



SITE PLAN
SCALE: 1" = 30.00'

EQUIPMENT / CONTRACTORS YARD FOR (FUTURE LEASE AREA) 31597 #B, OUTER HWY-10 YUCAIPA, CA.

SITE & PROJECT DATA

- PROJECT ADDRESS: 31597 #B OUTER HIGHWAY 10 YUCAIPA, CA. 92399
- ASSESSOR'S PARCEL NO.: 0300-201-01
- PROPERTY OWNER: McFayden Properties LLC
500 IOWA ST.
REDLANDS, CA. 92373
(909) 792-5222
- LAND USE ZONE: "CS" SERVICE COMMERCIAL
- GROSS LOT AREA: 113,648 sq.ft. (2.60 ACRES)
55,440 sq.ft. (1.27 ACRES)
- GROSS LOT AREA: 113,648 sq.ft. (2.60 ACRES)
- BUILDING AREA COVERAGE: 55,440 sq.ft. LOT AREA WITH 4,640 COVERAGE = 9%

NO GRADING PROPOSED & NO DRAINAGE CHANNELS AFFECTED
NO PROTECTED TREES ON SITE

PROJECT AREAS

PROJECT AREA SCOPE OF WORK
31597 #B
OUTER HWY 10
YUCAIPA, CA. 9239

CONTRACTORS EQUIPMENT STORAGE YARD & EQUIPMENT / TRUCK PARKING SITE.

WE PROPOSE TO UTILIZE THE AREA AS SHOWN FOR THE PARKING OF TRUCKS AND HEAVY EQUIPMENT FOR THE USE OF GENERAL CONTRACTORS YARD TO INCLUDE CONSTRUCTION MATERIALS & SHIPPING CONTAINERS TO BE USED FOR SECURE MATERIAL STORAGE AND TOOLS. WE PROPOSE A HEAVILY LANDSCAPED BUFFER 10'-0" WIDE ADJACENT TO THE WEST & SOUTH PROPERTY LINES COMMON TO RESIDENTIAL AREAS (NEIGHBORS) TO BE PLANTED WITH EVERGREEN TREES AND JUNIPER SPECIES

PROJECT NOTES:

- ALL NON - PERMITTED STORAGE STRUCTURES TO BE REMOVED / DEMOLISHED
- NEW STORAGE / SHIPPING CONTAINERS TO BE USED AS ADDITIONAL BUFFER ZONE NEXT TO NEIGHBORING USES

SHEET INDEX

A-1 SITE PLAN AND SITE DATA

UTILITY PURVEYORS

- ELECTRICAL SERVICE: S.C.E. SOUTHERN CAL EDISON.
- WATER SERVICE: WESTERN HEIGHTS WATER DIST.
- SEWER: PRIVATE ON SITE SEPTIC SYSTEM
- GAS SERVICE: SOUTHERN CAL GAS CO.

ROBERTSON DESIGN GROUP
P.O. BOX 431
CALIMESA, CA. 92320
(909) 557-5674

SITE PLAN & SITE DATA

Scale: 1" = 30.00'

Drawn By: BRAD R.

Job Number:

Iteration Number: /

Print Date: 11/25/25

Drawing Date: A-1

Revision: 1
Date: 11/13/2025

Revision: 2
Date: 11/25/2025

Remarks: PLANNING DEPT. TEMP USE PERMIT APPLICATION

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