energy Efficiency requirements by 20%.	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:		
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81.	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.	

82.	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.	
83.	Water service shall be by the Western Heights Water Company and the sewer service shall be by Yucaipa Valley Water District. Submit evidence of service to Building and Safety at time of Condition Compliance review.	
84.	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.	
85.	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.	
86.	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.	
87.	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.	
88.	The applicant/property owner shall remove or paint over graffiti on any designated graffiti attracting surfaces within twenty-four (24) hours.	

89.	Prior to the approval of a development project or issuance of a building permit, applicant shall obtain a notice of requirement to comply with or determination of exemption from the Risk Management Plan (RMP). Contact County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement Section at (909) 386-8401.	
90.	Prior to building permit, applicant shall submit a report for risk assessment of potential health hazards from exposure to hazardous materials. For information, contact County Fire Department/Hazardous Materials Division/Local Oversite Program at (909) 386-8401.	
91.	Prior to approval of recording any final map or issuance of a Building Permit, a Community Facilities District (CFD) or Fire Service Agreement (FSA) shall be approved and implemented to support the needs of the Yucaipa's municipal services, including those of the Fire Department, Police Department, and public works to serve the Project, as required by Resolution No. 2024-53. The CFD or FSA shall include the maintenance of necessary equipment and staffing for new development, including but not limited to a Type 6 Medic Patrol or Medic Squad, additional police services, emergency access and roadway maintenance funding, and other elements needed for the project. a. Once the initial Project is ready for final map or issuance of a Building Permit, the City shall adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 to initiate the proceedings of establishing a new CFD, as required by California Government Code Section 53312.7(a). The Local Goals and Policies will provide guidance and conditions for the conduct by the City in the proceedings for, and the issuance of bonds secured by special taxes levied in, a CFD established under the Act, and to provide general guidance in the formation for CFDs, including identification of improvements eligible to be financed by a CFD, criteria for bond financing, disclosure requirements, outline of City proceedings, and other components associated with development of a CFD. Projects with square footages over 400,000 square feet, or those that are three or more stories tall, or results in a building floor with conditioned space above the height of 30 feet high, or any building higher than 45 tall, requires that the City have and operate an aerial ladder truck to maintain the communitywide Insurance Services Office (ISO) rating. The following provisions shall apply: a. The CFD or similar funding sources shall include funding to cover all costs related to this specialized equipment including but not limited to	

	maintenance, staffing, replacement, and facility alterations necessary to house the related equipment and staffing. b. A fair-share funding agreement shall be executed between the Developer and the City, which provides direct one-time funding for the acquisition of an aerial ladder truck. The City Council authorizes the City Manager to negotiate and execute the terms and fiscal commitments of the fair share agreement.	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
92.	Water delivery system plans, designed to meet the required fire flow for this project and/or development shall be submitted to the Fire Department for approval.	
93.	Applicant-developer shall provide the Fire Department with a letter from the water company serving the project-development, verifying that financial arrangements have been made and bonds posted for the required Fire Department approved water improvements.	
94.	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.	
95.	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		
96.	Submit engineered road improvement plans to the City Engineer.	
97.	The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.	
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98.	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.	
99.	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.	
100.	Commercial buildings on the site shall be accessible per California Building Code (CBC) 11B	
101.	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.	
102.	New commercial construction or additions resulting in more than 30% of the floor area 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.	
103.	Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within a garage area	
104.	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	
105.	Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer	
106.	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	
107.	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."	
108.	For all new construction, buildings shall exceed Title 24 Energy Efficiency requirements by 20%.	
109.	A digital copy of a Landscape Documentation Package shall be submitted through the Yucaipa Permit Exchange for review and approval by the City's Contract landscape Architect. **Building Permits for the land use shall not be issued until Landscape Documentation has been approved.** Said Landscape Documentation Package shall be consistent with the requirements of Chapter 4, of Division 10, of the Development Code and include all of the following elements: A. Project Information (1) Date (2) Project Applicant (3) Project Address (if available, parcel and/or lot number(s)) (4) Total Landscape Area (square feet) (5) Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed) (6) Water Supply Type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well (7) Checklist of All Documents in Landscape Documentation Package (8) Project Contacts (to include contact information for the project applicant and property owner)	

	(9) Applicant Signature and Date (with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"). (B) Water Efficient Landscape Worksheet (1) Hydrozone Information Table (2) Water Budget Calculations (I) Maximum Applied Water Allowance (MAWA) (II) Estimated Total Water Use (ETWU) (C) Soil Management Report (D) Landscape Design Plan (E) Irrigation Design Plan (F) Grading Design Plan (G) Certification of Substantial Completion (to be submitted after installation of the project). A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor.	
110.	A digital copy of a landscape and irrigation plan prepared by a Registered Landscape Architect for the planting (drought tolerant landscaping shall be utilized to minimize water consumption) and permanent irrigation system for the development, including setback areas and parkways, shall be submitted to the Building & Safety Division through the Yucaipa Permit Exchange for review and approval by the City's Contract Landscape Architect. **Building Permits shall not be issued until Landscape Documentation has been approved.** Said plans must be consistent with the City of Yucaipa	

Landscape Design and Installation Guidelines and include the following details:

A. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., to be shown on the plan and screened with landscaping and/or decorative fencing/trim.

B. A permanent automatically-controlled irrigation system.

C. 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, 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 Dunlap Boulevard and 17th 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.	
111.	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.	

112.	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.	
113.	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	
114.	Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.	
115.	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.	
116.	All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.	
117.	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.	
118.	Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.	
119.	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.	
120.	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	
121.	All roof top mechanical equipment is to be screened from ground vistas.	
122.	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.	
123.	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.	
124.	Developers of residential development projects greater than a single dwelling unit, commercial properties and multi-family dwellings shall submit a report, including invoices or proof of recovered organic waste product procurement (either through purchase or acquisition) pursuant to 14 CCR Section 18993.1, and submit records to the City's designee. Records shall include the source of product, including name, physical location, and contact information for each entity, operation, or facility from whom the recovered organic waste products were procured, type of product, quantity of product in tons or yards, invoice or other record demonstrating procurement.	
125.	Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.	
126.	Provide a bicycle parking rack in a suitable location.	
127.	A video surveillance and recording system shall be installed that is capable of covering all exterior portions of the subject property, including parking areas and service alleys.	
128.	Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement Section at (909) 386-8401.	

129.	Prior to occupancy, applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit. For information, call County Fire Department/Hazardous Materials Division/Field Services Section at (909) 386-8464.	
130.	Prior to occupancy, the applicant must demonstrate that the facility has met or is meeting all Risk Management Plan (RMP) requirements if regulated substances are to be handled at the facility. Contact County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement Section at (909) 386-8401.	
131.	All spaces utilizing refrigerated storage, including restaurants, and food or beverage stores, shall provide an electrical hookup for refrigeration units on delivery trucks. Trucks incapable of utilizing the electrical hookup for powering refrigeration units shall be prohibited from accessing the site. All leasing documents shall include these requirements and provide that violation of those provisions will constitute a material breach of the lease that will result in the termination of the lease. Because of the fact that these terms of the lease are designed to benefit the public, the public shall be considered to be a third party beneficiary with standing to enforce the requirements of the lease.	
132.	Preferential parking locations shall be provided for EVs and CNG vehicles.	
133.	Preferential parking shall be provided for carpool/vanpool vehicles.	
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134.	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.	
135.	Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).	
136.	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.	
137.	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.	
138.	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.	
139.	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.	
140.	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.	
141.	"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".	
142.	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.	

143.	Approved fire hydrant pavement markers shall be installed.	
144.	A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq. ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by Fire Department, may be required. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached.	
145.	An automatic fire detection and alarm system meeting the requirements of CFC, CBC and NFPA 72 shall be installed. Shop plans with material cut sheets and calculations shall be submitted to the Fire Prevention Department for review and approval prior to installation.	
146.	A class “A” roof covering structure with “bird stops” shall be installed.	
147.	The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.	
148.	A solid core, self-closing and latching door shall be installed between an attached garage and living space.	
149.	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.	
150.	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.	
151.	Commercial exit requirements: A. Required exit doors shall be maintained in an operable condition at all times. B. Required exit doors shall swing outward and away in the direction of exit travel. C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours. D. Exit paths shall be illuminated when structure is occupied. E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more. F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.	

	G. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type	
152.	All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the CBC, CFC and City codes and ordinances. Plan review and annual permit to operate from the Fire Department is required.	
153.	Commercial and industrial buildings in excess of 20,000 square feet and with an interior area more than 150 feet from exterior exit, shall be equipped with a Class I standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 gpm from an adjacent automatic fire sprinkler riser at 100 psi nozzle pressure for two hand lines flowing.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
154.	Construct curb and gutter (with match-up paving) 22 feet from centerline along 16th Street to northerly property line .	
155.	Construct sidewalk adjacent to site with landscaped parkway.	
156.	Construct driveway approach/entrance. Commercial driveways require radius type approaches	
157.	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.	
158.	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.	
159.	Any further development of this parcel will require construction of full road improvements.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263		
160.	The building(s) shall meet all handicapped requirements.	

161.	The building(s) shall comply with all structural and non-structural provisions of the California Building Code.	
162.	The building(s) shall meet all exiting requirements of Chapters 10 and 11 of the California Building Code	
163.	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)	
164.	The building(s) or structure(s) shall meet all applicable requirements of the adopted model codes and amendments.	
165.	Per YVWD regulations, no waste line cleanouts or back water valves shall be installed inside a garage	
166.	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.	
167.	The Building Official shall only consider requests for Temporary Certificates of Occupancy that comply with the City of Yucaipa's Municipal Code section 15.04.020 California Building Code Amendments Section 111.3 "**111.3 *Temporary occupancy.*** The Building Official is authorized to issue a *temporary certificate of occupancy* before the completion *of* the entire work covered by the permit and approvals; provided that such portion or portions shall be occupied safely, and approvals granted from associated departments. The building official shall set a time period during which the *temporary occupancy* is valid, and the applicant **shall** provide a bond or cash deposit for the cost *of* completion *of* the work."	

ATTACHMENT 5: PUBLIC COMMENTS

CITY OF Yucaipa Planning Division

CITY OF YUCAIPA
JUN 22 '26 AM11:05

34272 Yucaipa Boulevard, Yucaipa, CA 92399-9950

PROJECT NOTICE

Date: June 17, 2026

Subject: The applicant **SGH Architects** has submitted Case No. **PLN-PHE-26-0005** for the review of A Revision to Approved Action to the Conditional Use Permit associated with the development of the Sorenson Engineering campus (prior Case No. 19-117) to facilitate the construction of Building "P," a proposed two-story, 50-foot-tall manufacturing building totaling 62,000 square feet, at the northeast corner of 17th Street and Dunlap Boulevard. The revision includes a Major Variance to allow for a 5-foot front yard setback along Dunlap Boulevard in lieu of 15 feet, a Land Use Compliance Review to allow a 11% increase in the maximum building height to accommodate screens for the roof-top-equipment, and the Architectural Review of the proposed structure design.

Project Location: 31950 DUNLAP BLVD ST
Yucaipa, CA 92399

APN(s): 030112271
030112272

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

You are invited to comment because your property is near the proposed project. Your comments must be received by this office no later than July 1, 2026. Comments received after this date might not be considered in the decision. If you have no comment, no reply is necessary. If you have any questions regarding this proposal, please contact Ben Matlock at (909) 797-2489, ext. 261. You may send your comments to the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or via email to bmatlock@yucaipa.gov.

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

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

We OPPOSE this project on our street. We have lived on this street over 30 years + I have lived in Yucaipa almost 65 years. The projects Sorenson Eng. have been building in our residential neighborhood is DISGUSTING. The TALL Building is an invasion of my privacy each time I step out in my backyard. This needs to stop! The investor at Sorenson has been bragging about buying up the whole street for years. The houses that they have bought are going to crap with weeds

SIGNATURE _____ DATE 6/20/26 AGENCY _____

PRINT NAME Mark + Wendy Green ADDRESS 12549 17th St Yucaipa

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

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

cc: Surrounding Property Owners
Yucaipa Valley Water District
Western Heights Water Company

a green pool + look hideous. So disgusting + Sad what the City of Yucaipa is allowing Sorenson Eng to do on our street. Do better City of Yucaipa -

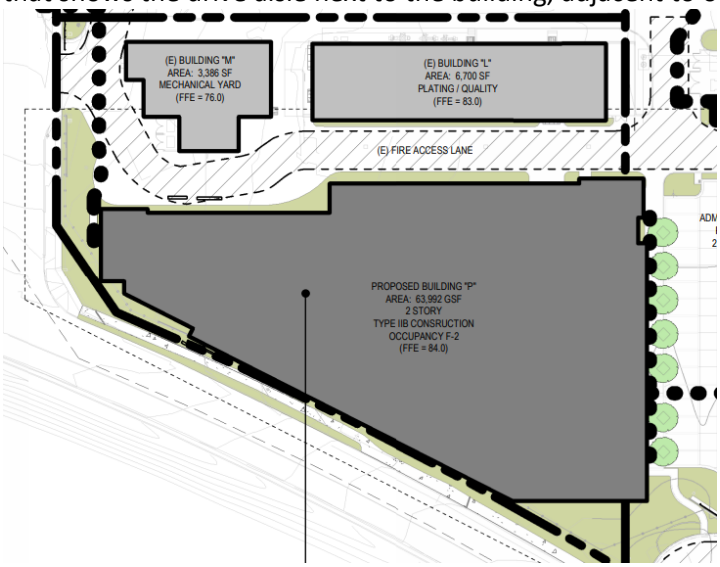
Benjamin Matlock

From: Benjamin Matlock
Sent: Monday, August 10, 2026 8:10 AM
To: Mark Green
Cc: wendygreenPHR@gmail.com; Peter Kann; Dr. Sean M. Moore, AICP, DPA, MPA, MAPS
Subject: RE: Public Hearing PLN-PHE-26-0005

Good morning, Mark,

I will try and go through your questions now, and additional information may be available on the agenda report when it's published at the end of the week. Feel free to reach out with any other questions you may have.

1. Parking - The proposed building will not necessarily require additional parking, as the overall activity will be within the existing master plan and the number of employees is intended to be the same as the original Building P design. The equipment within the building will just be larger based on how they have arranged their production.
2. Future Development - I do not have any plans for the properties behind your house. Those will be subject to review if and when those plans are submitted.
3. Delivery Zone - The project does not have any delivery connections behind your house. Please see the exhibit below that shows the drive aisle next to the building, adjacent to other Sorenson buildings, near the corner.



4. Corner - The building has been designed to maintain a clear sight triangle to ensure visibility at the corner. Generally speaking, having more things near the roadway tends to make people drive slower as well. The below exhibit gives a simple example of how this effect works:

5. Wall – I have not received any plans for the lots behind your house further up Avenue E. Sorenson has used masonry walls for their perimeter, though.
6. Parking Lot – As noted before, I don't have any plans for those lots. If they are proposed as parking in the future, then we will certainly need to look at the lighting, screening, and other operational factors to know how they may impact the neighboring properties. If and when plans occur, you will receive additional notice.
7. Design – the files are a bit large to post on our "Project's Map" but here are some examples. The full package will be with the agenda report:

Benjamin Matlock
Deputy Director of Community Development / City Planner
City Hall • 34272 Yucaipa Blvd • Yucaipa, CA 92399
Office: 909-797-2489 Ext. 261 • Cell:
www.yucaipa.org
-----Original Message-----
From: Mark Green <mgreen@spectracompany.com>
Sent: Thursday, August 6, 2026 6:01 PM
To: Benjamin Matlock <bmatlock@yucaipa.gov>
Cc: tgg92399@yahoo.com.; wendygreenPHR@gmail.com
Subject: Public Hearing PLN-PHE-26-0005

Hello Ben,

I just received a notice of public hearing for the Sorenson Eng. project. I live at 12519 17th street. Copied on this email is my wife Wendy, and Tony my next door neighbor.

I went to the city website and looked at the new proposed building on the corner of Dunlap Blv. And 17th. I have some questions that would be very helpful for Tony and myself, and other neighbors on 17th.

1. What is the plan for parking for this large of building, as it is the current parking lot is at full capacity? Will the approach/s be off avenue E.? They demo'd the two homes directly behind my house
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2frecently%e2%80%a6.is&c=E,1,P1cKU7n-DAb25-

SIntwkQeWStFyW4Nn3BdOGB8hFLXYyB2wHKpVXH1HEbrFzyywW69Yi_RdBi_coz4bC_nHYfNONZHsxALy9rPMeX4MlDh8MpX0C79Kz&typo=1 this going to be a parking lot, and/or drive way? If it is a parking lot or drive way, what is the lighting plan and how tall will the light poles be and how close to the PL. What kind of light?
2. Are there plans for other new buildings behind our properties?
3. Where will deliveries occur, will large trucks be accessing 17th street? Will large trucks be traveling behind our homes?
4. If the new 50'+ building is built, and even 10' closer to Dunlap Blvd than current codes allow, what kind of saftey planning is being considered at the corner of 17th and Dunlap Blvd. …i.e. a three way stop? Keep in mind that people go very fast down Dunlap blvd and having a 50' high building at the corner so close to the street will most likely create a blind spot.
5. I noticed that the PL's behind my home have been staked at avenue E. What is the current plan for all the homes on 17th regarding the PL? Is Sorensen planning to construct a wall? If so what kind of wall (masonry?), what colors, and how high?
6. What will be the hours of parking, if it is a parking lot?

Ben, I hope to attend the meeting if my schedule allows, to ask these questions and more. However please consider this a formal request for written answers, an e-mail is fine, to these questions. Also an architects rendition of the future campus would be very helpful and it would be great if it was added to your website. Please respond with these answers before the meeting and we will distribute them to our neighbors so we can be better prepared to ask further questions at the hearing.

Thanks Ben, and please understand I am not complaining at all, I am just asking for full transparent communication on Sorenson's big picture plan and how it will affect our neighborhood.

Thanks

Mark Green - Mobile - 909.973.1713

James A. Poss
12671 16TH Street
Yucaipa, CA 92399

June 29, 2026

City of Yucaipa Planning Division
34272 Yucaipa Blvd.
Yucaipa, CA 92399

RE: SGH Architects, Case No. PLN-PHE-26-0005, Sorenson Eng. 31950 Dunlap Blvd, Yucaipa, CA 92399

Dear Planning Division Officers,

Regarding the impact of this latest addition to the Sorenson Campus, we, residents of Dunlap Acres who live adjacent to the campus and who are exposed directly to impacts associated with their industrial activities twenty four hours per day and 365 days a year, are opposed to any further expansions. Residential zoning quality of life deserves equal and fair treatment by our planners, even on the boundary interface of these conceptual industrial-commercial designations.

