

LAND USE COMPLIANCE REVIEW

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. An Architectural Review and Land Use Compliance Review for a new multi-family residential project located within the RM-24 (High Density Multiple Residential) zoning district. The project proposes the development of 258 multi-family dwelling units on approximately 8.39 acres, including thirty-nine (39) low-income affordability units provided pursuant to the State Density Bonus Law. The project includes the construction of multiple residential buildings with a maximum height of approximately 41 feet, 2 inches, and incorporates a three-story building design. Site improvements include associated parking facilities, community and private open-space amenities, landscaping, and other related on-site improvements consistent with the City's Development Code and Multi-Family Design Guidelines. To support the project density, the applicant proposes an affordability component that qualifies the development for a density bonus under California Government Code § 65915 (Density Bonus Law). The affordability commitment allows additional units above the base RM-24 density. The specific affordability levels, income categories, and final unit mix shall be detailed in a Density Bonus Agreement, which shall be recorded prior to issuance of building permits. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.
3. This Architectural Review and Land Use Compliance Review shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon

written request and submittal of the appropriate fee not less than 30 days prior to the date of expiration. **PLEASE NOTE:** this will be the only notice given for the above specified expiration date. **The applicant is responsible for the initiation of an extension request.**

4. A Categorical Exemption is being issued for this project, pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended. The applicant/owner shall deliver a \$50.00 administrative handling fee to the Planning Division within five (5) days after the effective date of conditional approval. Payments shall be made with a Check, Money Order or Cashier's Check for \$50.00 made payable to the "Clerk of the Board". The Planning Division shall then file the Notice of Exemption with the Clerk. Proof of fee payment will be required prior to issuance of building permit.
5. This Land Use Compliance Review is for a phased construction project. The Conditions of Approval shall apply to each phase, unless otherwise indicated
6. All required parking spaces, drive aisles, carports, garages, accessible stalls, and guest parking areas shall be continuously maintained in an operable and clean condition for the life of the project. Parking spaces shall be used exclusively for vehicle parking and shall not be converted to storage, commercial use, or any other non-parking purpose.
7. Parking and on-site circulation requirements shall be maintained at all times.
 - A. All markings to include parking spaces, directional designations, "No Parking" designations, and "Fire Lane" designations shall be clearly defined and said markings shall be maintained in good condition at all times.
 - B. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times
8. Operation of the site shall comply with the City of Yucaipa Municipal Code noise standards (YMC Chapter 87 or applicable noise regulations). Outdoor activities, equipment, HVAC units, and common-area amenities shall not create noise exceeding allowable thresholds at any property line. If noise complaints occur, the City may require additional noise-mitigation measures, including acoustic screening, relocation of mechanical units, or operational limitations.
9. Solid waste, recycling, and green-waste containers shall be stored, maintained, and serviced in accordance with City of Yucaipa and Burrtec Waste Industries requirements. Trash enclosure areas shall be kept clean, secured, and free from overflow or debris at all times. Pickup schedules shall be adequate to prevent accumulation of waste. Dumpsters shall remain within approved enclosures except during collection and shall not obstruct fire lanes, drive aisles, or parking spaces. For all uses except a single-family residence, all refuse containing

- garbage shall be removed from the premises at least two times per week in conformance with Municipal Code Section 8.24.030(B).
10. The ongoing operation of the project shall not create a public nuisance, including—but not limited to—excessive noise, odors, trash accumulation, vandalism, or poorly maintained landscaping. The City reserves the right to require corrective measures if nuisance conditions are identified.
 11. The property owner and operator shall maintain all buildings, landscaping, hardscape areas, lighting, walls/fences, recreational amenities, and common areas in good working order and in a clean, safe, and attractive condition at all times. This includes prompt repair of damaged structures, removal of graffiti within 48 hours, replacement of dead or diseased landscaping, routine sweeping, and maintenance of irrigation systems.
 12. New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELo including the use of renewable organic waste products such as compost and mulch where applicable.
 13. Projects rehabilitating an existing landscape area of 2,500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELo including the use of renewable organic waste products such as compost and mulch where applicable.
 14. 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.
 15. All new utility lines serving the site shall be placed underground.
 16. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.
 17. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle.
 18. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program for the initial "Fallbrook Meadows" (Case No. 21-085/GPA/LUCR) project.
 19. The project shall comply with all provisions of the Density Bonus Agreement.
 20. All required standards for the project, including those listed in Chapter 13, High Density Multiple Residential Design Standards, as well as those listed in the

Citywide Design Guidelines (except those specifically identified in the Waivers and Concessions for the Project) shall be maintained.

