

CITY OF



Stacey Phillips, Chair
Dennis Miller, Vice Chair
Tony Hicks, Commissioner
Mike McCuiston, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

AGENDA

Planning Commission

November 5, 2025

6:30 PM

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

Public Comment Via Mail or Email

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

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

Live stream/recording of Planning Commission meetings:

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

Possible Live Stream Disruptions:

While the City of Yucaipa strives for uninterrupted streaming, technical issues may occasionally occur. We ask for your understanding and patience should there be any disruptions during the live broadcast. We will work diligently to resolve any issues promptly, however, please be advised that the City Council meeting may continue in person while such issues are resolved. Every attempt will be made for the meeting to be recorded and made available for viewing after its conclusion.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

LIMIT 3 MINUTES

CONSENT AGENDA

The following Consent Agenda items are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Commissioner or staff member may request removal of an item from the Consent Agenda for discussion.

1. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF SEPTEMBER 17, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of September 17, 2025.

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:** SHAN MCNAUGHTON ON BEHALF OF GOLDEN STATE GLAZING (CASE NO. PLN-PHE-25-0006): A PLANNING USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A PRE-ENGINEERED ONE (1) STORY METAL BUILDING CONSISTING OF 10,758 SQUARE FEET OF WAREHOUSE AND 1,851 SQUARE FEET OF OFFICE SPACE. SITE WILL INCLUDE ASSOCIATED PARKING LOT, TRASH ENCLOSURE, AND LANDSCAPING.; LOCATED AT 31691 AVENUE E; APN: 0300-193-21 & 22.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve the Planning Use Permit, architectural design and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and

- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32); and
- D) Direct staff to file a Notice of Exemption.

ANNOUNCEMENTS

ADJOURNMENT

Notice Regarding Americans with Disability Act

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

CEQA STATEMENT:

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

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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

NOTICE REGARDING APPEALS

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

AFFIDAVIT OF POSTING

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

I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 10/28/2025, 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 September 17, 2025

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 September 17, 2025, at 6:30 PM.

CALL TO ORDER

The meeting was called to order at 6:29 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mihld.

PLANNING COMMISSION ROLL CALL

PRESENT: Stacey Phillips, Chairperson
Dennis Miller, Vice Chairperson
Mike McCuiston, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O’Brine, Commissioner

ABSENT: Tony Hicks, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Katie Syme, 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 AUGUST 20, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of August 20, 2025.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 1 (COMMISSIONER HICKS ABSENT, VICE CHAIR MILLER ABSTAINED).

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

PLANNING COMMISSION EX PARTE DISCLOSURE

Chairperson Phillips asked if there were any ex parte communications to disclose. There were no items disclosed.

2. **SUBJECT: KEN MUNOZ** (CASE NO. PLN-PHE-24-0008): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 1,600 SQUARE FOOT, 16.5-FOOT-TALL METAL GARAGE TO BE CONSTRUCTED BEHIND THE EXISTING PRIMARY RESIDENCE ON A RESIDENTIAL PROPERTY (RS-10M) LOCATED AT 33608 COLORADO STREET; APN: 0318-101-15.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the architectural design of the proposed accessory structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and
- D) Direct staff to file a Notice of Exemption.

- Public Hearing Opened

Chairperson Phillips opened the Public Hearing for Item No. PLN-PHE-24-0008 at 6:31 p.m.

- Staff Presentation

Development Services Technician Syme presented the Agenda Report.

- Applicant Presentation

There was no presentation.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Chair Phillips closed the Public Hearing at 6:35 p.m.

ACTION: MOTION BY COMMISSIONER MIHL, SECOND BY COMMISSIONER O'BRIEN, CARRIED, 6-1, TO APPROVE AGENDA ITEM NO. 2 (COMMISSIONER HICKS ABSENT).

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock informed the Commission that Special Use Permit for the collection boxes that the commission reviewed on the August 20, 2025, meeting was called up by the City Council and that will be reviewed on the September 22, 2025, City Council meeting. Mr. Matlock informed the Commission of the Ordinance 450 updates made by the City Council. Lastly, Mr. Matlock noted that a referendum was filed regarding the FCSP, and they can reach out if anyone has any questions.

ADJOURNMENT:

The meeting adjourned at 6:37 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey Phillips
Chair of the Planning Commission



AGENDA REPORT

DATE: Planning Commission Meeting of November 5, 2025

TO: Honorable Chairperson and Planning Commissioners

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

SUBJECT: Shan McNaughton on behalf of Golden State Glazing (Case No. PLN-PHE-25-0006): A Planning Use Permit and Architectural Review for the construction of a pre-engineered one (1) story metal building consisting of 10,758 square feet of warehouse and 1,851 square feet of office space. Site will include associated parking lot, trash enclosure, and landscaping.; Located at 31691 Avenue E; APN: 0300-193-21 & 22.

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

- A) Approve the Planning Use Permit, architectural design and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32); and
- D) Direct staff to file a Notice of Exemption.

BACKGROUND/DISCUSSION:

Surrounding Land Uses:

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

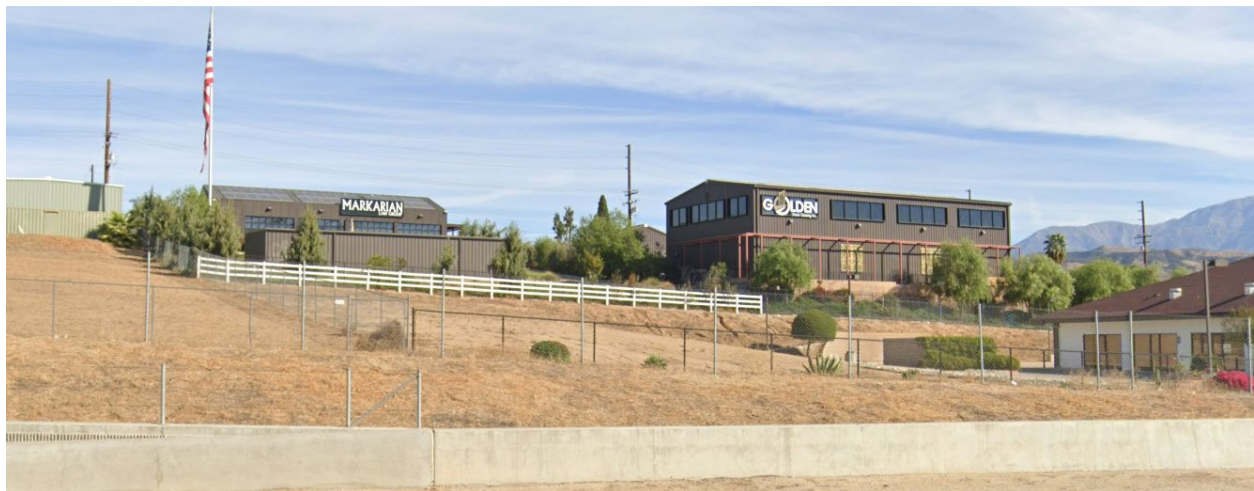
Site:	IC (Community Industrial)	IL-1	Vacant
North:	RM-10M (Multiple Residential – 10,000 square foot minimum)	IL-1	Single Family Residential
South:	IC	IL-1	Commercial Building
East:	IC	IL-1	Nonconforming Single Family Residential
West:	IC	IL-1	Industrial Use (Cal-Mesa Steel storage area)

Location and Setting:

The proposed Project is located on 54,253 square foot parcel on the south side of Avenue E, between Dunlap Boulevard and 18th Street, and is located within the Community Industrial (IC) Land Use District. The site slopes away from the frontage of Avenue E towards the properties south of the subject site. A mixture of single family and commercial/industrial development surround the Project site.

Prior Actions:

At the regular meeting of July 18, 2018, the Planning Commission approved Case No. 18-055/CUP/ARC/LUCR, a Conditional Use Permit and Architectural Review for a property located at 31575 Avenue E (two parcels west of the current project) that consisted of the development of a 2,400 square foot office building and a 4,996 square foot warehouse building for the current applicant's business, Golden State Glazing. Due to the success of their business, they began seeking additional space that can support their operations and have since purchased the current project site. It should be noted that one of the vacant parcels had been previously entitled under Case No. 20-111/CUP/ARC.



View from I-10 showing applicant's existing business near the proposed Project

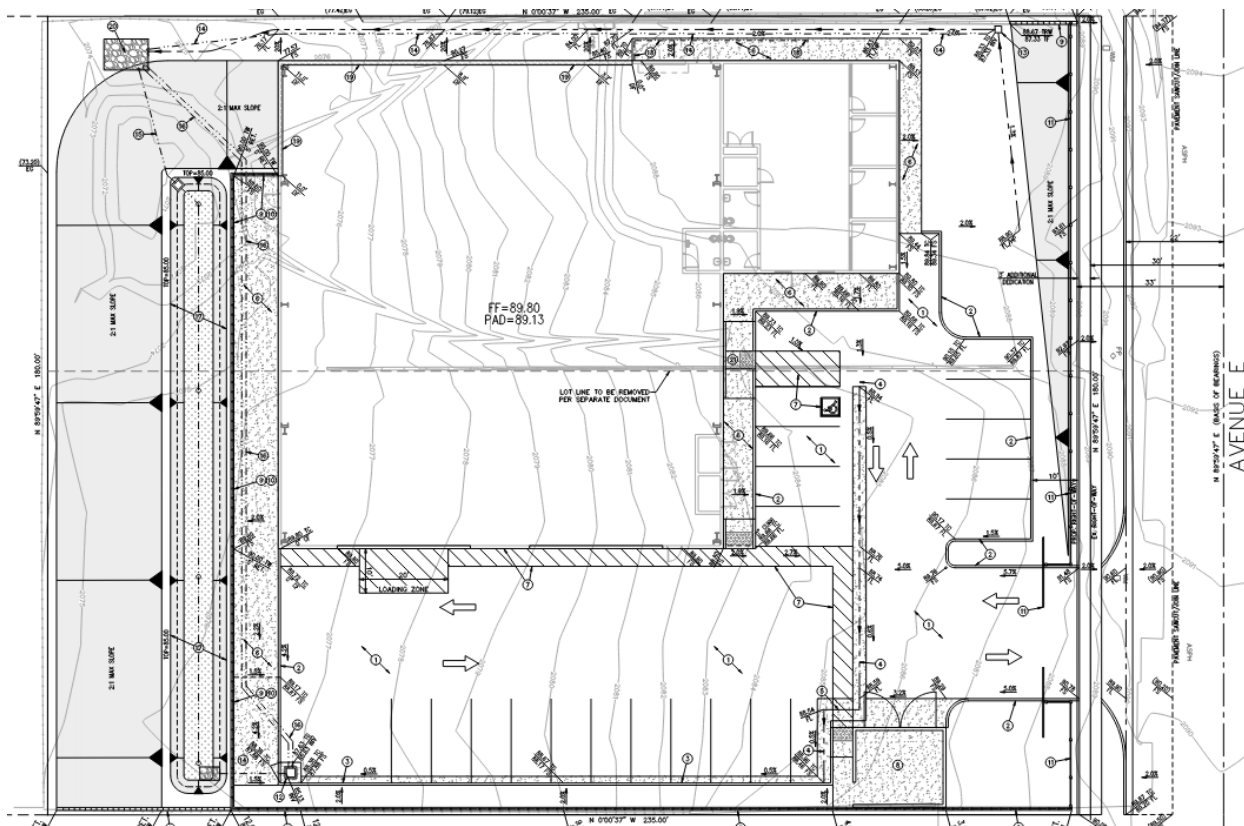
Planning Use Permit:

The approval of a Planning Use Permit is requested for the development of an 2,000 square foot office building and a 11,000 square foot warehouse building. The business, which furnishes curtainwalls, storefronts, and window walls, is considered as Professional Services under Section 84.0230, Commercial Land Use Types, and Class I - Limited Manufacturing and Wholesale/Warehouse Operations under Section 84.0240, Industrial Land Use Types of the City Development Code. Per the City Development Code, the proposed uses are allowed in the IC (Community Industrial) District subject to the Conditional Use Permit review process.

However, if certain criteria are met, some projects may instead submit a Planning Use Permit (PUP) pursuant to Section 83.030410 of the Yucaipa Development Code. The following Findings for the

PUP include: (1) The Project qualifies for a Class 32 Categorical Exemption under the California Environmental Quality Act (CEQA); (2) The proposed Project is adjacent to one (1) or more abutting properties in the same Land Use District (IC) and are developed; (3) There is existing supportive infrastructure (roads, water, sewer or septic, etc.) to accommodate the proposed use that is consistent with the designated improvement level; (4) The proposed Project is not dependent upon the concurrent filing of any other land use application; (5) The Project is planned for immediate development and will not be phased. Given that the Project is for the expansion of an existing business that is located along the same street block and meets the above requirements, the PUP is therefore the appropriate entitlement application for the current proposal.

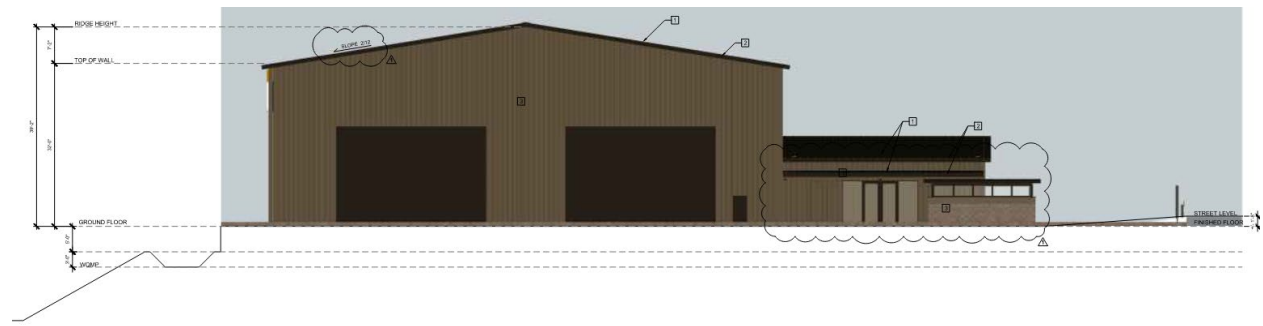
The site is arranged with customer and employee parking provided near the street frontage of Avenue E, with the proposed office building located 30 feet from the front property line, 10 feet from the west property line, and 94 feet from the east property line. The proposed warehouse building will be located directly behind the office, running along the western edge of the office building, and will be 51 feet from the rear property line and approximately 34 feet from the east property line. The area adjacent to the office building will be used for additional vehicle parking, and the eastern drive aisle will include additional parking and will also facilitate truck movement for receiving and shipping of materials and products.



Proposed Project site plan

To accommodate the proposed layout, the site has been designed to lower the overall pad elevation relative to the frontage of Avenue E, and to raise the pad elevation relative to the southern property

line. This change of elevation is accomplished by the use of retaining walls, with a landscape buffer and detention basin between the rear property line and the wall.



The east elevation showing the site grade layout from Avenue E to the rear of the property

The Project has street frontage on Avenue E, which is a paved two (2) lane collector roadway with an ultimate right-of-way of sixty-six (66) feet. The proposed Project is conditioned to provide the necessary street improvements, including curb, gutter, sidewalk, and to matchup paving to the existing street along the Project's street frontage.

Architectural Review:

The applicant has submitted an architectural design package (attached) and requests Planning Commission approval of the architecture at this time as required in the Conditions of Approval. The architecture for the buildings utilizes pre-engineered metal buildings, with a "burnished slate" corrugated metal exterior that matches the law office and the applicant's existing Golden State Glazing buildings located west of the subject site.

The proposed 2,000 square foot office building has a footprint of 48'-6" by 28'- feet. This metal building features an overall height of less than 18', with an eave height of 14'. The building design is enhanced with windows along the southern and eastern elevation, and an 8'-6" projecting metal canopy along the east elevation that connects to the warehouse.