In addition to setbacks, building height, and aesthetic concerns that we share as subjects of concern, approval should also consider additional impacts. Noise and light pollution, air quality, and water quantity/quality issues that have historically been problems need long term impact assessment. In my opinion, many of these impacts remain unmitigated from the initial project (Case No. 19-17) and I offer a history of communications I have had with the city regarding code and other issues to review. These activities will continue to add to these impacts for as long as this business exists.

Additional needs include flood control and seismic safety emergency plans. These plans are not shared with local residents in advance of a potential catastrophic events as far as I am aware. Recent reports of increased temperatures increasing probability of extreme heat episodes stopping business as usual and flooding are of particular concern long-term as these threats are real and require advanced planning to effectively mitigate. A community emergency plan for Sorenson Engineering is an important issue.

Freeway noise is not an excuse for additional noise that a 62,000 sq. ft expansion will bring. Currently motors that support systems on site are running 24/7 continuously emanating noise. Noise that is similar to noise concerns around data centers currently impacting residents across our nation. This motor noise is at constant frequencies (high and low) noticeable at all times. Unlike traffic noise that is dynamic including periods of quiet, this noise pollution is particularly hazardous to hearing and related senses. Current noise overlay thresholds are insufficient to address these impacts that are important and unmeasured. This additional space will increase demand for similar infrastructure adding to the noise issue. I have contacted Sorenson recently about the increased noise but the issue

demonstrated by our pride in ownership of residential property in this wonderful part of Dunlap Acres since 1959.

It is clear to me that these expansions reflect an incremental and continuous cumulative impact on the natural resources of our city and maintaining a healthy environment. A balance is essential. I have seen overwhelming evidence of the detrimental anthropogenic impacts on our wildlife, especially habitat losses on an increasing list of threatened bird species in our urban area. Mammals and birds need to be able to migrate across and over the landscape and even continents. Natural resources are limited and pollution from using them improperly is an increasing problem. If we continue to minimize incremental cumulative human impacts on our natural environmental resources that we share with other species we will do so at continued peril for our own. I understand the economic and overriding considerations are used to justify these incremental impacts yet I fail to see any economic needs that will serve our City at this time that would override long term needs. The incremental costs of development are offsetting the benefits to an increasing degree. I urge you to treat this project seriously from all planning perspectives that will "...secure the Blessings of Liberty to ourselves and our Posterity".

Sincerely,

James A. Poss

Gianna F. Poss
12671 16TH Street
Yucaipa, CA 92399

June 29, 2026

City of Yucaipa Planning Division
34272 Yucaipa Blvd.
Yucaipa, CA 92399

RE: SGH Architects, Case No. PLN-PHE-26-0005, Sorenson Eng. 31950 Dunlap Blvd, Yucaipa, CA 92399

Dear Planners,

I am writing as a long term resident of Dunlap Acres in opposing this project. While I can appreciate the economic benefits the Sorenson project brings to our city, this project threatens several quality of life issues of the surrounding neighborhood and residents, many of whom are lower income and renters. A question of fairness: Would the Sorenson family want this type of structure near their home?

The scale of this building will radically change the character of the surrounding properties. The residents would be subject to increased traffic, light, air, and noise pollution during construction and after completion.

Sincerely,

Gianna F. Poss

Sorenson Engineering has brought a lot of disruption and nuisance to our neighborhood. Employees are littering everywhere even throwing beer bottles and other junk on the street at 4:00am. Loud music playing twilight hours when they are driving into the parking lot.

They are also speeding on Avenue E before and after getting off from work. Car alarms all over the neighborhood go off because of the loud music and speeding from these employees. They block neighbors from getting into their driveways because there is so much traffic from sorenson. It takes much longer to cross the street.

They block mailboxes and even steal mail from the neighborhood. Employees are soliciting in the neighborhood disturbing the peace. Employees are selling food and merchandise off the hoods of their cars bringing crowds of people into the neighborhood. There are people associated (family, rides, etc) with the employees that park everywhere blocking driveways.

These concerns have been addressed to Jeremy the manager at sorenson and he has been rude and disrespectful to us. He does not consider any of our

concerns and has sarcastically said he will “try his best so we feel better”. We are not happy with Sorenson being here they are chaotic to our every day living.

Their parking lot should be facing the freeway NOT what used to be our quiet neighborhood on Avenue E. They buy houses on Avenue E and abandon them letting weeds as high as 3 feet tall, dry grass, gopher holes, tumble weeds, broken glass, and they cut down beautiful trees that have been here for 70 years or more. How is building “P” going to benefit our neighborhood? Is it going to devalue our properties? Who wants to live around big manufacturing buildings? It is not San Bernardino city where they have empty spaces everywhere. This is a small tight knit city that doesn’t need large manufacturing buildings disrupting our quiet neighborhoods.

ATTACHMENT 6: MITIGATED NEGATIVE DECLARATION

CITY OF YUCAIPA
REVISED INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Sorenson Engineering Expansion (Case No. 10-101/CUP/GPA)

2. Lead Agency Name and Address: City of Yucaipa, 34272 Yucaipa Blvd., Yucaipa, CA 92399

3. Contact Person and Phone Number: Nikki Moore, Assistant Planner, (909) 797-2489 x 261

4. Project Location: 32032 Dunlap Boulevard, Yucaipa, CA; APN(s): 0301-122-04, 15, 17, 19, 20, 22, 24, 30, 39, 40, 43, 44, 50, 51, 67 & 68

5. Project Sponsor's Name and Address: Sorenson Engineering, 32032 Dunlap Boulevard, Yucaipa, CA

6. General Plan Designation: IC (Community Industrial) and RM-10m (Multiple Family Residential - 10,000 sq. ft. min. lot size)

7. Description of the Project: Conditional Use Permit for a phased expansion project consisting of a parking lot with 353 spaces, and 70,600 sq. ft. of new industrial buildings on approximately 17 acres, with a General Plan Amendment to change 5 acres from Multiple Family Residential (RM-10m) to Community Industrial (IC).

8. Surrounding Land Uses and Setting: Project site is developed with existing industrial uses. Multi-family residential and single-family residential units abut the northeast and west portions of the property, and a convenience store is located at the southeast corner of the property. The I-10 Freeway is directly south of the site.

9. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): Yucaipa Valley Water District; Western Heights Water Company; Regional Water Quality Control Board; and Air Quality Management District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (■) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DEDCLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

_____

Signature Date

_____

Printed Name For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

2) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 © (3) (d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
The property is occupied by existing industrial use buildings, and the proposed construction of new facilities and a parking lot will not block the view of any scenic vista.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
The project is not near a state scenic highway, nor are there unique scenic resources, rock outcroppings or structures existing on-site.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
The project site consists of several vacant parcels adjoining industrial properties to the east and west, and multi-family residential as well as single-family residences to the northeast and northwest. The total area of all the parcels is approximately 17 acres in size, and they are relatively flat. As an urban infill project surrounded by other development, the project site is not a recognized community-wide scenic resource. The height and design of the proposed buildings totaling 79,400 sq. ft. in area are subject to an Architectural Design Review procedure by the Planning Commission prior to issuance of building permits.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
Additional lighting will occur due to the development of the industrial center, including on-site parking lot lighting, along with the associated lights from vehicle trips. However, the lighting resulting from the proposed project is consistent with lighting produced by industrial centers of this nature and within urban infill areas. Additionally, there will be a masonry block wall and extensive landscaping around the proposed parking lot that will serve to shield any vehicle lights from the surrounding properties, and all exterior lighting must be low pressure sodium fixtures and hooded and designed to reflect away from adjoining properties and thoroughfares.				
2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
The Map of San Bernardino County Important Farmland, 2004, Sheet 2 of 2, prepared by the California Department of Conservation, indicates the property is categorized as "Urban and Built-Up," which is defined as "Residential land with a density of at least six units per ten-acre parcel, as well as land used for industrial and commercial purposes, golf courses, land fills, airports, sewage treatment and water control structures". This site is also not designated for important farmland in the Yucaipa General Plan, Exhibit XII-1. As such, the proposed project will not significantly affect farmland.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
No agricultural lands are located in the area. Given the City of Yucaipa General Plan designation of IC and RM-10 for the subject property and the existence of surrounding industrial land uses, the proposed project will not affect existing agricultural land. In addition, there are no known Williamson Act contracts in the area.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
There are no agricultural uses on-site or adjacent to the property. Adjacent land is developed with commercial/industrial and residential uses. As such, the proposed project will not result in the conversion of farmland.				
3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

The City's General Plan was adopted in 1992 and an updated in 2004. The Land Use provisions contained in the original Plan were incorporated into the previous Air Quality Plan and the current 2007 Air Quality Management Plan. According to the South Coast Air Quality Management District's Web Information Page, the existing 2007 Plan "updates the attainment demonstration for the federal standards for ozone and particulate matter (PM10); replaces the 1997 attainment demonstration for the federal carbon monoxide (CO) standard and provides a basis for the maintenance plan for CO for the future; and updates the maintenance plan for the federal nitrogen dioxide (NO_2) standard that the South Coast Air Basin (Basin) has met since 1992." "The 2007 AQMP is consistent with and builds upon the approaches taken in the 1997 AQMP and the 1999 Amendments to the Ozone SIP for the South Coast Air Basin for the attainment of the federal ozone air quality standard." (12/31/04)

Although the proposed project includes an amendment to the City's General Plan from residential to industrial land use, the relatively small land area of the proposed amendment is such that it will result in a negligible change within the City's General Plan EIR, and therefore, can be found to be consistent with the latest Air Quality Plan. As such, no cumulatively significant change will occur as a result of this project, and it will not conflict with or obstruct the implementation of the 2007 AQMP.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.		X		

The proposed project site is approximately 17 acres in size and contains ten (10) separate industrial structures. As such, the proposed project will be constructed in separate phases. Due to the project being phased, each phase is not expected to exceed the construction or operational impact thresholds adopted by the South Coast Air Quality Management District, as discussed in item 3a above.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		

See above response to item 3a.

d) Expose sensitive receptors to substantial pollutant concentrations?		X		

The project site is nearby to single family residences, which are considered sensitive receptors by the City's General Plan and the *CEQA Air Quality Handbook*, prepared by the SCAQMD. One typical method that will be utilized to reduce dust is site watering, which will mitigate significant impacts caused by grading activities. Gravel pads will be installed at all access points to prevent tracking of mud into public streets. Maximum vehicle speed on unpaved roads shall be 15 mph. When materials are transported off-site, all material will be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. All on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily. Excavating and grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 24 mph in any upcoming 24-hour period. All dust related complaints will be corrected within 24 hours.

Street and driveway paving will occur near surrounding properties, but due to the amount or location of on-site paving, this action it is not expected to cause substantial pollution concentrations, other than possible short-term odor concerns.

e) Create objectionable odors affecting a substantial number of people?			X	

The proposed use will not create long-term objectionable odors, as discussed in 3d above.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?			X	

The Yucaipa General Plan does not designate the proposed project site as an Area of Biological Significance, as noted in Exhibit XII-2, nor is it traversed by a blue line stream or other drainage course.