21. All conditions of this Land Use Compliance Review are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property. Failure to maintain ongoing operational conditions may result in enforcement action, administrative citation, or review of the entitlement for modification or revocation pursuant to the Development Code and applicable City procedures.

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

22. 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.
23. Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Within FR-1 zone minimum width shall be twenty-six (26) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements.
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).
26. Cul-de-sac and dead-end streets shall not exceed 350 feet in FR-1 areas. In all other areas, cul-de-sacs shall not exceed six hundred (600) feet in total length, unless otherwise approved by the Fire Department.
27. Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 5,000 at 20 psi residual; for 4 hour duration A reduction in the required fire flow rate may be allowed per the exceptions specified in the California Fire Code. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.

28. Approved fire hydrants capable of supplying required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants meeting the required fire flow shall be provided.
29. Fire hydrants shall be installed at locations to be determined by the California Fire Code (2022) Appendix "C". Required fire flow to be determined by the California Fire Code (2022) Appendix "B". Minimum fire flow shall not be less than 5,000 GPM.

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30. Submit WQMP Plan for Approval.
31. Applicant shall demonstrate that the site does not create concentrated discharges to adjacent properties and/or public right-of-way in excess of historical flows. If project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate flows; otherwise, applicant shall provide on-site detention for excess flows in accordance with the approved WQMP.
32. Adequate provisions shall be made to intercept and conduct the tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed.
33. Road sections within and/or bordering the project shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element.
34. 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.
35. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.
36. 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.
37. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A GRADING PERMIT:

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38. 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.
39. No archaeological work is required; however, if prehistoric or historic artifacts over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted and an on-site inspection performed by a qualified archaeologist, to assess the find, determine its significance, and make recommendations for appropriate mitigation measures. For more information, contact the County Museum at 909-307-2669. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543. Refer to the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.

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40. Applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the State Water Resources Control Board if the project site is 1 acre or greater. In addition, the Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted to the City Engineer for review and approval.
41. Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the "New Development/Redevelopment Guidelines." All provisions of the Water Quality Management Plan (WQMP) consistent with the most recent applicable MS4 permit and most recent regulatory mandates shall be met, including but not limited to approval of a Preliminary WQMP.
42. 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.
43. The applicant's plans indicate approximately 60% of the site to be improved with impervious surfaces. Design features shall be included to direct storm water run -

- off flows into landscaped pervious areas before any run-off flows into public rights-of-way.
44. Permanent drainage improvements are required, per the appropriate Master Plan of Drainage, to intercept and conduct the regional and/or local flows through or around the site in an approved manner.
 45. Any required/proposed storm drain facilities will intercept and provide for collection of runoff generated on-site (and off-site flows that drain onsite). All facilities will be designed in accordance with current City and County policy and requirements including applicable Development Code Sections (pertaining to Flood Plain Safety Overlay Districts). Final facility design and location must be approved prior to issuance of grading permits. All on-site storm drain facilities will be designed to convey flows which could be expected from a storm with a 10-year recurrence interval with additional design factors of safety and freeboard to provide a 100-year level of flood protection to inhabited structures. During storms of intensity greater than the 10-year storm, additional flood protection is provided by utilizing the local storm drain system and conveying additional runoff onto streets. Storm drain facilities which intercept canyon flows upstream of development area will be designed to convey the 100-year rather than 10-year design flow. For the sizing of roadway storm drains and locations of catch basins in streets the storm drain system shall be designed to:
 - A. Collect a 25-year storm recurrence interval within the street section (top of curb to top of curb).
 - B. Collect and contain the 100-year interval within the roadway right-of-way.
 46. In addition to the drainage, traffic related, or other requirements stated herein, other “on-site” or “off-site” improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the City Engineer.
 47. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.
 48. Existing City roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit may be required to cover the cost of grading and paving. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded.
 49. 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.

50. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed.
51. Additional three (3) foot dedication is required to provide for a thirty-three (33) foot half-width right-of-way on both 2nd Street and 3rd Street. A copy of the Grant Deed for all properties affected by this requirement must be submitted to the City Engineer prior to document preparation.
52. Future building pads shall be elevated adequately, a minimum one foot above (natural ground) (established Base Flood Elevation) to reduce damage from flooding.
53. 2nd Street and 3rd Street shall be designed as water-carrying streets and their water carrying capacity shall be maintained.
54. The required street improvements on the east side of 3rd Street (curb, gutter and sidewalk) shall be designed to extend an additional 108'+/- to join the existing improved roundabout intersection street improvements at County Line Road and 3rd Street.

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55. 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.
56. A digital copy of the grading plan shall be submitted through the Yucaipa Permit Exchange to the Building and Safety Division for review and approval following the Engineering Division submittal. All on-site cut and fill slopes shall:
 - A. Be a part of the downhill lot when between individual lots, or as approved by the City Planner and City Engineer.
 - B. Incorporate recommendations of the approved geology and soils reports.
 - C. Be contour graded to blend with existing natural contours.
 - D. Be limited to a maximum slope ratio of two-to-one (2:1) and a maximum vertical height of thirty (30) feet. Setbacks from the top and bottoms of slopes shall be a minimum of one-half (1/2) the slope height or per CBC.
 - E. Preclude damage to the site and downstream properties during heavy storm run-off, especially during the construction stage by including a

stringent slope, erosion, and sediment control program on the proposed grading plan. Any such damage allowed to occur will be the responsibility of the applicant.

- F. Provide letters of consent from adjacent property owners for proposed offsite grading.
- 57. A digital copy of the Grading Plan and a preliminary Landscape Plan shall be provided through the Yucaipa Permit Exchange for review by the City's Landscape Architect. Graded areas shall include either a revegetation plan for soil stability depending on the duration of construction or shall include permanent plantings that will be subject to formal Landscape Plan review.
 - 58. 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.

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

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- 59. 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.
- 60. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes, California Energy Codes, California Accessibility Codes, and Yucaipa Municipal Codes as adopted by the City of Yucaipa.
- 61. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code (CBC) 11A and 11B.
 - A. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the

building owner's responsibility to be aware of those differences and comply accordingly.

- B. Disabled access parking shall be located on the shortest accessible route. Relocate parking spaces accordingly.
- 62. Multi-family structures, public use structures and public use areas on the site shall be accessible per California Building Code (CBC) 11A and 11B.
 - 63. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.
 - 64. New multi-family construction consisting of five (5) or more units shall include readily accessible storage areas identified for the collection of materials consistent with the City's four-container collection system that includes trash, recycling, green waste, and food waste containers
 - 65. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.
 - 66. The perimeter of the jobsite, adjacent to any public right-of-way, 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.

LANDSCAPE ARCHITECT

- 67. A digital copy of a Landscape Documentation Package shall be submitted through the Yucaipa Permit Exchange for review and approval by the City's Contract landscape Architect. **Building Permits for the land use shall not be issued until Landscape Documentation has been approved.** Said Landscape Documentation Package shall be consistent with the requirements of Chapter 4, of Division 10, of the Development Code and include all of the following elements:
 - A. Project Information
 - (1) Date
 - (2) Project Applicant
 - (3) Project Address (if available, parcel and/or lot number(s))
 - (4) Total Landscape Area (square feet)

- (5) Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (6) Water Supply Type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (7) Checklist of All Documents in Landscape Documentation Package
 - (8) Project Contacts (to include contact information for the project applicant and property owner)
 - (9) Applicant Signature and Date (with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package").
- (B) Water Efficient Landscape Worksheet
- (1) Hydrozone Information Table
 - (2) Water Budget Calculations
 - (I) Maximum Applied Water Allowance (MAWA)
 - (II) Estimated Total Water Use (ETWU)
- (C) Soil Management Report
- (D) Landscape Design Plan
- (E) Irrigation Design Plan
- (F) Grading Design Plan
- (G) Certification of Substantial Completion (to be submitted after installation of the project).

A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor.

68. A digital copy of a landscape and irrigation plan prepared by a Registered Landscape Architect for the planting (drought tolerant landscaping shall be utilized to minimize water consumption) and permanent irrigation system for the development, including setback areas and parkways, shall be submitted to the Building & Safety Division through the Yucaipa Permit Exchange for review and approval by the City's Contract Landscape Architect. **Building Permits shall not be issued until Landscape Documentation has been approved.** Said plans must be consistent with the City of Yucaipa Landscape Design and Installation Guidelines and include the following details

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

B. A permanent automatically-controlled irrigation system.

C. Landscaping shall consist of drought tolerant vegetation appropriate to the local climate. Trees, shrubs and ground covers in the following quantities shall be required as follows:

1. Compost

Compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six percent (6%) organic matter in the top six (6) inches of soil are exempt from adding Compost and tilling.

