

CITY OF



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

AGENDA

Planning Commission

August 5, 2026

6:30 PM

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

Public Comment Via Mail or Email

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

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

Live stream/recording of Planning Commission meetings:

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

Possible Live Stream Disruptions:

While the City of Yucaipa strives for uninterrupted streaming, technical issues may occasionally occur. We ask for your understanding and patience should there be any disruptions during the live broadcast. We will work diligently to resolve any issues promptly, however, please be advised that the 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 JULY 15, 2026

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

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

2. **SUBJECT:** **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.

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.

		AVIT 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 07/30/2026, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:		
Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California City of Yucaipa website www.yucaipa.gov		
		 Ana V. Sauseda, MMC City Clerk

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of July 15, 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 July 15, 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
Tony Hicks, Commissioner
Mike McCuiston, Commissioner
Timothy Mullins, Commissioner

ABSENT: Robert O’Brine, Commissioner
Donna Snodgrass, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Peter Kann, Community Development Director
Tuan Vu, Assistant City Attorney
Taran Birk, Development Services Technician
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 JUNE 17, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of June 17, 2026.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 5-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONERS O’BRINE AND SNODGRASS ABSENT).

NEW BUSINESS:

2. **SUBJECT:** (PLN-ARC-26-0004) THE ARCHITECTURAL REVIEW FOR THE REMODEL OF THE FRONTAGE OF AN EXISTING VACANT 22,000 SQUARE FOOT FORMER “RITE AID” STORE, INCLUDING THE REMOVAL OF CURRENT SIGNAGE, UPDATING OF THE FRONT FACING FACADE, GENERAL PAINT AND LANDSCAPE IMPROVEMENTS AND THE CONVERSION OF A DRIVE THROUGH AREA INTO A LOADING AREA; LOCATED AT 34420 YUCAIPA BLVD; APN: 0303-133-06.

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of the vacant commercial building and, if acceptable, approve Case No. PLN-ARC-26-0004.

- Staff Presentation

Development Services Technician Birk presented the Agenda Report.

- Applicant Presentation

The applicant, Sammy Salem, addressed the Commission.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MULLINS, CARRIED, 5-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 2. WITH THE REQUIREMENT THAT THE WALL BE HIGH ENOUGH TO SCREEN THE TRUCKS AND TRAILERS FROM THE STREET, AND IF FEASIBLE TO ADD GATES TO IT, WITH FINAL DESIGN AND LANDSCAPE AT CITY’S APPROVAL. (COMMISSIONERS O’BRINE AND SNODGRASS ABSENT).

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

PLANNING COMMISSION EX PARTE DISCLOSURE

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

OLD BUSINESS:

3. **SUBJECT:** RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN (CASE NO. PLN-PDE-25-0003): THE PROPOSED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, (GPA), SPECIFIC PLAN (SP), AND A TENTATIVE TRACT MAP (TTM 20649) FOR A GATED 145-UNIT, TWO-STORY 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:

MOTION: If the Planning Commission concurs with staff's recommendation, the following motion is provided:

"I move to continue the Public Hearing for Case No. PLN-PDE-25-0003 to the Planning Commission meeting of August 19, 2026."

- Public Hearing Opened

Chair Miller opened the Public Hearing for Item No. PLN-PDE-25-0003 6:55 p.m.

- Staff Presentation

Deputy Director of Community Development/City Planner Matlock informed the Commission that the applicant's representative, Mr. Craig Heaps, had contacted staff and asked that the item be continued until August 19, 2026, regular Planning Commission meeting. Therefore, no presentation will be presented due to that request.

- Applicant Presentation

There was no applicant presentation.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Chair Miller closed the Public Hearing.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MULLINS, CARRIED, 5-0-2, TO POSTPONE AGENDA ITEM NO. 3., TO THE AUGUST 19, 2026, PLANNING COMMISSION MEETING. (COMMISSIONERS O'BRINE AND SNODGRASS ABSENT).

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock announced that the next meeting will be held on August 19, 2026, and most likely will have both meetings in August.

Deputy Director of Community Development / City Planner Benjamin Matlock stated that he would like to close the meeting in recognition of former Planning Commissioners and City Council members that recently passed away, Diane Smith and Dick Riddell.

ADJOURNMENT:

The meeting adjourned at 6:58 PM.

Benjamin Matlock
Deputy Director/City Planner

Dennis Miller
Chair of the Planning Commission



STAFF REPORT

DATE: Planning Commission Meeting of August 5, 2026

TO: Honorable Chairperson and Planning Commissioners

FROM: Frankie Griffiths, Associate Planner

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.

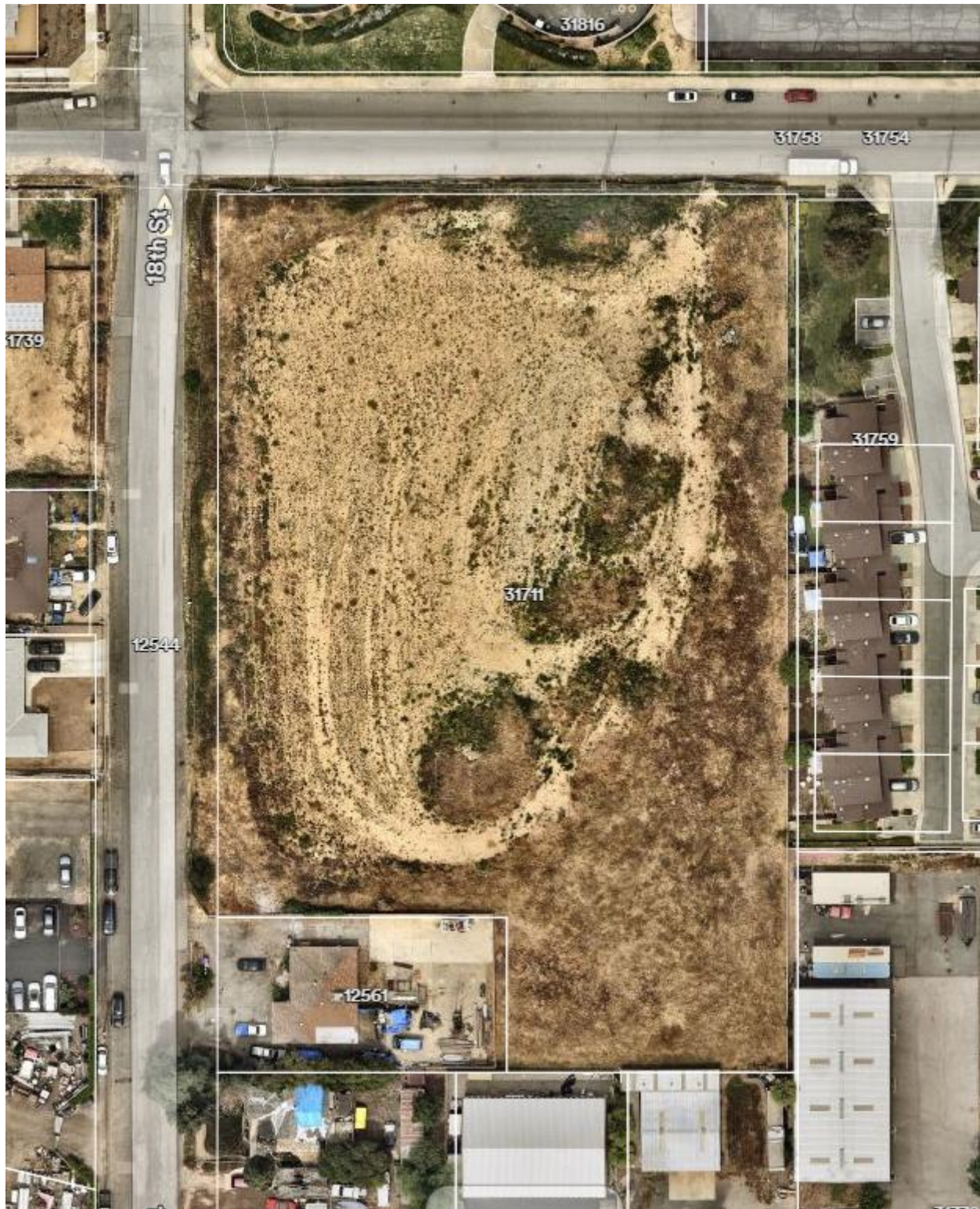
BACKGROUND/DISCUSSION:

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

Site:	RM-10M (Multiple Residential)	IL-1	Vacant
North:	RM-10M (Multiple Residential)	IL-1	Southern California Edison Electrical Station Crafton Hills Mobile Estates
South:	IC (Community Industrial)	IL-1	Single-Family Residential AMC Framing Inc. (Metal Supplier) Shoein' Shop (Horseshoe smith)
East:	CS (Service Commercial)	IL-1	Gated Residential Community
West:	IC (Community Industrial)	IL-1	Single-Family Residential and Commercial uses

Location and Setting:

The Project is located on an approximately 3.3-acre vacant parcel at the southeast corner of Avenue E and 18th Street. The property is currently vacant and unimproved. The site is situated on the south side of Avenue E, east side of 18th Street, and is designated within the RM-10M (Multiple Residential, 10,000 square foot minimum) Land Use District. The surrounding area features residential and industrial uses, including the Crafton Hills Mobile Estates and Southern California Edison facility to the north, and existing single-family residences and industrial uses to the west, south, and east of the property. The subject site is mostly flat, with no known biological resources or other natural features and is currently vacant.