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?			X	

See response to 4a above. As noted above, no riparian habitat exists on the subject property.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The subject property is not within a flood plain according to the Yucaipa General Plan Hazard Overlays Exhibit and applicable FEMA Flood Plain maps. No drainage courses traverse the property, as identified on the Yucaipa, CA U.S.G.S. Map. No wetlands exist on the property.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
The project site is within a developed area of the city. The project site is not at the edge of urban development where migratory corridors would typically be located.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
The City of Yucaipa has regulations for the protection of sensitive native trees, specifically Coast Live Oak Trees. The site does not have any protected or regulated trees.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
No Habitat Conservation Plan or Natural Conservation Community Plan encompasses the project site.				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
The project site is within an area designated by the Yucaipa General Plan as an area of "High Sensitivity" for paleontological sites. The site is not identified as containing significant historical resources in the General Plan, however. Although it is unlikely that significant historical resources will be found on-site, monitoring will be required as a condition of approval.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
The site is currently occupied with an industrial use and the surrounding properties containing single family and multi-family residences and commercial uses. In the event that cultural resources are unearthed during construction activities, these activities will be suspended until the deposits are evaluated by a qualified archaeologist.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
See item 5a above.				
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
No human remains are known to exist on the site. However, in the event that human remains are unearthed during construction activities, these activities will be suspended until the site is evaluated by a qualified archaeologist, as provided by the City's standard conditions of approval. If human remains of any kind are found during construction activities, all activity must cease immediately and the County Coroner and/or a qualified archaeologist must be notified. Clearance from these authorities must be obtained before work can continue.				
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
The subject property is not located within or near an Alquist-Priolo Special Studies Zone, according to applicable the City reference maps.				
(ii) Strong seismic ground shaking?		X		
Due to the number of faults in the region, the entire City can experience significant ground shaking. However, compliance with standard building criteria contained within the Building Code and any additional recommendations provided for within a geotechnical report, which is required to be prepared for the property prior to issuance of building permits, will reduce the potentially adverse effect of ground shaking.				
(iii) Seismic-related ground failure, including liquefaction?			X	
The Building Code has identified groundwater within 50 feet of the surface as a potential problem. According to the Yucaipa General Plan ground water depths within the City can vary from more than 300 feet below surface elevation to as close as 40 feet. Based upon information contained within the Yucaipa General Plan, Exhibit X-3 and the Yucaipa U.S.G.S. Map, the depth to ground water at the subject property is estimated to be over 225 feet in depth.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?		X		
Due to the size of the property it will be required to comply with the National Pollutant Discharge Elimination System (NPDES) criteria for erosion control and reducing the run-off of on-site pollutants. NPDES materials, such as a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) are conditioned to be filed with the City of Yucaipa Engineering Division to ensure that the drainage will not result in erosion nor will the project result in the off-site flow of pollutants.				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
The site is generally flat. Due to the depth to groundwater and the lack of substantial slopes either on-site or on adjacent properties, the potential for liquefaction or landslide is minimal. Also see items 6a(i) and (b) above.				
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
A geological report has not been completed for the site. However, such a report will be required prior to obtaining building permits to identify appropriate foundation and structural design for the proposed buildings. If expansive soils are found on the property various measures can be undertaken to minimize this potential concern, such as over excavation and recompaction.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
The proposed project will connect to sewer services and not utilize septic tanks.				
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
Due to the type of manufacturing at this facility, this project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment. Because all new construction will be required to comply with the California Green Building Standards Code, the project will limit greenhouse gas emissions to the greatest extent possible. The site will provide preferential parking locations of EVs and CNG vehicles. Shade trees will be planted in the parking lots to provide a minimum 30% cover to reduce evaporative emissions from parked vehicles. All new construction of buildings shall exceed Title 24 Energy Efficiency requirements by 20%.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
The City has not yet adopted any plans, policies, or regulations for the purpose of reducing the emissions of greenhouse gasses.				
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	
There will not be any hazardous emissions or materials associated with this project.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			X	
No release of hazardous materials is likely to occur with this Project.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
There will not be any hazardous emissions or materials associated with this project.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?		X		
The project site is subject to Cleanup and Abatement Order (CAO) No. 87-90 from the California Regional Water Quality Control Board, and as such the applicant is currently implementing the "Work Plan for Soil Vapor, Soil, and Groundwater Investigation" dated November 2009 (see Exhibit A).				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
Project site is not within two miles of an airport of any type.				
f) For a project within the vicinity of a private airstrip, would the project result in a				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
safety hazard for people residing or working in the project area?				
Project site is not within the vicinity of a private airstrip.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
The proposed project site is adjacent to Dunlap Boulevard, an existing paved roadway. As such, the proposed project will not change or interfere with any emergency response or evacuation plan for the property.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X		
The project site is within an urbanized area. The project is adjacent to existing residential development. The project site is not within any special Fire Safety Review Area according to the City General Plan. However, any potential impacts will be mitigated through adherence to conditions of approval required by the City Fire Department.				
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?		X		
Wastewater treatment will be provided by Yucaipa Valley Water District. Refer to Section 16a for further information on wastewater treatment. Construction and post-construction erosion and urban run-off will be required to comply with applicable criteria, as contained within the SWPPP prepared by the applicant, along with appropriate best management practices that have been incorporated into the document. In addition, the applicant will be required to prepare and comply with a Water Quality Management Plan (WQMP) that also provides for the operational aspects of water discharge.				
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
The proposed project will utilize an amount of water compatible with other industrial uses. This amount will not be substantial nature. No hazardous materials or other materials will be permitted to come into contact with the area's groundwater supplies. Also see Section 16b for information on District water sources and service.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		
The project site is not located within a drainage course. The project will be conditioned to ensure the amount of historical runoff occurring through the property will continue to be conveyed downstream and not be adversely affected by the construction of the proposed project. The proposed project will be conditioned to ensure storm water runoff generated by the project site will be appropriately conveyed downstream into the City's existing storm drain system to protect surrounding properties.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?		X		
The project will be required to control on-site storm water flow and its off-site discharge. As noted previously, all runoff associated with the project will be conditioned to maintain the historical drainage pattern and flow rate.				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
Due to the size of the property and the fact the IC Land Use District requires that 15 percent of the project area to be landscaped, the incremental increase in the amount of storm water runoff from the site is not considered significant. Therefore, the project is conditioned to have a detention basin within the proposed parking lot. Polluted runoff will be controlled through the preparation and implementation of an SWPPP and WQMP consistent with NPDES requirements.				
f) Otherwise substantially degrade water quality?			X	
See response to Section 9e.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
No portion of the property is within a 100-year flood plain.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
See Section 9g above.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
This area of the City is not subject to flooding from the failure of a dam or levee.				
j) Inundation by seiche, tsunami, or mudflow?				X
This site is free from the potential of this hazard or related phenomena.				
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
The project site consists of vacant and developed land and is adjacent to paved roadways with industrial land uses nearby the property. Separate access points are proposed. Due to the existing development pattern and street improvements, the proposed project would not result in physically dividing an established community.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
The proposed project includes an amendment to the City's General Plan to change the existing Land Use District designation of Multi-Family Residential (RM-10m) to Community Industrial (IC). However, due to the limited area of the amendment (5 ac.), no significant environmental issues are associated with the proposed project or project site.				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
The City of Yucaipa is not within an adopted habitat conservation plan or natural communities conservation plan.				
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
The City of Yucaipa General Plan provides that the entire City is within an MRZ Mineral Resource Zone 3 classification that is defined as an "area containing mineral deposits the significance of which cannot be evaluated from available data.' Although detailed mineral resource information is not available, the abundance of alluvial-type geologic formations in Yucaipa suggests the possibility of sand and aggregate resources." (p. XII-16) No mining operations currently occur on the property nor in the area. The property size and proximity to surrounding residences would make mineral extraction difficult and result in a potentially adverse impact.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	
The City of Yucaipa General Plan does not identify the existence of specific locally-important mineral resources, although the alluvium formations in the area suggest the existence of sand and gravel resources. As noted above, the size of the property and proximity to surrounding single family residences would make mineral extraction difficult and environmentally sensitive.				
12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
A portion of the project site is adjacent to residential land uses, which are considered noise sensitive land uses in the Yucaipa General Plan. However, the operational characteristics of this project will not pose a significant noise concern or conflict with existing residential uses. Extensive landscaping and solid walls will be required to buffer the existing residences from exposure to excessive levels of noise. During construction temporary noise barriers will be installed to mitigate for construction noise impacts to neighboring residences.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
Soil conditions are such that the need for unique construction activities, such as blasting, are not foreseen.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The operational characteristics of the proposed project will increase noise levels above those associated with the existing condition. However, the amount of noise increase will result in levels that are equal to or less than that typically found in light industrial districts where the operational activity is restricted to the interior of the buildings. The increased noise levels associated with this use would not be characterized as a substantial permanent increase in noise levels. Additionally, the project is designed with the buildings arranged on the property lines, which help to buffer noise generated within the project site. The proposed parking lot will be buffered from the adjacent residential uses by the construction of a 6 ft. high masonry wall and substantial landscaped buffers.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
Grading and construction activities will periodically raise noise levels above their current levels. However, the level of noise increase is not expected to be substantial and will only occur during the limited time periods in which these activities are conducted. The on-going operation of the proposed project will not generate substantial or unusual noise levels, although noise levels are expected to be slightly higher than current levels.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
The subject property is not within an airport land use plan or within two (2) miles of a public use airport.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
The subject property is not within the vicinity of a private airstrip.				
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
The proposed project is adjacent to existing commercial development. Water and sewer facilities, utilities, and an improved two-lane roadway are available to the property.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
No residences are located on the project site.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
See response to Section 12b.				
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?		X		
Yucaipa is currently served by the California Department of Forestry. The project site is accessible from existing improved streets and new on-site driveways will be added, consistent with existing City Engineering and Fire Department design standards. The City of Yucaipa requires the payment of a fire facilities development impact fee to off-set impacts to fire facilities caused by the demand from new commercial development. The proposed project will not require new or altered fire protection services.				
b) Police protection?			X	
The San Bernardino County Sheriff's Department currently serves the area in and around the subject property. The site is currently accessible to law enforcement and the proposed project will provide appropriate access to each potential business. The development of the site will generate increased property taxes, sales taxes, and other associated taxes and development fees to off-set the cost of increased services demanded by the future residents. The proposed project will not require new or altered police protection services.				
c) Schools?			X	
The Yucaipa-Calimesa Unified School District currently serves the proposed project site. The proposed project will not generate additional students. However, to off-set potential indirect impacts caused by new development the State of California provides various funding mechanisms, along with allowing the payment of local development impact fees at the time building permits are obtained. The School District requires the payment of development impact fees for commercial development. Actions undertaken by the State and local school district will mitigate the impact of the additional students indirectly generated by the proposed project.				
d) Parks?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed project will not generate the need for additional parkland or recreational uses due to the types of use proposed. The City of Yucaipa has adopted development impact fees to off-set the potential impact of new users caused by the demand from new development. Commercial development projects will not impact parks and, as such, are not required to pay these development impact fees.				
e) Other public facilities?			X	
Yucaipa Valley Water District will provide sewer and Western Heights Water Company will provide water facilities to the project site. Please refer to Section 16 regarding their ability to provide service. No other facilities or services would be adversely affected by the proposed project.				
15. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
See response to Section 13d.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
See response to Section 13d.				
16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
The proposed project will increase the number of vehicle trips to the project site. The Transportation Element of the Yucaipa General Plan is intended to provide for the transportation needs established by the Land Use Map. Since the Land Use District is proposed to change from residential to industrial, the proposed project will increase the number of vehicle trips projected for the property; however, given the relatively small project area, the impacts are still adequately addressed within the Transportation Element of the General Plan. The number of trips generated by the proposed project will be a small portion of the ultimate amount planned for Dunlap Boulevard and Avenue E.				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
See response to Section 15a.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
The project is not located in close proximity to any airports.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?		X		
Access to the proposed project will occur off of Dunlap Boulevard and Avenue E, which are paved and do not have dangerous conditions associated with design. The subject parcels will be required to widen the adjacent roadway along the property frontage, thereby improving the roadway's capacity, visibility, and associated safety. In addition, the new driveway on the roadway must be designed consistent with the City's Engineering and Fire Department standards. Driveway and corner visibility setbacks for buildings and landscaping must also be met.				
e) Result in inadequate emergency access?			X	
The project site is adjacent to paved roadways. The project frontage will widen the existing roadway improvements along Dunlap Boulevard and an entrance off of Avenue E will also be made available and provide site access as well. This will provide adequate emergency access to the site for fire and law enforcement services.				
f) Result in inadequate parking capacity?				X
The proposed project has identified the correct number and size of parking spaces consistent with the Yucaipa Development Code.				
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	
The proposed project will not affect future opportunities to provide alternative transportation modes.				
17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed project will connect to a sanitary sewer system operated by the Yucaipa Valley Water District. The District also provides wastewater treatment facilities. The District processes approximately 4.5 million of gallons of waste water per day (mgd) and will be expanding their treatment plant to eight (8) mgd. The Regional Water Quality Control Board requires treatment plant expansions when a plant reaches 75 percent capacity. Due to the growth in the District, the next expansion will jump to eight (8) mgd rather than the next increment of six (6) mgd. Based upon this criteria and consultation with the District, they have the ability to meet the increased demand represented by this project. The District also requires the payment of capacity fees upon connection to District services.				
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
Western Heights Water Company will provide water service to the project site. At present, it is in an overdraft condition since the water table has dropped due to drought and continued use. Western Heights has upgraded its distribution system and in the near future will be constructing an additional reservoir to increase storage capabilities, which is intended to meet the demand of future residents based on the City's General Plan. Also refer to Section 16a for information on wastewater facilities.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
The proposed project will result in an incremental increase in the amount of storm water runoff from the property. On-site facilities required by the City will ensure storm water flows are adequately conveyed through the site and discharged downstream. The City requires the payment of development impact fees to fund the construction of new storm drain facilities. Road improvements will also be designed to accommodate stormwater drainage.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
Sufficient water is available from Western Heights Water Company to serve future residences and businesses. Also refer to 16b.				
e) Result in a determination by the wastewater treatment provider which services may serve the project once it is determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
Refer to Section 16a.				
f)) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
Based upon the California Waste Stream Profile provided on the California Integrated Waste Management Board Web site, the amount of solid waste generated by commercial projects is estimated to be approximately 15 pounds per day per employee. The specific type of uses or the number of employees are not known at this time. However, the amount of solid waste generated is not projected to be significant because of the project's limited size. The July 2004 update to the General Plan indicated that the Yucaipa Disposal Company hauls approximately 3,300 tons of refuse to the Refuge Road Landfill each month, 2/3rds of which is from the City of Yucaipa. It also noted that "This landfill has an estimated 10 to 20 more years of capacity at the current rates." (p. IX-2) Therefore, the amount of solid waste generated can be accommodated by the area's existing landfill.				
g) Comply with federal, state, and local statues and regulations related to solid waste?			X	
Solid waste collection will be provided by a City approved waste disposal service. This company will be required to comply with all appropriate regulations, including recycling.				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
The project site is considered urban infill. No significant amount of vegetation exists on-site and no drainage course traverses the subject property. Due to the lack of suitable vegetation and the developed nature of surrounding properties, no threatened or endangered species are known to exist in the area. The City's conditions of approval will require that the amount of historical runoff through the property will not be diverted or impeded by new development. Information within the City's General Plan indicates the area could include paleontological/historical resources. A condition of approval is typically required in this situation to provide monitoring during grading activities.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?		X		
All potentially significant individual impacts are mitigable and will not contribute cumulatively to the proposed project. The proposed project will continue the urbanization within the City. The affect of the proposed project upon the City's circulation system and public services have been anticipated and provided for in the City's General Plan as part of the development process. Infrastructure systems and facilities are adequate to meet projected demands and will be improved as necessary to meet specific development needs. Any required upgrade in these facilities caused by the proposed project will be undertaken by either the developer or funded through fees paid by the developer. The City of Yucaipa, Yucaipa Valley Water District, and the Yucaipa Unified School District have adopted a variety of fees to off-set the potentially adverse impacts caused by new development and ensure adequate facilities are available to meet future demand.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
The proposed project will be constructed consistent with existing City regulations, standards, and processes, and those of other agencies. The project site is not located in or adjacent to areas or geologic faulting or flooding. No defined drainage course traverses the property. Development related fees will be required to off-set impacts upon various public service facilities.				

ATTACHMENT 7: ADDENDUM TO MND

ADDENDUM NO. 2
SORENSON ENGINEERING INDUSTRIAL CAMPUS MASTER PLAN
MITIGATED NEGATIVE DECLARATION

PREPARED BY: BENJAMIN MATLOCK

CITY OF YUCAIPA
34272 YUCAIPA BOULEVARD
YUCAIPA, CA 92399

JULY 2026

INTRODUCTION

This document has been prepared to provide compliance with the requirements of the California Environmental Quality Act (CEQA) for the City of Yucaipa's proposed revisions to the Sorenson Engineering Industrial Campus Master Plan ("Campus Master Plan"), proposed as part of Case No. PLN-PHE-26-0005, a revision to the current entitlement for the phased development of the facility that was most recently approved under Case No. 19-117/REV (hereafter referred to as the "Project").

Purpose

The purpose of this Addendum to the 2010 Mitigated Negative Declaration originally adopted for the Campus Master Plan (hereafter referred to as the "MND"), referred to as the "Addendum," is to explain that the adoption of the proposed revisions (Case No. PLN-PHE-26-0005) would not create any new or substantially more severe significant effects on the environment that were not analyzed in the MND, and augments the MND analysis to be consistent with the proposed changes to the project. The term MND shall be inclusive of all prior approvals made for the Campus Master Plan until the current proposal.

Background

Sorenson Engineering is an existing micromachining technology facility that has been located in the City of Yucaipa since 1956, and has been located on the subject site since 1962. At the regular meeting of April 11, 2011, the City Council approved Case No. 10-101/GPA/CUP, a General Plan Amendment and Conditional Use Permit, to facilitate the phased expansion of the Sorenson Engineering site. The General Plan Amendment rezoned parcels along Avenue E from the Multiple Residential Land Use District to Community Industrial. The phased expansion proposed under the Conditional Use Permit consisted of the development of a new centralized employee parking lot, driveway and parking lot improvements, new trash enclosures, a new pick-up and delivery access area, the remodeling of several buildings, and the addition of several new buildings totaling over 70,000 square feet to expand their manufacturing operations. Subsequent the approval, the Planning Commission approved Case No. 11-063/REV at the regular meeting of July 6, 2011, which included the addition of one more building to the previously-approved Conditional Use Permit.

As part of the Project approval, the City Council adopted a Mitigated Negative Declaration (MND) which had considered the potential environmental impacts that could occur as a result from development of this Project. All available evidence indicated that any potentially significant impacts could be mitigated to a less-than-significant level, and the mitigation measures were incorporated into the Conditions of Approval for the Project.

With a three year extension, the Conditional Use Permit had an expiration date of July 6, 2017. The Development Code provides that unless all conditions have been complied with and the occupancy or use authorized by the land use decision has taken place prior to the expiration date, the land use decision shall become null and void. At the regular Planning Commission Meeting of June 20, 2018, a new Conditional Use Permit application (Case No. 18-013/CUP) was approved to permit the continued development of the Project. Minor changes to the site plan

were included to address updates to the applicant's building needs; however, the site was generally consistent with all prior approvals.

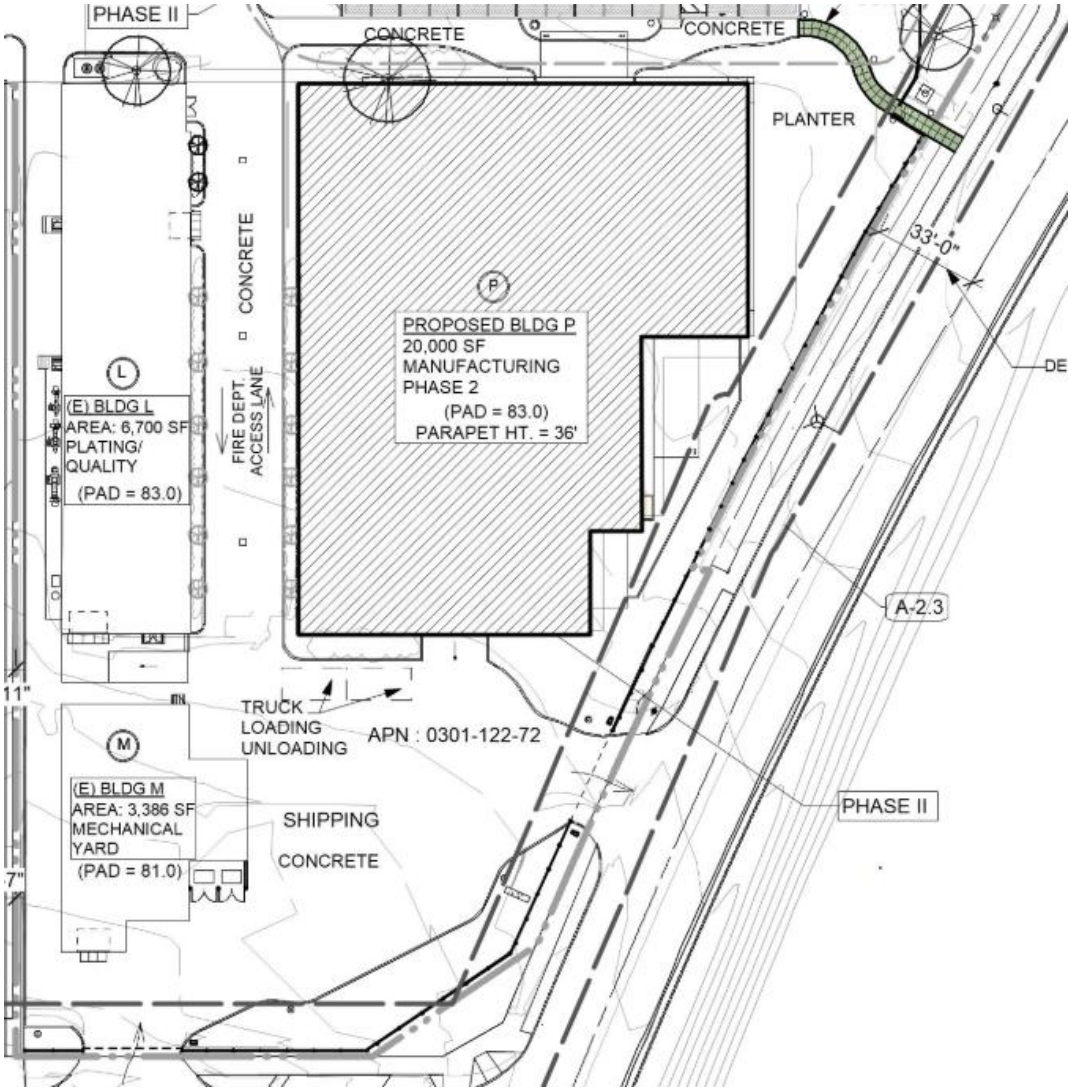
Following the approval of Case No. 18-013, a variety of additional minor site design changes occurred to correspond to the needs of the company. While most of these changes were considered as being within substantial conformance with the prior Planning Commission approval, the addition of two storage structures were then proposed within an area previously defined as "Undeveloped Greenspace," which would expand the improved boundary of the site, necessitating Planning Commission review. Case No. 19-117/REV was then adopted to reflect these changes.

The applicant has continued to complete the different phases for the Campus Master Plan and has begun the effort to build "Building P," a manufacturing building located at the corner of Dunlap Boulevard and 17th Street. Based on their manufacturing equipment needs, the proposed "Building P" is now larger in size and therefore requires a revision to the approved.

PROJECT DESCRIPTION

Sorenson Engineering is a manufacturing company specializing in high precision micro machining technologies serving a number of business industries, including: aerospace, electronic interconnect, defense and military, fiber optics, medical and dental, computer, automotive, and hydraulic industries. The land use is considered Class II - General Manufacturing under Section 84.0240, Industrial Land Use Types, of the City Development Code. Per the City Development Code, manufacturing operations are permitted in the IC (Community Industrial) District subject to the approval of Conditional Use Permit.

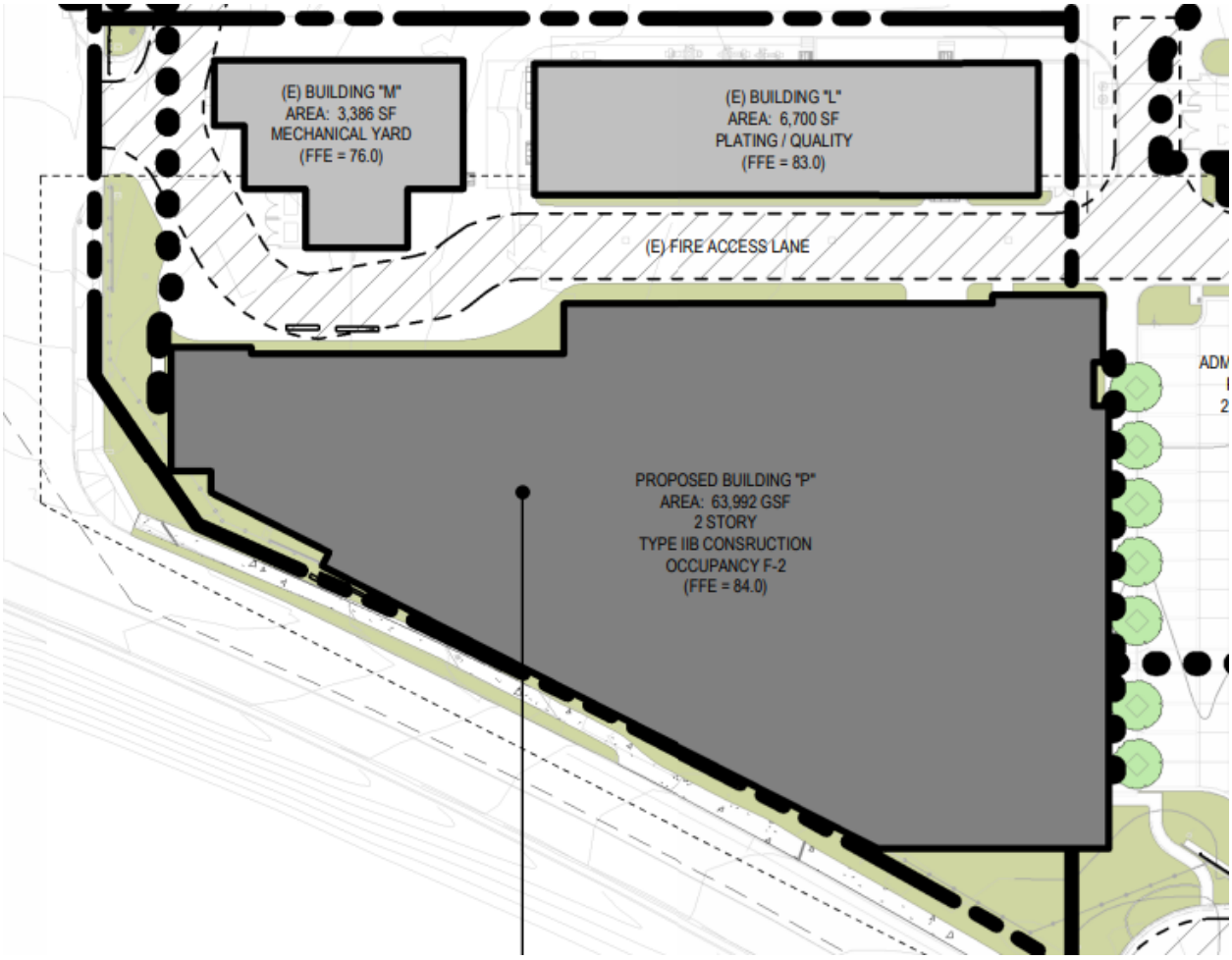
A Revision to Approved Action to the original Campus Master Plan (Case No. 10-101 et. al.) has been submitted to facilitate the construction of Building "P," a manufacturing building located at the corner of Dunlap Boulevard and 17th Street. As part of the original entitlements, this structure was proposed to feature a 20,000 square foot building for additional manufacturing space, with an attached office for technical engineering staff.