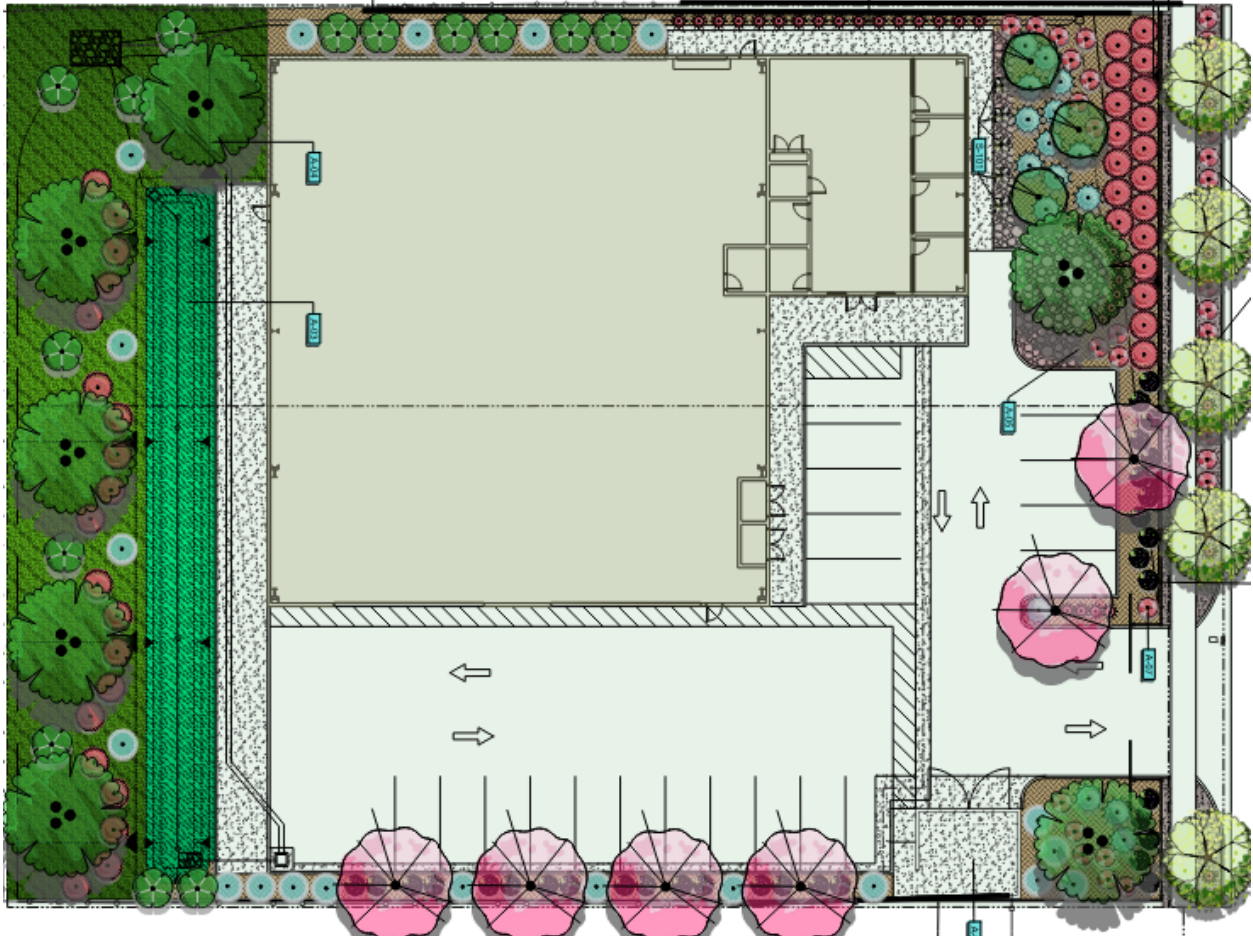
Rendering from Avenue E

The proposed 11,000 square foot warehouse building has a footprint of 99' by 108'-8". This metal building features an overall height of 39'-2", with an eave height of 32'. Along the eastern elevation are two painted 20-foot-tall roll up doors. To enhance the architecture of the structure, the applicant is proposing to install 7 by 20-foot sections of clerestory windows along the western and southern elevations to match the building façade for the applicant's existing building located nearby.



Western building elevation with clerestory windows

The conceptual landscaping plan has been designed to complement the building design, and is located along the perimeter of the site. A combination of shrubs and trees, including Jacaranda trees, will also help provide a visual screen for the proposed metal buildings, and are similar to the plant palette used on the adjacent site. The landscaping is conditioned to meet the City's Water Conservation Ordinance.



Project conceptual landscape plan

Consistency with the General Plan and Development Code:

The proposed Project is located within the IC 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	PROPOSAL	COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE
Land Use	Professional Services & Class I - Limited Manufacturing & Wholesale/Warehouse Operations	Yes: IC standards for allow such businesses with approval of a Conditional Use Permit or Planning Use Permit.
Building Height	The tallest portion of the building reaches a height of 39'-2".	Yes: IC Development standards allow a building height of 45 feet.
Building and Lot Coverage	• <u>Building Coverage:</u> Approximately 33 percent. • <u>Site Coverage:</u> Approximately 68 percent.	Yes: IC Development standards allow a building coverage of 70 percent and 85 percent coverage for both buildings and paved surfaces.
Landscaping	• <u>Site/Parking Lot Landscaping:</u> approximately 21.8 percent of the Project site is landscaped.	Yes: A minimum of 10 percent of the site and 5 percent of the parking area must be landscaped.
Building and Landscape Setback	<u>Building Setback</u> • Avenue E: 30 feet • Side yard: 10 feet • Rear yard: 51 feet	Yes: IC Development standards are as follows: • Front Yard Setback: 15 feet • Side Yard Setbacks: 10 feet • Rear Yard Setbacks: 10 feet Note: 0 feet allowed on one side yard
Parking Spaces	22 total parking spaces including 1 handicap space	Yes. The Development Code requires 19 parking spaces

The Project meets or exceeds the City's General Plan and Development Code standards for the above-mentioned items as well as for access and site design.

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

- CDL-8.1 Land Use Mix. Preserve the Dunlap Industrial Corridor for an appropriate mix of industrial and service commercial businesses that can improve employment opportunities in Yucaipa.
- CDL-10.16 Building Setbacks. Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, rural, and industrial uses.
- ED-1.1 Employment and Revenue Focus. Invest public resources and exercise discretionary land-use authority to support the retention, expansion, and attraction of businesses that generate a higher number of jobs per acre and higher net municipal revenues per acre.

Processing and Procedural Actions:

Notices of the Project were sent to all surrounding property owners of the project site, and no responses were received.

Environmental Review:

The Project site is within a developed portion of the City. Pursuant to Section 15332 of the CEQA Guidelines, this Project qualifies for a Class 32 Categorical Exemption. This exemption applies to the proposed Project because it is characterized as in-fill development that is considered to be consistent with the general plan policies and zoning regulations for the IC Land Use District, and is located on a site that is less than five acres that is substantially surrounded by urban uses that has no value as habitat for endangered, rare or threatened species. In addition, the approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Development Impact Fees:

Based on 13,000 square feet of industrial development, with two former residential units totaling 2,842 square feet as a credit, the Project can be expected to generate **\$56,767** in Development Impact Fees, using the current fee schedule, as follows:

Traffic Facilities:	\$47,297
Public Facilities:	\$6,205
Fire Facilities:	\$3,265
TOTAL:	\$56,767

CONCLUSION:

The proposed Conditional Use Permit is consistent with the IC Official Land Use District and the General Plan and Development Code standards for that District. The Project meets standards for access, lot size and dimension, setbacks, and site design. The required findings for approval of the Planning Use Permit have been made and are attached.

Attachments: Conditional Use Permit Findings
 Land Use District & Location Map
 Site Photos
 Conditions of Approval
 Project Plans

Approved by:



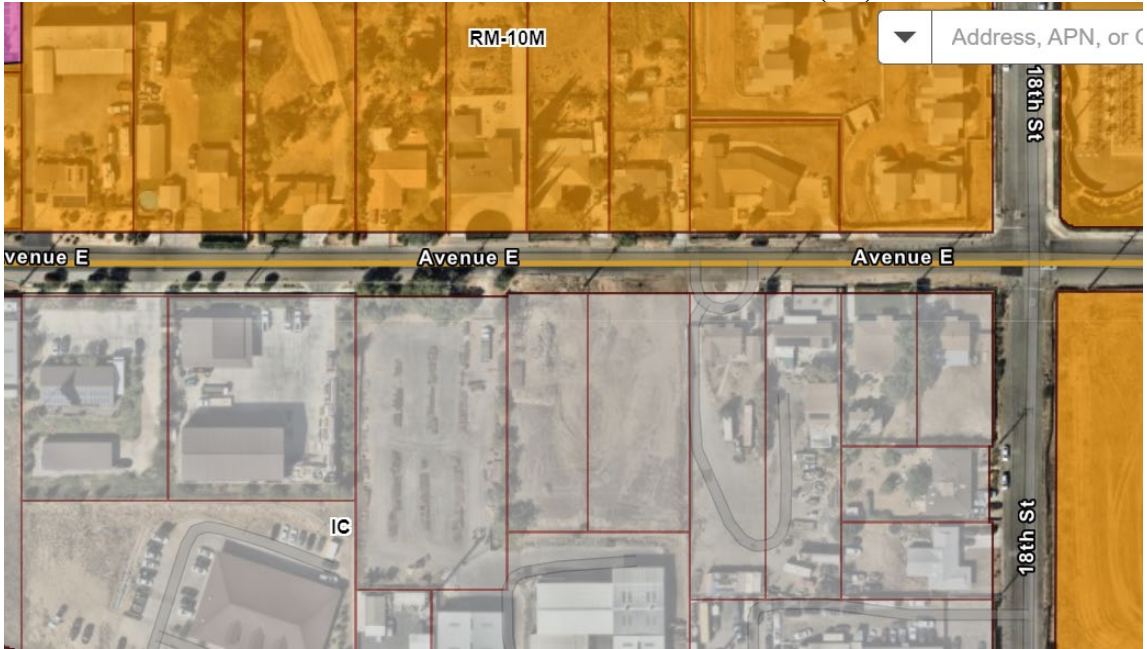
Benjamin Matlock, Deputy Director
Community Development Department

FINDINGS: PLANNING USE PERMIT NO. PLN-PHE-25-0006

1. The proposed Project 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 Community Industrial (IC) Land Use District, and therefore qualifies under the Class 32 Categorical Exemption 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, setbacks, walls and fences, parking areas, landscaping, and other features pertaining to the application, because the site is large enough and the design is configured to accommodate the proposed Project and accompanying features. As demonstrated in “Consistency with the General Plan and Development Code” section of the agenda report, all the required development code standards are met.
3. The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations, because the site has access onto Avenue E, and contains appropriate internal driveway circulation. A commercial driveway approach will provide direct access, and drive aisles provide the necessary width for passenger cars within customer and staff parking, and wider access for truck loading at the roll-up doors.
4. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic, or other disturbances, because: 1) The Project design provides for adequate building setbacks, which are greater than those required within the City’s standard Community Industrial Land Use District; 2) The proposed parking and use complies with City development standards and encourages the use of pedestrian access to the site, including a covered walkway to the entrance of the office and the service door entrances of the warehouse structure; 3) Improvements have been conditioned to occur prior to occupancy of the building; 4) Future access has been provided by a driveway on Avenue E, and; 5) Adequate on-site landscaping is proposed along Avenue E, along all property lines, and on-site. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems because the height of the proposed buildings will not substantially hinder the use of such devices on surrounding properties.
5. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan, because the proposed use is permitted in the IC Land Use District, subject to the provisions of this Planning Use Permit. The proposed project is considered as Professional Services under Section 84.0230, Commercial Land Use Types, and Class I - Limited Manufacturing and Wholesale/Warehouse Operations under Section 84.0240, Industrial Land Use Types of the City Development Code. Per the City Development Code, the proposed uses are allowed in the IC (Community Industrial) District subject to the Conditional Use Permit review process.
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.

LAND USE: COMMUNITY INDUSTRIAL (IC)



LOCATION



SITE PHOTOS



Google, December 2023



Google, December 2023



Applicant Name: Golden State Glazing
Case No. PLN-PHE-25-0006
Conditions of Approval; November 5, 2025

CONDITIONAL USE PERMIT

CONDITION – Note: The gold header which each Condition falls under is the timing metric for establishing when that Condition shall be satisfied.	DATE SATISFIED & STAFF INITIALS
ON-GOING CONDITIONS/GENERAL REQUIREMENTS:	
PLANNING DIVISION (909) 797-2489 EXT. 224	
1. The Conditional Use Permit for the construction of a pre-engineered one (1) story metal building consisting of 10,758 square feet of warehouse and 1,851 square feet of office space for the establishment of a manufacturing facility. Site will include associated parking lot, trash enclosure, and landscaping. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.	
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including City expenses.	
3. This Conditional Use Permit 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	



Applicant Name: Golden State Glazing
Case No. PLN-PHE-25-0006
Conditions of Approval; November 5, 2025

amended. The applicant/owner shall deliver a \$50.00 administrative handling fee to the Planning Division <i>within five (5) days</i> after the effective date of conditional approval. Payments shall be made with a Check, Money Order or Cashier's Check for \$50.00 made payable to the "Clerk of the Board". The Planning Division shall then file the Notice of Exemption with the Clerk. Proof of fee payment will be required prior to issuance of building permit.	
5. All conditions of this Conditional Use Permit are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.	
6. The applicant/owner shall always maintain in good condition all permanent plantings as identified on the approved landscape plan, as well as all exterior finishes, and architectural and site design elements.	
7. All new utility lines serving the site shall be placed underground. Existing overhead distribution lines shall be placed underground when four (4) or more utility poles on the same street are located on or adjacent to the project site.	
8. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.	
9. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle.	
10. Parking and on-site circulation requirements shall be maintained at all times. A. Any occupancies which require additional parking that has not been provided for through this Conditional Use Permit, such as restaurants or places where food or refreshments are dispensed which have seating, shall not be approved until an application for revision is submitted for review and approval showing the additional parking. B. All markings to include parking spaces, directional designations, "No Parking" designations, and "Fire Lane" designations shall be clearly defined and said markings shall be maintained in good condition at all times.	



Applicant Name: Golden State Glazing
Case No. PLN-PHE-25-0006
Conditions of Approval; November 5, 2025

	C. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.	
11.	Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b).	
12.	All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized.	
13.	All refuse containing garbage shall be removed from the premises at least two times per week in conformance with Municipal Code Section 8.24.030(B).	
14.	The applicant shall implement the approved "Solid Waste Recycling Plan" for any new commercial, industrial, or institutional uses located on the property. The developer and all occupants of the property shall make a good faith effort to fully comply with each component of the approved Plan. Any proposed revision to this Plan shall be subject to the review and approval of Yucaipa Disposal, Inc. (909) 797-9125.	
15.	Developers of commercial/industrial/institutional projects shall attempt to ensure that at least 20% of the total cost of the project shall be spent with Yucaipa businesses and/or the hiring of Yucaipa residents.	
16.	The project site shall remain in full compliance with all City Sign Regulations at all times.	
17.	The applicant/property owner shall be required to apply an anti-graffiti coating, and/or provide a landscape design of a type and nature that is acceptable to the City Planner, to each of the publicly viewable surfaces deemed by the City Planner to be likely to attract graffiti.	
18.	The applicant/property owner, and any and all successors in interest, shall for ten (10) years after the issuance of a Certificate of Occupancy, provide the City with sufficient matching paint and/or anti-graffiti coating on demand for use in the painting over or removal of graffiti from any designated graffiti attracting surfaces.	
19.	New projects with a landscape area of 500 square feet or more shall comply with Sections 492.6(a)(3)(b) (c), (d) and (g) of the MWEL0 including the use of renewable organic waste products such as compost and mulch where applicable.	
20.	Compost and mulch made by the City's franchised hauler, Yucaipa Disposal, Inc. (909) 797-9125, or other designee from recovered organic waste	



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products pursuant to 14 CCR Section 18993.1 shall take precedence over inorganic or virgin forest products when available locally.

FIRE DEPARTMENT (909) 797-2489 EXT. 246

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. Within FR zones, minimum width shall be twenty-six (26) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements.

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 roadways and/or public/private streets and driveways shall not exceed 10% grade (please note: Engineering Division requirements may be more restrictive).

25. 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.

26. Required fire flow for this project, as determined by California Fire Code Appendix 'B', is as follows: GPM = 2,500 at 20 psi residual; for 2 hour duration A reduction in the required fire flow rate may be allowed per the exceptions specified in the California Fire Code. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½" outlet and one 4" outlet.

27. 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



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	the facility or building, additional fire hydrants meeting the required fire flow shall be provided.	
28.	Fire hydrants shall be installed at locations to be determined by the California Fire Code (2025) Appendix "C". Required fire flow to be determined by the California Fire Code (2025) Appendix "B". Minimum fire flow shall not be less than 1500 gpm.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228		
29.	Submit WQMP Plan for Approval.	
30.	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.	
31.	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.	
32.	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.	
33.	Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.	
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A GRADING PERMIT:		
PLANNING DIVISION (909) 797-2489 EXT. 224		
34.	Grading permits shall not be issued for any areas to be graded and remain undeveloped until a revegetation plan is approved by the Planning Division and Landscape Architect, and until bonds are posted for revegetation.	
35.	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	



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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.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

36. 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.

37. Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the "New Development/Redevelopment Guidelines." All provisions of the Water Quality Management Plan (WQMP) consistent with the 2010 MS4 permit and most recent regulatory mandates shall be met, including but not limited to approval of a Preliminary WQMP.

38. Grading plans shall be submitted to Engineering for review and approval.

39. 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.

40. The applicant's plans indicate approximately 88% 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.

41. 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.