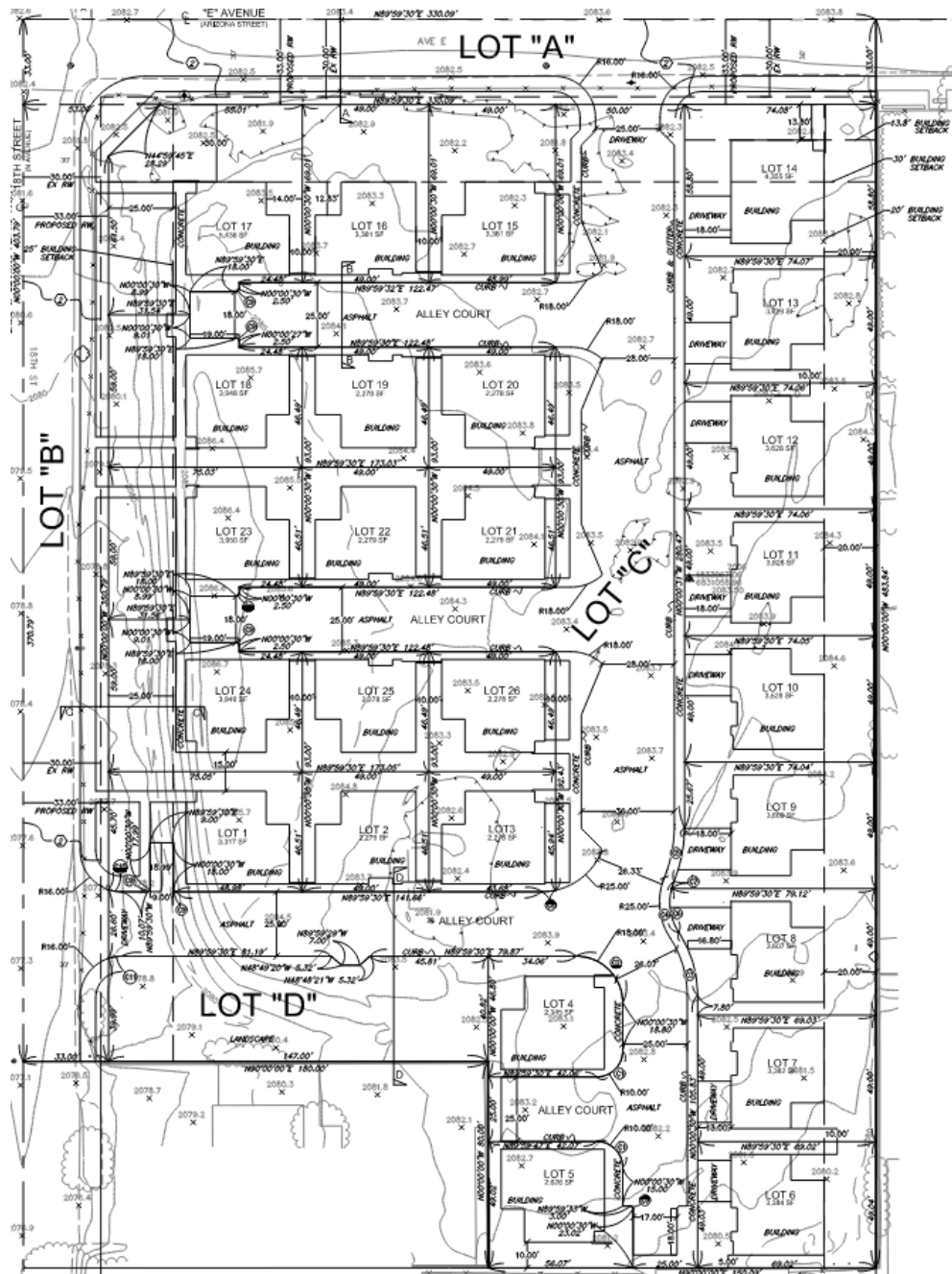
Aerial of the Project Site

Project Design and Description:

The proposed Project consists of a Conditional Use Permit to allow the development of a community comprised of 26 single-family detached residential units in a “small lot subdivision” design. The Conditional Use Permit application implements the multi-family residential development component of the Project as required by the City’s Development Code, while the Tentative Map establishes the Project site as a subdivision to allow each unit to be sold individually.

Tentative Tract Map:

The proposed Project consists of a Tentative Tract Map (TTM No. 20857) to subdivide the property into 26 small lots to construct two-story single-family residences with attached two-car garages and private backyards, along with a shared community open space area with a picnic shelter, and paved private roads, consistent with RM-10M Land Use District and associated Development Code standards.



TTM 20857

Conditional Use Permit:

Pursuant to Yucaipa Development Code Section 84.0330, certain land uses within the Multiple Residential (RM) Land Use District—including multiple family development projects that are greater than 10 units—are subject to approval of a Conditional Use Permit (CUP). The project has been designed as a small lot subdivision, which pursuant to Section 812.19096 of the Yucaipa Development Code, is a “multiple family development project that features individual, fee-simple lots to provide traditional single-family ownership with the density, setting, and community amenities found in the Multiple Residential Land Use District.”

In accordance with Development Code Section 83.030120(c)(1) through (6), approval of a Conditional Use Permit requires the Planning Commission to make findings that the proposed use is consistent with the General Plan, compatible with surrounding land uses, will not be detrimental to public health, safety, or welfare, is adequately served by public services and infrastructure, will not create adverse land use or environmental impacts, and complies with all applicable provisions of the Development Code.

The proposed planned development has been evaluated for consistency with the required findings. As conditioned, the project is compatible with the intent of the Multiple Residential (RM) Land Use District, which is intended to accommodate residential development that provides a well-designed living environment while ensuring compatibility with adjacent properties through coordinated site planning and development standards.

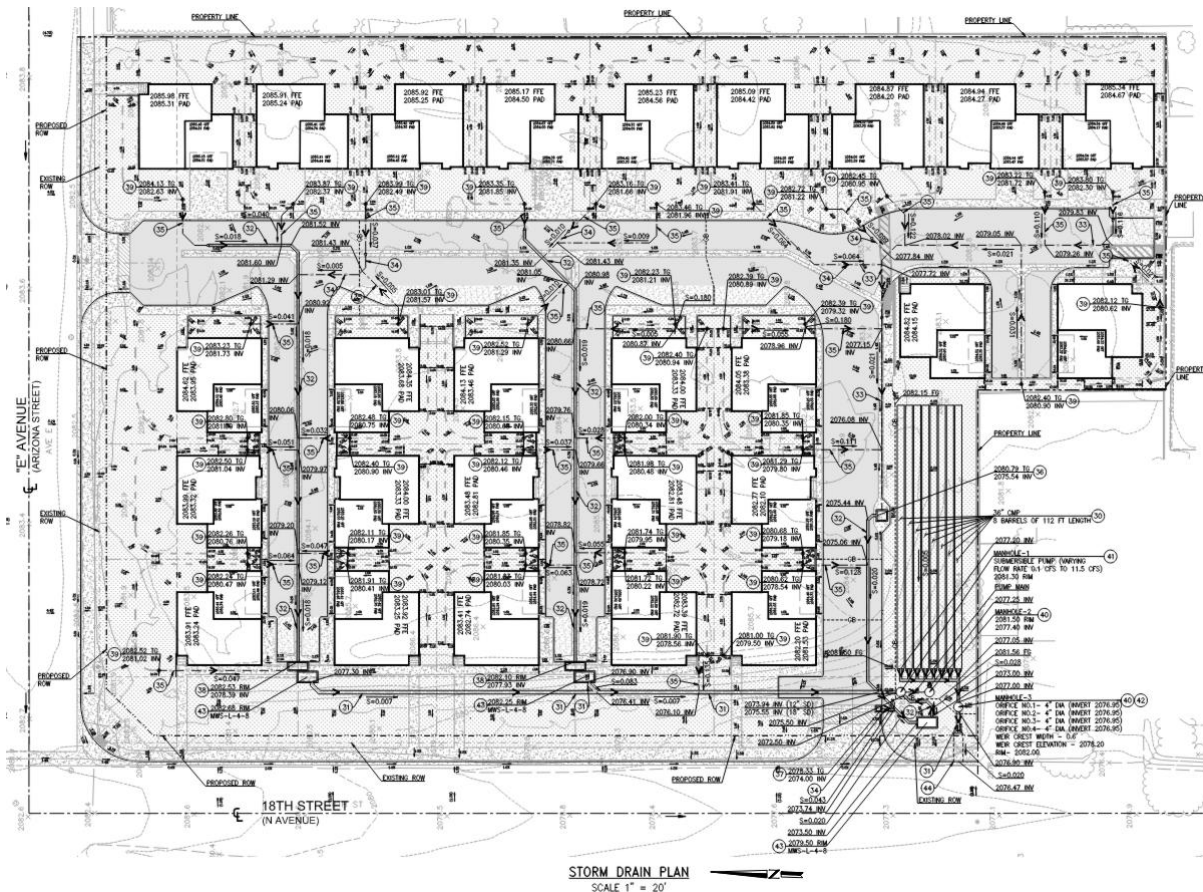
Site Plan:

The site's rectangular shape and proximity to regional roadway infrastructure creates a constrained development envelope, which has informed the building placement, and circulation design. The building footprint is positioned to maximize usable on-site circulation while maintaining building setbacks where feasible. Due to the narrow configuration of the existing parcel, the portion of the future residential units encroach into the required setback along Avenue E and is subject to approval of a Variance as discussed in the Variance section of the agenda report.

consistent with the Development Code. The site features internal walking paths that would provide pedestrian connectivity to the Project's community open space areas.

Grading and Drainage:

The site has been designed to maintain historic flows and includes measures that will ensure the required onsite water retention and to meet the City's water quality requirements. The existing drainage on site generally flows from north to south. The overall drainage of the site utilizes private circulation area drains, and storm drain inlets that are distributed along private drive aisles to facilitate the movement of water towards a landscaped collection system on the southwest corner of the property. Grading will support the overall drainage design and create individual pad areas for future homes. Due to the relatively flat topography of the site, only minor grading is necessary to achieve the proposed pad elevations and drainage improvements, and no retaining walls are required. An on-site grading monitor shall be required in accordance with Development Code Section 87.1010 for all grading operations.



Drainage Plan with Water Quality Basin

Variance Requests:

The subject property is located at the southeast corner of 18th Street and Avenue E and is a corner lot with frontage along both streets. Pursuant to Yucaipa Development Code Section 812.12170, the property's narrower frontage is designated as the front lot line, and the required front yard setback is measured from that frontage. Due to the property's irregular configuration, the lot tapers toward the designated front yard, reducing the available area for the proposed building footprint.

In addition, the property is subject to the City's roadway improvement requirements. The Yucaipa General Plan Circulation Element designates the adjoining segment of 18th Street as a Secondary Highway, and the project is required to dedicate an additional three (3) feet of public right-of-way along the 18th Street and Avenue E frontages to accommodate future sidewalk and frontage improvements in accordance with the standards of the Yucaipa Engineering Department. Following the required right-of-way dedication, all required setbacks are measured from the adjusted property lines pursuant to Yucaipa Development Code Section 84.0330(c).

Accordingly, the applicant requests approval of a Major Variance to permit a front yard setback of approximately 13.8 feet in lieu of a minimum 30-foot front yard setback is required. The request results from the combination of the property's corner lot configuration, the designation of the narrower frontage as the required front yard, the tapered shape of the lot, and the required public right-of-way dedication, all of which reduce the available building envelope for Lot 14 and limits the developable area of the site.

Pursuant to Yucaipa Development Code Section 88.0205(a), single-family detached condominiums and small lot subdivisions are required to provide two (2) enclosed garage parking spaces for each dwelling unit, together with additional open parking spaces based on the number of bedrooms within each residence. The proposed subdivision provides the required 52 enclosed garage parking spaces through two-car garages serving each of the 26 proposed dwelling units.

Based on the proposed unit mix of thirteen (13) three-bedroom residences and thirteen (13) five-bedroom residences, the Development Code requires a total of 65 open parking spaces. The proposed site plan provides 24 standard open parking spaces and one compact parking space, for a total of 25 open parking spaces. Accordingly, the applicant requests approval of a Major Variance from Yucaipa Development Code Section 88.0205(a) to permit 25 open parking spaces in lieu of the required 65 open parking spaces.

The request is based on the physical characteristics of the site and the proposed subdivision design, including the configuration of the internal circulation system, the provision of required frontage improvements and public right-of-way dedications, and the objective of accommodating a functional residential neighborhood while maintaining compliance with the applicable development standards to the greatest extent practicable.

The proposed site plan reflects a balancing of multiple Development Code requirements, including required public right-of-way dedication, frontage improvements, internal circulation, drainage facilities, landscaping, and resident parking. Staff finds that accommodating the full open parking requirement would require a substantial redesign of the subdivision and would compromise other

applicable development standards, or may result in a reduction of the permitted residential density in violation of state law. The requested variance therefore represents the minimum relief necessary to facilitate orderly development of the property.