2. Tree planting (15 gallon size):

a. 1 for each 600 sq. ft. of total landscaped area (one required, minimum);

b. 80% of total trees required to be 15 gallon;

c. 1 for every 12 parking stalls;

3. 24 to 96 inch box trees:

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

4. Tree Spacing/location:

a. small trees: 20 feet O.C. max.;

b. large trees: 30 feet O.C. max.;

c. street trees: 15 gal. min./30 feet O.C. max.;

- d. min. 6 feet from curbs, paving and sidewalks; trees in parkway between sidewalk and curb shall be provided with a linear root barrier.
 - e. Project shall include both deciduous and evergreen trees. Areas that serve as a buffer shall include evergreen trees.
- 5. 5 gallon shrubs:
 - a. 60% of total shrubs required to be 5 gallon;
 - b. 10 for each 300 sq. ft. of landscaped area.
- 6. 1 gallon shrubs:
 - a. 40% of total shrubs required.
- 7. Ground Cover:
 - a. Drought tolerant adapted when mature, or native;
 - b. Maximum spacing: 12 inches O.C., or as suitable for planting material;
 - c. Hydroseeding (establish recommended mixture); specify weight or volume per unit area.
- 8. Mulch:
 - a. Apply a minimum three- (3-) inch layer of mulch on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, leave up to five percent (5%) of the landscape area without mulch. Designated insect habitat must be included in the landscape design plan as such.
- D. Parking/vehicular circulation areas screened with landscaped berms adjacent to streets.
- E. Landscape detail of trash enclosures, to be located within 200 ft. of building pad.
- F. All walls and fences shall be shown, at the top of slope (if applicable), with the style, design, materials, and colors indicated.
- G. Design features to direct storm water run-off into landscaped pervious areas to achieve percolation into the ground before run-off flows reach the public right-of-way of 2nd and 3rd Street.

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

I. Pedestrian Activity Areas

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

J. Design Considerations

1. The City of Yucaipa is a foothill community, serving as a transition from the San Bernardino Valley west of the City, and the San Bernardino National Forest to the northeast. A mixture of evergreen vegetation, including pines and cedars, should be used to provide a year-round landscape appearance that is enhanced by flowering deciduous trees and shrubs to add additional color and texture.
 2. Development projects that include an accessory monument or freestanding sign shall consider their sign height and landscape plantings to ensure that conflicts are avoided.
 3. Rocks and gravel may be used in conjunction with groundcover but shall not be a substitute for plants.
 4. Detention basins that are publicly visible shall include landscaping
69. New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use of renewable organic waste products such as compost and mulch where applicable.
70. Projects rehabilitating an existing landscape area of 2,500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWELO including the use of renewable organic waste products such as compost and mulch where applicable.

71. Compost and mulch made by the City's franchised hauler, Yucaipa Disposal, Inc. (909) 797-9125, or other designee from recovered organic waste products pursuant to 14 CCR Section 18993.1 shall take precedence over inorganic or virgin forest products when available locally.

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72. Water delivery system plans, designed to meet the required fire flow for this project and/or development shall be submitted to the Fire Prevention Department for review and approval.
73. Applicant-developer shall provide the Fire Department with a letter from the water company serving the project-development, verifying that financial arrangements have been made and bonds posted for the required Fire Department approved water improvements.
74. A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis.
75. Fire hydrants shall be installed and operational as per approved water system delivery plans prior to any framing, construction, or delivery of combustible materials to project site.
76. Aerial fire department access shall be provided per California Fire Code Appendix "D" Section D105.
77. Fire department access shall be provided to the roof for emergency operations where the roof line is above 28'.
78. Multiple Family residential developments shall meet required access per Appendix "D" Section D106.

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79. Submit engineered road improvement plans to the City Engineer.
80. The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.

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81. 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.