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42.	A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.	
43.	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.	
44.	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.	
45.	A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed.	
46.	Additional three (3) foot dedication is required to provide for a thirty-three (33) foot half-width right-of-way. A copy of the Grant Deed for all properties affected by this requirement must be submitted to the City Engineer prior to document preparation.	
47.	Avenue E shall be designed as a water-carrying street and its water carrying capacity shall be maintained.	
48.	Lot merger between the two existing parcels shall be recorded prior to issuance of a grading permit.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263		
49.	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.	
50.	A copy of the grading plan shall be submitted to the Building and Safety Division for review and approval following the Engineering Division submittal. All on-site cut and fill slopes shall: A. Be a part of the downhill lot when between individual lots, or as approved by the City Planner and City Engineer.	



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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.	
51. A copy of the Grading Plan and a preliminary Landscape Plan shall be provided for review by the City's Landscape Architect. Graded areas shall include either a revegetation plan for soil stability depending on the duration of construction or shall include permanent plantings that will be subject to formal Landscape Plan review.	
52. This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project.	
53. This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project.	
54. This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California	



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Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project. a. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly. b. Disabled access parking shall be located on the shortest accessible route. Parking spaces shall be arranged accordingly.	
55. Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within a garage area	
56. 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	
57. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer	
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	
59. 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."	

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

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60.	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.	
61.	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.	
62.	Water and sewer service shall be by Yucaipa Valley Water District. Submit evidence of service to Building and Safety at time of Condition Compliance review	
63.	Verification of application for sign registration and plot plan approval by the Planning Division must be submitted prior to the issuance of a building permit for the installation, wiring, remodeling or reconstruction of any sign or portion thereof which requires a building permit.	
64.	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.	
65.	Proof of fee payment of Fish and Game fees and/or County Administrative handling fees pursuant to California State Assembly Bill 3158 shall be submitted.	
66.	Provide detailed building elevations including materials, finishes, colors, and signage for all buildings for Planning Division review and approval prior to	



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issuance of building permits. Building elevations shall be consistent with those approved by the Planning Commission.	
67. The applicant/property owner shall grant to the City, in writing, the irrevocable right of entry over, and access to, such property, upon twenty-four (24) hours' posted notice, by authorized City employees or agents, for the purpose of removing or painting over graffiti on any designated graffiti attracting surfaces	
FIRE DEPARTMENT (909) 797-2489 EXT. 246	
68. Water delivery system plans, designed to meet the required fire flow for this project and/or development shall be submitted to the Fire Department for approval.	
69. 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.	
70. 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.	
71. Fire hydrants shall be installed and operational as per approved water system delivery plans prior to any framing, construction, or delivery of combustible materials to project site.	
ENGINEERING DIVISION (909) 797-2489 EXT. 228	
72. Submit engineered road improvement plans to the City Engineer.	
73. The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263	
74. 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.	
75. 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,	



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	California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project.	
76.	This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project.	
77.	This project shall comply with the latest requirements as set forth in the latest editions of the California Green Code, California Energy Code, California Accessibility Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, City of Yucaipa Municipal Code, San Bernardino County Environmental Health Service codes/regulations, and any other agency's codes/regulations that may govern this project. a. City of Yucaipa enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly. b. Disabled access parking shall be located on the shortest accessible route. Relocate parking spaces accordingly.	
78.	Yucaipa Valley Water District prohibits cleanouts and backwater valves installed within a garage area	
79.	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	
80.	Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer	
81.	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	



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	place. All construction entrances/exits shall be approved in advance by city personnel	
82.	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."	
83.	Three copies of a Landscape Documentation Package shall be submitted for Building & Safety Division review and approval. 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").	



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- (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.

84. Three (3) copies 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 for review and approval. **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.



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| <p>B. A permanent automatically-controlled irrigation system.</p> <p>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:</p> <ol style="list-style-type: none">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):<ol style="list-style-type: none">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:<ol style="list-style-type: none">a. 20% of total trees required (one required, minimum).4. Tree Spacing/location:<ol style="list-style-type: none">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.5. 5 gallon shrubs:<ol style="list-style-type: none">a. 60% of total shrubs required to be 5 gallon;b. 10 for each 300 sq. ft. of landscaped area.6. 1 gallon shrubs:<ol style="list-style-type: none">a. 40% of total shrubs required. | |
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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 Avenue E. 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.	
85. 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	



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	of renewable organic waste products such as compost and mulch where applicable.	
86.	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	
87.	Compost and mulch made by the City's franchised hauler, Yucaipa Disposal, Inc. (909) 797-9125, or other designee from recovered organic waste products pursuant to 14 CCR Section 18993.1 shall take precedence over inorganic or virgin forest products when available locally.	
SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:		
PLANNING DIVISION (909) 797-2489 EXT. 224		
88.	"NO PARKING" shall be clearly designated in areas of bus parking and turnaround.	
89.	Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.	
90.	All access drives and parking areas shall be surfaced with a minimum of 2 inches of asphalt concrete surfacing, City Road Specification No. 39, which shall be appropriately striped to accommodate safe vehicular circulation.	
91.	All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.	
92.	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.	
93.	Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.	
94.	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 shall be provided with a linear root barrier. Provide the City with a Certificate of Substantial Completion from the	



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	certified professional that prepared the approved landscape and irrigation plans.	
95.	All roof top mechanical equipment is to be screened from ground vistas.	
96.	Developers of commercial/industrial/institutional projects shall submit a report detailing the percentage of project costs spent in the City of Yucaipa. At a minimum, this report shall contain a list of local businesses/individuals that have been solicited for bids and/or received contracts for materials or services.	
97.	Developers of commercial, industrial, or institutional projects shall submit all applicable documentation that is required to verify the volume of weight of each type of construction waste or debris that has been recycled or otherwise disposed of in a lawful manner.	
98.	Developers shall ensure that they recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.	
99.	Provide a bicycle parking rack in a suitable location.	
100.	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	
FIRE DEPARTMENT (909) 797-2489 EXT. 246		
101.	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.	
102.	Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).	
103.	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.	



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104.	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.	
105.	Address numbers shall be placed on all new and existing commercial and multi-family residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Structures shall have numbers of 8" height, 3/4" stroke on contrasting background. Address numbers shall be illuminated so as to be visible and legible from access roadway or street. Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be illuminated so as to be visible and legible from access roadway or street. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers are 6" in height, 3/4" stroke, on contrasting background shall be displayed at property access entrance.	
106.	"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".	
107.	Approved fire hydrant pavement markers shall be installed.	
108.	If required by California Fire Code, (submit fireflow test from water district, and site plans with fire hydrant and hose lay dimensions with your building plans to determine) automatic fire sprinklers shall be installed according to NFPA 13 and Fire Department requirements. Submit 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.	
109.	If required by California Fire Code, 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.	



Applicant Name: Golden State Glazing
Case No. PLN-PHE-25-0006
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110.	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.	
111.	An automatic fire detection and alarm system meeting the requirements of CFC, CBC and NFPA 72 shall be installed. Shop plans with material cut sheets and calculations shall be submitted to the Fire Prevention Department for review and approval prior to installation.	
112.	The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.	
113.	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.	
114.	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.	
115.	Fire department access building height shall be limited to 28' or aerial fire department apparatus access roads shall be required per CFC Appendix D Section D105.	
116.	Commercial exit requirements: A. Required exit doors shall be maintained in an operable condition at all times. B. Required exit doors shall swing outward and away in the direction of exit travel. C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours. D. Exit paths shall be illuminated when structure is occupied. E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more. F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed. G. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type	



Applicant Name: Golden State Glazing
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Conditions of Approval; November 5, 2025

ENGINEERING DIVISION (909) 797-2489 EXT. 228	
117. Construct curb and gutter (with match-up paving) twenty-two (22) feet from centerline.	
118. Construct sidewalk adjacent to site with landscaped parkway.	
119. Construct driveway approach/entrance. Commercial driveways require radius type approaches	
120. 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.	
121. The Applicant shall submit the signed original Water Quality Management Plan (WQMP) Certification form to verify consistency of the BPMs shown on the as-built grading plans and landscape plans. In case of inconsistency, the Applicant shall revise the WQMP to match the as-built plans.	
BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 263	
122. The building(s) shall meet all handicapped requirements.	
123. The building(s) shall comply with all structural and non-structural provisions of the California Building Code.	
124. The building(s) shall meet all exiting requirements of Chapters 10 and 11 of the California Building Code	
125. Any change of occupancy will require submission of plans for approval to Building and Safety, and Planning. It is the applicant's responsibility to contact the local Building and Safety Division for a pre-construction inspection prior to occupancy of the building(s)	
126. The building(s) or structure(s) shall meet all applicable requirements of the adopted model codes and amendments.	
127. Per YVWD regulations, no waste line cleanouts or back water valves shall be installed inside a garage	
128. Prior to Building and Safety approving building final and the issuance of a Certificate of Occupancy all conditions shall be satisfied and final approval	