Architectural Review:

The applicant is requesting architectural review of the proposed development, as required by the Conditions of Approval. The package includes the building designs and the site's conceptual landscaping. There are two (2) different floor plans proposed, which will provide a total of four (4) elevation types. Plan 1 is a two-story plan that provides 2,005 square feet of living area within a 3-bedroom, 2.5-bathroom floorplan. Plan 2 is a two-story plan that provides 2,235 square feet of living area within a 5-bedroom, 3-bathroom floorplan.

There are four (4) architectural elevations proposed for each floorplan, with three total elevations which provide a contemporary single-family architectural design with some degree of “Cottage” and “Spanish” influences. This is demonstrated with the use of steeply pitched roofs, asymmetrical facades, multi-pane windows with exterior shutters, and mixed natural materials like wood, stucco, and stone veneer.



Project Elevations

Landscaping:

The applicant has provided conceptual landscaping for the Project. The plans identify plant locations and the mix of plants and trees that will be provided to be consistent with the City's Landscape Conservation Ordinance. It should be noted that the specific species and exact location of plants for the Project will be determined at the time of plan submittal and will be reviewed and approved by the City's contract Landscape Architect. Key features include landscaped common areas and front yards, as well as a decorative entry along each entrance. As part of the Project development, a 6-foot-tall split-faced block wall is proposed to surround the site to the north, south, and east.



Conceptual Landscape Plan

Consistency with the General Plan and Development Code:

The proposed Project consists of 26 lots on approximately 3.3 gross acres and is located within the RM Land Use District. The table and discussion below provides an evaluation of the proposed Project's consistency with adopted development standards with the City's Development Code and adopted General Plan:

CRITERIA	REQUIREMENTS	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Lot Size	7,200 Square Feet, or smaller lot sizes shall be allowed to facilitate a “small-lot subdivision”	Yes: The proposed Project provides lots that range from 2,278 to 5,436 square feet in a small lot subdivision design.
Density	8.7 dwellings per acre.	Yes: The site is 3.3 acres in size to allow for a maximum density of 28 units. The proposed Project includes 26 units.
Parking	2 enclosed spaces per unit, plus 1 guest space per 2 units. In addition, 1 open space per three-bedroom unit and 2 spaces per four+ bedroom unit.	No: The site meets the requirement of <u>52</u> enclosed parking spaces. The proposed Project requires a total of <u>65</u> open parking spaces, and an approval for a variance is required of 25 open spaces in lieu of the maximum required.
Open Space	40% of project area to be landscaped.	Yes: Project provides 41.1% of total site area as private and public open space.
Dwelling Unit Size	3+ bedroom units to have 1,050 sq. ft. minimum living area.	Yes: The proposed 3+ bedroom units have 2,005 square feet of living area and 5-bedroom units have 2,235 square feet of living area.
Amenities	Required site amenities include entry treatment. Each dwelling is required to provide three (3) interior amenities from approved list.	Yes: Project provides public open space that includes a community feature with a picnic shelter, picnic tables, two (2) barbeques, and bench seating. Each individual unit provides decorative doors, air conditioners, and a security alarm system.

The Project meets or exceeds the City’s General Plan and Development Code standards for most of the above-mentioned items. However, the project does not meet the overall building setback for the lot, and a Variance is therefore requested and requires additional findings for approval, which have been drafted for the Commission’s consideration. In addition, the proposed does not provide all of the required off-street parking, which is also subject to a Variance request..

In addition, the proposed Project supports several General Plan policies. These include the following:

- CDL-1.1 Places to Live. Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.
- CDL-10.1 Development Review. Implement and adhere to development review procedures and design guidelines in the City of Yucaipa Municipal Code that advance the visual quality of the community.
- CDL-10.4 Design Variation. Encourage identifiable architectural designs, design variations, and well-planned projects that are visually interesting, neighborhood or district oriented, and well-integrated with the surroundings.

- CDL-10.9 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.
- HN-2.1 Balanced Housing Stock. Designate adequate land for a range of housing, including single-family attached and detached, multiple-family housing, and mixed uses, including allowances for flexibility in development standards and lot designs.

Processing and Procedural Actions:

Notices of the Project were sent to all surrounding property owners within a 300-foot radius of the Project site and two responses were received. The first response was from a business owner located west of the site who shared concerns about the noise that their business generates overnight that may trigger car alarms, as well as concerns with on-street parking congestion from the residents. The second response is from a nearby residential property owner who expressed concerns with grading, water runoff flow, and residential traffic generated from the development.

Environmental Review:

The project site is located within a developed and urbanized portion of the City. Pursuant to Section 15332 (Class 32 – Infill Development) and 15305 (Class 3 – Minor Alterations in Land Use Limitations) of the CEQA Guidelines, the proposed project qualifies for a Categorical Exemption from environmental review. Class 32 exemption applies because the project constitutes infill development that is consistent with the City’s General Plan policies and zoning regulations for the Multiple Residential (RM) Land Use District.

The Project site consists of approximately 3.3 acres, which is less than the five-acre maximum threshold for the exemption, and is substantially surrounded by existing urban development, including residential and industrial uses, roadways, and related infrastructure. The Variance proposed qualifies under Section 15305 of the CEQA Guidelines, as the Variances would result in minor land use modification associated with the building setback and parking, but would not result in any new environmental impacts from the Project.

The proposed development will not result in significant effects related to traffic, noise, air quality, or water quality. The project involves mitigation measures that were incorporated into the Conditions of Approval that were proposed for this Project.

Development Impact Fees:

Based on a net total number of 26 residential units and 55,120 square feet on 3.3 net acres, the project can be expected to generate \$566,633.60 in Development Impact Fees, using the 2025-2026 fee schedule, as follows:

Drainage Facilities:	\$103,625.60
Traffic Facilities:	\$268,985.60

Public Facilities:	\$67,246.40
Fire Facilities:	\$34,725.60
Park Facilities:	<u>\$92,050.40</u>
TOTAL:	\$566,633.60

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

Attachments:

- Findings
- Land Use District & Location Map
- Site Photos
- Neighbor Responses
- Conditions of Approval
- Project Plans

Approved by:



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

FINDINGS: TENTATIVE MAP NO. 20857

1. The proposed subdivision, together with the provisions for its design and improvements, will not have a significant impact on the environment since the Project is characterized as in-fill development that is considered to be consistent with the general plan policies and zoning regulations for the Multiple Residential (RM) Land Use District.
2. The site is physically suitable for the proposed type and density of development, because the property is relatively flat and has access to a paved roadway and no physical constraints exist, such as a drainage course or other environmental constraint, such as inadequate roadway capacity, that would be adversely affected by the development.
3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage and substantially or avoidably injure fish or wildlife or their habitat, because the project has been cleared of most vegetation, the project site is not within or adjacent to a designated flood plain or geologic fault and the area is identified as being within an area susceptible to liquefaction.
4. The design of the proposed subdivision and any related types or proposed improvements are not likely to cause serious public safety and health problems, because conditions are included to assure compliance with all City health and safety standards.
5. The design of the proposed subdivision or the type of improvements will not conflict with public easements within or through the site because conditions have been included to ensure non-interference with any existing public easements.
6. The design of the subdivision provides for the extent feasible, passive or natural heating and cooling opportunities, because the project proposes detached residential housing that would permit the installation of solar panels without interference from surrounding properties, which provide opportunities for the use of solar energy.
7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law, because all development standards meet or exceed those that are specified in the Development Code, provided the proposed Variances are approved in regards to Lot 14's setback and the off-street parking, 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.

FINDINGS: CONDITIONAL USE PERMIT

1. The proposed project will not have a significant impact on the environment as the Project is characterized as in-fill development that is considered to be consistent with the general plan policies and zoning regulations for the Multiple Residential (RM-10M) Land Use District and therefore qualifies under the Class 5 and Class 32 Categorical Exemptions pursuant to the California Environmental Quality Act.
2. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, walls and fences, parking areas, landscaping, and other features pertaining to the application because the 3.3-acre subject property provides sufficient area to accommodate the proposed 26-lot single-family residential subdivision, which is below the maximum residential density of 28 units permitted within the RM-10M Land Use District. The proposed site plan has been designed to incorporate residential lots, private streets, guest parking, landscaped areas, drainage facilities, utility infrastructure, and required site improvements in an integrated manner. With the exception of the requested Major Variance for Lot 14 and the off-street parking requirement, the development complies with the applicable development standards, including setbacks, lot dimensions, and circulation requirements. The project layout demonstrates that the site can accommodate the proposed residential development and associated improvements in a functional and orderly manner.
3. The site for the proposed use has adequate access because the proposed subdivision is served by a private internal roadway network designed to City standards, providing approximately 25 feet of paved roadway width for vehicular circulation and emergency access. The development is accessed by two entrances, one from 18th Street and one from Avenue E, providing two points of ingress and egress for residents, visitors, and emergency vehicles, facilitating efficient access to and from the site. Individual residential lots are served by private driveways connected to the internal roadway, providing direct access to each residence. In addition, the project includes frontage improvements along both 18th Street and Avenue E, including the required right-of-way dedication, sidewalks, curb, gutter, and other public improvements, which will enhance pedestrian connectivity and ensure consistency with the City's adopted roadway standards. Collectively, the proposed access, circulation, and frontage improvements provide adequate access to serve the proposed residential development.
4. The proposed use will not have a substantial adverse effect on abutting property or permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic or other disturbance, because these items have been addressed through design considerations and appropriate Conditions of Approval have been included to negate potential adverse impacts. In addition, the use will not substantially interfere with the present or future ability to use Solar energy systems because the buildings are all two-story with a peak height of 26.8 feet and therefore, will minimize any potential overshadowing of adjacent properties.
5. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan, because the proposed use is permitted in the RM-10M 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.