Original site plan for "Building P"

Rendering of the original "Building P" NE View

Since the initial approvals, the types of equipment and related technology needs have changed to address the overall operations of the facility. To accommodate the space needed for the equipment, "Building P" has since been redesigned as a proposed two-story, 50-foot-tall manufacturing building totaling 62,000 square feet, with a Land Use Compliance Review to allow an 11% increase in the maximum building height to accommodate screens for the roof-top-equipment. In addition, to ensure adequate fire department access into the site from 17th Street, a Major Variance is proposed to allow for a 5-foot front yard setback along Dunlap Boulevard in lieu of 15 feet.



Updated site plan for "Building P"

Updated rendering for "Building P" NE View

While the proposed revision represents a notable increase in building size, the overall operation of the Campus Master Plan would remain consistent with the prior approvals. This includes the expected shift schedules and total number of employees onsite, and the changes are instead focused on providing better clearances between equipment and their production lines. The operation of the facility would occur through two different shifts from Monday to Friday; the first shift operates from 7:00am to 3:30pm, and the second shift operates from 3:00pm to 12:00am. Saturdays operates on an as-needed basis, with a shift from 6:00am to 12:00pm. The manufacturing operations are to be wholly contained in the existing and proposed structures. The proposed employee shift schedule was originally designed by Sorenson to general correspond to off-peak hours, which has a benefit of reducing the traffic impacts in the vicinity of the site during the typical peak periods.

ENVIRONMENTAL PROCESS

CEQA Guidelines Section 15164 provides a lead or responsible agency the ability to prepare an addendum to a previously certified EIR or MND if some changes or additions are necessary to adequately reflect a revisions to a proposed project or circumstances surrounding the project, and if there is substantial evidence that the revisions would not trigger the preparation of a Subsequent or Supplemental EIR, or MND, as provided in CEQA Guidelines Section 15162. The requirements for Section 15162 provides as follows:

15162. Subsequent EIRs and Negative Declarations.

> "(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
>
> > (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
> >
> > (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
> >
> > (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
> >
> > > (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
> > >
> > > (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
> > >
> > > (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
> > >
> > > (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent decline to adopt the mitigation measure or alternative."

As demonstrated in the environmental analysis contained herein, none of the potential impacts that had been analyzed in the MND would change with the approval and implementation of the proposed Project. The proposed Project results in minor modifications to the building arrangement, and adds new covered storage areas for the Project for better utilization of the property. These changes would represent a nominal addition relative to the original analysis. As such, an Addendum to the adopted MND is appropriate because there have been only minor modifications and technical additions/changes to the project, and none of the conditions described in Section 15162 have occurred. The modifications do not constitute substantial changes to the Project and do not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to Section 15164 regarding an Addendum, this document is not required to be circulated for public review but can be included in or attached to the adopted MND.

ANALYSIS

This Addendum will utilize the topical listings contained in the California Environmental Quality Act (CEQA) Appendix G Checklist as a method of evaluating the proposed revision to the Campus Master Plan (the Project) and its potential impact upon the environment, and relates to the original analysis in the MND and all subsequent projects approved as part of the Campus Master Plan. The analysis begins with the list of the resource topics from the Checklist. Following the list is a response that summarizes the impacts originally identified and a discussion noting any potential changes that may have occurred. The analysis concludes with a statement noting if there are any additional changes to impacts that have resulted from the revised Project.

Aesthetics

Since the MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response:

The MND concluded that impacts to aesthetics from the original Project would be less than significant, and found no significant impacts to scenic vistas, scenic resources, visual quality, or light/glare. The architectural design for the proposed changes to the Sorenson facility would remain similar to the original design, which includes a matching color and materials palette and architectural theme, and the new building is subject to the Architectural Review process through the Planning Commission. However, the proposed Project does feature a larger building than was originally envisioned for the site, but remains within the permissible building heights allowed in the Yucaipa Development Code. The proposed “Building P” is also the closest structure to Interstate 10, which has existing views of industrial development projects that are found throughout the Dunlap Boulevard corridor. As part of the entitlement, a Major Variance is proposed that would locate the building closer to the property line facing Interstate 10. However, other properties along this stretch of highway have structures that are located along the property line, directly adjacent to the freeway, whereas this Project would still maintain a separate roadway (Dunlap Boulevard). There have not been changes in the project nor any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in a significant aesthetic impact; therefore, the changes in the Project do not result in a new significant environmental effect on aesthetics or a substantial increase in the severity of the aesthetic effects previously identified in the MND.

Agriculture and Forestry

Since the MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for, or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response:

The MND found less than significant impacts to agricultural or forest resources. The City of Yucaipa is not located within a designated Forest Land area. The San Bernardino County Important Farmland Map 2010, Sheet 2 of 2, prepared by the California Department of Conservation, designates the Sorenson-owned properties sites as “Urban and Built-Up Land” and no agricultural land is currently onsite. Implementation of the Project would result in the expansion of an existing industrial facility, and would not impact any existing agricultural lands. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the original MND.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in a significant impact to agricultural or forest resources; therefore, the changes in the Project do not result in a new significant environmental effect on agricultural or forest resources or a substantial increase in the severity of significant agricultural or forest resources effects previously identified in the MND.

Air Quality

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Air Quality Management Plan or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response:

The MND concluded the Project would not result in any significant air quality impacts through the mitigation measures that were included to address construction-related air quality impacts. This includes adherence to the measures required by SCAQMD Rule 403 - Fugitive Dust. The requirements for Rule 403 include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove

bulk material from tires and vehicle undercarriages before vehicles exit the lots, and maintaining effective cover over exposed areas. Engineering Department specific Conditions of Approval would include the provisions for Rule 403 that will apply during grading and building activities to minimize fugitive dust. Operational impacts would be minimized by adherence to the Building Code and Title 24 requirements. Since the MND was adopted, SCAQMD updated their Air Quality Management Plan (AQMP), an air quality management plan covering all portions of the Basin, in 2016 and again in 2022. As the Sorenson Project and its originally-approved General Plan Amendment had been approved before the current AQMP, this Project was therefore considered as part of the City's General Plan build-out figures used for the 2022 AQMP. The additions proposed with the current project reflect additional floor area to support their operations, but the overall number of employees and capacity remain consistent with past approvals.

Therefore, there are no changes to the project, or any new information of substantial importance, which indicate that the proposed Project would significantly exacerbate air quality impacts beyond the analysis and conclusions in the previously-adopted MND.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in significant air quality impacts. Therefore, the proposed Project would not result in a new significant environmental effect on air quality or a substantial increase in the severity of significant air quality effects previously identified in the previously-adopted MND.

Biological Resources

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response:

The MND concluded that implementation of the Sorenson project would not result in significant impacts to biological resources. The site is currently mostly developed with the Sorenson Engineering facility, and is surrounded by other urban uses and not sensitive biological habitat. Ther proposed building is located within an area that was originally approved for new development, and while the proposed structure is larger, the net improved area that includes the building footprint and associated hardscape improvements, are similar, as the updated footprint covers areas that were paved. The development of this area would not have the potential to adversely affect biological resources. There have been no substantial changes in the project nor

is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts to biological resources relative to the previously-adopted MND.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in significant impacts to biological resources. Therefore, the changes in the Project do not result in a new significant environmental effect on biological resources or a substantial increase in the severity of significant biological resource effects previously identified in the previously-adopted MND.

Cultural Resources

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response:

The MND concluded that implementation of the Project could result in potentially significant impacts to cultural resources, which could be mitigated to a less than significant level through the use of a standard condition for monitoring to occur onsite. The site has been previously developed with industrial and residential land uses, and no structures over 50 years old would be removed as part of the Project. Adherence to the standard conditions would remain applicable with the proposed revisions. There have been no changes to the project or new information of substantial importance which indicate that the proposed Project could result in new or more severe impacts to cultural resources.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in a significant cultural resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on cultural resources or a substantial increase in the severity of significant cultural resource effects previously identified in the previously-adopted MND.

Energy

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from Energy, including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; and/or conflicting with or obstruct a state or local plan for renewable energy or energy efficiency?

Response:

The MND did not assess energy-related impacts as they were not a part of the topics subject to CEQA analysis under Appendix G of the CEQA Guidelines when the original MND was prepared. However, the site features a variety of design elements to reduce energy usage onsite, including the addition of solar panels on the buildings located onsite. Further, all new buildings would be built to exceed all California Green Building Standards Codes (CALGreen) by 20% resulting in lower energy use and GHG emissions compared to older buildings. The site refinements proposed have been developed to provide for a more efficient building arrangement to accommodate the Sorenson facility operations. As such, there have been no changes to the project or new information of substantial importance which indicate that the proposed Project could result in new or more severe impacts to energy.

Finding:

Neither the Project scope that was analyzed within the MND nor the current revised Project would result in a significant energy resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on energy resources or a substantial increase in the severity of significant energy resource effects than the scope of the Project that was assessed in the previously-adopted MND.

Geology and Soils

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; be located on a geologic unit or soil that is unstable, be located on expansive soil, having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; and/or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Response:

The MND concluded that implementation of the Project would not result in any direct or indirect significant effects related to geology and soils. As a standard Condition of Approval, a Soils Report is to be submitted as part of the permit package for each new building to ensure that the building is designed to meet or exceed the California Building Code requirements. The site does not feature any unique soils that would present a geological hazard. As such, there have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the MND nor the current revised would result in a significant geology or soils impact; therefore, the changes in the Project do not result in a new

significant environmental effect on geology or soils or a substantial increase in the severity of significant geology or soils effects previously identified in the previously-adopted MND.

Greenhouse Gas Emissions

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response:

The MND did not assess greenhouse gas (GHG)-related impacts as they were not a part of the topics subject to CEQA analysis under Appendix G of the CEQA Guidelines when the original MND was prepared. However, the majority of GHG impacts occur as part of the operation of a facility, with transportation services representing the majority of the emissions generated. The proposed Project would modify “Building P” in how the floorplan is arranged and the building square footage to accommodate the manufacturing equipment, but would not substantially expand the number of employees using the site as the total employment would be consistent with prior approvals, and would therefore not create a substantial amount of additional trips. Further, all new buildings would be built to exceed all California Green Building Standards Codes (CALGreen) by 20% resulting in lower energy use and GHG emissions compared to older buildings. The proposed revisions to the Project would also include the installation of solar panels, consistent with the original Project design, although they will be placed on top of buildings instead of within canopy structures in the parking lot areas. As such, there have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project scope that was analyzed within the MND nor the current revised Project would result in a significant GHG impact; therefore, the changes in the Project do not result in a new significant environmental effect on GHGs or a substantial increase in the severity of significant GHGs effects than the Project that was assessed in the previously-adopted MND.

Hazards and Hazardous Materials

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-

quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires?

Response:

The MND concluded that implementation of the Project would result in less than significant impacts pertaining to hazardous materials. As part of their operations, Sorenson Engineering utilizes a variety of chemicals onsite that may be acutely hazardous, and are currently stored throughout the site. All storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the Project is required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. The proposed "Building P" would be for their existing manufacturing operations, which includes machining of materials, such as metal and gold, into precision and micro components that are used in a variety of sectors, including space, aerospace, military defense, and oil and gas industries. Because of the precise manufacturing tolerances required for these components, the equipment areas where they are manufactured must be clean and provide adequate space for the handling of these parts, some of which area within only a millimeter in size, to avoid employees interfering with another's workstation and impacting on the product quality. Because of this, the applicant has identified that "Building P" is larger in size to accommodate the necessary layout for the equipment and the manufacturing process. As such, there have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the MND nor the revised Project would result in a significant hazard impacts; therefore, the changes in the Project do not result in a new significant environmental effect with respect to hazards or a substantial increase in the severity of significant hazard effects previously identified in the previously-adopted MND.

Hydrology and Water Quality

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; risk the release of pollutants due to project inundation; and/or Conflict

with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Response:

The MND concluded that the development of the Sorenson Campus Master Plan would not significantly impact hydrology, water quality, or create flood hazards through the implementation of standard conditions of approval and adherence to General Plan policies and regulatory requirements. The revisions to the Project for "Building P," including the minor grading and impervious surface changes, would need to be reflected on the approved Water Quality Management Plan (WQMP), and the applicant would continue to be responsible for implementing the structural and nonstructural BMPs identified in the WQMP. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the MND nor the revised Project would result in a significant hydrology /water quality impacts; therefore, the changes in the Project do not result in a new significant environmental effect on hydrology/ water quality or a substantial increase in the severity of significant hydrology/ water quality effects previously identified in the previously-adopted MND.

Land Use Planning

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response:

The EIR concluded that implementation of the proposed Project would result in less than significant impacts to land use and planning. The original MND included the assessment of a General Plan Amendment to redesignate a portion of the property from Multiple Residential to Community Industrial, and found no significant impacts would occur. Since the original approval, the City adopted its 2016 General Plan update. The current General Plan includes a number of goals and policies to encourage projects that can add jobs to the community, and the expansion of the Sorenson Facility would support a number of these policies, including the following:

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

- CDL-6.1 Land Use Mix. Allow a flexible mix of commercial uses, quasi-public/institutional uses, mixed use, and housing that provides high levels of pedestrian activity; offer density/intensity incentives to encourage development that supports the economic vitality of the downtown.
- CDL-8.1 Land Use Mix. Preserve the Dunlap Industrial Corridor for an appropriate mix of industrial and service commercial businesses that can improve employment opportunities in Yucaipa.
- 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 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.
- ED-1.1 Employment and Revenue Focus. Invest public resources and exercise discretionary land-use authority to support the retention, expansion, and attraction of businesses that generate a higher number of jobs per acre and higher net municipal revenues per acre.

As such, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in a significant land use impact; therefore, the changes in the Project do not result in a new significant environmental effect on land use or a substantial increase in the severity of significant land use effects previously identified in the previously-adopted MND.

Mineral Resources

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response:

According to the Yucaipa General Plan, the City is located within the MRZ-3 designation established by the State of California Division of Mines and Geology. The MRZ-3 Zone is defined as “an area containing mineral deposits, the significance of which cannot be evaluated based upon available data.” The MND concluded that there would be less than significant impacts to mining resources. Due to the existing development onsite, and the surrounding uses to the facility, mining operations would not be viable. There have been no changes in the project

nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the MND nor the current revised Project would result in a significant mineral resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on mineral resources or a substantial increase in the severity of significant mineral resource effects previously identified in the previously-adopted MND.

Noise

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; generation of excessive groundborne vibration or groundborne noise levels; and/or expose people residing or working in the project area to excessive noise levels for those within two miles of an airport?

Response:

The MND concluded that the Project would not result in a substantial noise impacts, noting that the operational characteristics will not pose a significant noise concern or conflict with the existing residential uses located near the Project site. The site has also been designed with extensive landscaping and solid walls to buffer the existing residences from exposure to excessive levels of noise. The overall Campus Master Plan design has been intended to ensure all operations are able to occur within enclosed or confined areas, which would help abate potential noise impacts. Further, the Project would also be required to adhere to Section 87.0905(e) of the Yucaipa Municipal Code. There have been no changes in the Project nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the MND nor the current revised Project would result in a significant on noise; therefore, the changes in the Project do not result in a new significant environmental effect on noise or a substantial increase in the severity of significant noise effects previously identified in the previously-adopted MND.

Population and Housing

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response:

The MND concluded that the Project would not result in a substantial impacts to population and housing. The proposed Project does not include residential development, and improvements would be developed to serve the facility and would not have the potential to induce growth. Further, as the City of Yucaipa currently has a job/housing balance where there are fewer jobs than residents, the continued expansion of the facility would allow for greater access to high quality jobs for the community. It should be noted that the revision to the Project would not result in significant change of the capacity of the site relative to the previously-approved MND, but is instead to reflect a more effective layout for the "Building P" and the machining equipment that would be located within the building. In addition, there are no residences onsite, and no displacement of households would occur. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the previously-adopted MND nor the revisions to the Project would result in a significant population or housing impact; therefore, the changes in the Project do not result in a new significant environmental effect on population or housing, or a substantial increase in the severity of significant population or housing effects previously identified in the previously-adopted MND.

Public Services

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response:

The MND concluded that the Project would not result in a substantial impacts to public services. The site would be designed to comply with the Fire Code, and the project would be subject to Community Facility District funding for an aerial ladder truck enhancement, planned for the City's Fire Department resources, pursuant to Resolution 2024-53. The collection of Development Impact Fees would also be assessed for City-owned facilities, including police and fire. The Project also does not include any housing development that would impact school or park resources. Therefore, there have been no changes in the Project nor is there any new information of substantial importance to indicate that the revisions to the Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the previously-adopted MND nor the revisions to the Project would result in a significant public services impact; therefore, the changes in the Project do not result in a new significant environmental effect on public services or a substantial increase in the severity of significant public service effects previously identified in the previously-adopted MND.

Recreation

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response:

The MND concluded that the Project would not result in a substantial impact to recreational resources. As noted previously, the Project does not include any housing development that would impact school or park resources. However, the Sorenson facility provides landscaped areas to create a cohesive, campus-like setting, with outdoor break areas for employees. There have been no changes in the Project nor is there any new information of substantial importance to indicate that the proposed revisions to the Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the previously-adopted MND nor the revisions to the Project would result in a significant recreation impact; therefore, the changes in the Project do not result in a new significant environmental effect on recreation or a substantial increase in the severity of significant recreation effects previously identified in the previously-adopted MND.