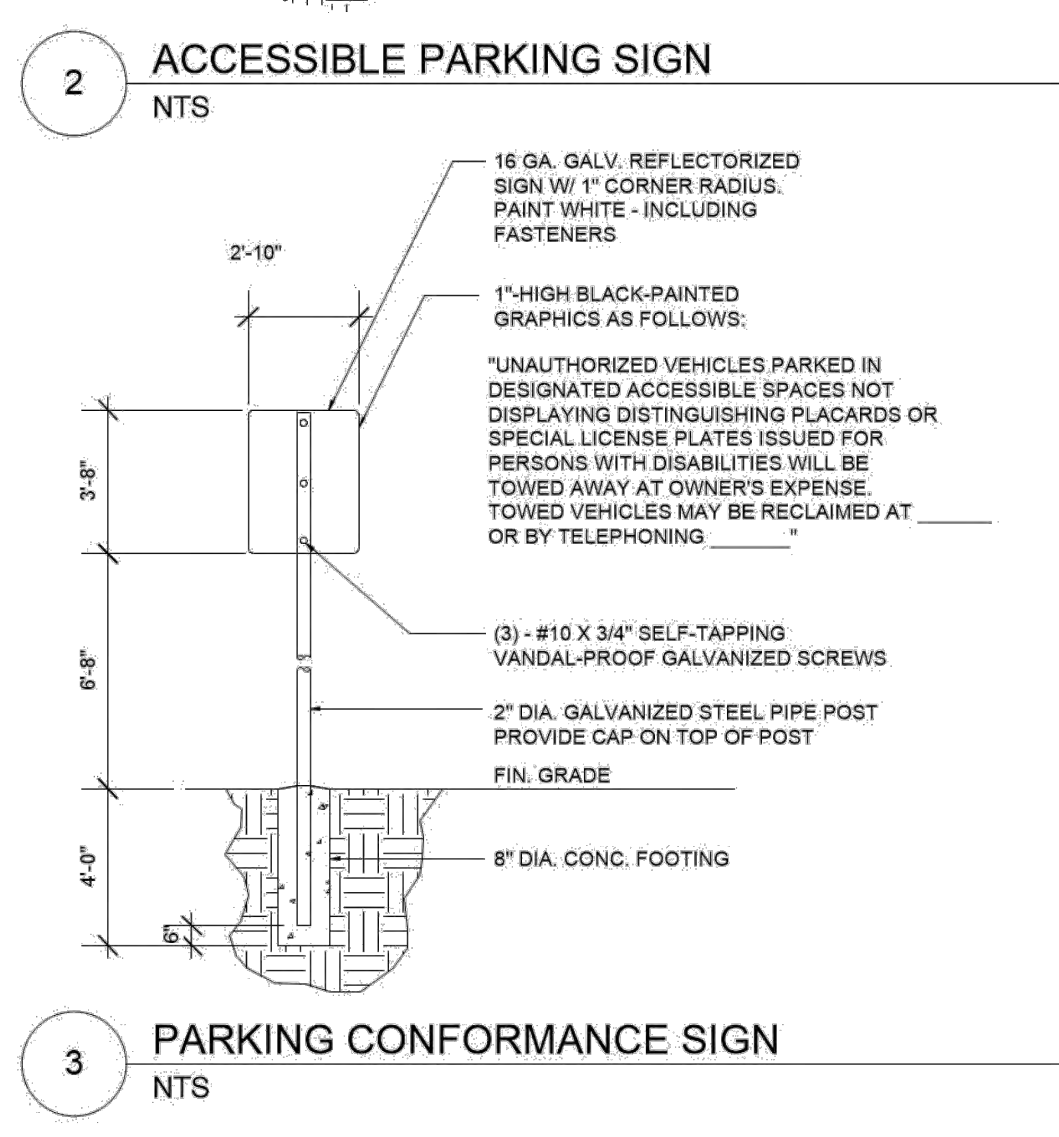
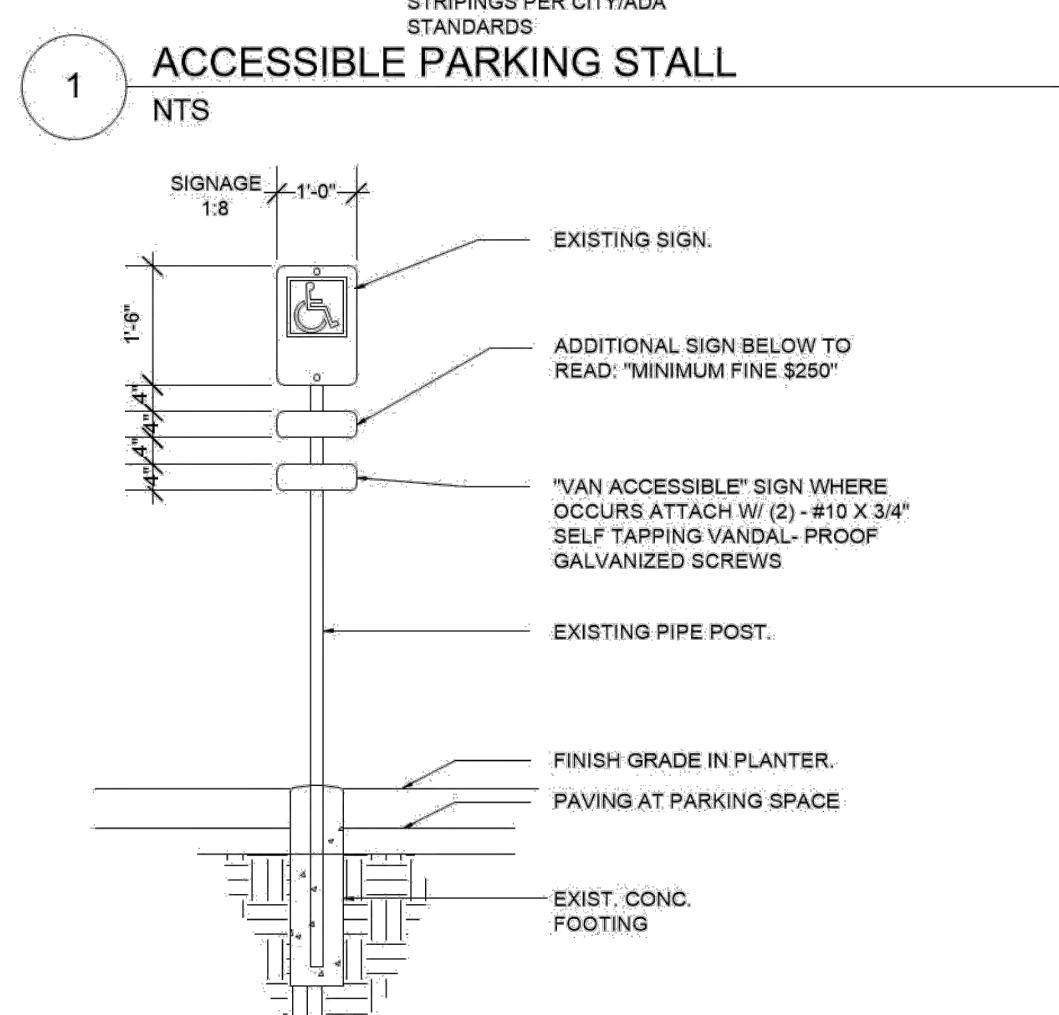
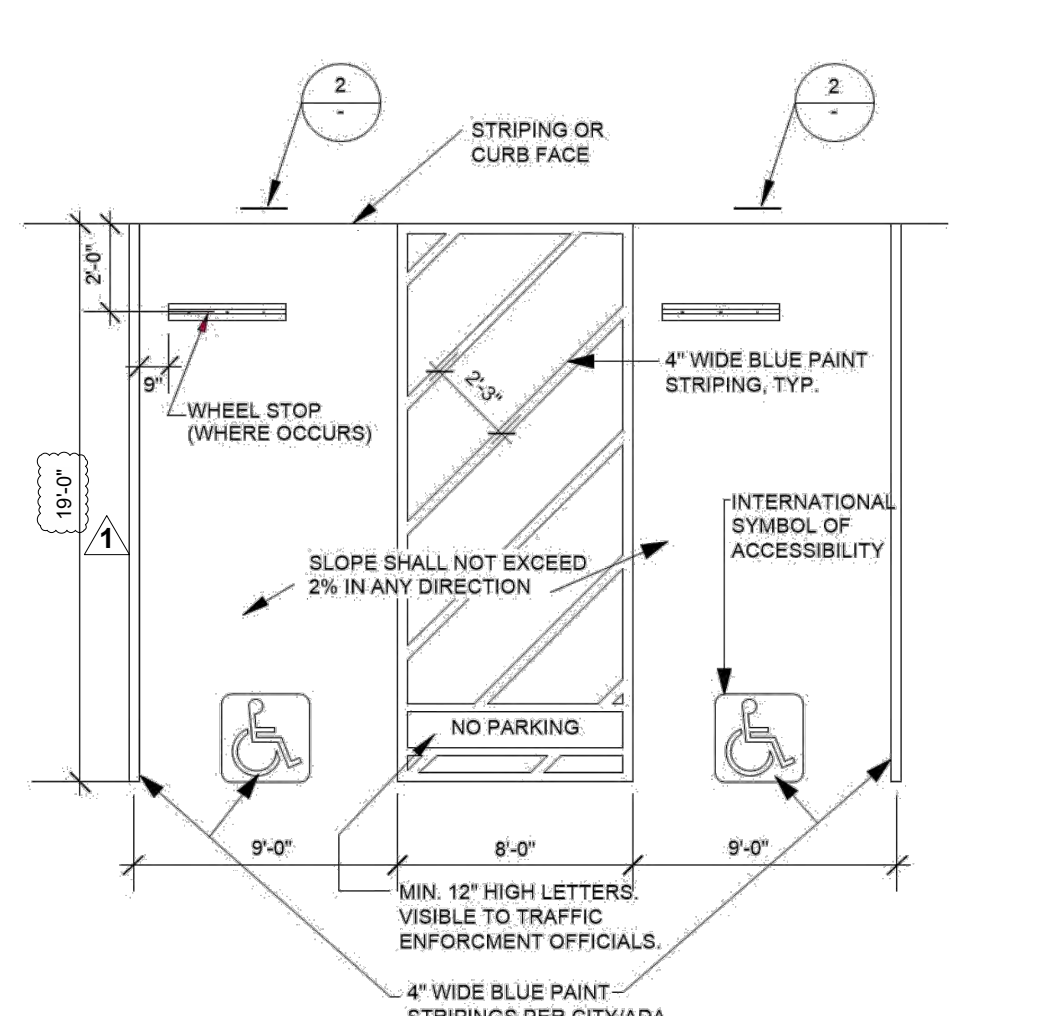
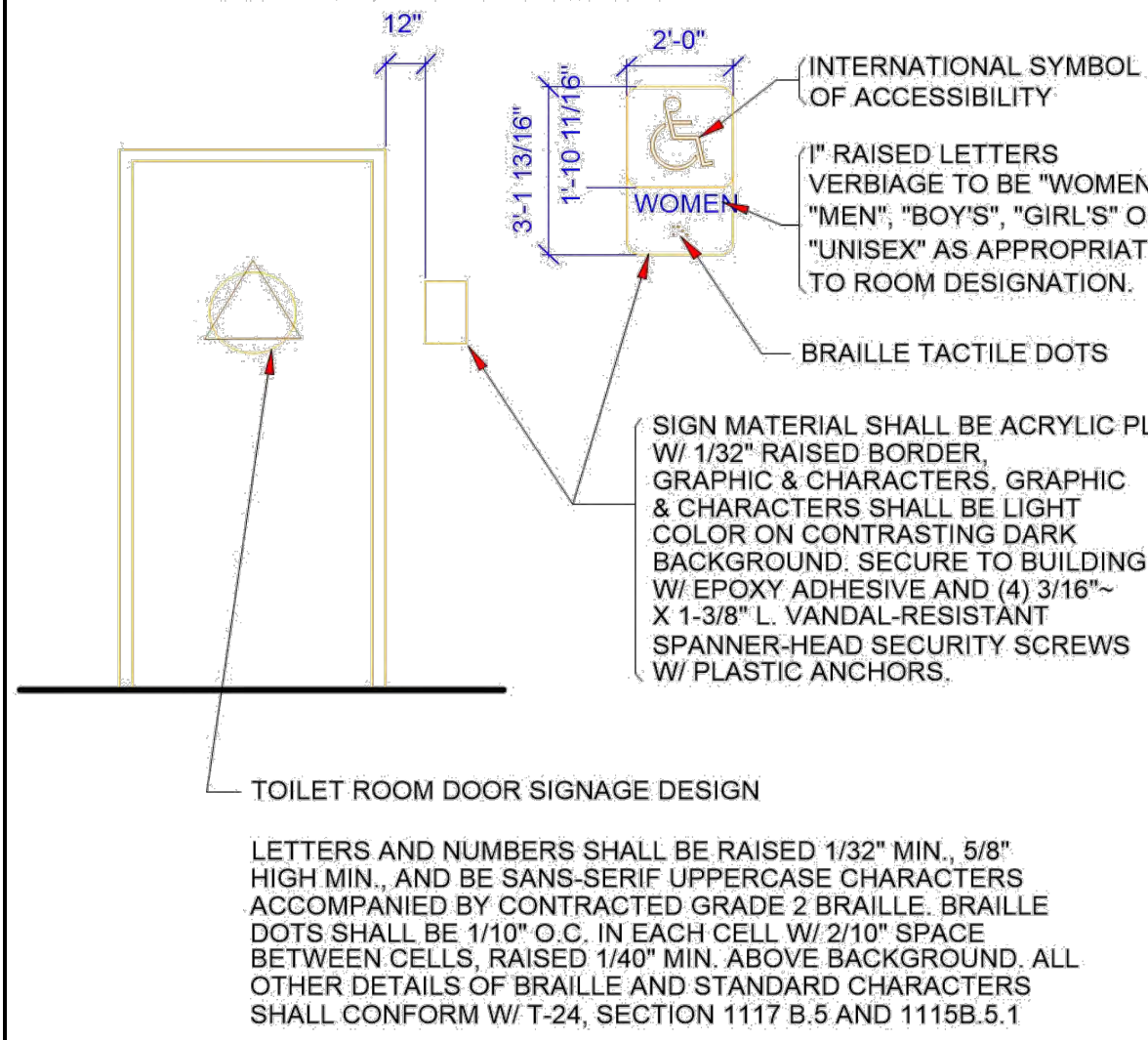
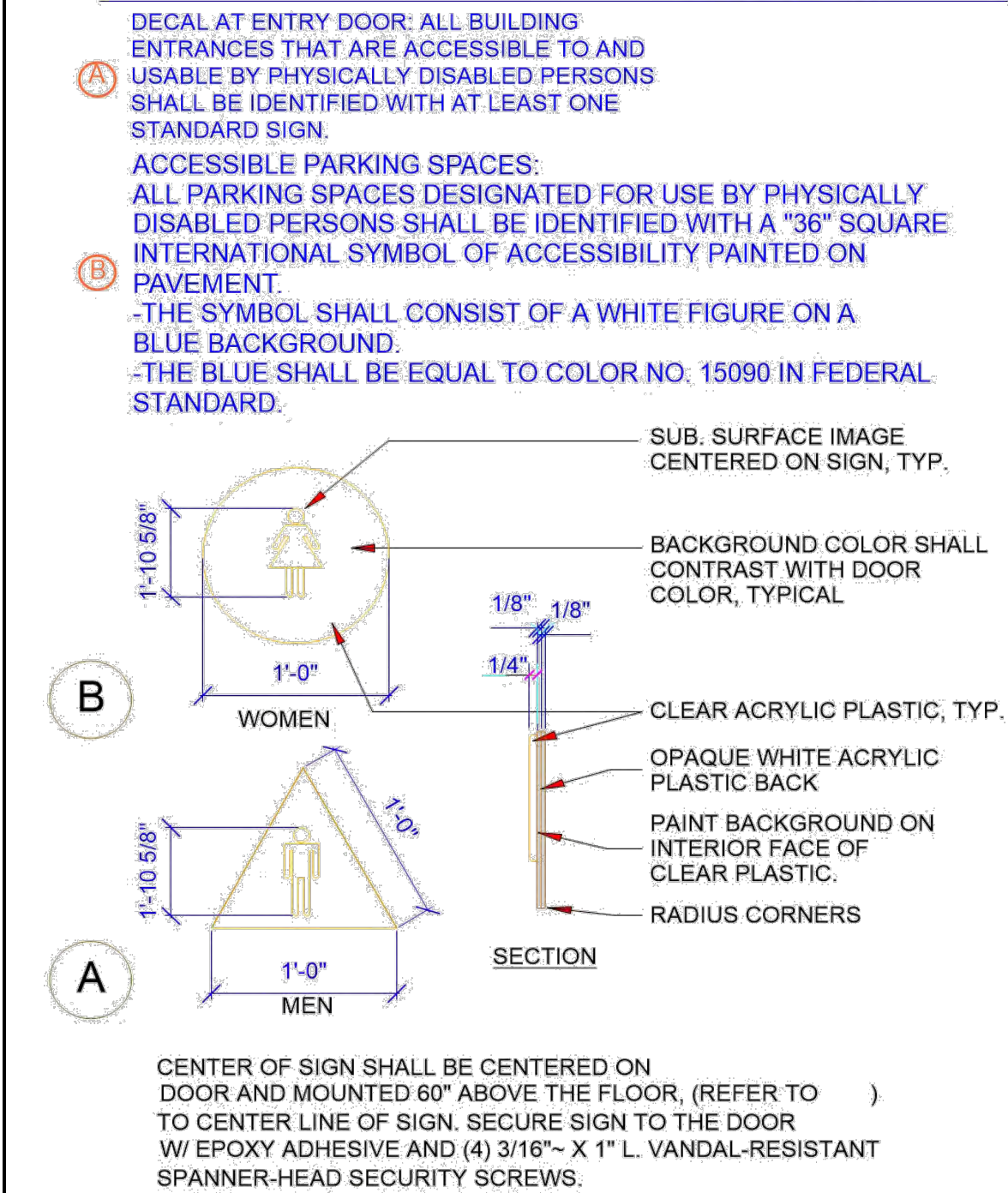
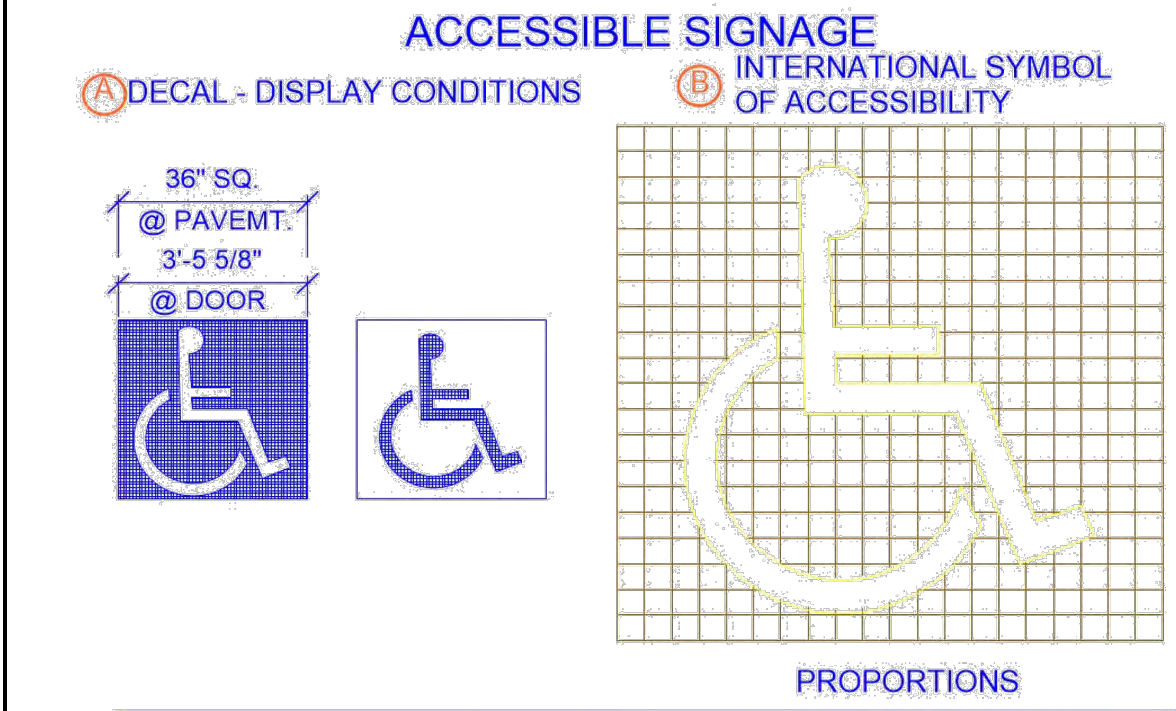


Applicant Name: Golden State Glazing
Case No. PLN-PHE-25-0006
Conditions of Approval; November 5, 2025

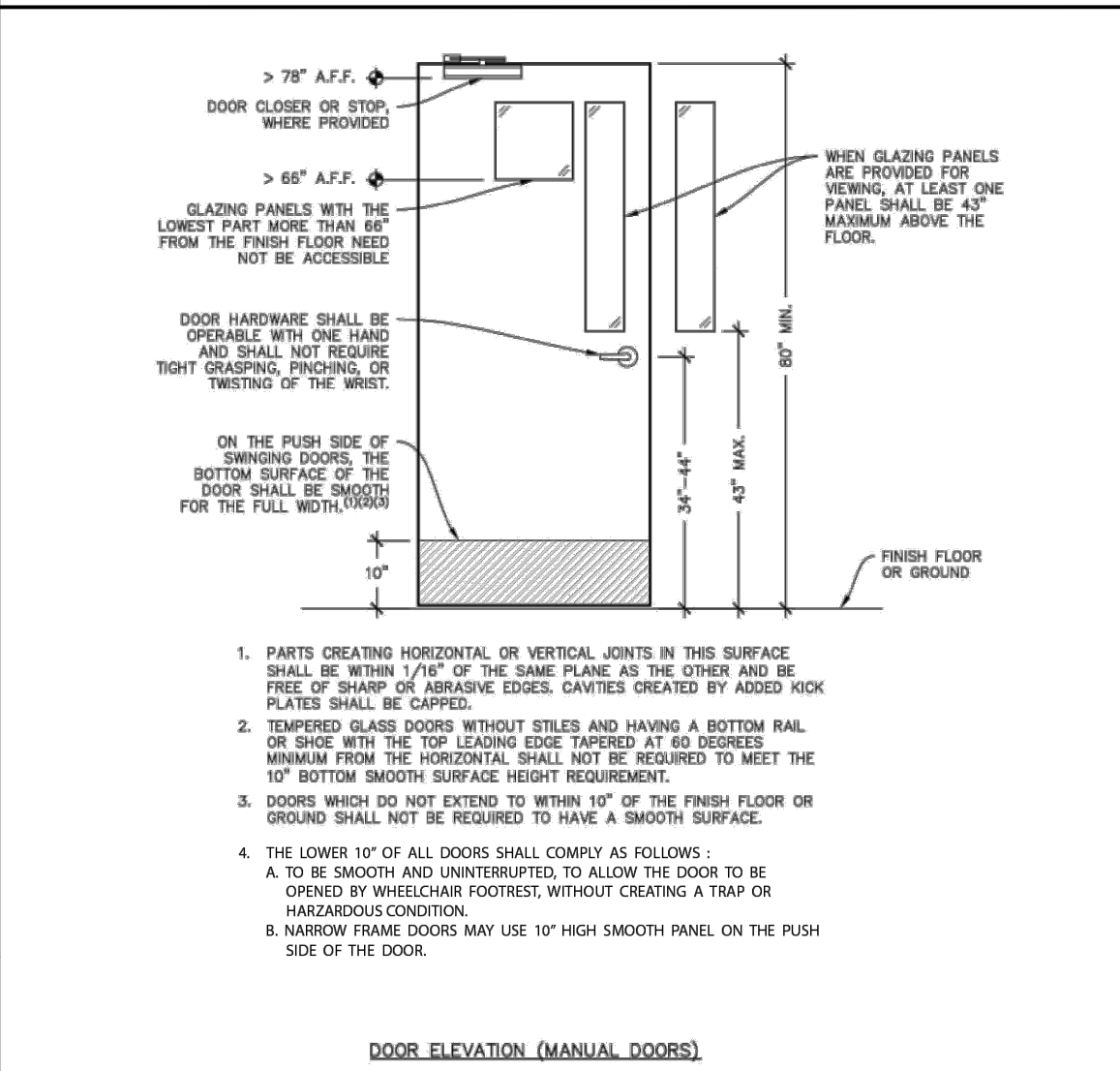
signatures from all required city departments, and/or other governing bodies having jurisdiction.	
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ARCHITECTURAL GENERAL NOTES