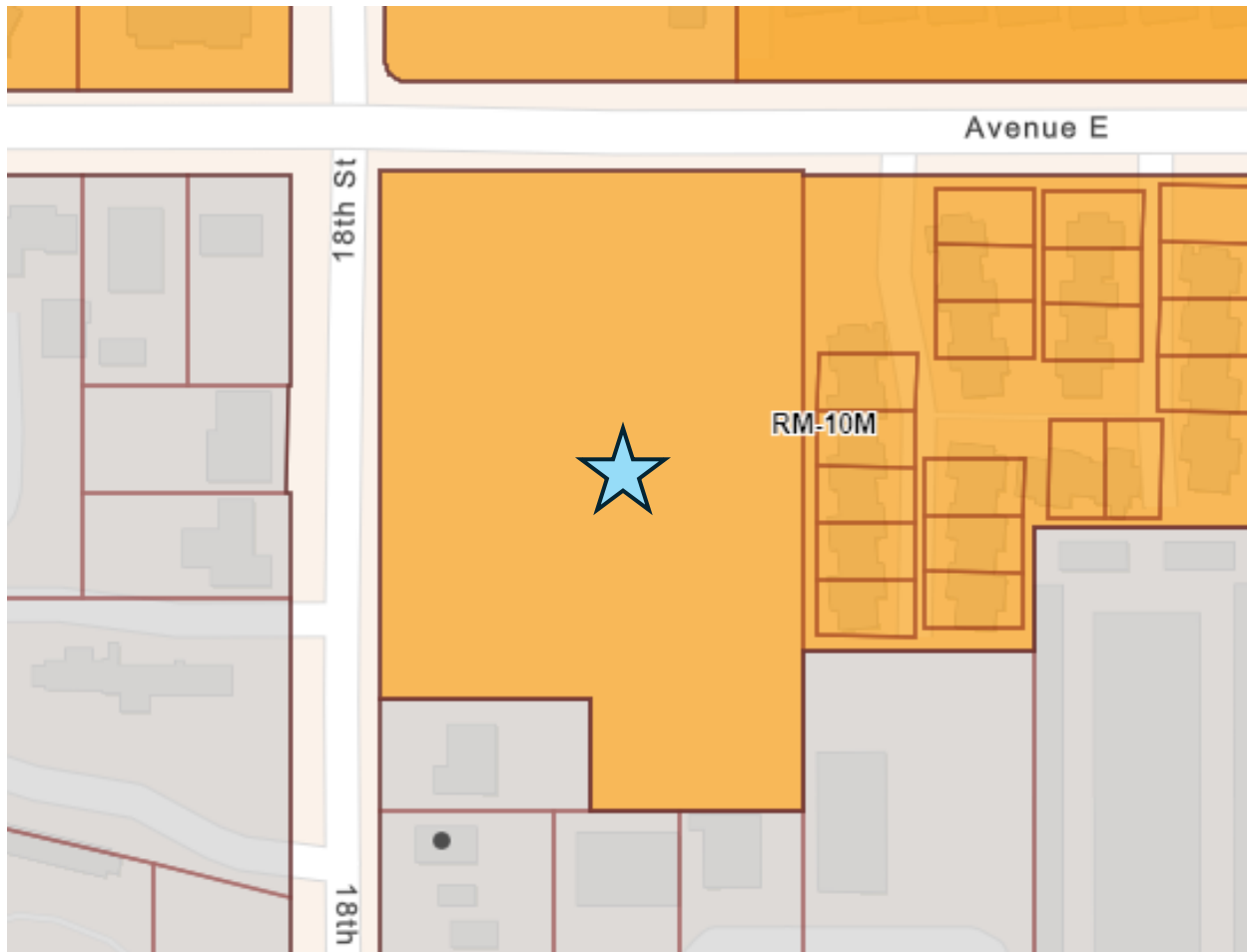
FINDINGS: VARIANCE (SETBACK)

1. The granting of the requested Major 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. The proposed residence will remain subject to all applicable Building and Fire Code requirements, and the reduced front yard setback will not adversely affect emergency vehicle access, pedestrian or vehicular circulation, utility infrastructure, or required sight-distance standards. The proposed residence is consistent with the architectural design and residential character of the subdivision, and the reduced setback for Lot 14 is not expected to adversely impact adjoining properties or impair access to solar energy systems.
2. There are exceptional or extraordinary circumstances applicable to the Project that do not apply generally to other properties within the Multiple Residential (RM-10) Land Use District. The development of the site is uniquely constrained by its corner lot configuration, the frontage along Avenue E and the Project's primary private access drive, the designation of its narrower frontage as the required front yard pursuant to Yucaipa Development Code Section 812.12170, the tapered lot configuration, and the required public right-of-way dedication. Collectively, these physical characteristics reduce the available building envelope and results in Lot 14 requiring a reduced setback from other residential lots within the subdivision.
3. The strict application of the required 30-foot front yard setback would impact the ability to develop the proposed at the density allowed in the Project's RM Land Use District, and the privileges enjoyed by other properties within the same land use district by significantly reducing its available building envelope. Due to the property's unique physical constraints, compliance with the standard setback would limit the ability to construct a residence comparable in size, design, and functionality to those proposed on the remaining lots within the subdivision. Approval of the requested setback reduction allows for the total amount of residential units to be constructed under the Property's base density and achieve a level of residential development consistent with similarly situated residential properties without increasing the permitted residential density, building height, floor area, or intensity of use.
4. The granting of the requested Major Variance is compatible with the objectives, policies, general land uses, and programs specified in the Yucaipa General Plan and applicable development regulations. The project remains consistent with the General Plan's Multiple Residential land use designation and implements the approved residential subdivision as envisioned by the Tentative Tract Map. The requested relief is limited to a reduction in the required front yard setback for Lot 14 and does not alter the permitted land use, residential density, neighborhood character, or overall design of the development.

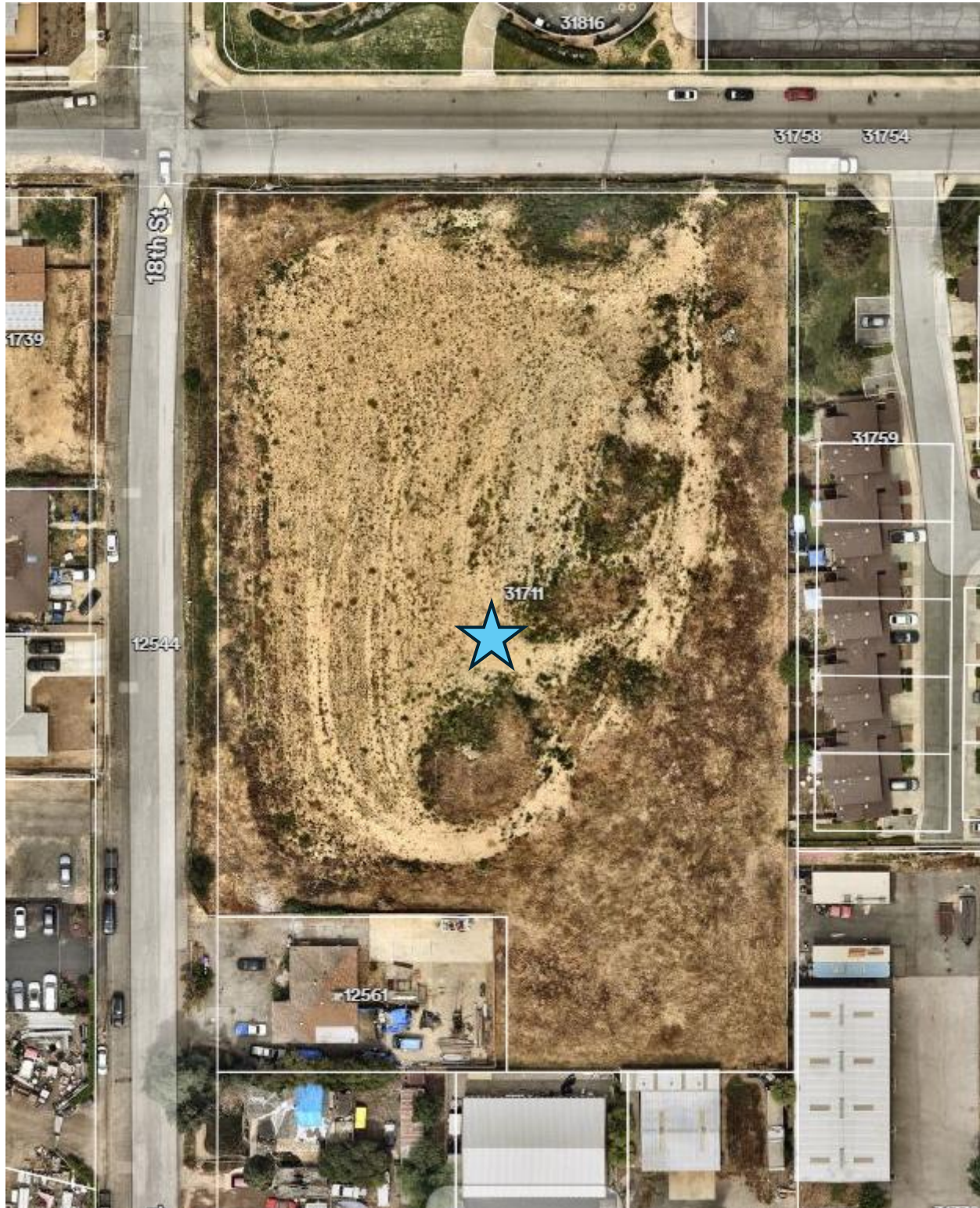
FINDINGS: VARIANCE (OPEN SPACE PARKING)

1. The granting of the requested Major 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. The proposed subdivision provides the required enclosed resident parking through two-car garages serving each dwelling unit and includes open parking spaces distributed throughout the development for guest parking. The requested reduction in open parking spaces will not adversely affect the surrounding residential neighborhood, public health or safety, emergency vehicle access, pedestrian circulation, or utility infrastructure. The proposed street improvements would ensure that adequate roadway widths adjoining the site are provided, and Avenue E's roadway designation as a Secondary Highway provides additional clearances that can facilitate street parking adjacent to the Project. Additionally, the requested parking variance will not affect the placement, height, or orientation of buildings in a manner that would substantially interfere with the present or future use of solar energy systems on the subject property or adjoining properties.
2. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity. The property is a corner lot requiring frontage improvements and public right-of-way dedication along both 18th Street and Avenue E. In addition, the project incorporates required internal private circulation, on-site drainage facilities, and landscaped areas necessary to satisfy applicable development standards. Collectively, these physical site constraints reduce the area available to accommodate the full complement of required open parking spaces while still complying with the City's engineering, circulation, and site development requirements.
3. The strict application of the open parking requirements of Yucaipa Development Code Section 88.0205(a) would deprive the subject property of privileges enjoyed by other properties within the same land use district by substantially limiting the ability to develop the site in a manner consistent with the approved residential subdivision. Due to the property's unique physical constraints, compliance with the required 65 open parking spaces would necessitate a significant redesign of the subdivision, adversely affecting the approved site layout, required public improvements, drainage facilities, landscaping, and internal circulation. Approval of the requested variance allows the property to achieve residential development comparable to other similarly zoned properties while maintaining compliance with other applicable development standards. In addition, the Land Use District allows for two additional units without a density bonus request, which would then provide reduced parking requirements pursuant to the state's Density Bonus Law.
4. The granting of the requested Major Variance is compatible with the objectives, policies, general land uses, and programs specified in the Yucaipa General Plan and applicable development regulations. The proposed subdivision remains consistent with the Multiple Residential land use designation and the City's objectives for providing a variety of housing opportunities while ensuring safe access, adequate infrastructure, and quality neighborhood design. The requested variance is limited to a reduction in the required number of open parking spaces and does not alter the approved residential density, permitted land use, or overall character of the development.

LAND USE: MULTIPLE RESIDENTIAL (RM-10M)



LOCATION



SITE PHOTOS



North Elevation of Site, July 2026



Northwest Elevation of Site, July 2026

SS and Associates

12560 18th Street, Yucaipa, CA, 92399 | Phone: (909) 941-9398

May 20, 2026

City of Yucaipa – Planning Division
34272 Yucaipa Blvd.
Yucaipa, CA 92399 – 9950

RE: Project Notice Case No. PLN-PHE-25-0020

To Whom It May Concern:

We are writing in response to a Project Notice Letter we received regarding a pending project for 31711 Ave. E, Yucaipa, CA 92399. We are writing to express our concerns regarding the proposed project development.