Transportation and Traffic

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b); increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and/or result in inadequate emergency access?

Response:

The MND concluded that Project would not result in significant and unavoidable impacts to transportation facilities. The proposed Project would not modify the anticipated employee count,

and no additional parking spaces are planned to serve the site from the previously approved plans. While the initial environmental review was conducted prior to Assembly Bill 743, which established CEQA Guidelines § 15064.3 and a shift towards evaluating Vehicle Miles Traveled (VMT), maintaining the previously-assessed employee count would not result in new VMT. However, because Yucaipa is predominately a bedroom community where many residents have to commute outside of the City's limits, the creation of local jobs has been recognized by the City's adopted Transportation Impact Analysis Guidelines as an effort that reduces trip lengths and VMT. As such, there have been no changes in the Project nor is there any new information of substantial importance to indicate that the proposed Project would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project itself as analyzed in the previously-adopted MND nor the revisions to the Project would result in a significant traffic and transportation impacts. The changes in the Project do not result in a new significant environmental effect on noise or a substantial increase in the severity of significant traffic effects previously identified in the previously-adopted MND.

Tribal Resources

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal resources including: cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) and/or A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. (In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe)?

Response:

The MND concluded that implementation of the Project could result in potentially significant impacts to cultural resources, which could be mitigated to a less than significant level through the use of a standard condition for monitoring to occur onsite to address any inadvertent discoveries of tribal resources. The site has been previously developed with industrial and residential land uses, and no known tribal resources are located at the Project site. Adherence to the standard conditions would remain applicable with the proposed revisions. There have been no changes to the project or new information of substantial importance which indicate that the proposed Project could result in new or more severe impacts to cultural resources.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in a significant cultural resource impact; therefore, the changes in the Project do not result in a new significant environmental effect on cultural resources or a substantial increase in the severity of significant cultural resource effects previously identified in the previously-adopted MND.

Utilities and Service Systems

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; impact the water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; and/or impact compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?

Response:

The MND concluded that the Project would not result in a substantial impacts to utility services. The Western Heights Water Company and Yucaipa Valley Water District has indicated that they will be able to serve the water and sewer requirements, respectively, for the Campus Master Plan, and the proposed revision to "Building P" would not substantially alter their expected demand. Other utilities, such as electricity, are currently served onsite. Therefore, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed revisions would result in new or more severe impacts relative to the previously-adopted MND.

Finding:

Neither the Project as analyzed in the MND nor the current revised Project would result in significant impacts to utility / services. Therefore, the proposed Project would not result in new significant environmental effect on utilities / services or a substantial increase in the severity of significant utility / services effects previously identified in the previously-adopted MND.

Wildfire

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from Wildfire, including: substantially impairing an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated

infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and/or expose people or structures to significant risks?

Response:

The MND did not assess wildfire-related impacts as a stand-alone topical area as wildfire impacts were not a part of its own topic subject to CEQA analysis under Appendix G of the CEQA Guidelines when the original MND was prepared. However, other topical sections did include discussions for wildfire and emergency access, and the previously-adopted MND found that potential impacts would be less than significant. The site for the Project is not located within a fire-severity zone, as defined by the City of Yucaipa General Plan, and wildfire risks are limited. In addition, the City has also adopted the most recent version of the CBC, which includes sections on fire-resistant construction material requirements based on building use and occupancy. The construction requirements are a function of building size, purpose, type, materials, location, proximity to other structures, and the type of fire suppression systems installed. Many of these requirements are also included as part of the Project's Conditions of Approval as a uniformly applicable development policy, which includes provisions for adequate fire access, sprinkler water systems within indoor spaces, and placement of new fire hydrants at applicable intervals that meet the water flow requirements of the Fire Code. Through these standard requirements, impacts from fire-related hazards would be less than significant. As such, there have been no changes to the Project or new information of substantial importance which indicate that the proposed Project could result in new or more severe risks from wildfire.

Finding:

Neither the Project scope that was analyzed within the MND nor the current revised Project would result in a significant wildfire risk impact; therefore, the changes in the Project do not result in a new significant environmental effect on energy resources or a substantial increase in the severity of significant wildfire effects than the Project that was assessed in the previously-adopted MND.

Mandatory Findings of Significance

Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

> *Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
>
> *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response:

The analysis contained in the previously-adopted MND found that the site was within an urbanized area, and no significance natural features were onsite. Further, the analysis found that all potentially significant individual impacts could be mitigated and will not create a significant cumulative impact. The proposed revisions would not have the potential to impact natural resources, and all of the mitigation measures from the previously-adopted environmental review efforts would continue to apply. Further, there have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed revisions to the Project would result in new or more severe impacts relative to the previously-adopted MND.

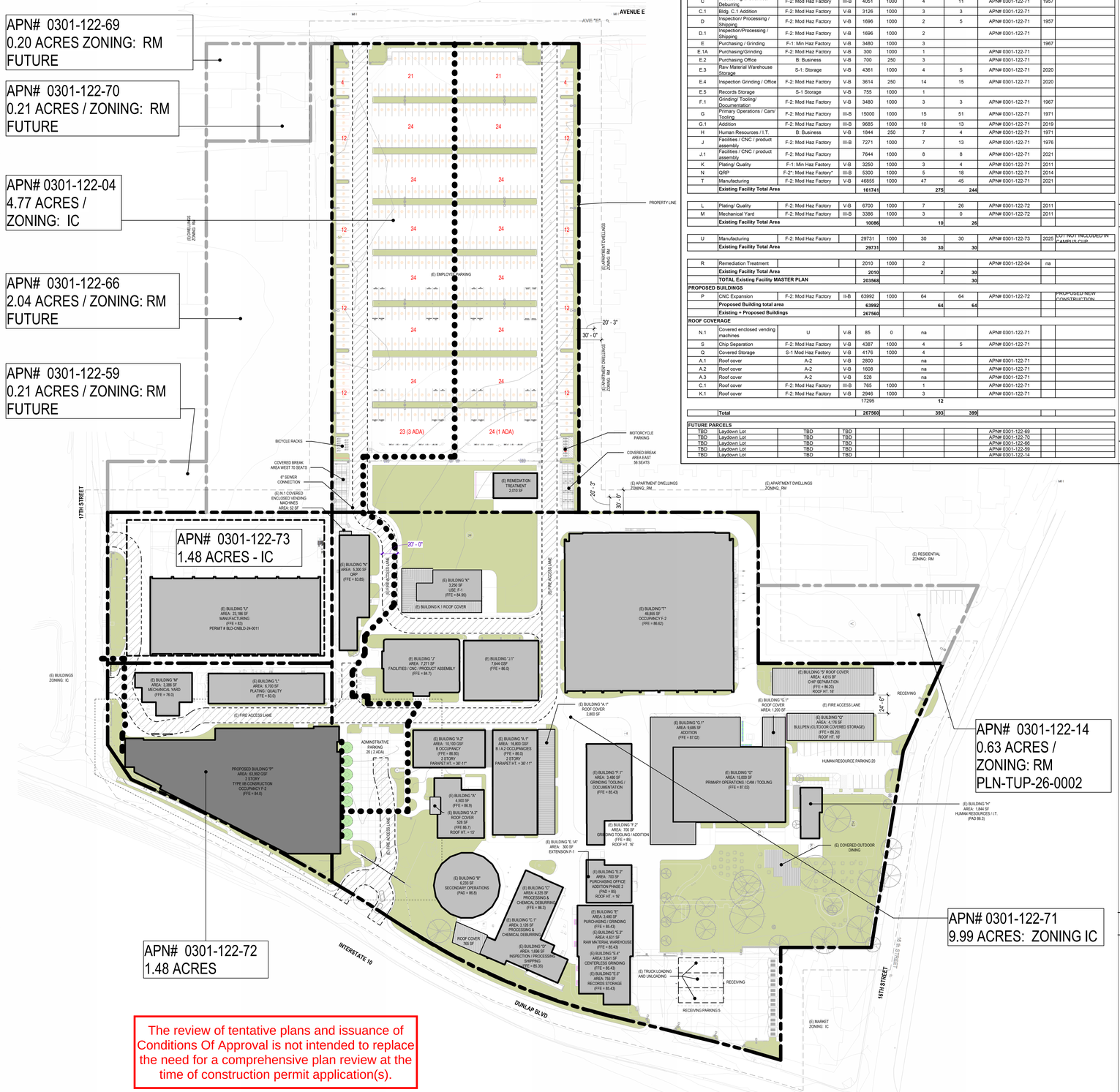
Finding:

Neither the Project itself as analyzed in the previously-adopted MND nor the revised Project would trigger one of the mandatory findings of significance.

CONCLUSION

This Addendum was prepared pursuant to Section 15164 of the CEQA Guidelines. The analysis contained herein demonstrates that the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent or supplemental MND have not been met, and that the adoption of the Project would not result in impacts not originally analyzed in the MND prepared for Case No. 10-101/CUP/GPA (et. al.) for the Sorenson Facility expansion.

ATTACHMENT 7: PROJECT PLANS



CUMULATIVE CAMPUS BUILDOUT (EXISTING + PROPOSED)
1" = 60'-0" .SCALE (1) NORTH

APN CAMPUS SUMMARY

APN CAMPUS SUMMARY

Building	Name	Occupancy Group	Const Type	Area (GSF)	Load Calc.	City Parking Req. (DSF/ Load)	Employee Count	Parcel	Year	Note
EXISTING + BUILDINGS										
A	Administration	B: Business	V-B	4500	250	18	11	APN# 0301-122-71	1971	
A.1	Administration	B: Business	V-B	16,800	250	67		APN# 0301-122-71		RECENT PERMIT #
A.2	Administration	B: Business	V-B	10,100	250	40		APN# 0301-122-71		RECENT PERMIT #
B	Secondary Operations	F-2: Mod Haz Factory	III-B	6,233	1000	6	35	APN# 0301-122-71	1968	
C	Processing & Chemical Deburring	F-2: Mod Haz Factory	III-B	4051	1000	4	11	APN# 0301-122-71	1957	
C.1	Bldg. C.1 Addition	F-2: Mod Haz Factory	V-B	3126	1000	3	3	APN# 0301-122-71		
D	Inspection/ Processing / Shipping	F-2: Mod Haz Factory	V-B	1696	1000	2	5	APN# 0301-122-71	1957	
D.1	Inspection/Processing / Shipping	F-2: Mod Haz Factory	V-B	1696	1000	2		APN# 0301-122-71		
E	Purchasing / Grinding	F-1: Min Haz Factory	V-B	3480	1000	3			1967	
E.1A	Purchasing/Grinding	F-2: Mod Haz Factory	V-B	300	1000	1		APN# 0301-122-71		
E.2	Purchasing Office	B: Business	V-B	700	250	3		APN# 0301-122-71		
E.3	Raw Material Warehouse Storage	S-1: Storage	V-B	4361	1000	4	5	APN# 0301-122-71	2020	
E.4	Inspection Grinding / Office	F-2: Mod Haz Factory	V-B	3614	250	14	15	APN# 0301-122-71	2020	
E.5	Records Storage	S-1 Storage	V-B	755	1000	1				
F.1	Grinding/ Tooling/ Documentation	F-2: Mod Haz Factory	V-B	3480	1000	3	3	APN# 0301-122-71	1967	
G	Primary Operations / Cam/ Tooling	F-2: Mod Haz Factory	III-B	15000	1000	15	51	APN# 0301-122-71	1971	
G.1	Addition	F-2: Mod Haz Factory	III-B	9685	1000	10	13	APN# 0301-122-71	2019	
H	Human Resources / I.T.	B: Business	V-B	1844	250	7	4	APN# 0301-122-71	1971	
J	Facilities / CNC / product assembly	F-2: Mod Haz Factory	III-B	7271	1000	7	13	APN# 0301-122-71	1976	
J.1	Facilities / CNC / product assembly	F-2: Mod Haz Factory		7644	1000	8	8	APN# 0301-122-71	2021	
K	Plating/ Quality	F-1: Min Haz Factory	V-B	3250	1000	3	4	APN# 0301-122-71	2011	
N	QRP	F-2*: Mod Haz Factory*	III-B	5300	1000	5	18	APN# 0301-122-71	2014	
T	Manufacturing	F-2: Mod Haz Factory	V-B	46855	1000	47	45	APN# 0301-122-71	2021	
	Existing Facility Total Area			**161741**		**275**	**244**			
L	Plating/ Quality	F-2: Mod Haz Factory	V-B	6700	1000	7	26	APN# 0301-122-72	2011	
M	Mechanical Yard	F-2: Mod Haz Factory	III-B	3386	1000	3	0	APN# 0301-122-72	2011	
	Existing Facility Total Area			**10086**		**10**	**26**			
U	Manufacturing	F-2: Mod Haz Factory		29731	1000	30	30	APN# 0301-122-73	2025	DO NOT INCLUDED IN CAMPUS CUP
	Existing Facility Total Area			**29731**		**30**	**30**			
R	Remediation Treatment			2010	1000	2		APN# 0301-122-04	na	
	Existing Facility Total Area			**2010**		**2**	**30**			
	TOTAL Existing Facility MASTER PLAN			**203568**			**30**			
PROPOSED BUILDINGS										
P	CNC Expansion	F-2: Mod Haz Factory	II-B	63992	1000	64	64	APN# 0301-122-72		PROPOSED NEW CONSTRUCTION
	Proposed Building total area			**63992**		**64**	**64**			
	Existing + Proposed Buildings			**267560**						
ROOF COVERAGE										
N.1	Covered enclosed vending machines	U	V-B	85	0	na		APN# 0301-122-71		
S	Chip Separation	F-2: Mod Haz Factory	V-B	4387	1000	4	5	APN# 0301-122-71		
Q	Covered Storage	S-1 Mod Haz Factory	V-B	4176	1000	4				
A.1	Roof cover	A-2	V-B	2800		na		APN# 0301-122-71		
A.2	Roof cover	A-2	V-B	1608		na		APN# 0301-122-71		
A.3	Roof cover	A-2	V-B	528		na		APN# 0301-122-71		
C.1	Roof cover	F-2: Mod Haz Factory	III-B	765	1000	1		APN# 0301-122-71		
K.1	Roof cover	F-2: Mod Haz Factory	V-B	2946	1000	3		APN# 0301-122-71		
				17295		12				
	Total			**267560**		**393**	**399**			
FUTURE PARCELS										
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-69		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-70		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-66		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-59		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-14		

PROJECT DIRECTORY

CLIENT:
NAME: SORENSON ENGINEERING
ADDRESS: 32032 DUNLAP BOULEVARD YUCAIPA, CA, 92399
PHONE: 909-795-2434
CONTACT: JEROMY ROUSH
EMAIL: JROUSH@SORENSONENG.COM

CIVIL:
NAME: COMPANY NAME
ADDRESS: STREET, SUITE CITY, STATE, ZIP
PHONE: 000-000-0000
CONTACT: PROJECT MANAGER
EMAIL: EMAILADDRESS@MAIL.COM

LANDSCAPE:
NAME: SILVER BAR STUDIO
ADDRESS: P.O. BOX 5008-373 MARIPOSA, CA, ZIP
PHONE: 714-928-5107
CONTACT: CRAIG DUNCAN
EMAIL: CRAIG@SILVERBARSTUDIO.COM

ARCHITECT:
NAME: SGH ARCHITECTS
ADDRESS: 707 BROOKSIDE AVENUE REDLANDS, CA, 92373
PHONE: 909-375-3030
CONTACT: MICHAEL J. STEPHENS, AIA
EMAIL: MSTEPHENS@SGHARCH.COM
CONTACT: ERIC ANDERSON, AIA
EMAIL: EANDERSON@SGHARCH.COM

STRUCTURAL:
NAME: MIYAMOTO INTERNATIONAL
ADDRESS: 1047 WEST 6th STREET ONTARIO, CA, 91762
PHONE: 626-664-0092
CONTACT: RICK BYRD S.E.
EMAIL: RBYRD@MIYAMOTOINTERNATIONAL.COM

MECHANICAL:
NAME: IMEG
ADDRESS: 901 VIA PIEMONTE, SUITE 400 ONTARIO, CA, 91764
PHONE: 909-942-5553
CONTACT: PETER F. SOPHOCLIS
EMAIL: PETER.F.SOPHOCLIS@IMEGCORP.COM

PLUMBING:
NAME: IMEG
ADDRESS: 901 VIA PIEMONTE, SUITE 400 ONTARIO, CA, 91764
PHONE: 909-942-5553
CONTACT: PETER F. SOPHOCLIS
EMAIL: PETER.F.SOPHOCLIS@IMEGCORP.COM

ELECTRICAL:
NAME: IMEG
ADDRESS: 300 N LAKE AVENUE, 12TH FLOOR PASADENA, CA, 91101
PHONE: 626-463-2739
CONTACT: RAYMOND BARRIENTOS
EMAIL: J.RAYMOND.BARRIENTOS@IMEGCORP.COM

UTILITY PROVIDERS

COMPANIES AND AGENCIES SERVICING THIS PROJECT:

WATER:
NAME: WESTERN HEIGHTS WATER CO.
ADDRESS: 32352 AVENUE D YUCAIPA, CA, 92399-1899
PHONE: 909-790-1901
CONTACT:
EMAIL:

GAS:
NAME: SOUTHERN CALIFORNIA GAS CO.
ADDRESS: 1981 W LUGONIA AVE REDLANDS, CA. 92373
PHONE: 213-244-1200
CONTACT:
EMAIL:

POWER:
NAME: SOUTHERN CALIFORNIA EDISON CO.
ADDRESS: 287 TENNESSEE STREET REDLANDS, CA. 92373
PHONE: 909-335-7191
CONTACT:
EMAIL:

CABLE:
NAME: SPECTRUM BUSINESS
ADDRESS:
PHONE: 855-325-6063
CONTACT:
EMAIL:

TELEPHONE:
NAME: FRONTIER COMMUNICATIONS
ADDRESS: P.O. BOX 740407 CINCINNATI, OH. 45274-0407
PHONE:
CONTACT:
EMAIL:

SEWER:
NAME: YUCAIPA VALLEY WATER DISTRICT
ADDRESS: 12770 SECOND ST. YUCAIPA, CA. 92399-0730
PHONE: 909-797-5118 909-797-5117
CONTACT:
EMAIL:

PROPOSED PROJECT SUMMARY

SITE INFORMATION:
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON LEGAL DESCRIPTION, EASEMENTS, RIGHT-OF-WAY BOUNDARIES, AND LOT LINE ADJUSTMENTS.