1. THESE DRAWINGS AND OTHER CONTRACTS ARE INSTRUMENTS OF PROFESSIONAL SERVICES. NEVERTHELESS, THEY ARE THE PROPERTY OF MCNAUGHTON ARCHITECTURE, INC. THESE CONTRACT DOCUMENT MAY NOT BE USED WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.
2. CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF THE JURISDICTION IN WHICH IT IS TO BE CONSTRUCTED
3. ALL LABOR, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. IF ANY DISCREPANCIES OCCUR ON THESE DRAWINGS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
4. CONTRACTOR AND SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND PRIVATE PROPERTIES NEARBY FROM ANY DAMAGE AS A RESULT OF ACTIVITIES IN CONNECTION WITH THE CONSTRUCTION OF THIS PROJECT.
5. IN THE CASE OF CONSTRUCTION IN TOPOGRAPHICALLY OR ENVIRONMENTALLY DELICATE AREAS, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONARY MEASURE TO PROTECT AND PRESERVE SUCH AREAS. ALL EXISTING TREES, VEGETATION, AND OTHER PHYSICAL FEATURE EXISTING WITHIN THE PROJECT SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK OF THIS PROJECT UNLESS SPECIFICALLY INDICATED TO BE REMOVED. IF ANY UNFORESEEN OR UNEXPECTED CONDITIONS SUCH AS UNDERGROUND FUEL STORAGE TANKS, OR HAZARDOUS WASTES OF ANY SORT ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE PROJECT THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.
6. OWNER & CONTRACTOR TO COORDINATE LOCATION OF ARE AVAILABLE TO CONTRACTOR FOR ADMINISTRATION & STAGING OF THE PROJECT THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL TAKE ALL PRECAUTIONS POSSIBLE TO CONTROL DUST RAISED DUE TO EARTHWORK AND OTHER ACTIVITIES THROUGHOUT THE CONSTRUCTION PROCESS. PROPER DUST ABATEMENT MEASURE ARE CRITICAL TO AVOID POSSIBLE DIRT AND DUST POLLUTION DAMAGE TO THE EXISTING BUILDINGS ON THE SITE AND TO SURROUNDINGS.
8. CONTRACTOR AND SUBCONTRACTORS SHALL KEEP CONSTRUCTION AND MATERIAL STORAGE AREAS IN A NEAT AND ORDERLY CONDITION FREE FROM ACCUMULATION OF DEBRIS.
9. IF CONTRACTOR OR SUBCONTRACTORS DISCOVER ANY DISCREPANCIES, ERRORS, OR OMISSIONS IN THESE DRAWINGS, OR QUESTIONS REGARDING THEIR INTENT, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CONDITIONS SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR VERIFYING THE LOCATION OF EXISTING SITE UTILITIES AND UTILITY ELEMENTS. ALL COORDINATION FOR UTILITY DEVELOPMENT (ELECTRICAL, WATER, GAS, SEWER, AND TELEPHONE, ETC.)
12. THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A WEATHERTIGHT BUILDING - DETAILS AND OMISSIONS FROM DRAWINGS NOTWITHSTANDING. ALL DRAWING CONFLICTS OR CONDITIONS CONTRARY TO THE CREATION OF A WEATHERTIGHT BUILDING ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. IF A CONFLICT AMONG CONSTRUCTION DRAWINGS SHOULD OCCUR, THE LARGEST SCALE DRAWINGS SHALL GOVERN.
13. DO NOT ATTEMPT TO DETERMINE ANSWERS TO DIMENSIONAL QUESTIONS FROM THE ISSUE PRINTS OF THIS PROJECT. REFER QUESTIONS REGARDING DIMENSIONS TO THE ARCHITECT.
14. ALL FINISHING COLORS, TEXTURES, AND PATTERNS ARE TO BE SELECTED BY THE ARCHITECT AND SAMPLES SUBMITTED FOR ARCHITECTS'S APPROVAL PRIOR TO INSTALLATION AND/OR APPLICATION.
15. ALL FINISH GRADES SHALL SLOPE DOWNWARD A MINIMUM OF 5% FOR A DISTANCE OF TEN FEET FROM THE BUILDING TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDING, FINISHING FLOOR SHALL BE A MINIMUM OF SIX INCHES ABOVE GRADE AT CONCRETE SLABS.



31691 AVENUE E, YUCAIPA, CA 92399



PROJECT DESCRIPTION

PROPOSED INDUSTRIAL MANUFACTURING FACILITY & OFFICE

SCOPE OF WORK

NEW PRE-ENGINEERED 1 STORY METAL BUILDING WITH METAL PANEL ROOF AND WALL.

BUILDING CONSTRUCTION TYPE: II-B (S1)

S1 = BUILDING A MAXIMUM OF ONE STORY ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

TOTAL BUILDING AREA: 13,000 SF

PROJECT SUMMARY

CONTACT INFORMATION

OWNER : GOLDEN STATE GLAZING, INC. -- KATHLEEN A. HOOSIER

ADDRESS : 31575 AVENUE E, YUCAIPA, CA 92399

TEL : 909-747-7427

EMAIL : kathy@goldenstateglazing.com

BUSINESS HOURS OF OPERATION

MONDAY - FRIDAY 6 A.M. - 3:30 P.M.

CLOSED WEEKENDS

USE : LIGHT INDUSTRIAL MANUFACTURING (WINDOW, DOOR FRAME, HARDWARE ASSEMBLY)

ARCHITECT : MCNAUGHTON ARCHITECTURE, INC. -- SHAN MCNAUGHTON

300 E STATE ST STE. 530 REDLANDS, CA 92373

909-557-7358

shan@mcna-p.com

CIVIL ENGINEER : SITETECH, INC. -- BERNARD K. MAYER

8061 CHURCH ST. HIGHLAND, CA 92346

909-864-3180

bmayer@sitetechinc.com

LANDSCAPE ARCHITECT : STB LANDSCAPE ARCHITECT, INC -- SHAWN T. BURCH

15 SOUTH 5TH ST. REDLANDS, CA 92373

909-798-7490

shawn@stblandarch.com

PROJECT ADDRESS : 31691 AVE. E., 31635 AVE. EXISTING PARCELS TO BE MERGED VIA LOT LINE MERGER

APN : 0300-193-22-0000 & 0300-193-21-0000

LOT AREA : 42,253.2 SF (0.97 ACRES)

BLDG AREA : 13,000 SF (12,609 GSF)

ZONING : COMMUNITY INDUSTRIAL -IC

USE GROUP : F-2 (LOW HAZARD FACTORY INDUSTRIAL), B (OFFICE)

CONST. TYPE : II-B (S1), SPRINKLERED

UTILITIES

WATER : WESTERN HEIGHTS WATER CO.

SEWER : YUCAIPA VALLEY WATER DISTRICT

GAS : SOUTHERN CALIFORNIA GAS CO.

ELECTRICAL : SOUTHERN CALIFORNIA EDISON

BUILDING SUMMARY

BUILDING COVERAGE

LOT AREA - 42,253.2 SF

BUILDING AREA - 13,000 SF

OVERHANG / ROOF COVERED : 773 SF

TOTAL BLDG COVERAGE = 13,000 + 773 = 13,773 SF

BLDG. COVERAGE : 13,773 / 42,253.2 = 0.33 = 33% (70% ALLOWABLE)

BUILDING HEIGHT : 39'-2" (MAX ALLOWED 45')

FAR : 13,773 SF / 42,253.2 SF = 0.33

LOT COVERAGE

PAVING AREA / WALKWAY : 773 + 502 = 1,275 SF

DRIVEWAY : 14,293 SF

BUILDING AREA : 13,000 SF

TOTAL LOT COVERAGE 1,275 + 14,293 + 13,000 = 28,568 SF

28,568 SF / 42,253.2 SF = 68% LOT COVERAGE (85% ALLOWABLE)

BUILDING CODE ANALYSIS 2022 CBC:

504.3 HEIGHT IN FEET:

BUILDING HEIGHT TO RIDGE: 39'-2" ABOVE GRADE PLANE

BLDG OCCUPANCY GROUP F-2, B: CONSTRUCTION TYPE II-B (S1)

SPRINKLERED :

ALLOWABLE HEIGHT ABOVE GRADE PLANE: 75' --OK

504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:

1 STORIES

BLDG OCCUPANCY GROUP F-2, B: CONSTRUCTION TYPE II-B (S1)

SPRINKLERED :

ALLOWABLE: 4 STORIES --OK

506.2 ALLOWABLE AREA:

BLDG OCCUPANCY GROUP F-2, B: CONSTRUCTION TYPE II-B (S1)

SPRINKLERED :

AREA = 12,609 GSF

ALLOWABLE AREA: 92,000 SF (B OCCUPANCY)

92,000 SF (F-2 OCCUPANCY) --OK

1 PERSPECTIVE

PROJECT INFORMATION

508.3 NON SEPARATED OCCUPANCIES

BLDG. OCCUPANCY GROUPS F-2 & B: THE COMBINED ALLOWABLE AREA OF BOTH SPACES IS LIMITED TO THE ALLOWABLE AREA OF THE MOST RESTRICTIVE OCCUPANCY.

PROPOSED AREA = 12,609 GSF

ALLOWABLE AREA FOR TYPE II-B CONSTRUCTION B OCCUPANCY: 92,000 SF --OK

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

TYPE II-B CONSTRUCTION

PRIMARY STRUCTURAL FRAME: 0 HR (FIRE RESISTANCE RATING)

TABLE 1017.2 : EXIT ACCESS TRAVEL DISTANCE

B OCCUPANCY: 55' MAX DISTANCE. SEE FLOOR PLANS FOR GRAPHIC ILLUSTRATION

400' MAX ALLOWED WITH SPRINKLER SYSTEM.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA ELECTRIC CODE (CEC)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

2022 CALIFORNIA FIRE CODE (CFC)

STATE OF CALIFORNIA BUILDING CODE TITLE 24 HANDICAPPED ACCESS AND TITLE 24 ENERGY STANDARDS

ALL GOVERNING LOCAL CODES AND ORDINANCES

CONSTRUCTION ACTIVITY SHALL NOT BEGIN BEFORE 7 A.M. OR CONTINUE LATER THAN 6 PM, MONDAY THROUGH FRIDAY

SHEET INDEX

T-1.0	TITLE SHEET / ARCHITECTURAL NOTES / PROJECT SUMMARY / PERSPECTIVE
T-1.1	ARCHITECTURAL SITE PLAN
T-1.2	LAND USE PLAN
A-1.0	ARCHITECTURAL FLOOR PLAN
A-2.0	EAST / WEST EXTERIOR ELEVATIONS
A-3.0	NORTH / SOUTH EX. ELEVATIONS
A-4.0	PERSPECTIVES
GP-1	TITLE SHEET
GP-2	PRECISE GRADING PLAN
LP-1	CONCEPTUAL LANDSCAPE PLAN
LP-2	PLANT IMAGES AND PRELIMINARY WULCOS CALC.

SPACE	USE GROUP	AREA (SF)	O.L. FACTOR	OCCUPANT LOAD
WAREHOUSE	F-2	10,758	500	22
OFFICE	B	1,851	150	13
TOTAL		12,609		35

EXITING SUMMARY

TOTAL OCCUPANT LOAD 35, (2) EXITS REQUIRED, (4) EXITS PROVIDED

PLUMBING FIXTURE SUMMARY PER 2022 CPC TABLE 422.1

	USE GROUP	AREA (SF)	O.L.	MEN	WOMEN
	WAREHOUSE F-2	10,758	22		
	OFFICE B	1,851	13		
SUBTOTAL			35	18	18

	WATER CL	URINALS	LAV
MEN	1 REQUIRED	0 REQUIRED	1 REQUIRED
	3 PROVIDED	1 PROVIDED	3 PROVIDED
WOMEN	1 REQUIRED		1 REQUIRED
	3 PROVIDED		3 PROVIDED

NOTE: (3) SINGLE OCCUPANCY GENDER NEUTRAL ADA COMPLIANT RESTROOM PROVIDED

PARKING SUMMARY

PARKING REQUIRED

2,000 SF OF OFFICE / 250 = 8 SPACES

11,000 SF OF WAREHOUSE / 1,000 = 11 SPACES

TOTAL 8 + 11 = 19 SPACES REQUIRED

22 SPACES PROVIDED

INCLUDES (20) STANDARD PARKING SPACES

(1) CLEAN AIR VEHICLE

(1) ADA COMPLIANT PARKING SPACES / VAN ACCESSIBLE

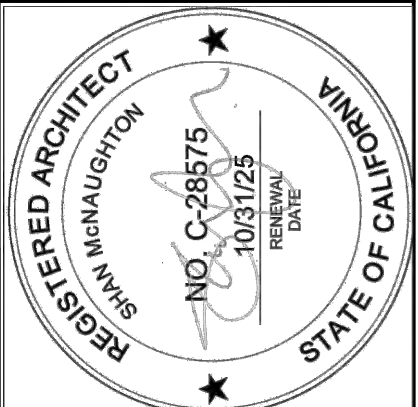
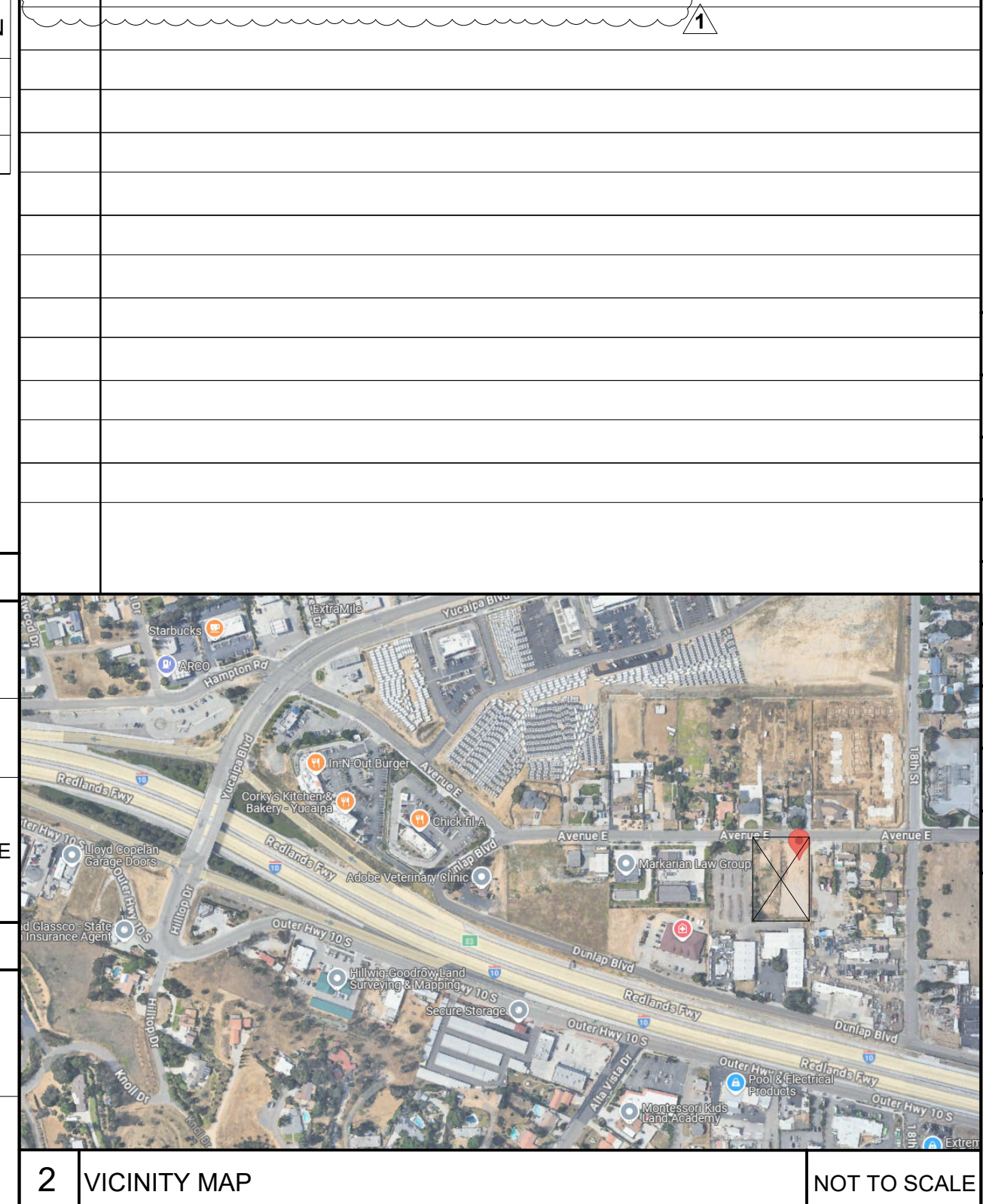
LANDSCAPE CALCULATION

LANDSCAPE AREA REQUIRED

42,253.2 SF X 15% = 6,337.98 SF

LANDSCAPE AREA PROVIDED 9,219.2 SF = 21.8% -- OK

NO PROTECTED TREES EXIST ON SITE



Architect: MCNAUGHTON ARCHITECTURE, INC.