As you may know, we operate a Repossession and Storage business located at: 12560 18th Street. Several years ago, prior to purchasing this property, our business sought out the approval of the city in order to ensure that the property could be used to fulfill all of our business needs without hinderance. We ultimately purchased the property, after receiving all required assurances/approvals, and have been operating smoothly ever since. However, we have several concerns regarding how this new development will affect or hinder our ability to fully operate our business.

One of our primary concerns is that these new homes are going to be built in an area that is known not only by us, but by others, as an industrial/commercial area. Building homes here will not only affect business operations but will likely result in residential concerns or complaints should this development be approved. As it pertains to our business, we operate during all hours of the night by utilizing large diesel fueled vehicles, tow trucks, flat beds, etc. These vehicles when in residential areas are loud enough to trigger car alarms. If this residential project is approved there is a high likelihood that the residents would have noise complaints bogging down city officials.

It is also our understanding that the proposed project has an ingress/egress point located on 18th street, which mirrors our business entrance. The Repossession side of our business requires that we transport and store vehicles on a daily basis during all hour of the day. Part of transporting these vehicles relies on our ability to access street parking so that we may load or unload business vehicles. With this high-density residential proposal, we not only run the risk of no longer being able to access the street, but the city also runs the risk of having several residential owners upset at the usage of our loud/large vehicles.

In addition to our business vehicles being large and loud, they are also required to be outfitted with high intensity lights and cameras. These lights and cameras are essential to the functionality of our

SS and Associates

12560 18th Street, Yucaipa, CA, 92399 | Phone: (909) 941-9398

business because we are often operating during late hours. These lights are not something we can change and we foresee this being an issue with residential owners/renters. As mentioned previously, our business is one that operates 24 hours a day, 7 days a week, 365 days a year, which means that we are constantly utilizing our property on 18th Street.

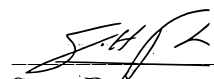
We are a professional business and have built and maintained good relationships with our current neighbors. This has helped ease any burdens that our business may cause. However, building a high-density residential area in this area would not only cause issues for us as a business but will likely result in complaints to the city. Please note that these complaints will not be made against us because of our business but will be made merely because the city is choosing to mix residential and commercial areas which are known to cause friction.

In addition to the concerns addressed above, we are in every way a Repossession and Storage company that comes with a large list of business duties, responsibilities, tasks, and challenges of its own. As mentioned above we constantly have a stream of business associates coming and going. We also have clients, transporters, and car haulers coming throughout the day as well. This often means that our business is a revolving door of individuals coming and going, which residential areas may not like to see “strangers” constantly streaming in and out of the area. The last thing we would want is for our clients to be harassed or disturbed by unhappy residents.

We are an incredibly busy company with several moving parts, although we do our best to accommodate the city and those around us, this new project will result in several issues. As mentioned, prior to purchasing this property we made sure to go to the city to ensure that it was going to meet our business needs and that we were going to comply with the city rules. Our main motivation for purchasing this property was how conducive it was to our business because it's located in a commercial/industrial area.

We hope this letter has expressed our concerns for our business, as well as for the city should this project move forward. We however reserve the right to bring new concerns forward should they later come to light.

Respectfully,



Scott Patterson

SS & Associates Co-Owner



Santiago Guzman

SS & Associates Co-Owner

Frankie Griffiths

From: John Meyer [REDACTED]
Sent: Monday, May 25, 2026 3:25 PM
To: Frankie Griffiths
Cc: John Meyer
Subject: Project Notice Case No PLN-PHE-25-0020
Attachments: Meyer 12577 18th Street - Project PLN-PHE-25-0025.pdf; 18th Street Storm Basin.png; 18th Street Storm Basin 2.png

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Frankie

Mr. Griffiths,
Regarding Project PLN-PHE-25-0020, Corner of 18th St & Ave E.
Posting and City listing shows it incorrectly as 18th & Ave 'D'

Please see the attached files.

This project raises huge concerns for our neighborhood.

- In the last plan that was submitted, it showed drainage basins designed adjacent to neighboring properties. Where is the geo report supporting this or is this this a quick 'just do this' to push a water runoff problem down the street.
- There is no geo test available to review for the proposed drainage basins. The soil in this area does not percolate.
- What happened to the previous plans that were submitted to the City which were under review?

Regardless of the proposed drain basins which will only be a mosquito breeding pond, water will still run off down 18th street. There needs to be improved development of the existing city drainage system with this project. Who will be paying for this if not the developers of these new areas? There is only a few other owners downstream of this problem which will only become worse after this project.

- In the last two years since this development began with imported grading fill, it was observed that there had been an array of odd forms of imported fill materials dumped.
- Was the backfill and compaction of the imported soils inspected?
- We have historically had major runoff flows from just average storms flooding completely over the street.
- While the city has developed most of the adjacent uphill vacant properties without any concern or development for drains and water runoff flows, developing this area without attention to the existing city drainage system is going to add more to the existing flood issues during storms.
- Our neighborhood has previously established industrial businesses. Added residential traffic congestion is going to be an issue.
- The development is raising the sub-grade to a height necessary to pitch sewer lines to the established Ave E sewer line. This development will have 2 story structures built on top of a growing 5'-6' grade imported backfill build-up. So esthetically this development will tower over 30' high above the existing street elevation. Why wouldn't the city desire to improve this area development in proportion to the area's architecture and landmark features?
- Shouldn't the developer pay their portion to properly develop the necessary means for sewer infrastructure down 18th street instead of trying to develop a monstrosity in the grade change?

-What is the business history, ethics and quality of RC Hobbs? Is this the right developer for our city?

-Yucaipa Planning is doing a disservice to the residents and business owners of this area if they decide to move forward with this project without addressing and resolving the issues.

We do not want to pay in the future for infrastructure that needs to be designed, implemented and paid for now.

Regards,
John Meyer

■■■■ ■■■■ ■■■■
Yucaipa, CA. 92399

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RC Hobbs Company
Case No **PLN-PHE-25-0020**
Conditions of Approval; 7/1/2026

TENTATIVE TRACT MAP (TTM) 20479

CONDITION – <i>Note: The gold header which each Condition falls under is the timing metric for establishing when that Condition shall be satisfied.</i>	DATE SATISFIED & STAFF INITIALS
ON-GOING CONDITIONS/GENERAL REQUIREMENTS:	
PLANNING DIVISION (909) 797-2489 EXT. 224	
1. This tentative tract map is for the subdivision of 26 numbered lots.	
2. All lots shall comply with minimum lot size, width, and depth requirements as outlined in the Multiple Residential District and small lot subdivision plans listed on the tentative tract map.	
3. This Tentative Tract Map is for a single phased subdivision. However, building construction may be phased, and the Conditions of Approval shall apply to each phase, unless otherwise indicated.	
4. Sewage disposal shall be by the Yucaipa Valley Water District. The Yucaipa Valley Water District letter dated October 14, 2021, is included as a Condition of Approval.	
5. Water service shall be by the Western Heights Water District. The Western Heights Water District letter dated July 1, 2026, is included as a Condition of Approval.	
6. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an approved maintenance authority.	
7. All new utility lines shall be placed underground. Existing overhead distribution lines shall be placed underground when four (4) or more utility poles on the same street are located on or adjacent to the project site.	
8. All future development of this site shall be in accordance with the provisions of the objective design requirements as listed in Chapter 12 Citywide Design Guidelines of the City of Yucaipa's Development Code.	
9. 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	



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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.	
10. 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.	
11. 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.	
12. All future development of this site shall be in accordance with the provisions of Division 9, Chapter 5, of the Development Code regarding Oak Tree Conservation development standards and requirements.	
13. 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.	
14. 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.	
15. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.	
16. The keeping of large animals in residential subdivisions, where such use is permitted by the Development Code, may be reasonably regulated by CC&R's, but it shall not be prohibited.	



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17. Developers of residential development projects greater than a single dwelling unit shall attempt to ensure that at least 25% of the total cost of the project will be spent with Yucaipa businesses and/or the hiring of Yucaipa residents.	
18. New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELD including the use of renewable organic waste products such as compost and mulch where applicable.	
19. Compost and mulch made by the City's franchised hauler, Yucaipa Disposal, Inc. (909) 797-9125, or other designee from recovered organic waste products pursuant to 14 CCR Section 18993.1 shall take precedence over inorganic or virgin forest products when available locally.	
20. All proposed road names shall be reviewed and approved by the City Planner.	
<u>FIRE DEPARTMENT (909) 797-2489 EXT. 246</u>	
21. 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.	
22. 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.	
23. 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.	
24. 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.	
25. 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).	



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26.	Cul-de-sac and dead-end streets shall not exceed 350 feet in FR-1 areas, and in all other areas, cul-de-sacs shall not exceed six hundred (600) feet in total length, unless otherwise approved by the Fire Marshall.	
27.	Minimum 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.	
28.	Approved fire hydrants capable of supplying the required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants, meeting the required fire flow, shall be provided.	
29.	Fire hydrants shall be installed at locations to be determined by the California Fire Code Appendix "C". Required fire flow to be determined by the California Fire Code Appendix "B". Minimum fire flow shall not be less than 1500 GPM.	
<u>ENGINEERING DIVISION (909) 797-2489 EXT. 228</u>		
30.	Preliminary WQMP shall be submitted for review.	
31.	Submit WQMP Plan for Approval.	
32.	Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMP's), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the "New Development/Redevelopment Guidelines". All provisions of the Water Quality Management Plan (WQMP) consistent with the 2010 MS4 permit and most recent regulatory mandates shall be met.	
33.	The natural drainage courses traversing the site shall not be occupied or obstructed.	
34.	All lots should drain to streets, per the approved WQMP if applicable. If lots do not drain to streets, the cross-lot drainage will be reviewed and approved by the City Engineer under provision of the Uniform Building Code Appendix 33 and the Development Code.	
35.	Applicant shall demonstrate that the site does not create concentrated discharges to adjacent properties and/or public right-of-way in excess of	



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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.	
36. Avenue E and 18 th Street shall be designed as water-carrying streets and their water carrying capacities shall be retained.	
37. Adequate elevations/geometry shall be provided on the entrance roads to the site to minimize the possibility of street flow entering the site	
38. 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.	
39. Roads within this development shall be entered into the City Maintained Road System.	
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. 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.	
42. Slope rights shall be dedicated on the Final Tract Map where necessary.	
43. An approved type wall/barrier shall be required along the rear of double frontage lots 15, 16 & 17 and shall be constructed outside the public right-of-way.	
44. Turn-arounds at dead-end streets shall be in accordance with the requirements of the Fire Marshall.	
45. Private roads to be constructed within this development shall be built to public road standards per City policies and requirements (including Standard Number 102-0), and they shall not be entered into the City Maintained Road System.	
46. A thirty-five (35) foot radius curb return is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty (40) feet or greater. A twenty (20) foot radius curb return is required for rounding the corners of intersecting roads if the half-width right-of-way of all	



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intersecting roads is less than forty (40) feet. At intersections, street dedication (right-of-way) shall be a corner cut-off from point of curb return (PCR) to PCR of property line.	
47. 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.	
48. 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.	
49. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.	
THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP:	
PLANNING DIVISION (909) 797-2489 EXT. 224	
50. Applicant shall procure a verification letter from the sewerage agency. This letter shall state the availability or denial of sewer connection and service by the agency to the proposed project.	
51. 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 Western Heights Water District for information regarding this procedure.	
52. 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.	
53. The Composite Development Plan shall include the following notes: A. 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.	