82. The enrollment of the Yucaipa Joint Unified School District is severely impacted by new development. To mitigate the impact of this project, developer shall pay such taxes as are required by the Yucaipa Joint Unified School District Community Facilities District No. 1, and any other fees assessed by Government Code Section 53080, and 65995-65997.
83. A Mello-Roos Community Facilities District shall be formed to provide ongoing funding for City services, as required by Resolution No. 2024-53, and the applicant hereby agrees to waive the right to protest the formation of said district.
84. Consistent with Resolution No. 2024-53, Projects with square footages over 400,000 square feet, or those that are three or more stories tall, or results in a building floor with conditioned space above the height of 30 feet high, or any building higher than 45 tall, requires that the City have and operate an aerial ladder truck to maintain the communitywide Insurance Services Office (ISO) rating. The following provisions shall apply:
 - A. The CFD, Fire Service Agreement, or similar funding sources shall include funding to cover all costs related to this specialized equipment including but not limited to maintenance, staffing, replacement, and facility alterations necessary to house the related equipment and staffing.
 - B. A fair-share funding agreement shall be executed between the Developer and the City, which provides direct one-time funding for the acquisition of an aerial ladder truck. The City Council authorizes the City Manager to negotiate and execute the terms and fiscal commitments of the fair share agreement.
85. Water service shall be by South Mesa Water Company.
86. Sewage disposal shall be by Yucaipa Valley Water District.
87. The applicant shall submit a "Solid Waste Recycling Plan" for review and approval. This Plan shall address two (2) principal recycling programs'. 1) the recycling of construction waste/debris during the demolition and/or development phase of the project, and 2) the recycling of the solid waste that is generated daily by each proposed use during the operational phase of the project. The construction waste component shall include: complete information on the individual or firm that will be responsible for implementing the recycling plan; complete information on all proposed recycling facilities that will receive waste products; and estimates of the volume or weight of each type of material that will be recycled. The operational waste component shall include'. complete information on the location, access, sizes, and numbers of solid waste and recycling bins needed to serve each proposed use that is located within the

project. For information on the types of waste disposal services that are available, you may contact Yucaipa Disposal, Inc. at (909) 797-9125 for assistance. All buildings shall be constructed in substantial conformance with the architectural plans, elevations, and color/material approved by the Planning Commission. Any significant deviation in architecture, materials, fenestration, roof form, or exterior treatments shall require review and approval by the Community Development Director prior to the issuance of building permits.

88. 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.
89. Plans submitted for a building permit shall include decorative permeable pavers for the vehicle parking spaces located within the street yard setback along 3rd and 2nd Street. The drive aisles shall include permeable pavers at the project entrance/exits along with other locations to support pedestrian circulation, where feasible, to the satisfaction of Community Development Director and the City Engineer.
90. Mechanical and electrical equipment shall be located internally to the building. With submittal of working drawings, the applicant shall include sectional views of the building, which clearly show the sizes of any proposed condensers and other mechanical equipment. If any condensers or other mechanical equipment is to be placed on the roof, plans submitted for a building permit shall confirm that parapets and other roof features will adequately screen them from public view. A line-of-sight diagram may be required to confirm that proposed screening will be adequate. This condition applies to initial construction and later improvements.
91. All utilities (electrical, communication, and cable) shall be placed underground. Transformers, switchgear, and similar equipment shall be screened with landscaping or architectural enclosures approved by the Community Development Director.
92. All new utility lines serving the site shall be placed underground. Existing overhead distribution lines shall be placed underground when four (4) or more utility poles on the same street are located on or adjacent to the project site..
93. Parking and on-site circulation requirements shall be maintained at all times.
 - A. All markings to include parking spaces, directional designations, "No Parking" designations, and "Fire Lane" designations shall be clearly defined and said markings shall be maintained in good condition at all times.
 - B. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.

94. Trash and recycling enclosures shall be constructed of decorative block, split-face CMU, or comparable long-lasting materials and shall include metal, architecturally compatible gates. Enclosures shall incorporate a solid roof, textured finishes, and detailing consistent with other site walls. Final designs shall be reviewed and approved by the Community Development Director.
95. All on-site lighting shall comply with the City's Multi-Family Design Guidelines. Exterior fixtures shall be decorative, energy-efficient, downcast, and shielded to prevent off-site glare. A photometric plan shall be provided with construction plans demonstrating compliance with lighting standards.
96. Mailbox structures shall be architecturally integrated with the design of the development. Cluster Box Units shall include decorative surrounds, roofs, or architectural treatments consistent with primary building elevations.
97. All ground-mounted and roof-mounted mechanical equipment (including HVAC units, meters, and backflow devices) shall be fully screened from public view using architectural features, parapet walls, or landscaping. Screening shall be shown on construction drawings and be consistent with building architecture.
98. All fences, walls, hedges, and flowering vines shall comply with the City of Yucaipa Multi-Family Design Guidelines. Construction-permit submittals shall include elevation views and detail drawings for all proposed walls and fencing. Materials and colors shall be consistent and complementary with the primary building elevations. All perimeter and interior walls shall utilize durable, long-lasting materials, such as split-face CMU or decorative block with appropriate architectural detailing, subject to review and approval by the Community Development Director.
99. Any new signage proposed in addition to the approved monument sign shall be submitted to the Planning Division for review and approval prior to installation. All signage shall be appropriately scaled for the site and shall be consistent with the building architecture, project design theme, and the nature of the land use. Sign materials, colors, and illumination shall complement the overall architectural character of the development.
100. The project shall implement the mitigation measures listed in the adopted Mitigation Monitoring and Reporting Program.