SHAN MCNAUGHTON, AIA

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PHONE (909) 557-7358

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www.mcna-p.com

Owner: GOLDEN STATE GLAZING INC.

31575 AVENUE E, YUCAIPA, CA 92399

Job Title: GOLDEN STATE GLAZING MANUFACTURING FACILITY & OFFICE

Sheet Title: TITLE SHEET / ARCHITECTURAL NOTES / PROJECT SUMMARY / PERSPECTIVE

Revisions:

1	PLANNING COMMENTS 07/28/25

Scale: AS NOTED

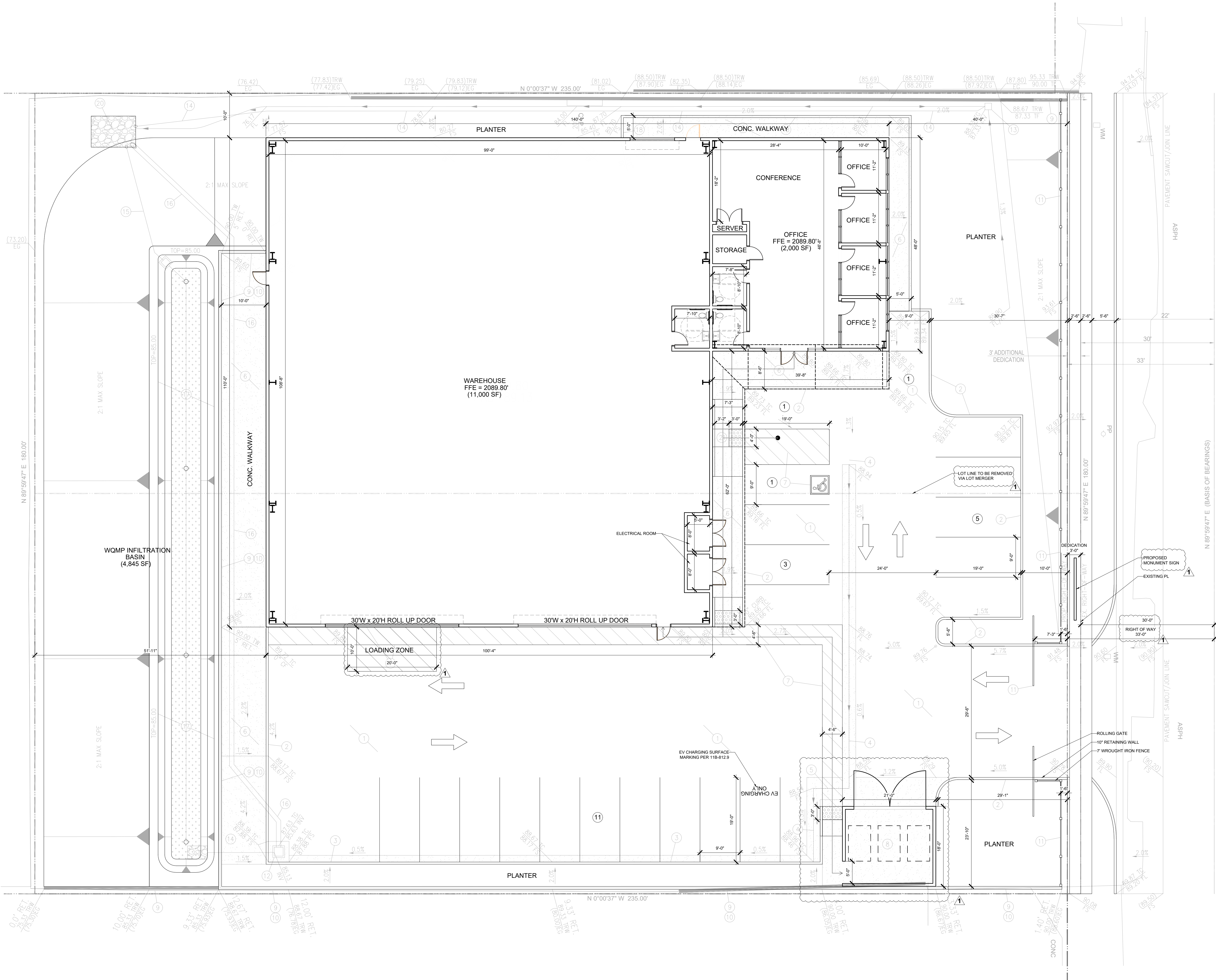
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Drawn By: Thunyanon Locharoenrat, AIA

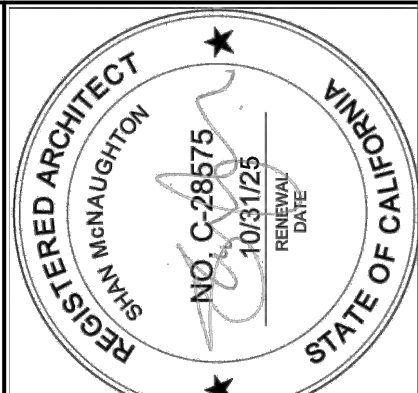
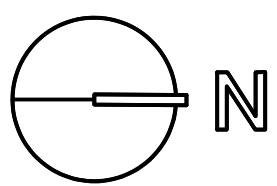
Checked By: Shan McNaughton, AIA

Sheet Number

T-1.0



NOTE : NO EASEMENTS EXIST
NO PROTECTED OR NATIVE TREES EXIST



Architect: **MCNAUGHTON ARCHITECTURE, INC.**
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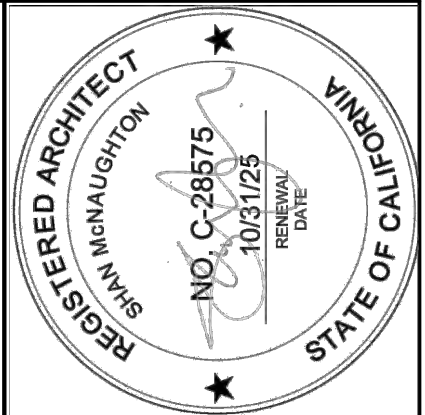
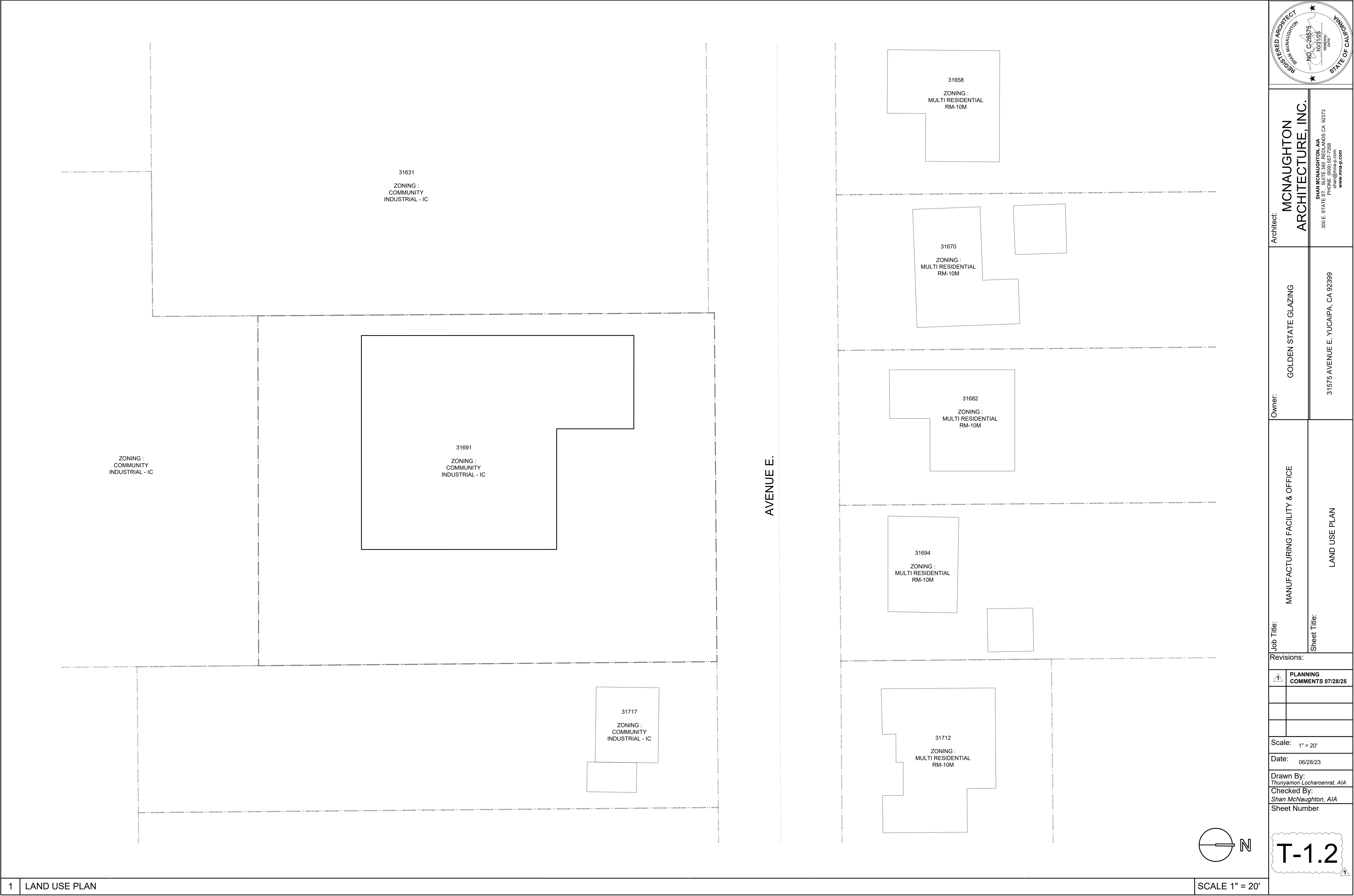
Owner: **GOLDEN STATE GLAZING**
31575 AVENUE E, YUCAIPA, CA 92389

Job Title: **MANUFACTURING FACILITY & OFFICE**
Sheet Title: **ARCHITECTURAL SITE PLAN**

Revisions:	
1	PLANNING COMMENTS 07/28/25

Scale: 1" = 10'
Date: 06/28/23
Drawn By: Thunyanon Locharoenrat, AIA
Checked By: Shan McNaughton, AIA
Sheet Number

T-1.1



Architect: **MCNAUGHTON ARCHITECTURE, INC.**
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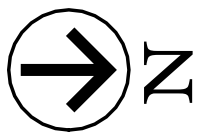
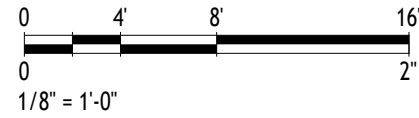
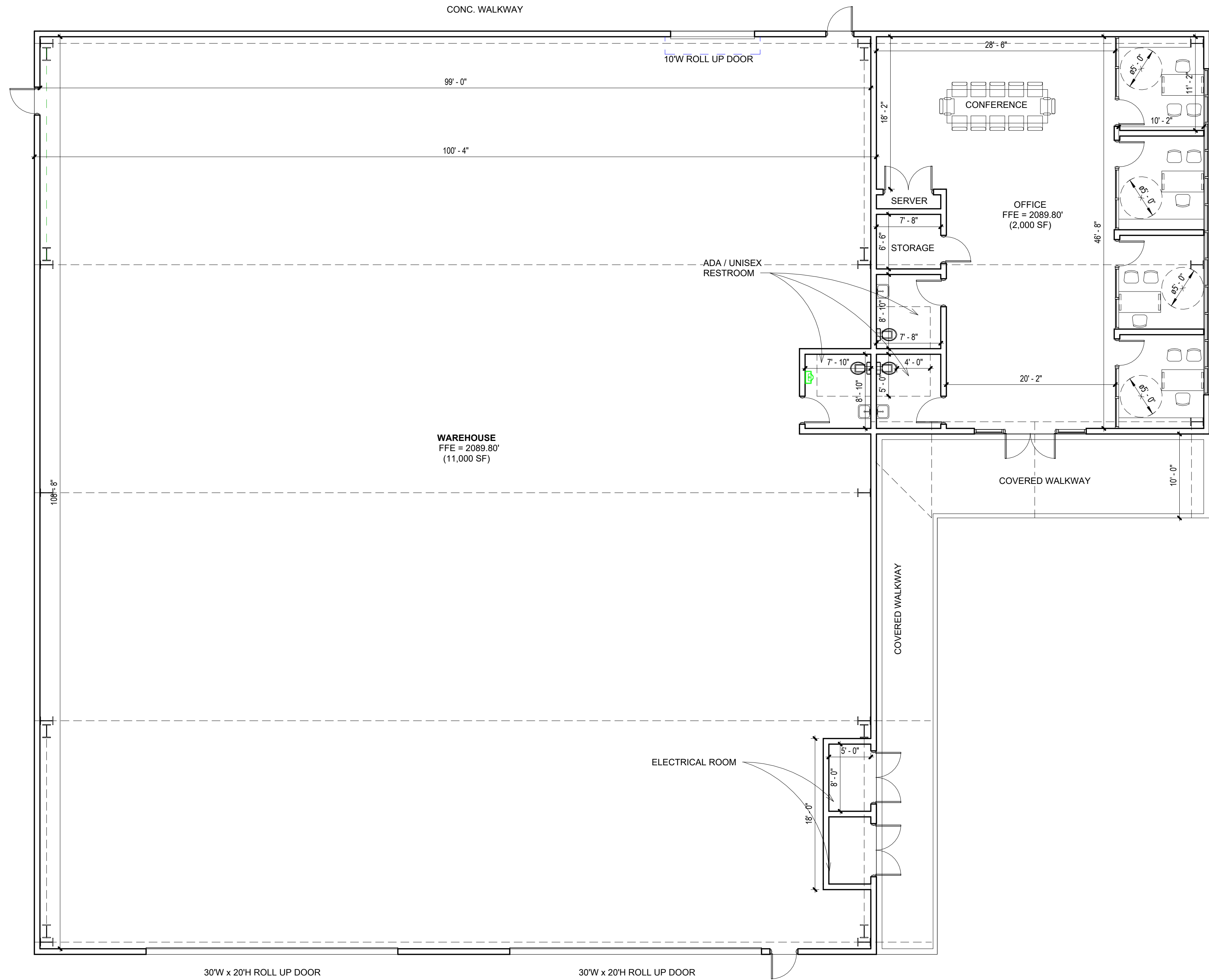
Owner: GOLDEN STATE GLAZING
31575 AVENUE E. YUCAIPA, CA 92399

Job Title: MANUFACTURING FACILITY & OFFICE
Sheet Title: LAND USE PLAN

Revisions:	
	PLANNING COMMENTS 07/28/25

Scale: 1" = 20'
Date: 06/28/23
Drawn By: Thunyanon Locharoenrat, AIA
Checked By: Shan McNaughton, AIA
Sheet Number

T-1.2



ARCHITECT : **MCNAUGHTON ARCHITECTURE, INC**
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www.mna.com

CLIENT : **GOLDEN STATE GLAZING INC.**
ADDRESS : **31575 AVENUE E, YUCAIPA, CA 92399**

JOB TITLE : **GOLDEN STATE GLAZING MANUFACTURING FACILITY & OFFICE**
SHEET TITLE : **ARCHITECTURAL FLOOR PLAN**

REVISIONS :	

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

DATE : 03/31/25

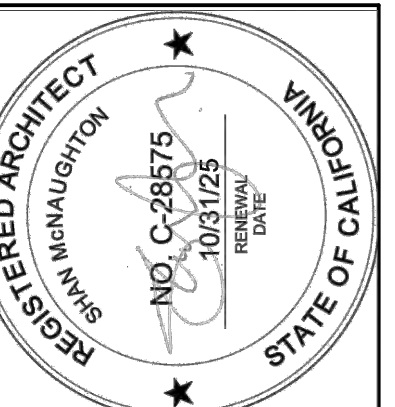
DRAWN BY : *Thunyamon Locharoenrat, AIA*

CHECKED BY : *Shan McNaughton, AIA*

SHEET NUMBER :

A-1.0

EXTERIOR ELEVATION KEYNOTES	
1	STANDING SEAM PANEL ROOF : DARK BRONZE COLOR BY PEAK STEEL BUILDING
2	ARCHITECTURAL FACIA, TRIM & GUTTER : DARK BRONZE COLOR BY PEAK STEEL BUILDING
3	R-PANEL METAL SIDING : DARK BRONZE COLOR BY PEAK STEEL BUILDING
4	METAL LOUVERS : DARK BRONZE COLOR
5	STOREFRONT GLASS, CLERESTORY WINDOW: DUAL GLAZE, SOLARBONZE 70/ CLEAR GLASS, ANODIZED ALUMINUM LIGHT MEDIUM BRONZE - ARCADIA FINISH
6	METAL ROLL UP DOOR: 30"W x 20'H PAINT FINISH: BRONZE
7	METAL ROLL UP DOOR: 10"W x 10'H PAINT FINISH: BRONZE
8	METAL PEDESTRIAN EXIT DOOR PAINT FINISH: BRONZE



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ARCHITECTURE, INC.