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

- E. 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.
- F. 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.
- G. 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



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	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.	
54.	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.	
55.	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.	
56.	If CC&R's are proposed for this project, two copies shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.	
57.	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.	
58.	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	



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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.

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59. 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.

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60. A preliminary soils report shall be filed with and approved by the City Engineer.

61. A geology report, prepared by a Licensed Engineering Geologist, shall be submitted to and approved by the City Engineer.

62. Non-vehicular access shall be indicated on the Final Map and Composite Development Plan along the rear of double frontage lots.

63. Building Setback lines shall be shown on the Composite Development Plan to preclude the construction of any structure in the overflow area of the natural drainage courses.

64. 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.

65. 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. Flowage easements or City Drainage Easements shall be obtained where diversion or concentration of runoff from the site or drainage facilities dewater onto private property.

66. 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.

67. 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,



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landscape plans and City Detention Basin Policy. All work shall be reviewed and approved by the City Engineer.	
68. Should the use of detention basins be determined not appropriate in this case, the applicant shall design an alternate method, approved by the City Engineer.	
69. 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.	
70. Permanent drainage improvements are required, per the appropriate Master Plan of Drainage, to intercept and conduct the larger flows through or around the site in an approved manner. 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. C. Applicant shall verify that downstream facilities, and drainage channels accepting site flows are not adversely affected by the increased cfs.	
71. The proposed storm drain facilities shall intercept and provide for collection of runoff generated on-site (and off-site flows that drain onsite). All facilities shall be designed in accordance with current City 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 recordation of Final Maps. All on-site storm drain facilities shall 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 shall be 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 shall be designed to convey the 100-year rather than 10-year design flow.	
72. 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	



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after more complete improvement plans and profiles have been submitted to the City Engineer.	
73. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties.	
74. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.	
75. 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.	
76. 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.	
77. Road improvement plans for Avenue E and 18 th Street shall be prepared by a Registered Civil Engineer and submitted to the City of Yucaipa for review and approval.	
78. 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.	
79. In the event applicant fails to acquire the required off-site property interests, the developer shall at least 120 days prior to submittal of the final map, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the City acquires the property interests required for improvements. Such agreement shall provide for payment by the applicant of all costs incurred by the City to acquire off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the applicant, at the applicant's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.	
80. The applicant shall submit road improvement plans to the Engineering Division and bond for those improvements with the City.	



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81. A three (3) foot grant of easement is required to provide a half-width right-of-way of thirty-three (33) feet on Avenue E and 18 th Street.	
82. Curbs, gutters, sidewalks, and twenty-two (22) feet of paving shall be installed on Avenue E and 18 th Street. Plans for all improvements must be approved by the Engineering Division, prior to installation of said improvements. A cash deposit or surety bond may be placed to fulfill this requirement.	
83. 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.	
84. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.	
85. Slope stability tests are required for road cuts or road fills in excess of a 2:1 slope.	
86. A Registered Civil Engineer or Licensed Land Surveyor shall be retained to design the proposed road alignment to the approval of the City Engineer. A contour map at sufficient intervals to determine existing topography (not to exceed five feet) prepared by a Registered Civil Engineer or a Licensed Land Surveyor shall be submitted to and approved by the City Engineer delineating the alignment and grade of the proposed access roads designed to City standards.	
87. Applicant shall present evidence to the City Engineer that he has obtained a non-interference letter from any utility company that may have rights of easement within the property boundaries.	
88. 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.	
89. Any off-site grading easements shall be obtained and these areas shall be contour graded.	
90. Applicant shall provide for street lighting within the tract as per adopted City standards and per Improvement Level requirements.	



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| 91. This project shall be required to create a Homeowners Association (HOA) for new development if it is determined necessary for the provision of maintenance services. | |
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THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A GRADING PERMIT:

PLANNING DIVISION (909) 797-2489 EXT. 224

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| 92. Grading permits shall not be issued for any areas to be graded and remain undeveloped until a revegetation plan is approved by the Planning Division, and until bonds are posted for revegetation. | |
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ENGINEERING DIVISION (909) 797-2489 EXT. 228

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| 93. 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 one (1) acre or greater. | |
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| 94. An on-site grading monitor shall be required in accordance with Development Code Section 87.1010 for all grading operations. | |
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| 95. 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. | |
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| 96. 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. | |
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| 97. For any construction within City owned right-of-way, an encroachment permit, or authorized clearance, shall be obtained by the applicant from the Engineering Division. | |
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THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PLANNING DIVISION (909) 797-2489 EXT. 224

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| 98. The enrollment of the Yucaipa-Calimesa Joint Unified School District is severely impacted by new development. To mitigate the impact of this project, | |
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developer shall pay such taxes as are required by the Yucaipa-Calimesa Joint Unified School District Community Facilities District No. 1, and any other fees assessed by Government Code Section 53080, and 65995-65997.	
99. 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.	
100. Water service shall be by Western Heights Water Company and sewer service shall be by Yucaipa Valley Water District. Submit evidence of service to Building and Safety at time of Condition Compliance review.	
101. 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.	
102. Provide an Architectural Review Package with plans for conceptual landscaping, fencing, and detailed building elevations including materials, finishes and colors for all houses for Planning Commission review and approval prior to issuance of building permits.	
<u>FIRE DEPARTMENT (909) 797-2489 EXT. 246</u>	
103. A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction of any structures. The clearance shall be maintained on a year-round basis.	
104. Fire hydrants shall be installed and operational as per approved water system delivery plans prior to any framing or delivery of combustible materials to project site.	
<u>BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263</u>	
105. 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.	
106. 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	



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codes/regulations, and any other agency's codes/regulations that may govern this project.	
107. 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.	
108. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.	
109. Per Yucaipa Valley Water District regulations, no waste line cleanouts or back water valves shall be installed inside a garage.	
110. 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.	
111. 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	



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(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.	
112. 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	



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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



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| <p>e.</p> <p>5.</p> <p>6.</p> <p>7.</p> <p>8.</p> <p>D.</p> <p>E.</p> <p>F.</p> | <p>shall be provided with a linear root barrier.</p> <p>Project shall include both deciduous and evergreen trees. Areas that serve as a buffer shall include evergreen trees</p> <p>5 gallon shrubs:</p> <p>a. 60% of total shrubs required to be 5 gallon;</p> <p>b. 10 for each 300 sq. ft. of landscaped area.</p> <p>1 gallon shrubs:</p> <p>a. 40% of total shrubs required.</p> <p>Ground Cover:</p> <p>a. Drought tolerant adapted when mature, or native;</p> <p>b. Maximum spacing: 12 inches O.C., or as suitable for planting material;</p> <p>c. Hydroseeding (establish recommended mixture); specify weight or volume per unit area.</p> <p>Mulch:</p> <p>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.</p> <p>Parking/vehicular circulation areas screened with landscaped berms adjacent to streets.</p> <p>Landscape detail of trash enclosures, to be located within 200 ft. of building pad.</p> <p>All walls and fences shall be shown, at the top of slope (if applicable), with the style, design, materials, and colors indicated.</p> |
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| <p>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 18th Street and Avenue E.</p> <p>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.</p> <p>I. Pedestrian Activity Areas</p> <p>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.</p> <p>J. Design Considerations</p> <ol style="list-style-type: none">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. | |
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113. New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWEL0 including the use of renewable organic waste products such as compost and mulch where applicable.	
114. 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.	
115. 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.	
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	
116. 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.	
117. The applicable planting, irrigation, walls, monuments, and other improvements shown on the approved landscaping and irrigation plan shall be installed.	
118. Developers of residential development projects greater than a single dwelling unit shall submit a report detailing the percentage of project costs spent in the City of Yucaipa. At a minimum, this report shall contain a list of local businesses/individuals that have been solicited for bids and/or received contracts for materials or services.	
119. Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.	
120. 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	



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(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.	
<u>FIRE DEPARTMENT (909) 797-2489 EXT. 246</u>	
121. 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.	
122. 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 as specified in CFC Appendix 'D'.	
123. Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).	
124. 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.	
125. 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.	
126. The public and/or private roadways serving this project shall be named.	
127. Street name signs shall be installed with approved names.	
128. 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-	



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ride for use during loss of electric power. "Knox box" request forms are available from the Fire Department.	
129. 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.	
130. "No Parking – Fire Lane" signs shall be posted at locations designated by Fire Department. Fire lane curbs shall be painted red with white letters stating "No Parking – Fire Lane".	
131. 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.	
132. Approved fire hydrant pavement markers shall be installed.	
133. 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.	
134. 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. CRC R310	
135. Carbon Monoxide detectors shall be installed pursuant to manufacturer specifications. CRC R311	
136. 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	



RC Hobbs Company
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and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings.	
137. A class "A" roof covering structure with "bird stops" shall be installed.	
138. The main electrical panel and all sub-panels shall be labeled on the inside cover for all circuits.	
139. Water heater (fuel fired) shall be property vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor.	
140. A one-hour, solid core, self-closing and latching door shall be installed between an attached garage and living space.	
141. Submit to Fire Marshal's office building and/or structure plans for Fire Department Review.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228	
142. Construction of private roads and private road related drainage improvements shall be inspected and certified by the City Engineer.	
143. All required road and drainage improvements shall be completed.	
144. 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.	
145. 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.	
146. The Applicant shall submit the signed original Water Quality Management Plan (WQMP) Certification form to verify consistency of the BPMs shown on the as-	



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built grading plans and landscape plans. In case of inconsistency, the Applicant shall revise the WQMP to match the as-built plans.	
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COLLEGE COLLECTION

AN RC HOBBS COMMUNITY



PLAN 2B - COTTAGE

PLAN 1B - COTTAGE

PLAN 1A - SPANISH

PLAN 2A - SPANISH

DESIGN TEAM

IDEARC ARCHITECTURE & PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
VANCE GRAHAM
949.336.6056