STATE DENSITY BONUS LAW:

101. The Project shall provide a minimum of fifteen percent (15%) of the total dwelling units as restricted low-income units in accordance with Government Code § 65915. The affordability shall be maintained for the duration required by State law and as specified in the recorded Affordable Housing Agreement.

102. This permit authorizes the development of an additional fifty-six (56) density bonus units, for a maximum project total of 258 dwelling units, pursuant to the State Density Bonus Law. Bonus units shall be restricted at the income levels contained in the Affordable Housing Agreement.
103. Prior to the issuance of any building permits, the applicant shall enter into an Affordable Housing Agreement with the City. Such agreements shall be on a form approved by the City Attorney and include:
- Specify the number, location, and bedroom mix of all restricted units;
 - Establish affordability covenants, rents, and household-income levels;
 - Require compliance with monitoring, reporting, and annual certification;
 - Ensure affordability for the minimum term required by State law.

This agreement shall be recorded with the Office of the San Bernardino County Recorder following approval by the City Council.

104. Affordable units shall be dispersed throughout the project and shall not be segregated into a single area. The design, exterior appearance, and general quality of affordable units shall be comparable to market-rate units. The % of affordable units shall be provided during each respective construction phase to ensure that the Project always complies with the affordability requirements.
105. Rents for affordable units shall not exceed the maximum allowable amounts for low-income households as defined by the California Department of Housing and Community Development (HCD). Income limits shall be updated annually and applied to all income-qualified tenants.
106. Failure to comply with any conditions related to the State Density Bonus Law, the Affordable Housing Agreement, or the City's affordable-housing monitoring requirements may result in withholding of building permits, certificates of occupancy, or other enforcement actions authorized by the Development Code or State law.

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

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

107. Fire Department access roadways and/or public/private streets exceeding one hundred fifty (150) feet in length shall have a Fire Department approved turn-around at the terminus (cul-de-sac). Minimum radius shall be not less than 40 feet.

108. Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).
109. 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.
110. 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.
111. The public and/or private roadways serving this project shall be named.
112. Street name signs shall be installed with approved names. Manual operated gates across Fire Department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated ("Knox" type) locks. For automatic gates, a "Knox" keyed emergency access switch shall be installed at location determined by Fire Department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "Knox box" request forms are available from the Fire Department.
113. Address numbers shall be placed on all new and existing commercial and multi-family residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Structures shall have numbers of 8" height, 3/8" stroke on contrasting background. Address numbers shall be illuminated so as to be visible and legible from access roadway or street. Industrial occupancies shall have address numbers of 12" height, 1/2" stroke and shall be illuminated so as to be visible and legible from access roadway or street. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers are 6" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.
114. Prior to final inspection, there shall be posted at each entrance of the complex an illuminated diagrammatic representation of the complex showing the locations of the viewer, the unit designations within the complex, and the locations of fire hydrants. The developer shall submit a drawing detail to the Fire Department for approval.