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GOLDEN STATE GLAZING

MANUFACTURING FACILITY & OFFICE

EAST & WEST EXTERIOR ELEVATIONS

2000

Sheet title:

Revisions:

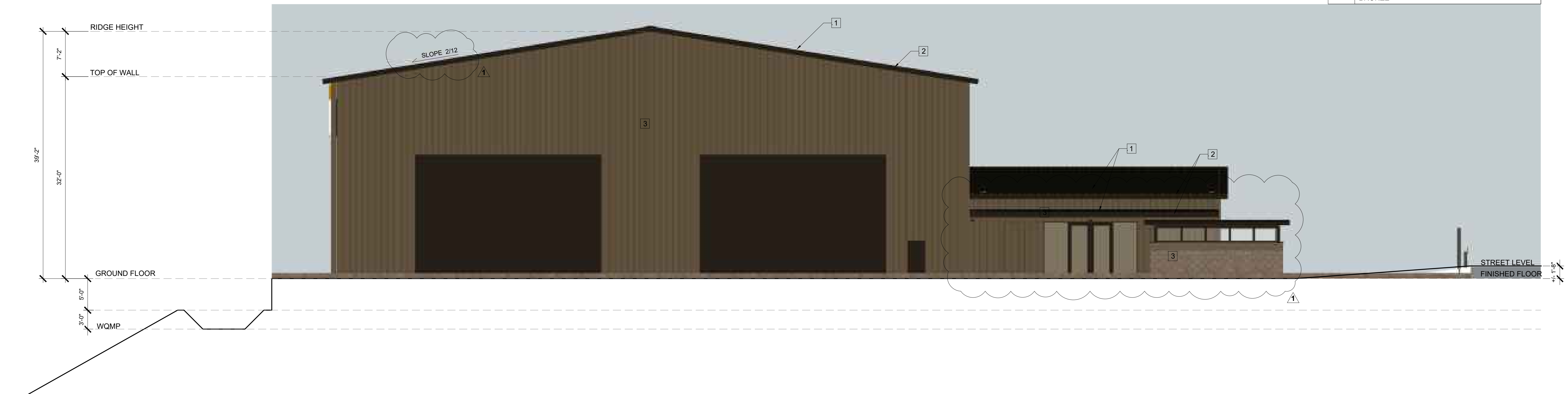
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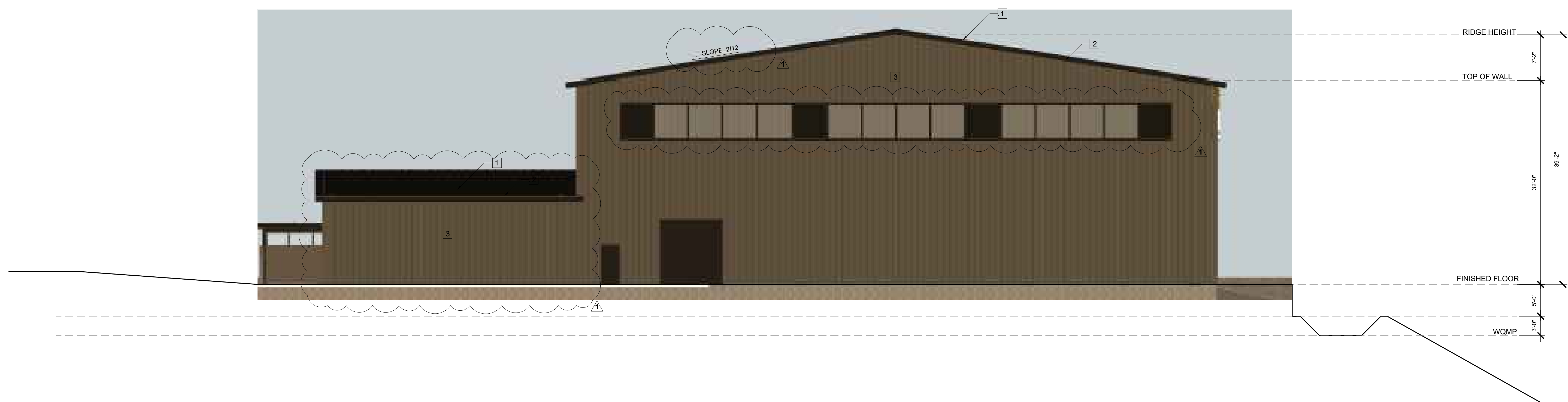
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Drawn By:	<i>Chunyanmon Locharoenrat, AIA</i>
Checked By:	<i>Shan McNaughton, AIA</i>
Sheet Number	

A-2.0



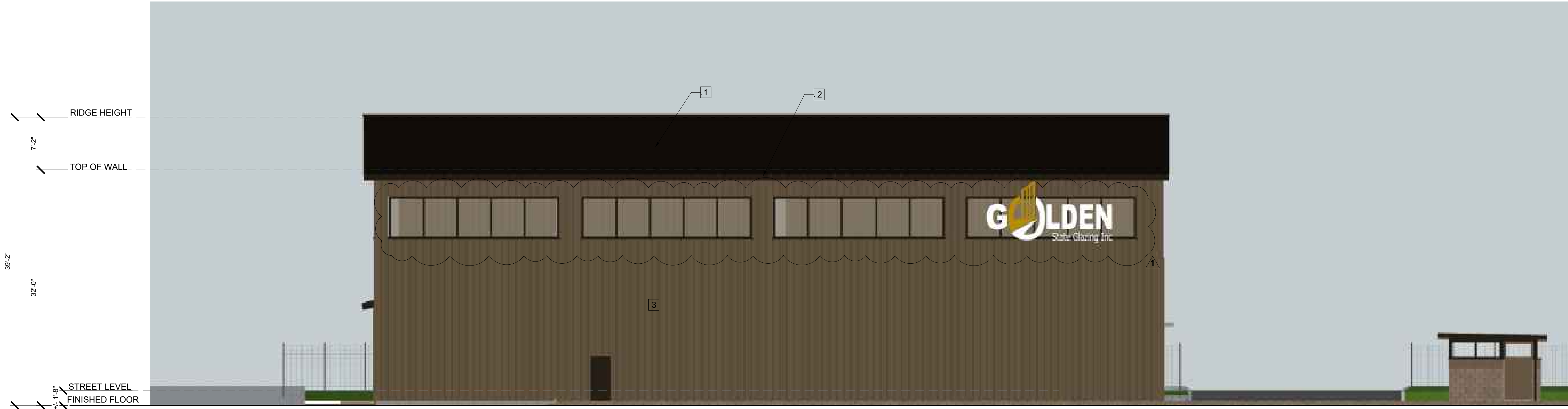
2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	STANDING SEAM PANEL ROOF : DARK BRONZE COLOR BY PEAK STEEL BUILDING
2	ARCHITECTURAL FACIA, TRIM & GUTTER : DARK BRONZE COLOR BY PEAK STEEL BUILDING
3	R-PANEL METAL SIDING : DARK BRONZE COLOR BY PEAK STEEL BUILDING
4	METAL LOUVERS : DARK BRONZE COLOR
5	STOREFRONT GLASS, CLERESTORY WINDOW: DUAL GLAZE, SOLARBRONZE 70/ CLEAR GLASS, ANODIZED ALUMINUM LIGHT MEDIUM BRONZE - ARCADIA FINISH
6	METAL ROLL UP DOOR: 30'W x 20'H PAINT FINISH: BRONZE
7	METAL ROLL UP DOOR: 10'W x 10'H PAINT FINISH: BRONZE
8	METAL PEDESTRIAN EXIT DOOR PAINT FINISH: BRONZE



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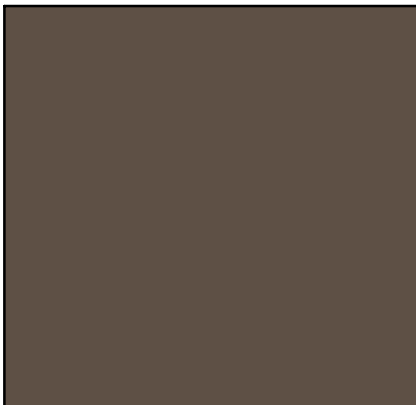
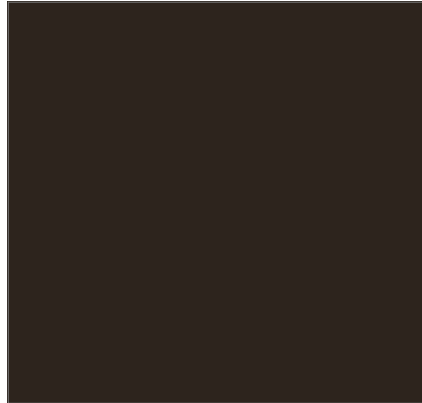
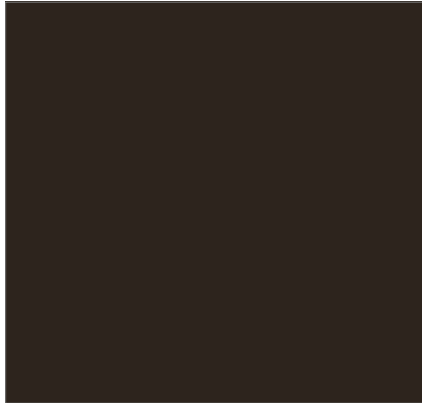
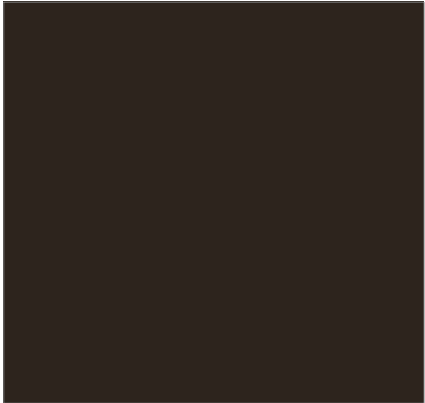
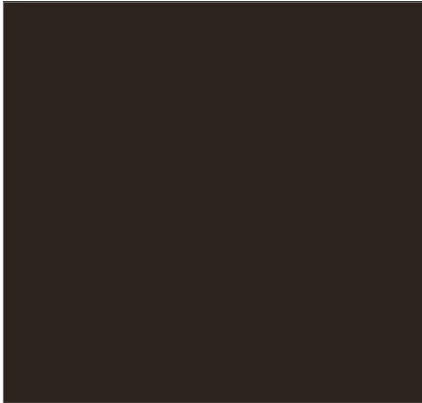
Owner: **GOLDEN STATE GLAZING**
31575 AVENUE E., YUCAIPA, CA 92399

Job Title: **MANUFACTURING FACILITY & OFFICE**
Sheet Title: **NORTH & SOUTH EXTERIOR ELEVATIONS**

Revisions:	
1	PLANNING COMMENTS 07/08/25
Scale: 1/8" = 1'-0"	
Date: 03/24/25	
Drawn By: Thunyanon Locharoenrat, AIA	
Checked By: Shan McNaughton, AIA	
Sheet Number	



MATERIALS KEYNOTES

1	STANDING SEAM PANEL ROOF : DARK BRONZE COLOR BY PEAK STEEL BUILDING	2	ARCHITECTURAL FACIA, TRIM & GUTTER : BRONZE COLOR BY PEAK STEEL BUILDING	3	R-PANEL METAL SIDING : DARK BRONZE COLOR BY PEAK STEEL BUILDING	4	METAL LOUVERS : DARK BRONZE COLOR	5	STOREFRONT GLASS, CLERESTORY WINDOW: DUAL GLAZE, SOLARBRONZE 70/ CLEAR GLASS, ANODIZED ALUMINUM LIGHT MEDIUM BRONZE - ARCADIA FINISH	6	METAL ROLL UP DOOR: 30'W x 20'H PAINT FINISH: BRONZE	7	METAL ROLL UP DOOR: 10'W x 10'H PAINT FINISH: BRONZE	8	METAL PEDESTRIAN EXIT DOOR PAINT FINISH: BRONZE
															



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Job Title: **MANUFACTURING FACILITY & OFFICE**
Sheet Title: **PERSPECTIVES**

Revisions:

	PLANNING COMMENTS 07/28/25

Scale: NOT TO SCALE
Date: 03/24/25
Drawn By: Thunyanon Locharoenrat, AIA
Checked By: Shan McNaughton, AIA
Sheet Number

A-4.0

FILTERED RUNOFF. ALL RUNOFF SHALL BE FILTERED PRIOR TO DISCHARGING FROM A SITE OR TO ANY TYPE OF PRIVATE OR PUBLIC STORM WATER CONVEYANCE SYSTEM (NATURAL WATERCOURSES, STREETS, GUTTERS, CONCRETE-LINED V-DITCHES, STORM DRAINS, FLOW-LINES, INLETS, OUTLETS, ETC.). ALL NON-PERMITTED DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM WATER CONVEYANCE SYSTEM YEAR-ROUND.

BEST MANAGEMENT PRACTICES (BMP'S). YEAR-ROUND, POLLUTION PREVENTION MEASURES, ALSO KNOWN AS BEST MANAGEMENT PRACTICES (BMP'S), MUST BE INSTALLED PRIOR TO ANY FIELD ACTIVITIES. BMP HANDBOOKS CAN BE DOWNLOADED AT . ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED AND MAINTAINED PRIOR TO AND THROUGHOUT EACH RAINY SEASON. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ESC MEASURES THROUGHOUT THE DURATION OF THE PROJECT FOR ALL CLEARING, DISKING, GRADING, EXCAVATING AND STOCKPILING ACTIVITIES, AND ON ALL EXPOSED SLOPES AND INACTIVE PADS THROUGHOUT THE ENTIRE SITE. THE DEVELOPER/CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DISCHARGES FROM SUBCONTRACTORS.

EROSION AND SEDIMENT CONTROLS. ALL ESC MATERIALS SHALL BE INSPECTED, RESTORED, REPAIRED OR MODIFIED YEAR-ROUND THROUGHOUT THE SITE TO PROTECT PERIMETERS, ADJACENT PROPERTIES, ENVIRONMENTALLY SENSITIVE AREAS AND ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS. IF ANY EROSION OR SEDIMENT CONTROLS FAIL DURING ANY RAIN EVENT, MORE EFFECTIVE ONES WILL BE REQUIRED IN THEIR PLACE.

B. SEDIMENT CONTROLS. SEDIMENT CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: DESILTING BASINS, GRADED BERMS, FIBER ROLLS, SILT FENCES, GRAVEL BAG CHEVRONS (FILLED WITH MINIMUM 1/2 GRAVEL), CHECK DAMS, DRAINAGE INLET PROTECTION, ETC. FIBER ROLLS SHALL BE INSTALLED ALONG THE FACE OF THE SLOPE. THE SIZE AND SPACING IS DETERMINED BY THE SOIL TYPE, SLOPE STEEPNESS, DESIGN RAINFALL INTENSITY, AND SIZE OF AREA PROTECTED. SILT FENCE SHALL BE INSTALLED ALONG INTERIOR STREETS AND COMBINED WITH GRAVEL-BAG OR SILT FENCE CHEVRONS INSIDE THE SIDEWALK RIGHT-OF-WAY OR BACK OF CURBS.

STATE CONSTRUCTION GENERAL PERMIT. IF THE PROJECT DISTURBS, EXPOSES OR STOCKPILES ONE ACRE OR MORE OF SOIL, THE SITE MUST BE COVERED UNDER THE STATE CONSTRUCTION GENERAL PERMIT. A WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER, A RISK LEVEL DETERMINATION NUMBER AND THE QUALIFIED "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) DEVELOPER (QSD) SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT. A SWPPP SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF THE PROJECT AND SHALL BE READILY AVAILABLE TO CITY AND STATE INSPECTORS AND UPDATED TO REFLECT CURRENT SITE CONDITIONS DURING CONSTRUCTION. THE CONSTRUCTION PERMIT CAN BE DOWNLOADED AT WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.

PERIMETER PROTECTION. PERIMETER PROTECTION MUST BE INSTALLED PRIOR TO ANY CLEARING ACTIVITIES. CLEARING SHALL BE LIMITED TO AREAS THAT WILL BE IMMEDIATELY GRADED OR DISTURBED. A COMBINATION OF ESC MEASURES SHALL BE IMPLEMENTED IN AREAS THAT HAVE BEEN CLEARED. ALL DISTURBED AREAS OF AN INACTIVE SITE, AS DESCRIBED IN THE ENGINEERING AND CONSTRUCTION MANUAL, SHALL ALSO BE PROTECTED.