HARIYA INC. ENGINEERING
26121 WALLACK PLACE
LOMA LINDA, CA 92354
909-499-8270
775-499-1553

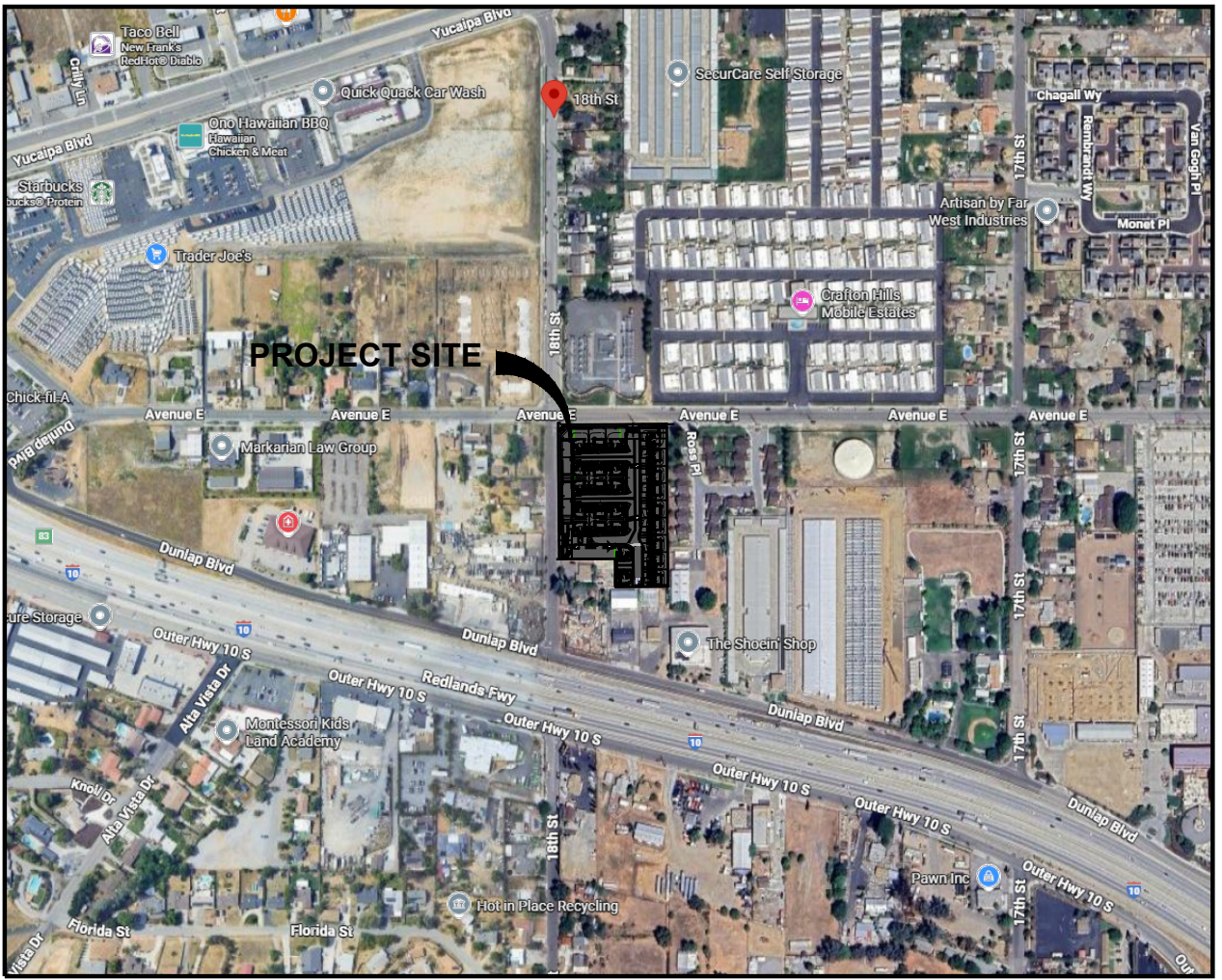
PREMIUM LAND DEVELOPMENT
35107 AVENUE C
YUCAIPA, CA 92399
909.570.9990

DEVELOPMENT TEAM

RC HOBBS
1428 E CHAPMAN AVE
ORANGE, CA 92866
714.633.8100

ROGER HOBBS
JEFF MOORE

VICINITY MAP

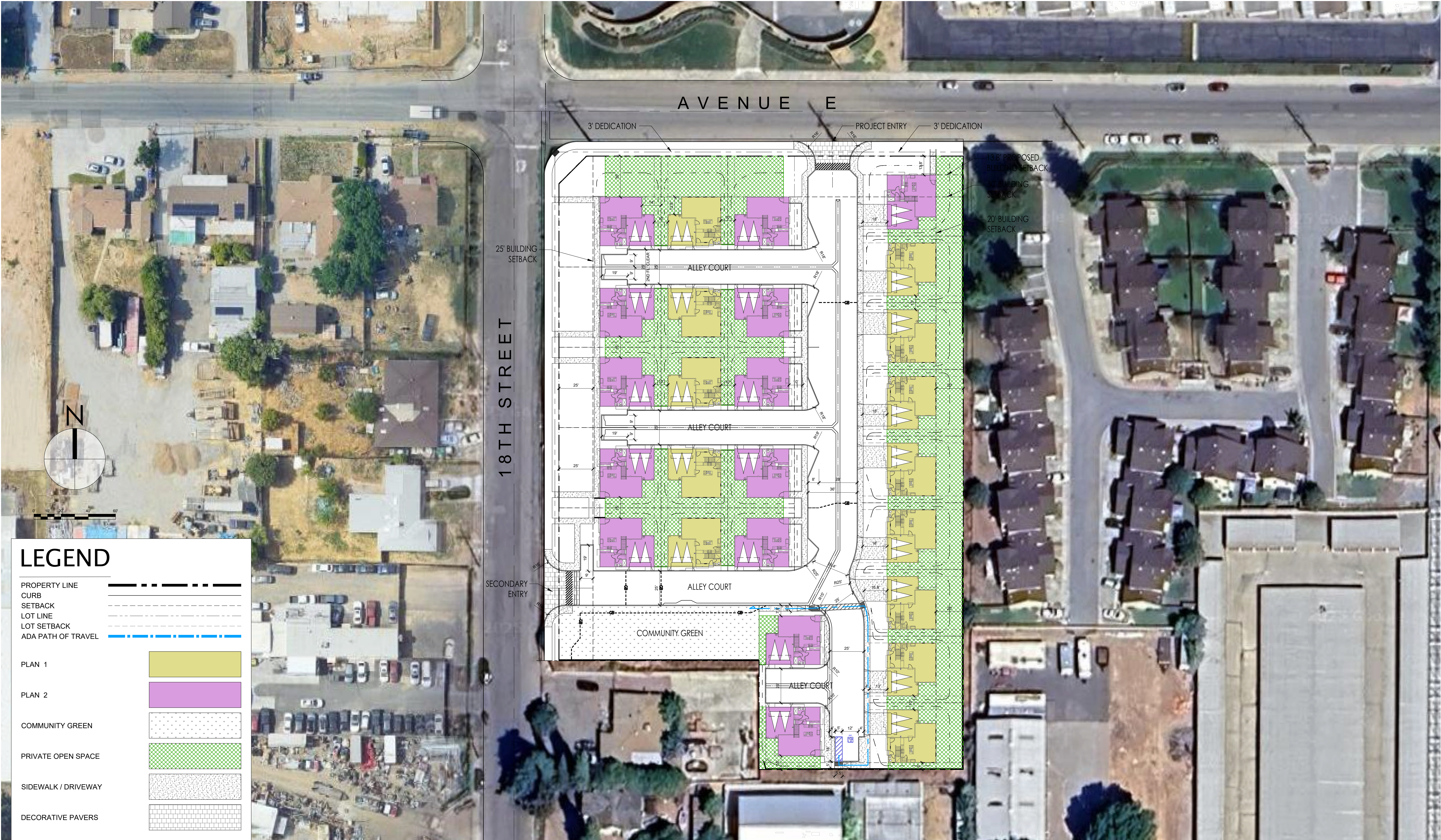


PROJECT INFO

PARCEL:	APN 0301-121-17
SITE AREA	3.3 ACRES
UNITS:	
PLAN 1	3 BED / 2.5 BATH 2,005 SQ.FT.
PLAN 2	5 BED / 3 BATH 2,235 SQ.FT.
TOTAL UNITS	26
TOTAL AREA	55,120 SQ.FT.
DENSITY	7.87 OR 8

SHEET INDEX

ARCHITECTURAL	
A01	ARCHITECTURAL SITE PLAN
A02	LOT MODULE EXHIBIT
A03	PLAN 1 1ST & 2ND FLOORS
A04	PLAN 1A SPANISH ELEVATIONS
A05	PLAN 1B COTTAGE ELEVATIONS
A06	PLAN 2 1ST & 2ND FLOORS
A07	PLAN 2A SPANISH ELEVATIONS
A08	PLAN 2B COTTAGE ELEVATIONS



SCALE: 1"=30'-0"

COLLEGE COLLECTION

YUCIAPA, CA

04.09.2026

ARCHITECTURAL SITE PLAN

RC HOBBS
COMMUNITIES

IDE **Arc**
ARCHITECTURE + PLANNING

17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.336.6056

A01



SCALE: 1/8" = 1'-0"