115. "No Parking - Fire Lane" signs shall be posted at locations designated by Fire Marshall. Fire lane curbs shall be painted red with white letters stating "No Parking – Fire Lane".
116. On site fire hydrants capable of supplying 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.
117. Approved fire hydrant pavement markers shall be installed.
118. Automatic fire sprinklers shall be installed according to NFPA 13R and Fire Department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for Fire Department review and approval prior to any installation. Submit copy of California C-16 license.
119. Automatic fire sprinkler control devices (P.I.V. & O.S.&Y.) shall be visible from Fire Department access roadway, and identify system being controlled and address of structure. Fire Department Connection (FDC) shall be located no closer than fifty (50) feet and not to exceed one hundred fifty (150) feet from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected.
120. An automatic fixed fire extinguishing system shall be installed in the hood and duct system of commercial cooking equipment. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to Fire Department for review and approval prior to installation.
121. A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq. ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by Fire Department, may be required. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. (Clubhouse)
122. A 40BC – K Type fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. (Clubhouse)
123. An automatic fire detection and alarm system meeting the requirements of CFC, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the Fire Department for review and approval prior to installation.
124. Smoke detectors, hard wired with battery back-up, shall be installed in all sleeping areas and in all hallways leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. CRC R314

125. Carbon Monoxide detectors shall be installed pursuant to manufacture specifications. CRC R315
126. For each chimney used in conjunction with any fireplace or heating appliance in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings.
127. A class "A" roof covering structure with "bird stops" shall be installed.
128. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.
129. Water heater (fuel fired) shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor.
130. A one-hour, solid core, self-closing and latching door shall be installed between an attached garage and living space.
131. Commercial and industrial structures/occupancies and gated complexes shall have a "knox box" system installed on the exterior of the buildings or complex. Location of device to be determined by the Fire Department. The box shall contain keys necessary to gain access and may contain pre-plans and SDS information as required by the Fire Department. (Clubhouse)
132. Commercial exit requirements: (Clubhouse)
 - A. Required exit doors shall be maintained in an operable condition at all times.
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
 - G. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type.
133. Commercial and industrial buildings in excess of 20,000 square feet and with an interior area more than 150 feet from exterior exit, shall be equipped with a Class I standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system

shall be calculated to provide 500 gpm from an adjacent automatic fire sprinkler riser at 100 psi nozzle pressure for two hand lines flowing.

ENGINEERING DIVISION (909) 797-2489 EXT. 254

134. Construct curb and gutter (with match-up paving) twenty-two feet from centerline.
135. Construct sidewalk adjacent to site with landscaped parkway.
136. Construct driveway approaches/entrances. Commercial driveways require radius type approaches.
137. 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.
138. The Applicant shall submit the signed original Water Quality Management Plan (WQMP) Certification form to verify consistency of the BPMs shown on the as-built grading plans and landscape plans. In case of inconsistency, the Applicant shall revise the WQMP to match the as-built plans.

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139. 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.
140. Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.
141. All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.
142. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the facility, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicate direction of traffic flow.
143. All roof top mechanical equipment is to be screened from ground vistas.
144. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
145. Provide a bicycle parking rack in a suitable location.

146. A video surveillance and recording system shall be installed that is capable of covering all exterior portions of the subject property, including parking areas and service alleys.
147. All landscaping and irrigation shown on the approved landscape and irrigation plans and all required walls shall be completed. Trees in the parkway between sidewalk and curb/gutter (abutting 2nd and 3rd Streets) shall be provided with a linear root barrier. Provide the City with a Certificate of Substantial Completion from the certified professional that prepared the approved landscape and irrigation plans.
148. Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.
149. Developers of residential development projects greater than a single dwelling unit, commercial properties and multi-family dwellings shall submit a report, including invoices or proof of recovered organic waste product procurement (either through purchase or acquisition) pursuant to 14 CCR Section 18993.1, and submit records to the City's designee. Records shall include the source of product, including name, physical location, and contact information for each entity, operation, or facility from whom the recovered organic waste products were procured, type of product, quantity of product in tons or yards, invoice or other record demonstrating procurement.
150. Final building addresses, unit numbering, directional signage, and emergency-access markers shall be installed prior to occupancy, subject to Fire Department and Planning Division approval.
151. All community amenities—such as recreation areas, playgrounds, common open-space features, seating areas, community rooms, mailboxes/CBUs, and pedestrian pathways—shall be constructed and made accessible prior to occupancy of any units.
152. All required public improvements—including sidewalks, curb and gutter, ADA ramps, utilities, street lights, and landscaping in public right-of-way—shall be completed and accepted by the City prior to occupancy.
153. For multi-family developments, a Property Management Plan including contact information, maintenance procedures, on-site management responsibilities, and complaint-response protocol shall be submitted and approved by the Community Development Director prior to occupancy.
154. All required standards for the project, including those listed in Chapter 13, High Density Multiple Residential Design Standards, as well as those listed in the Citywide Design Guidelines (except those specifically identified in the Waivers and Concessions for the Project) shall be met.