PARCEL NUMBER(S):
A. APN #: 0301-122-72 (PROPOSED WORK)

AREAS:

A.	TOTAL PARCEL AREA:	64,469 S.F. / 1.48 ACRES
B.	TOTAL SITE AREA WITHIN SCOPE OF WORK:	64,469 S.F. / 1.48 ACRES
C.	PROPOSED BUILDING FOOTPRINT:	31,996 S.F. / 0.74 ACRES
D.	EXISTING BUILDING FOOTPRINT:	9,645 S.F. / 0.22 ACRES (BLDG M & N)
E.	TOTAL BUILDING FOOTPRINT:	41,641 S.F. / 0.96 ACRES
F.	TOTAL BUILDING COVERAGE (%):	64% (WITH PROPOSED BUILDING FOOTPRINT)

BUILDING INFORMATION:
REFER TO CODE ANALYSIS SHEETS FOR ADDITIONAL INFORMATION.

BUILDING "P"

1. SQUARE FOOTAGES:
   - A. GROSS S.F.: 63,992 S.F.
   - B. COVERED AREA S.F.: 2,075 S.F.
   - C. TOTAL S.F.: 66,067 S.F.
2. **OCCUPANCY AND CONSTRUCTION TYPE:**
   - A. OCCUPANCY TYPE: F-2
   - B. CONSTRUCTION TYPE: II-B
3. **HEIGHT:**
   - A. OVERALL HEIGHT: 50' - 0" TOP OF ROOF TOP MECHANICAL SCREENS
4. **NUMBER OF STORIES:**
   - A. STORIES: 2
5. **FIRE PROTECTION:**
   - A. FULLY SPRINKLERED: YES
   - B. FIRE ALARM: YES

CITY OF YUCAIPA ZONING:
A. ZONE IC (COMMERCIAL INDUSTRIAL DISTRICT)

CLIMATE ZONE:
A. CZ10
B. R-19 batt
C. R-10 ci
D. U = 0.040

SITE PLAN LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PERMEABLE SURFACE / LANDSCAPE AREAS
- ROOF COVERAGE
- FIRE APPARATUS ACCESS PATH, TYP.
- ASSUMED PROPERTY LINE
- ASSUMED PROPERTY LINE FUTURE EXPANSION LOTS
- ADJACENT PROPERTIES WITH EXISTING STRUCTURES WITHIN 30' BOUNDARY OF PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL CONCRETE SURFACE WITH SLOPE NOT TO EXCEED 4.9% AND CROSS SLOPE NOT TO EXCEED 2% (TYP).

PARKING ANALYSIS

PARKING LOT: APN# 0301-122-04
PARKING PROVIDED STAFF LOT:

a.	ACCESSIBLE STANDARD STALLS:	4 SPACE
b.	ACCESSIBLE VAN STALLS:	0 SPACE
c.	CLEAN AIR VEHICLE / CARPOOL / EV STALLS:	0 SPACE
d.	STANDARD ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
e.	ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
f.	STANDARD PARKING STALLS:	477 SPACES
g.	TOTAL PROVIDED STALLS:	481 SPACES

CODE REQUIRED PARKING SPACES:
- PARKING LOT:
  - a. REQUIRED ACCESSIBLE STALLS: 9 SPACES (VAN ACCESSIBLE PER 11B-208.2.4) [PER CBC TABLE 11B-208.2]
  - b. REQUIRED ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS: 0 VAN SPACE (OF 1) 0 STD SPACE (OF 1) [PER CBC 11B-228.3.2.1]

PARKING LOT: APN# 0301-122-71
PARKING PROVIDED ADMINISTRATION LOT:

a.	ACCESSIBLE STANDARD STALLS:	1 SPACE
b.	ACCESSIBLE VAN STALLS:	1 SPACE
c.	CLEAN AIR VEHICLE / CARPOOL / EV STALLS:	0 SPACE
d.	STANDARD ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
e.	ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
f.	STANDARD PARKING STALLS:	18 SPACES
g.	TOTAL PROVIDED STALLS:	20 SPACES

CODE REQUIRED PARKING SPACES:
- PARKING LOT:
  - a. REQUIRED ACCESSIBLE STALLS: 1 SPACES (VAN ACCESSIBLE PER 11B-208.2.4) [PER CBC TABLE 11B-208.2]
  - b. REQUIRED ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS: 0 VAN SPACE (OF 1) 0 STD SPACE (OF 1) [PER CBC 11B-228.3.2.1]

PARKING LOT: APN# 0301-122-71
PARKING PROVIDED HUMAN RESOURCES PARKING:

a.	ACCESSIBLE STANDARD STALLS:	1 SPACE
b.	ACCESSIBLE VAN STALLS:	1 SPACE
c.	CLEAN AIR VEHICLE / CARPOOL / EV STALLS:	0 SPACE
d.	STANDARD ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
e.	ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
f.	STANDARD PARKING STALLS:	18 SPACES
g.	TOTAL PROVIDED STALLS:	20 SPACES

CODE REQUIRED PARKING SPACES:
- PARKING LOT:
  - a. REQUIRED ACCESSIBLE STALLS: 1 SPACES (VAN ACCESSIBLE PER 11B-208.2.4) [PER CBC TABLE 11B-208.2]
  - b. REQUIRED ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS: 0 VAN SPACE (OF 1) 0 STD SPACE (OF 1) [PER CBC 11B-228.3.2.1]

PARKING LOT: APN# 0301-122-71
PARKING PROVIDED RECEIVING:

a.	ACCESSIBLE STANDARD STALLS PROVIDED EMPLOYEE LOT:	0 SPACE
b.	ACCESSIBLE VAN STALLS:	0 SPACE
c.	CLEAN AIR VEHICLE / CARPOOL / EV STALLS:	0 SPACE
d.	STANDARD ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
e.	ACCESSIBLE ELECTRICAL VEHICLE CHARGING STALLS:	0 SPACE
f.	STANDARD PARKING STALLS:	5 SPACES
g.	TOTAL PROVIDED STALLS:	5 SPACES

PARKING TOTAL SUMMARY

ADMINISTRATION LOT	20 SPACES
HUMAN RESOURCES LOT	20 SPACES
EMPLOYEE	481 SPACES
RECEIVING AREA	5 SPACES
TOTAL CAMPUS PARKING (393 REQUIRED)	**526 SPACES**

HOURS OF OPERATION

HOURS OF OPERATION:	
MONDAY - FRIDAY	
FIRST SHIFT	7 AM - 03:30 PM
SECOND SHIFT	3 PM - 12:00 AM
SATURDAY	6 AM - 12:00 PM

LOT COVERAGE

LOT AREA COVERAGE

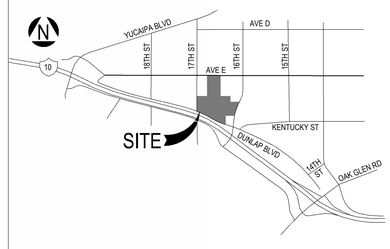
	SF	ACRES	DESCRIPTION
APN# 0301-122-71	435164.4	9.99	Main Campus
APN# 0301-122-72	64468.8	1.48	Proposed Building P Lot
APN# 0301-122-73	60112.8	1.38	Building U Lot
APN# 0301-122-04	207781.2	4.77	Staff Parking Lot
(E) SITE AREA TOTAL	**767527.2**	**17.62**	Acre
(E) BUILDING AREA	203,568		26.52%
(E) ROOF COVERAGE	17,295		2.25%
PROPOSED BUILDING 'P' AREA LOT COVERAGE	31,996		4.17%
(N) ROOF COVERAGE	2,075		0.00%
TOTAL BUILDING AREA	**254934**		**33.21%**
PROPOSED HARDSCAPE	0		0
IMPERMEABLE AREA	363,157		
TOTAL IMPERMEABLE AREA (BLD & HARD)	618,091		**81%**
EXISTING PERMEABLE LANDSCAPE	149,436		

	MAXIMUM	PROVIDED
Maximum Lot Coverage	85%	81%
Maximum Building Coverage	70%	33%

FUTURE LOTS

	SF	ACRES	DESCRIPTION
APN# 0301-122-14	27442.8	0.63	Laydown Lot
APN# 0301-122-59	9147.6	0.21	Laydown Lot
APN# 0301-122-66	88862.4	2.04	Laydown Lot
APN# 0301-122-69	8712	0.2	Laydown Lot
APN# 0301-122-70	9147.6	0.21	Laydown Lot
FUTURE SITE AREA TOTAL	**143312.4**	**3.29**	

VICINITY MAP



The review of tentative plans and issuance of Conditions Of Approval is not intended to replace the need for a comprehensive plan review at the time of construction permit application(s).

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6/11/2026 2:00:05 PM

CONSULTANT:

SITE PLAN - PLANNING ENTITLEMENT MASTER PLAN

SORENSON ENGINEERING
31950 DUNLAP BLVD
YUCAIPA, CA 92399

SORENSON ENGINEERING

SEALS:

sgh ARCHITECTS

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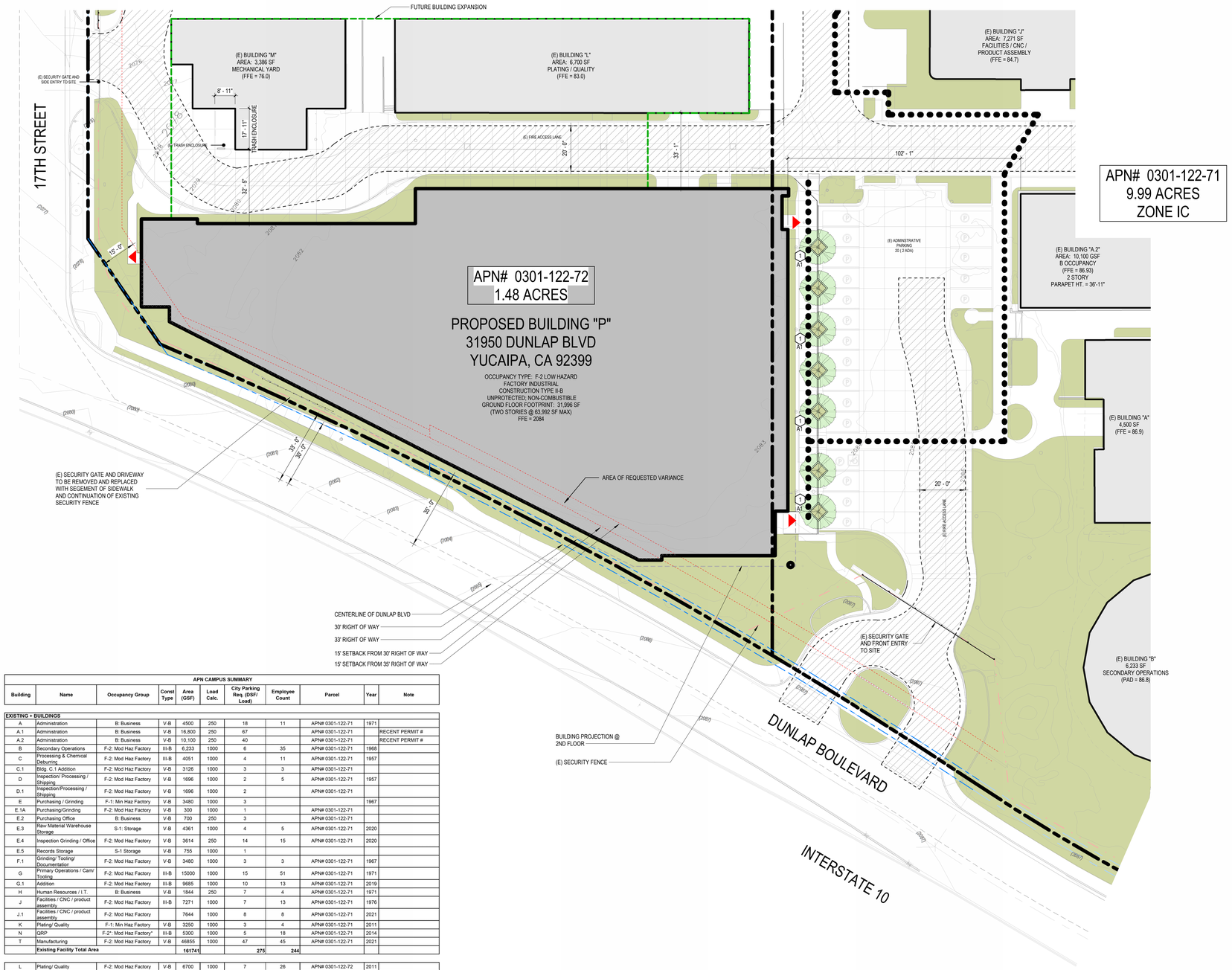
PROJECT NUMBER: 26-81004-00
PROJECT STATUS: CONDITIONAL USE PERMIT
SHEET ISSUED: 06/01/2026
DELTA DATE: DESCRIPTION:

G0.10
CONDITIONAL USE PERMIT



SITE PLAN
1" = 20'-0" -SCALE (1)

APN CAMPUS SUMMARY										
Building	Name	Occupancy Group	Const Type	Area (GSF)	Load Calc.	City Parking Req. (DSF/ Load)	Employee Count	Parcel	Year	Note
EXISTING + BUILDINGS										
A	Administration	B: Business	V-B	4500	250	18	11	APN# 0301-122-71	1971	
A.1	Administration	B: Business	V-B	16,800	250	67		APN# 0301-122-71		RECENT PERMIT #
A.2	Administration	B: Business	V-B	10,100	250	40		APN# 0301-122-71		RECENT PERMIT #
B	Secondary Operations	F-2: Mod Haz Factory	III-B	6,233	1000	6	35	APN# 0301-122-71	1968	
C	Processing & Chemical Deburring	F-2: Mod Haz Factory	III-B	4051	1000	4	11	APN# 0301-122-71	1957	
C.1	Bldg. C.1 Addition	F-2: Mod Haz Factory	V-B	3126	1000	3	3	APN# 0301-122-71		
D	Inspection/ Processing / Shipping	F-2: Mod Haz Factory	V-B	1696	1000	2	5	APN# 0301-122-71	1957	
D.1	Inspection/Processing / Shipping	F-2: Mod Haz Factory	V-B	1696	1000	2		APN# 0301-122-71		
E	Purchasing / Grinding	F-1: Min Haz Factory	V-B	3480	1000	3			1967	
E.1A	Purchasing/Grinding	F-2: Mod Haz Factory	V-B	300	1000	1		APN# 0301-122-71		
E.2	Purchasing Office	B: Business	V-B	700	250	3		APN# 0301-122-71		
E.3	Raw Material Warehouse Storage	S-1: Storage	V-B	4361	1000	4	5	APN# 0301-122-71	2020	
E.4	Inspection Grinding / Office	F-2: Mod Haz Factory	V-B	3614	250	14	15	APN# 0301-122-71	2020	
E.5	Records Storage	S-1 Storage	V-B	755	1000	1				
F.1	Grinding/ Tooling/ Documentation	F-2: Mod Haz Factory	V-B	3480	1000	3	3	APN# 0301-122-71	1967	
G	Primary Operations / Cam/ Tooling	F-2: Mod Haz Factory	III-B	15000	1000	15	51	APN# 0301-122-71	1971	
G.1	Addition	F-2: Mod Haz Factory	III-B	9685	1000	10	13	APN# 0301-122-71	2019	
H	Human Resources / I.T.	B: Business	V-B	1844	250	7	4	APN# 0301-122-71	1971	
J	Facilities / CNC / product assembly	F-2: Mod Haz Factory	III-B	7271	1000	7	13	APN# 0301-122-71	1976	
J.1	Facilities / CNC / product assembly	F-2: Mod Haz Factory		7644	1000	8	8	APN# 0301-122-71	2021	
K	Plating/ Quality	F-1: Min Haz Factory	V-B	3250	1000	3	4	APN# 0301-122-71	2011	
N	QRP	F-2*: Mod Haz Factory*	III-B	5300	1000	5	18	APN# 0301-122-71	2014	
T	Manufacturing	F-2: Mod Haz Factory	V-B	46855	1000	47	45	APN# 0301-122-71	2021	
	Existing Facility Total Area			**161741**		**275**	**244**			
L	Plating/ Quality	F-2: Mod Haz Factory	V-B	6700	1000	7	26	APN# 0301-122-72	2011	
M	Mechanical Yard	F-2: Mod Haz Factory	III-B	3386	1000	3	0	APN# 0301-122-72	2011	
	Existing Facility Total Area			**10086**		**10**	**26**			
U	Manufacturing	F-2: Mod Haz Factory		29731	1000	30	30	APN# 0301-122-73	2025	LOT NOT INCLUDED IN CAMPUS CUP
	Existing Facility Total Area			**29731**		**30**	**30**			
R	Remediation Treatment			2010	1000	2		APN# 0301-122-04	na	
	Existing Facility Total Area			**2010**		**2**	**30**			
	TOTAL Existing Facility MASTER PLAN			**203568**			**30**			
PROPOSED BUILDINGS										
P	CNC Expansion	F-2: Mod Haz Factory	II-B	63992	1000	64	64	APN# 0301-122-72		PROPOSED NEW CONSTRUCTION
	Proposed Building total area			**63992**		**64**	**64**			
	Existing + Proposed Buildings			**267560**						
ROOF COVERAGE										
N.1	Covered enclosed vending machines	U	V-B	85	0	na		APN# 0301-122-71		
S	Chip Separation	F-2: Mod Haz Factory	V-B	4387	1000	4	5	APN# 0301-122-71		
Q	Covered Storage	S-1 Mod Haz Factory	V-B	4176	1000	4				
A.1	Roof cover	A-2	V-B	2800		na		APN# 0301-122-71		
A.2	Roof cover	A-2	V-B	1608		na		APN# 0301-122-71		
A.3	Roof cover	A-2	V-B	528		na		APN# 0301-122-71		
C.1	Roof cover	F-2: Mod Haz Factory	III-B	765	1000	1		APN# 0301-122-71		
K.1	Roof cover	F-2: Mod Haz Factory	V-B	2946	1000	3		APN# 0301-122-71		
				17295		**12**				
	Total			**267560**		**393**	**399**			
FUTURE PARCELS										
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-69		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-70		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-66		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-59		
TBD	Laydown Lot	TBD	TBD					APN# 0301-122-14		

EXISTING CAMPUS PARKING SUMMARY	NO. SPACES
ADMINISTRATION LOT	20
HR LOT	20
EMPLOYEE LOT	481
RECEIVING AREA LOT	5
TOTAL	**526**
PARKING SUMMARY	
375 spaces required	
526 spaces provided	
PER 4.4 (208.2 MINIMUM NUMBER	
Including (10) ADA compliant Spaces	
(2) of which are Van Accessible	

GENERAL NOTES

1. LOCATIONS OF UTILITIES, WHERE SHOWN, ARE APPROXIMATE, AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON ALL SITES TO AVOID EXISTING DUCTS, PIPING, OR CONDUITS, ETC. AND TO PREVENT HARM TO PERSONNEL AND/OR DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER SHOULD UNIDENTIFIED CONDITIONS BE DISCOVERED.
2. ALL PARKING IS EXISTING AND PROVIDED ON THE SORENSON ENGINEERING CAMPUS.