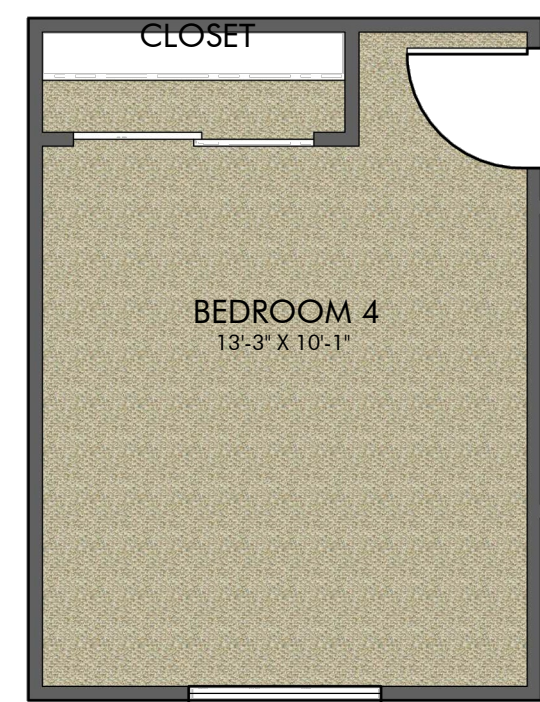
COLLEGE COLLECTION

YUCIAPA, CA

04.09.2026

TYPICAL LOT MODULE

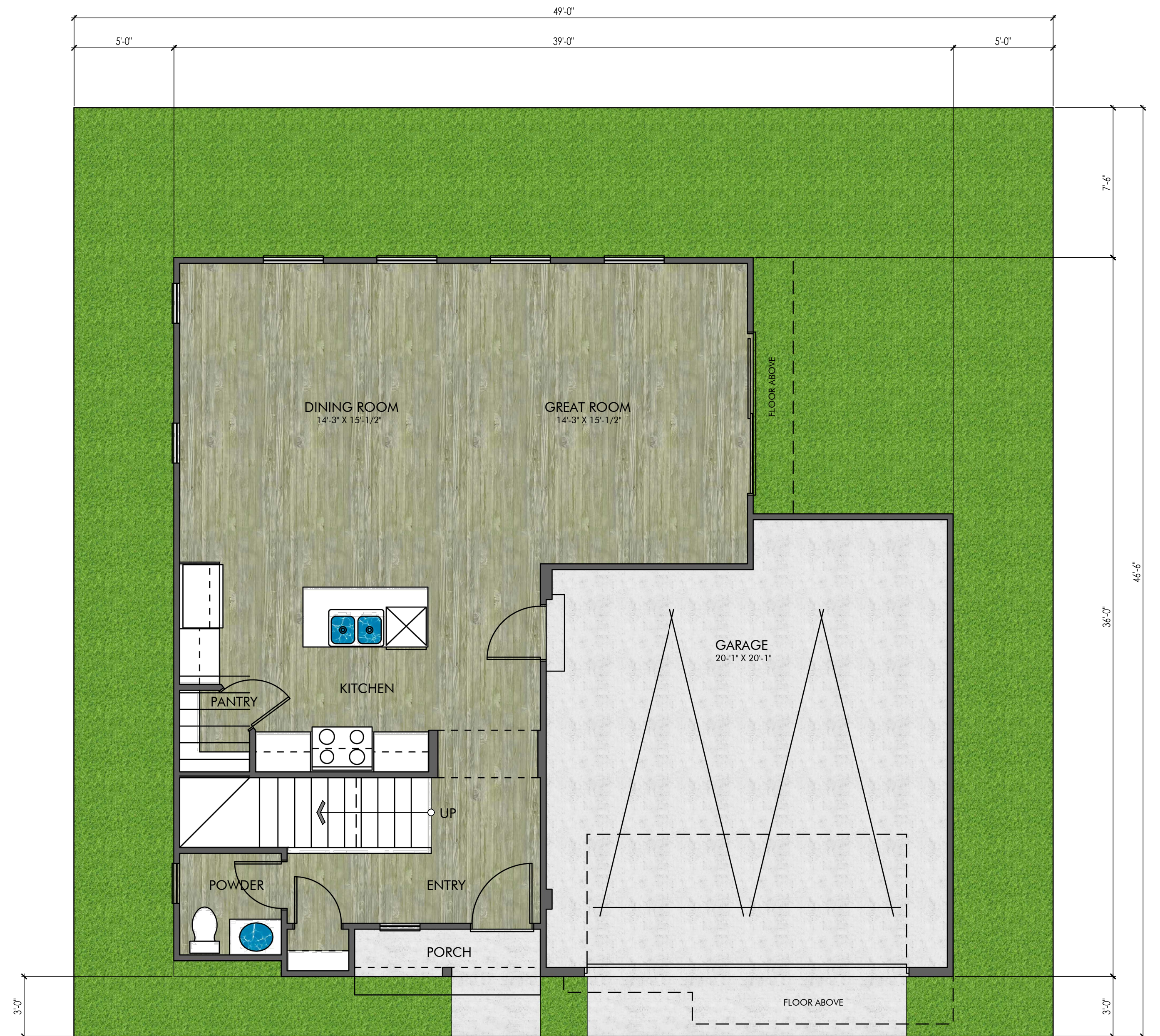
RC HOBBS
COMMUNITIES



OPTIONAL
BEDROOM 4



SECOND FLOOR



FIRST FLOOR

PLAN 1

4-BED + LOFT / 2.5 BATH
2 CAR
1ST FLOOR: 805 SQ.FT.
2ND FLOOR: 1,200 SQ.FT.
TOTAL : 2,005 SQ.FT
GARAGE: 419 SQ.FT.

SCALE: 1/4" = 1'-0"

COLLEGE COLLECTION

YUCIAPA, CA

04.09.2026

FLOOR PLAN

RC HOBBS
COMMUNITIES



1A FRONT (SPANISH)



1A RIGHT (SPANISH)



1A LEFT (SPANISH)



1A REAR (SPANISH)

MATERIAL KEY:

- | | | |
|----------------------------|--------------------------------------|----------------------------------|
| 1. ROOFING | 7. COACH LIGHT | 12. STUCCO FINISH FOAM TRIM BAND |
| 2. PAINTED 2X6 BARGE BOARD | 8. ENTRY DOOR | |
| 3. STUCCO | 9. SHAPED FOAM EAVE W/ STUCCO FINISH | |
| 4. WINDOW / DOOR TRIM | 10. PROPERTY FENCE | |
| 5. DECORATIVE SHUTTERS | 11. FAUX CLAY PIPE VENT | |
| 6. GARAGE DOOR | | |

SCALE: 1/4" = 1'-0"

COLLEGE COLLECTION

YUCIAPA, CA

PLAN 1A ELEVATIONS

04.09.2026



1B FRONT (COTTAGE)



1B RIGHT (COTTAGE)



1B LEFT (COTTAGE)



1B REAR (COTTAGE)

- MATERIAL KEY:**
- | | |
|----------------------------|---------------------------------|
| 1. ROOFING | 7. COACH LIGHT |
| 2. PAINTED 2X6 BARGE BOARD | 8. ENTRY DOOR |
| 3. STUCCO | 9. PROPERTY FENCE |
| 4. WINDOW / DOOR TRIM | 10. STONE VENEER W/ PRECAST CAP |
| 5. DECORATIVE SHUTTERS | |
| 6. GARAGE DOOR | |

SCALE: 1/4" = 1'-0"

COLLEGE COLLECTION

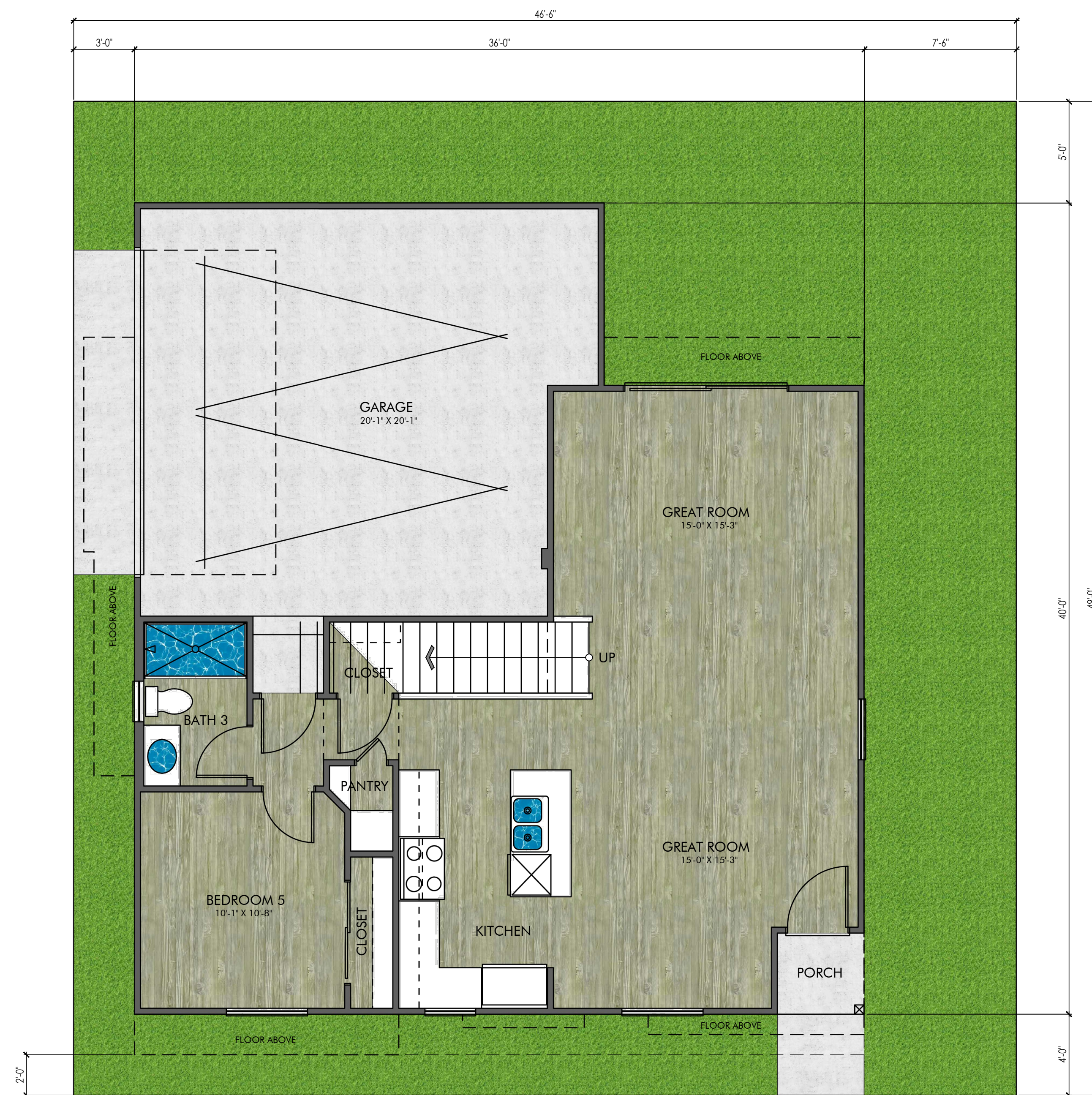
YUCIAPA, CA

PLAN 1B ELEVATIONS

04.09.2026



SECOND FLOOR



FIRST FLOOR

PLAN 2

5-BED + LOFT / 3 BATH

2 CAR

1ST FLOOR: 870 SQ.FT.

2ND FLOOR: 1,365 SQ.FT.

TOTAL : 2,235 SQ.FT

GARAGE: 418 SQ.FT.

SCALE: 1/4" = 1'-0"

COLLEGE COLLECTION

YUCIAPA, CA

04.09.2026

FLOOR PLAN

RC HOBBS
COMMUNITIES



2A FRONT (SPANISH)



2A RIGHT (SPANISH)



2A LEFT (SPANISH)



2A REAR (SPANISH)

MATERIAL KEY:

- | | | |
|----------------------------|--------------------------------------|----------------------------------|
| 1. ROOFING | 7. COACH LIGHT | 12. STUCCO FINISH FOAM TRIM BAND |
| 2. PAINTED 2X6 BARGE BOARD | 8. ENTRY DOOR | |
| 3. STUCCO | 9. SHAPED FOAM EAVE W/ STUCCO FINISH | |
| 4. WINDOW / DOOR TRIM | 10. PROPERTY FENCE | |
| 5. DECORATIVE SHUTTERS | 11. FAUX CLAY PIPE VENT | |
| 6. GARAGE DOOR | | |

SCALE: 1/4" = 1'-0"

COLLEGE COLLECTION
YUCIAPA, CA

PLAN 2A ELEVATIONS

04.09.2026

RC HOBBS
COMMUNITIES



2B FRONT (COTTAGE)



2B RIGHT (COTTAGE)



2B LEFT (COTTAGE)



2B REAR (COTTAGE)

MATERIAL KEY:

- | | |
|----------------------------|------------------------------------|
| 1. ROOFING | 7. COACH LIGHT |
| 2. PAINTED 2X6 BARGE BOARD | 8. ENTRY DOOR |
| 3. STUCCO | 9. PROPERTY FENCE |
| 4. WINDOW / DOOR TRIM | 10. STONE VENEER W/
PRECAST CAP |
| 5. DECORATIVE SHUTTERS | |
| 6. GARAGE DOOR | |

SCALE: 1/4" = 1'-0"

COLLEGE COLLECTION
YUCIAPA, CA

04.09.2026

PLAN 2B ELEVATIONS

RC HOBBS
COMMUNITIES