

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Bernardino

222 W. Hospitality Lane

San Bernardino, CA 92415

From: (Public Agency): City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399

(Address)

Project Title: RC Hobbs Company Tentative Tract Map at 31711 Avenue E

Project Applicant: RC Hobbs Company

Project Location - Specific:

31711 Avenue E, Yucaipa, CA 92399

Project Location - City: Yucaipa Project Location - County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project:

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).

Name of Public Agency Approving Project: City of Yucaipa

Name of Person or Agency Carrying Out Project: City of Yucaipa

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Sections 15305 (a) and 15332 (b)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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 5 - 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.

Lead Agency

Contact Person: Frankie Griffiths Area Code/Telephone/Extension: (909) 797-2489, ext. 270

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: F. Griffiths Date: 09/22/2026 Title: Associate Planner

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____