SITE NOTES

A. NO EASEMENT EXIST ON SITE.
B. NO HILLY TERRAIN OR DRAINAGE CHANNELS EXIST ON SITE.
C. NO PROTECTED OR NATIVE TREES EXIST ON THE PROPERTY. NO TREES 6" OR GREATER IN DIAMETER OR 19" IN CIRCUMFERENCE MEASURED AT 4.5' ABOVE AVERAGE GROUND LEVEL BASE WILL BY REMOVED FROM THE SITE. NO COASTAL LIVE OAK TREES EXISTS ON THE SITE.
D. FOR ADDITIONAL SITE BOUNDARIES, TOPOGRAPHY AND EXISTING SITE FEATURES, REFER TO "BOUNDARY AND TOPOGRAPHY MAP" DATED DECEMBER 2025 PROVIDED BY LEJA SURVEYING CORP.
E. NO STRUCTURES EXIST WITHIN 30' OF THE PROPOSED BUILDING FOOTPRINT.
F. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
G. ON CAMPUS PARKING IS EXISTING TO REMAIN. NO ADDITIONAL PARKING WILL BE REQUIRED WITH PROPOSED BUILDING 'P'.
H. PROPOSED BUILDING 'P' SITE WORK DOES NOT REQUIRE NEW CURB RADII.

VARIANCE REQUEST

1. WHAT IS THE VARIANCE FOR?
   A. A REQUEST HAS BEEN MADE TO THE CITY OF YUCIAPA TO AMEND THE CUP FOR THE SORENSON ENGINEERING CAMPUS, AND GET A VARIANCE ON MAXIMUM HEIGHT (50'-0") AND SEEK RELIEF ON THE DUNLAP BLVD. STREET DEDICATION/SETBACK.
2. WHERE IS THE PROPOSED VARIANCE LOCATED ON THE PROJECT SITE?
   A. FOR LOCATION OF VARIANCE, REFER TO DETAIL 1/A100, SITE PLAN.

SITE PLAN LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- FIRE APPARATUS ACCESS PATH, TYP.
- ASSUMED PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL CONCRETE SURFACE WITH SLOPE NOT TO EXCEED 4.9% AND CROSS SLOPE NOT TO EXCEED 2% (TYP).
- ENTRANCE / EGRESS

VICINITY MAP

PROJECT SCOPE OF WORK

PROJECT SCOPE OF WORK CONSIST OF:

THIS IS A NEW STATE OF THE ART MANUFACTURING BUILDING TO BE BUILT ON THE SORENSON ENGINEERING CAMPUS. THE NEW BUILDING WILL BE CONSTRUCTED ON AN EXISTING EMPTY LOT, WEST OF THE EXISTING ADMINISTRATION AND EXECUTIVE OFFICE BUILDINGS. THE BUILDING WILL BE OF STRUCTURAL STEEL, EXTERIOR GLAZING, SUN CONTROL FINS AND INSULATED METAL WALL PANELS. ALL ROOF TOP EQUIPMENT WILL BE SCREENED. NEW SORENSON BUILDING SIGNAGE WILL FACE I-10 TO IDENTIFY THE NEW BUILDING. THE INTERIOR SPACE WILL CONSIST OF MANUFACTURING EQUIPMENT, LOCKERS, RESTROOMS AND OPEN OFFICE WORKSPACE.

PROPOSED PROJECT SUMMARY

SITE INFORMATION:
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON LEGAL DESCRIPTION, EASEMENTS, RIGHT-OF-WAY BOUNDARIES, AND LOT LINE ADJUSTMENTS.

PARCEL NUMBER(S):
A. APN #: 0301-122-72 (PROPOSED WORK)

AREAS:

A.	TOTAL PARCEL AREA:	64,469 S.F. / 1.48 ACRES
B.	TOTAL SITE AREA WITHIN SCOPE OF WORK:	64,469 S.F. / 1.48 ACRES
C.	PROPOSED BUILDING FOOTPRINT:	31,996 S.F. / 0.74 ACRES
D.	EXISTING BUILDING FOOTPRINT:	9,645 S.F. / 0.22 ACRES (BLDG M & N)
E.	TOTAL BUILDING FOOTPRINT:	41,641 S.F. / 0.96 ACRES
F.	TOTAL BUILDING COVERAGE (%):	64% (WITH PROPOSED BUILDING FOOTPRINT)

BUILDING INFORMATION:
REFER TO CODE ANALYSIS SHEETS FOR ADDITIONAL INFORMATION.

BUILDING "P"

1.	SQUARE FOOTAGES:	
A.	GROSS S.F.:	63,992 S.F.
B.	COVERED AREA S.F.:	2,075 S.F.
C.	TOTAL S.F.:	66,067 S.F.
2.	**OCCUPANCY AND CONSTRUCTION TYPE:**	
A.	OCCUPANCY TYPE:	F-2
B.	CONSTRUCTION TYPE:	II-B
3.	**HEIGHT:**	
A.	OVERALL HEIGHT:	50' - 0" TOP OF ROOF TOP MECHANICAL SCREENS
4.	**NUMBER OF STORIES:**	
A.	STORIES:	2
5.	**FIRE PROTECTION:**	
A.	FULLY SPRINKLERED:	YES
B.	FIRE ALARM:	YES

CITY OF YUCAIPA ZONING:
A. ZONE IC (COMMERCIAL INDUSTRIAL DISTRICT)

CLIMATE ZONE:
A. CZ10
B. R-19 batt
C. R-10 ci
D. U = 0.040

PROJECT DIRECTORY

CLIENT:
NAME: SORENSON ENGINEERING
ADDRESS: 32032 DUNLAP BOULEVARD, YUCAIPA, CA, 92399
PHONE: 909-795-2434
CONTACT: JEROMY ROUSH
EMAIL: JROUSH@SORENSONENG.COM

CIVIL:
NAME: COMPANY NAME
ADDRESS: STREET, SUITE, CITY, STATE, ZIP
PHONE: 000-000-0000
CONTACT: PROJECT MANAGER
EMAIL: EMAILADDRESS@MAIL.COM

LANDSCAPE:
NAME: SILVER BAR STUDIO
ADDRESS: P.O. BOX 5008-373, MARIPOSA, CA, ZIP
PHONE: 714-928-5107
CONTACT: CRAIG DUNCAN
EMAIL: CRAIG@SILVERBARSTUDIO.COM

ARCHITECT:
NAME: SGH ARCHITECTS
ADDRESS: 707 BROOKSIDE AVENUE, REDLANDS, CA, 92373
PHONE: 909-375-3030
CONTACT: MICHAEL J. STEPHENS, AIA
EMAIL: MSTEPHENS@SGHARCH.COM
CONTACT: ERIC ANDERSON, AIA
EMAIL: EANDERSON@SGHARCH.COM

STRUCTURAL:
NAME: MIYAMOTO INTERNATIONAL
ADDRESS: 1047 WEST 6th STREET, ONTARIO, CA, 91762
PHONE: 626-664-0092
CONTACT: RICK BYRD S.E.
EMAIL: RBYRD@MIYAMOTOINTERNATIONAL.COM

MECHANICAL:
NAME: IMEG
ADDRESS: 901 VIA PIEMONTE, SUITE 400, ONTARIO, CA, 91764
PHONE: 909-942-5553
CONTACT: PETER F. SOPHOCLIS
EMAIL: PETER.F.SOPHOCLIS@IMEGCORP.COM

PLUMBING:
NAME: IMEG
ADDRESS: 901 VIA PIEMONTE, SUITE 400, ONTARIO, CA, 91764
PHONE: 909-942-5553
CONTACT: PETER F. SOPHOCLIS
EMAIL: PETER.F.SOPHOCLIS@IMEGCORP.COM

ELECTRICAL:
NAME: IMEG
ADDRESS: 300 N LAKE AVENUE, 12TH FLOOR, PASADENA, CA, 91101
PHONE: 626-463-2739
CONTACT: RAYMOND BARRIENTOS
EMAIL: J.RAYMOND.BARRIENTOS@IMEGCORP.COM

UTILITY PROVIDERS

COMPANIES AND AGENCIES SERVICING THIS PROJECT:

WATER:
NAME: WESTERN HEIGHTS WATER CO.
ADDRESS: 32352 AVENUE D, YUCAIPA, CA, 92399-1899
PHONE: 909-790-1901
CONTACT:
EMAIL:

GAS:
NAME: SOUTHERN CALIFORNIA GAS CO.
ADDRESS: 1981 W LUGONIA AVE, REDLANDS, CA, 92373
PHONE: 213-244-1200
CONTACT:
EMAIL:

POWER:
NAME: SOUTHERN CALIFORNIA EDISON CO.
ADDRESS: 287 TENNESSEE STREET, REDLANDS, CA, 92373
PHONE: 909-335-7191
CONTACT:
EMAIL:

CABLE:
NAME: SPECTRUM BUSINESS
ADDRESS:
PHONE: 855-325-6063
CONTACT:
EMAIL:

TELEPHONE:
NAME: FRONTIER COMMUNICATIONS
ADDRESS: P.O. BOX 740407, CINCINNATI, OH, 45274-0407
PHONE:
CONTACT:
EMAIL:

SEWER:
NAME: YUCAIPA VALLEY WATER DISTRICT
ADDRESS: 12770 SECOND ST., YUCAIPA, CA, 92399-0730
PHONE: 909-797-5118 909-797-5117
CONTACT:
EMAIL:

LOT COVERAGE

LOT AREA COVERAGE

	SF	ACRES	DESCRIPTION
APN# 0301-122-71	435164.4	9.99	Main Campus
APN# 0301-122-72	64468.8	1.48	Proposed Building P Lot
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IMPERMEABLE AREA	363,157		
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EXISTING PERMEABLE LANDSCAPE	149,436		

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Maximum Building Coverage	70%	33%

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APN# 0301-122-59	9147.6	0.21	Laydown Lot
APN# 0301-122-66	88862.4	2.04	Laydown Lot
APN# 0301-122-69	8712	0.2	Laydown Lot
APN# 0301-122-70	9147.6	0.21	Laydown Lot
FUTURE SITE AREA TOTAL	**143312.4**	**3.29**	

HOURS OF OPERATION

HOURS OF OPERATION:	
MONDAY - FRIDAY	
FIRST SHIFT	7 AM - 03:30 PM
SECOND SHIFT	3 PM - 12:00 AM
SATURDAY	6 AM - 12:00 PM

LIGHTING FIXTURE SCHEDULE

BASIS OF DESIGN

	DESCRIPTION	LAMPS					VOLTS	MFR	MOUNTING	DIMMING	NOTES
		TYPE	QTY	LUMENS	K	WATTS					
A1	RITORNO SQUARE ASYMMETRIC	LED	4	6,634	3,000	200	120-277	SELUX	POLE	HL50	REFLECTIVE SHADE, BRONZE FINISH

NOTE: ALL LIGHTING TO BE POLE MOUNTED 16' ABOVE FINISH GRADE.

17TH STREET

DUNLAP BLVD

ROAD DEED 5/335

ROAD DEED 7/226

EXISTING 50' RIGHT OF WAY

DR PP 4931665E

DR PP 4548182E

DR PP 4691226E

FOUND MAGNA/BRASS WASHER STAMPED LS 5933 FLUSH AT INTERSECTION

FOUND BRASS CAP IN MONUMENT WELL PRC

BANK OF ICBs

FLAGPOLE

WATER RISER

4" GALV PIPE RISER 4in galv pipe riser

8" PVC RISER 8in pvc riser

4" SCO 4in sco riser

4" GALV PIPE RISER 4in galv pipe riser

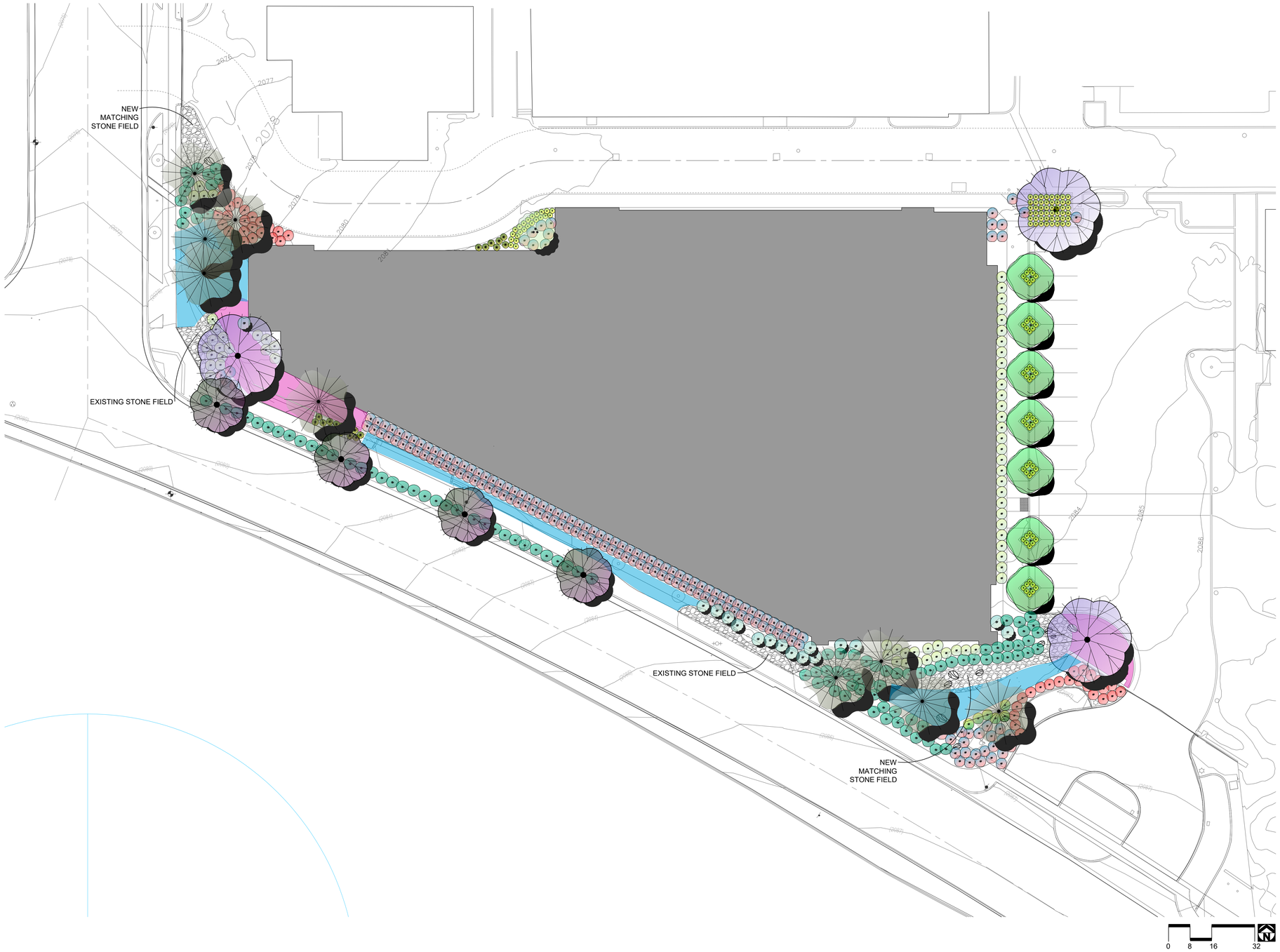
2in GAS RISER

gate track to

gate track

gate track

gate track



PLANTING LEGEND

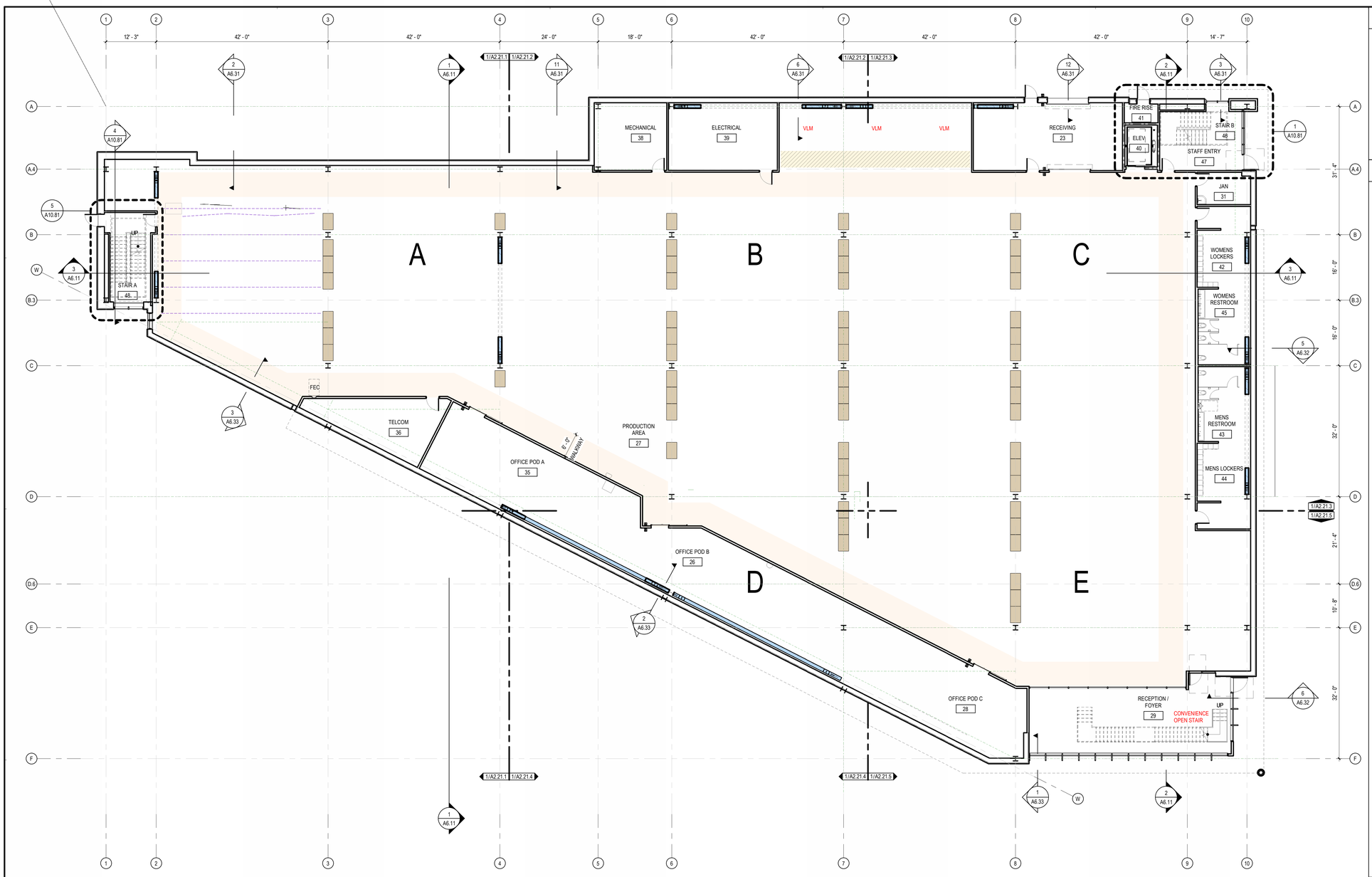
	PINUS CANARIENSIS CANARY ISLAND PINE	WUCOLS 3: MED 45' TALL/24' WIDE SUN
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	WUCOLS 3: LOW 25' TALL/20' WIDE SUN
	JACARANDA MIMOSIFOLIA JACARANDA	WUCOLS 3: LOW 35' TALL/30' WIDE SUN
	GINKGO 'FAIRMONT'	WUCOLS 3: LOW 25' TALL/15' WIDE SUN
	CERCIS CANADENSIS 'FOREST PANSY'	WUCOLS 3:MED 30' TALL/20' WIDE SUN
	JUNIPERUS 'BLUE CARPET'	WUCOLS 3: LOW 9" TALL/4' WIDE SUN/SHADE
	LOMANDRA LONGIFOLIA "BREEZE"	WUCOLS 3: LOW 32" TALL/32" WIDE SUN/SHADE
	JUNIPERUS AUREA'	WUCOLS 3: LOW 3' TALL/4' WIDE SUN/PART SUN
	JUNIPERUS 'WICHITA BLUE'	WUCOLS 3:MED 14' TALL/5' WIDE SUN
	MUHLENBERGIA 'NASHVILLE'	WUCOLS 3: LOW 30" TALL/30" WIDE SUN
	TULBAGHIA VIOLACEA 'SILVER LACE'	WUCOLS 3: MED 2' TALL/2' WIDE SUN/PART SUN
	ROSA FLOWER CARPET RED	WUCOLS 3:MED 30" TALL/36" WIDE SUN/PART SHADE
	ROSA FLOWER CARPET YELLOW	WUCOLS 3:MED 30" TALL/36" WIDE SUN/PART SHADE

COTONEASTER
CRANBERRY
60"O.C.

ROSEMARINUS
'HUNTINGTON CARPET'
48" O.C.

STONE MULCH
60% 4"-8" - SIERRA BLEND
40% 1" - 3" - SIERRA BLEND

SMOOTH WASHED GRAY GRANITE BOULDERS
RANDOMLY LOCATED ALONG STONE RIBBONS.
48"
36"
24"



FLOOR PLAN - GROUND FLOOR 1
3/32" = 1'-0" :SCALE

The review of tentative plans and issuance of Conditions Of Approval is not intended to replace the need for a comprehensive plan review at the time of construction permit application(s).

NORTH

GENERAL NOTES

1. GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS APPLY TO THIS DRAWING. SEE SHEET G0.02
2. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF STUDS, CENTERLINE OF DOORS OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
3. ALL CLEARANCE DIMENSIONS ARE ACTUAL AND ARE TO FINISH FACE, CENTERLINE OF PLUMBING FIXTURES, AND DOOR OPENINGS, UNLESS NOTED OTHERWISE.
4. SEE SHEET A9.31 FOR BASIS OF DESIGN SPECIFICATION AND DESCRIPTION OF FINISHES.
5. SEE REFLECTED CEILING PLAN FOR ADDITIONAL WINDOW TAGS.
6. EQUIPMENT SHOWN IN HALF TONE IS OFOI.
7. FURNITURE SHOWN IN HALF TONE IS OFOI.

KEYNOTES

DESCRIPTION

LEGEND

WALLS: SEE INTERIOR PARTITIONS SHEET

XX — WALL TYPE TAG, SEE SHEET

STUD WALL

1-HR RATED WALL

CONCRETE WALL

STUD WALL TO RECEIVE 16 GA STUDS

A — OFFSET STUD / ALIGN FINISH, SEE

XXX — DOOR TAG, SEE SHEET A9.11

XX — CURTAIN WALL / WINDOW TAG, SEE SHEET

30" CLR. / 48" CLR. / FEC — FIRE EXTINGUISHER CABINET TYPE ABC EXTINGUISHER, CONC, SEE DETAIL SEMI-RECESSED SEE DETAIL 4/A10.91

ACCESSIBILITY CLEARANCES

60" DIA. ACCESSIBLE TURN AROUND

4'-0" MIN. / 5'-0" MIN. — 48"x30" ACCESSIBLE CLEAR FLOOR SPACE

PANIC HARDWARE

2'-0" EXT. / 1'-6" INT. / 3'-4 11/512" / 7 13/128" / 1'-0" — DOOR ACCESSIBLE CLEAR FLOOR SPACE

CONSULTANT:

FLOOR PLAN

SORENSON ENGINEERING

31950 DUNLAP BLVD
YUCAIPA, CA 92399

SORENSON ENGINEERING

SEALS:

sgh ARCHITECTS

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PROJECT NUMBER: 26-81004-00
PROJECT STATUS: CONDITIONAL USE PERMIT
SHEET ISSUED: 07/16/22
DELTA: DATE: DESCRIPTION:

A2.21

CONDITIONAL USE PERMIT

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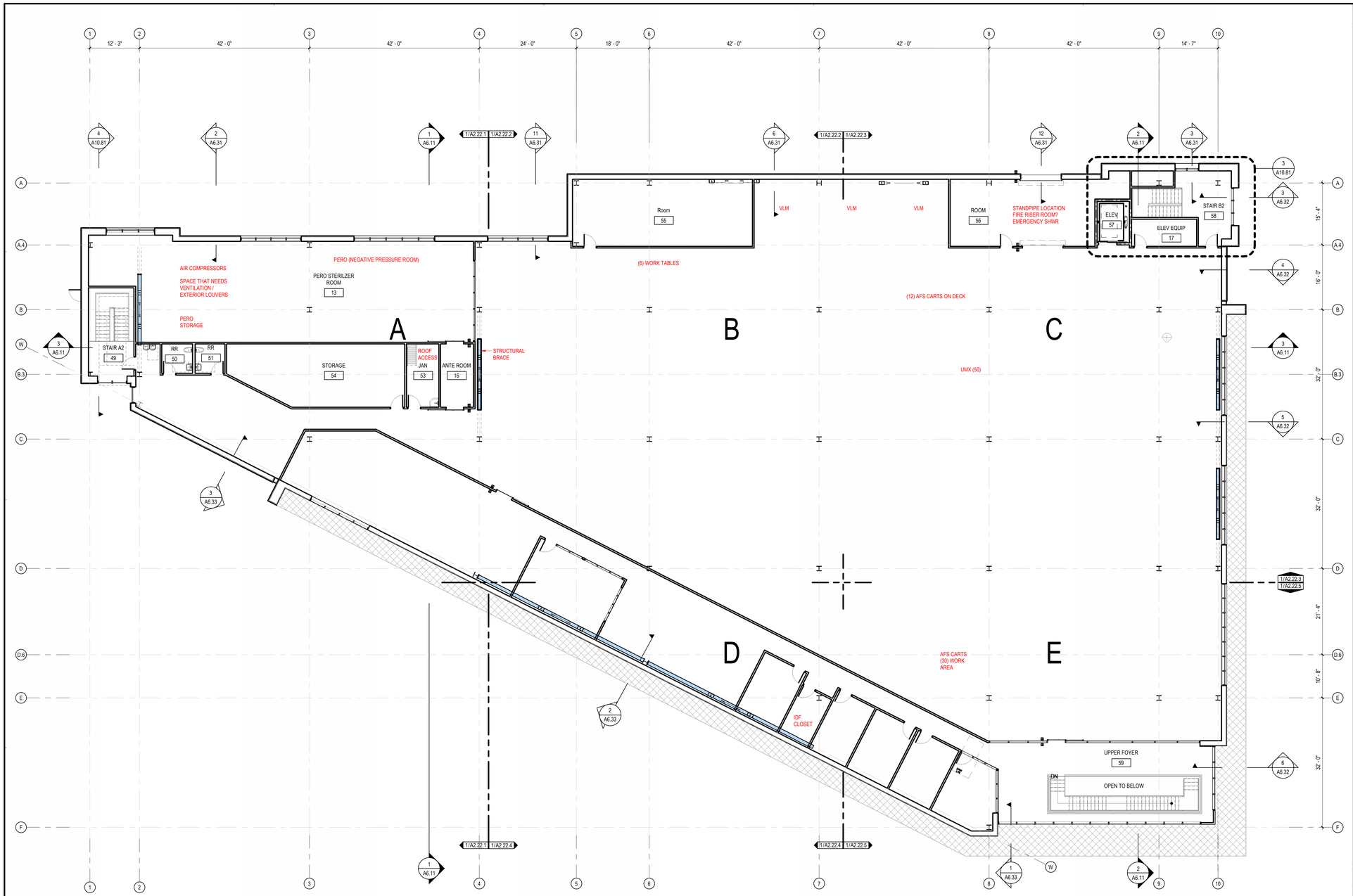

FLOOR PLAN - LEVEL 2 (1)
3/32" = 1'-0" :SCALE

The review of tentative plans and issuance of Conditions Of Approval is not intended to replace the need for a comprehensive plan review at the time of construction permit application(s).

GENERAL NOTES

1. GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS APPLY TO THIS DRAWING. SEE SHEET G0.02
2. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF STUDS, CENTERLINE OF DOORS OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
3. ALL CLEARANCE DIMENSIONS ARE ACTUAL AND ARE TO FINISH FACE, CENTERLINE OF PLUMBING FIXTURES, AND DOOR OPENINGS, UNLESS NOTED OTHERWISE.
4. SEE SHEET A9.31 FOR BASIS OF DESIGN SPECIFICATION AND DESCRIPTION OF FINISHES.
5. SEE REFLECTED CEILING PLAN FOR ADDITIONAL WINDOW TAGS.
6. EQUIPMENT SHOWN IN HALF TONE IS OFOI.
7. FURNITURE SHOWN IN HALF TONE IS OFOI.

LEGEND

WALLS: SEE INTERIOR PARTITIONS SHEET

XX — WALL TYPE TAG, SEE SHEET

STUD WALL

1-HR RATED WALL

CONCRETE WALL

STUD WALL TO RECEIVE 16 GA STUDS

A — OFFSET STUD / ALIGN FINISH, SEE

XXX — DOOR TAG, SEE SHEET A9.11

XX — CURTAIN WALL / WINDOW TAG, SEE SHEET

30" CLR, 48" CLR, FEC — FIRE EXTINGUISHER CABINET TYPE ABC EXTINGUISHER, CONC, SEE DETAIL SEMI-RECESSED SEE DETAIL 4 A10.91

NORTH

ACCESSIBILITY CLEARANCES

60" DIA. ACCESSIBLE TURN AROUND

4'-0" MIN., 2'-6" MIN. — 48"x30" ACCESSIBLE CLEAR FLOOR SPACE

PANIC HARDWARE

2'-0" EXT. 1'-6" INT., 34 1/2" MIN., 7 1/2" MAX., 1'-0" — DOOR ACCESSIBLE CLEAR FLOOR SPACE

CONSULTANT:

SORENSON ENGINEERING

31950 DUNLAP BLVD
YUCAIPA, CA 92399

FLOOR PLAN

SEALS:

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SHEET ISSUED: 07/16/22
DELTA DATE: DESCRIPTION:

A2.22

CONDITIONAL USE PERMIT

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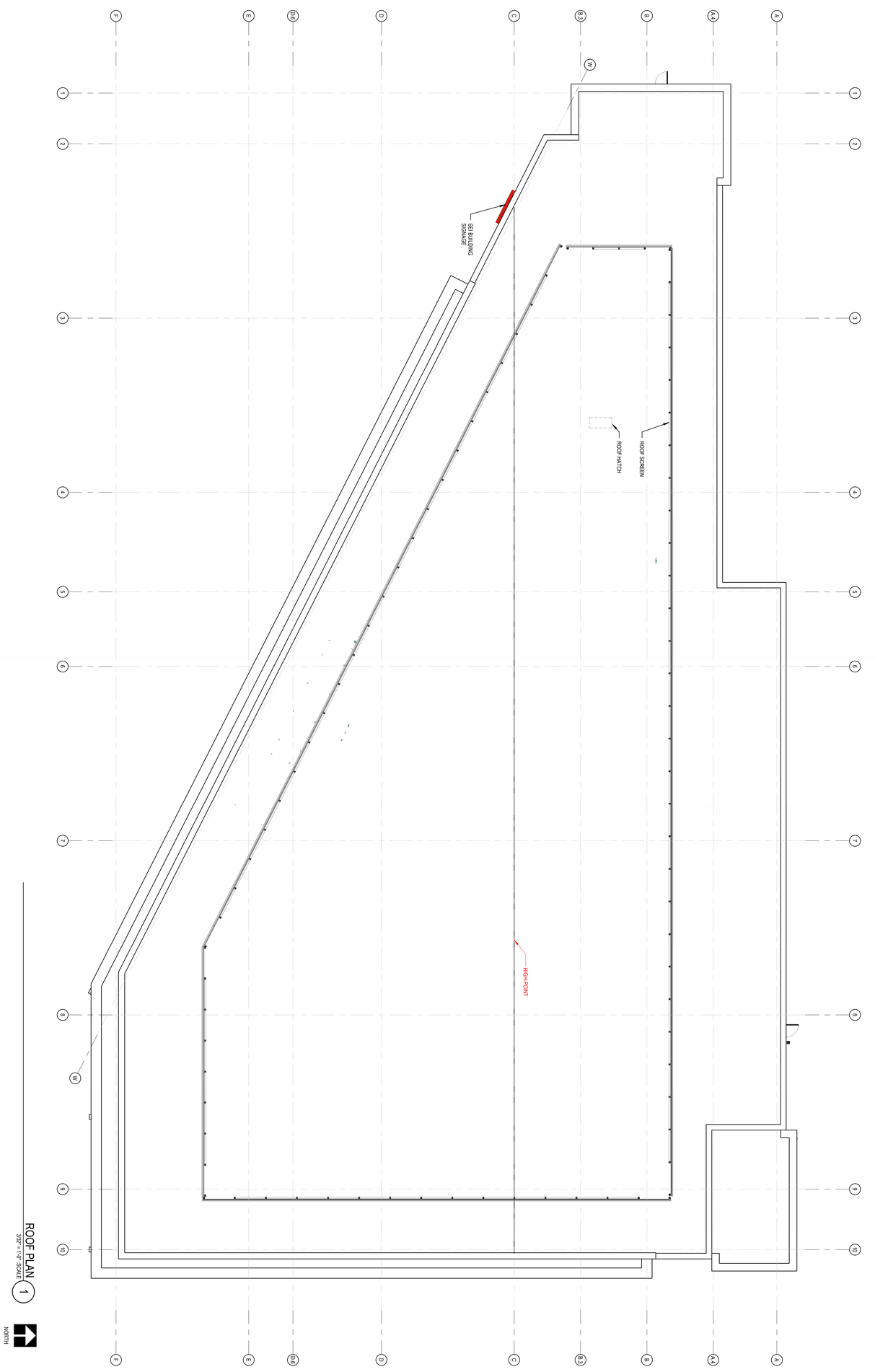

ROOF PLAN
3/32" = 1'-0" SCALE
1

NORTH

PROJECT NUMBER: 26-81004-00
PROJECT STATUS: CONDITIONAL USE PERMIT
SHEET ISSUED: 07/16/22
DELTA: DATE: DESCRIPTION:

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SEALS:

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ROOF PLAN

SORENSON ENGINEERING

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CONSULTANT:

A4.11

CONDITIONAL USE PERMIT

EXTERIOR FINISH KEY

1. INSULATED GLASS - BRONZE TINT
2. ALUMINUM COMPOSITE PANEL - WHITE
3. ALUMINUM COMPOSITE PANEL - PATRIOT RED
4. METAL WALL PANEL - WHITE
5. METAL WALL PANEL - BLUE GRAY
6. ALUMINUM STOREFRONT FRAMING - LIGHT CHAMPAGNE
7. METAL WALL PANEL - WHITE
8. METAL ROOF SCREEN - GRAY
9. INSULATED METAL WALL PANEL - GRAY
10. OVERHEAD COILING DOOR - SIGNAL RED

EAST ELEVATION

1" = 20'-0" : SCALE

NORTH ELEVATION

1" = 20'-0" : SCALE

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ELEVATION
CONCEPTUAL

A103
04/07/2026

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SOUTHEAST VIEW

NORTHWEST VIEW

MATERIAL LEGEND

TAG	MATERIAL TYPE	COLOR	FINISH
ACM-01	ALUMINUM COMPOSITE PANEL	WHITE	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
ACM-02	ALUMINUM COMPOSITE PANEL	PATRIOT RED	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
ACM-03	ALUMINUM COMPOSITE PANEL	LIGHT CHAMPAGNE	ANODIZED (TO MATCH ASF-01) - LOW SHEEN (GLOSS 15-25)
ASF-01	ALUMINUM STOREFRONT FRAMING	LIGHT CHAMPAGNE	ANODIZED
ASS-01	ALUMINUM SUN SHADE	LIGHT CHAMPAGNE	ANODIZED
IGU-01	INSULATED GLASS	BRONZE TINT	HIGH-PERFORMANCE LOW-E COATING
MRS-01	METAL ROOF SCREEN	GRAY	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
MWP-01	INSULATED METAL WALL PANEL	GRAY	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
MWP-02	INSULATED METAL WALL PANEL	WHITE	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
MWP-03	METAL WALL PANEL	BLUE GRAY	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
MWP-04	METAL WALL PANEL	WHITE	FACTORY PVDF FINISH - SATIN SHEEN (GLOSS 25-35)
OCD-01	OVERHEAD CEILING DOORS	SIGNAL RED (RAL 3001)	FACTORY PVDF FINISH - MEDIUM SHEEN (GLOSS 45-55)

SOUTHWEST VIEW

NORTHEAST VIEW

ACM-01 ALUMINUM COMPOSITE PANEL

ACM-02 ALUMINUM COMPOSITE PANEL

ACM-03 ALUMINUM COMPOSITE PANEL

ASF-01 ALUMINUM STOREFRONT FRAMING

ASS-01 ALUMINUM SUN SHADE

IGU-01 INSULATED GLASS

MRS-01 METAL ROOF SCREEN

MWP-01 INSULATED METAL WALL PANEL

MWP-02 INSULATED METAL WALL PANEL

MWP-03 METAL WALL PANEL

MWP-04 METAL WALL PANEL

OCD-01 OVERHEAD CEILING DOORS

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WEST ELEVATION | A109
CONCEPTUAL | 04/07/2026

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SOUTHWEST ELEVATION | A105
CONCEPTUAL | 04/07/2026

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SOUTHEAST ELEVATION | A107
CONCEPTUAL | 04/07/2026

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SOUTHWEST ELEVATION | A106
CONCEPTUAL | 04/07/2026

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NORTH ELEVATION
CONCEPTUAL

A108
04/07/2026

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