CONSTRUCTION ACCESS POINTS. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. INTERIOR ACCESS POINTS (ALL PROPOSED DRIVEWAYS, MATERIAL STORAGE AND STAGING AREAS, ENTRANCES/EXITS, ETC.) SHALL ALSO BE PROTECTED WITH ROCK TO PREVENT TRACK-OUT ONTO INTERIOR STREETS. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED. VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE. CONTROLLED STREET WASHING SHALL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS, AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.

DESILTING BASINS. DESILTING BASINS SHALL BE DESIGNED ACCORDING TO THE GUIDANCE PROVIDED IN CASQA'S CONSTRUCTION BMP HANDBOOK. PONDED WATER SHALL BE SECURED FROM THE PUBLIC. SIGNAGE INDICATING "PONDED WATER - DO NOT ENTER", OR AN EQUIVALENT WARNING NOTICE SHALL BE POSTED.

MATERIAL STORAGE. MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANKS, PORTABLE TOILETS, LIQUIDS, GELS, POWDERS, LANDSCAPE MATERIALS AND STOCKPILES OF SOIL SHALL BE STORED AWAY FROM ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHT-OF-WAYS AND FLOW-LINES AND SHALL HAVE SECONDARY CONTAINMENT. INACTIVE STOCKPILES OF SOIL SHALL BE COVERED AT ALL TIMES. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECAST RAIN.

CONSTRUCTION WASTE, CONSTRUCTION WASTE AND MISCELLANEOUS DEBRIS SHALL BE PLACED IN WATER-TIGHT BINS, WIRE MESH RECEPTACLES SHALL NOT BE ALLOWED. WASH-OUT STATIONS SHALL BE PROVIDED FOR CONCRETE, PAINTS, STUCCO AND OTHER LIQUID WASTE, AND SHALL BE LINED WITH PLASTIC AND LOCATED AWAY FROM PUBLIC RIGHT-OF-WAYS, FLOW LINES, ETC. PRIOR TO ANY FORECAST RAIN, BINS AND WASH-OUTS SHALL BE COVERED WITH LIDS OR PLASTIC TARPS.

SLOPE PROTECTION. STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. ESC MEASURES ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT/PERMANENT LANDSCAPE IS ESTABLISHED. THERE SHALL BE 100% SLOPE PROTECTION IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE, OF OCCUPANCY.

PORTABLE MIXERS: ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH THEM WITH GRAVEL-BAGS PLACED ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.

MAINTENANCE. ALL ONSITE AND OFFSITE FLOW LINES (I.E. V- AND BROW-DITCHES, TERRACE DRAINS, RIBBON GUTTERS, CURB GUTTERS, ETC.) STORM WATER CONVEYANCE SYSTEMS, CHECK DAMS, CHEVRONS, SILT FENCES AND DESILTING* BASINS, SHALL BE FREE OF SEDIMENT, CONSTRUCTION MATERIALS, WASTE, MISCELLANEOUS DEBRIS AND DETERIORATED ESC MEASURING YEAR-ROUND.

OBSTRUCTIONS. NO OBSTRUCTIONS, OTHER THAN BMP'S, SHALL BE ALLOWED WITHIN ANY STORM WATER CONVEYANCE SYSTEM. UNLESS ALTERNATIVE DRAINAGE FACILITIES HAVE BEEN APPROVED BY THE CITY ENGINEER.

1. THE PERMITEE IS RESPONSIBLE FOR DUST CONTROL.
2. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
3. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT IN-PLACE ANY AND ALL EXISTING UTILITIES. ANY UTILITY REMOVALS OR RELOCATION SHALL BE PERFORMED BY THE APPROPRIATE UTILITY PURVEYOR. PHASED UTILITY RELOCATION'S MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLOSELY COORDINATE HIS ACTIVITIES WITH THOSE OF ALL UTILITY COMPANIES.
5. THE PERMITEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATION WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.

I, THE UNDERSIGNED SOILS ENGINEER, HAVE REVIEWED THESE PLANS AND AM SATISFIED THAT THEY ARE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT FOR THIS SITE PREPARED BY _____, AS PROJECT NO. _____, DATED _____.

PHONE:

SCALE: 1"=50'

- 1) CONSTRUCT A.C. PAVEMENT OVER BASE PER SOILS ENGINEER'S RECOMMENDATIONS
- 2) CONSTRUCT TYPE A1-150(6) 6" CONCRETE CURB PER S.P.P.W.C. STD. 120-2
- 3) CONSTRUCT 6" CONCRETE CURB & GUTTER S.B. COUNTY STD. 116
- 4) CONSTRUCT LONGITUDINAL GUTTER PER CITY OF YUCAIPA STD. 122-1 - MODIFY TO 3' WIDE
- 5) MODIFY GUTTER TO 5' WIDE AND ENSURE 5% MAX SLOPE WITHIN ADA PATH OF TRAVEL.
- 6) CONSTRUCT 4" THICK CONCRETE PAVING OVER NATIVE
- 7) INSTALL ADA PARKING SIGNAGE AND STRIPING AND PATH OF TRAVEL
- 8) CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 9) CONSTRUCT RETAINING WALL ENGINEERED DETAILS AND SEPARATE PERMIT
- 10) INSTALL 42" HIGH RAILING OR FENCING FOR FALL PROTECTION
- 11) WROUGHT IRON FENCE AND GATE PER ARCHITECTURAL PLAN
- 12) INSTALL 24"x24" PRECAST CATCH BASIN WITH TRAFFIC GRATE
- 13) INSTALL 12"x12" NDS CATCH BASIN WITH PLASTIC ATRIUM GRATE
- 14) INSTALL 6" PVC SD-35 DRAIN PIPE AT 1.0% MINIMUM GRADE
- 15) INSTALL 8" HDPE DRAIN PIPE AT 1.0% MINIMUM GRADE
- 16) INSTALL 12" H.D.P.E. STORM DRAIN 1.0% MINIMUM GRADE
- 17) CONSTRUCT BIOFILTRATION BASIN PER WQMP PLANS
- 18) CONSTRUCT 12" MAX HEIGHT DEEPEENED CONCRETE EDGE
- 19) CONSTRUCT DEEPEENED FOOTING PER ARCHITECTURAL PLANS
- 20) CONSTRUCT 7'X10' BY 18" THICK RIP-RAP SPLASH PAD
- 21) CONSTRUCT ACCESSIBLE RAMP PER ADA STANDARDS

THE WEST 80 FEET OF EAST 180 FEET OF THE NORTH 265 FEET OF BLOCK 143
ACCORDING TO MAP OF SUBDIVISION NO. 3 OF PART OF DUNLAP RANCH IN THE CITY
OF YUCAIPA, COUNTY OF SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 20,
PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
(A.P.N. 0300-193-21)

THE EAST 100 FEET OF THE NORTH 265 FEET OF BLOCK 143 ACCORDING TO MAP OF SUBDIVISION NO. 3 OF PART OF DUNLAP RANCH IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 20, PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
(A.P.N. 0300-193-22)

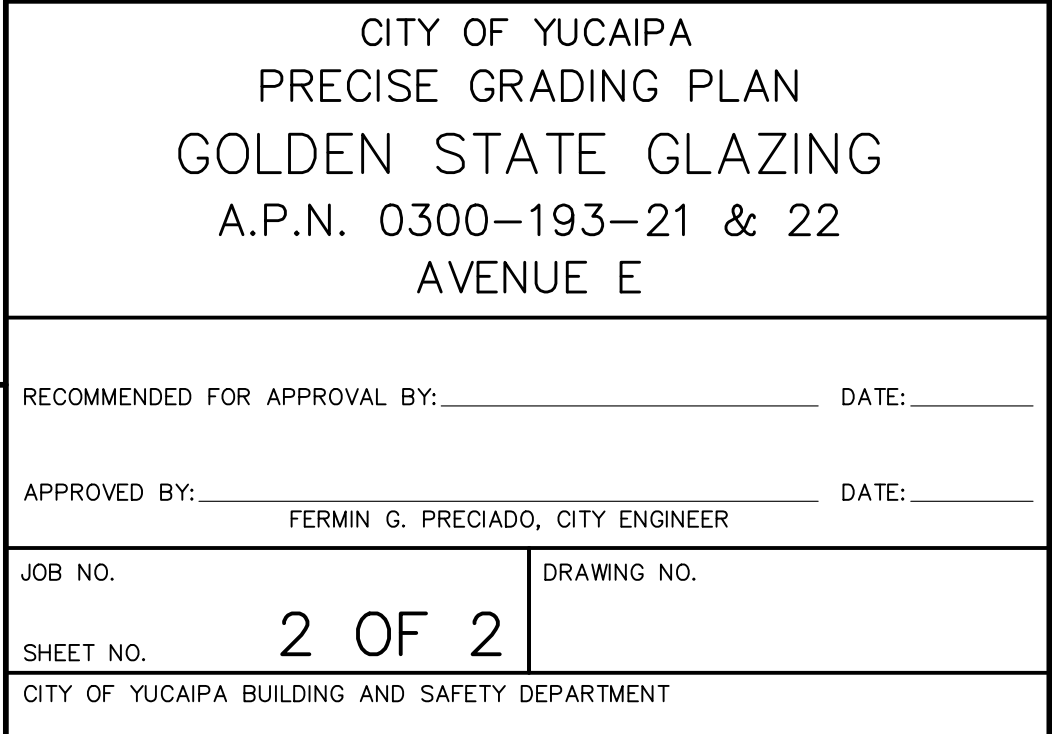
THE WEST 180 FEET OF THE NORTH 265 FEET OF BLOCK 143 ACCORDING TO MAP OF SUBDIVISION NO. 3 OF PART OF DUNLAP RANCH IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 20, PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
(LOTS TO BE MERGED PER SEPARATE DOCUMENT)

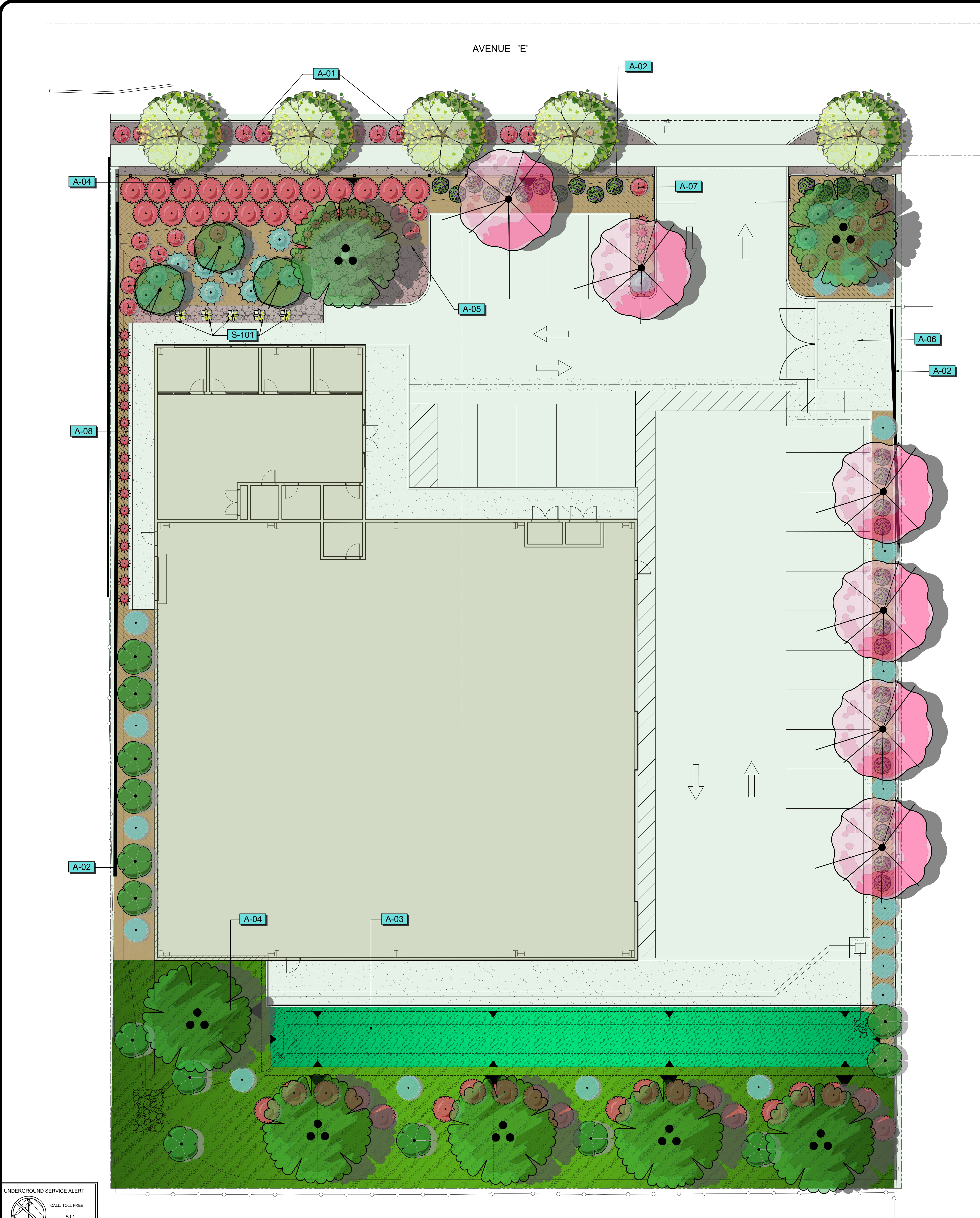


	CUT	FILL
EXCAVATION	7 C.Y.	————
EMBANKMENT	————	8,888 C.Y.
SUBSIDENCE (0.1')	————	144 C.Y.
SHRINKAGE (18%)	————	1 C.Y.
SUB-X LOSS (18%)	————	207 C.Y.
TOTALS	7 C.Y.	9,240 C.Y.

9,233 C.Y. OF IMPORT

[illegible]



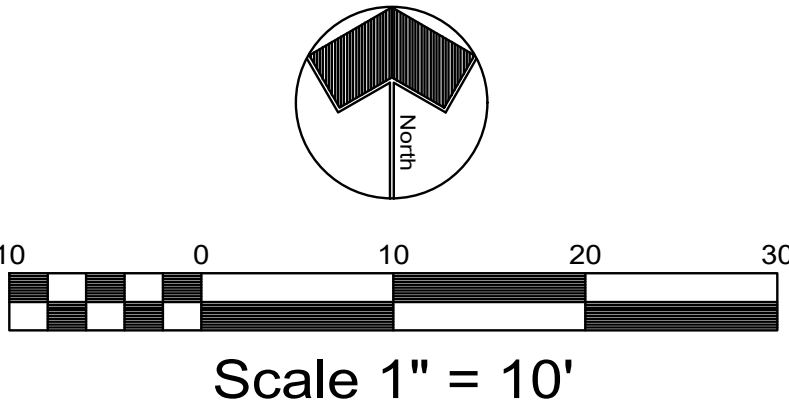


PLANT SCHEDULE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	3	24" BOX	LOW	ACACIA WILLARDIANA LOW BRANCHED	PALO BLANCO
	6	24" BOX	MOD	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD
	7	24" BOX	MOD	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK
STREET TREES					
	5	15 GAL.	MOD	GEUERA PARVIFLORA	AUSTRALIAN WILLOW
SHRUBS					
	20	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
	32	5 GAL.	LOW	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE
	14	5 GAL.	LOW	PLUMBAGO AURICULATA 'MONOTT'	ROYAL CAPE® PLUMBAGO
	39	5 GAL.	LOW	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY SCARLET FIRETHORN
	29	5 GAL.	LOW	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE
GRASSES					
	40	1 GAL.	LOW	ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW
	5	5 GAL.	LOW	DIANELLA TASMANICA 'VARIEGATA' PLANT IN PLANTER POTS	VARIEGATED FLAX LILY
SHRUB COVER					
	16	1 GAL.	LOW	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER
GROUND COVERS					
	1,874 SF	4"	MOD	CAREX TEXENSIS USE IN BIO-RETENTION AREA	TEXAS SEDGE
	1,505	FLAT	LOW	LONICERA JAPONICA 'HALLIANA' PLANT AT 24" O.C.	HALLS HONEYSUCKLE FLOWERING VINE
MULCHES					
	4,448 SF	3" DEEP	0	WOOD MULCH 2 INCH MAXIMUM SIZE WALK-ON TYPE	INSTALL IN ALL NON-STONE PLANTERS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
CONSTRUCTION NOTES	
A-01	STREETSCAPE SCENE TO MATCH EXISTING NEIGHBORING PROPERTIES
A-02	FENCING AND WALLS PER ARCHITECT'S/CIVIL PLANS-TYPICAL
A-03	BIO-RETENTION BASIN PER CIVIL PLANS
A-04	SLOPE INDICATOR PER CIVIL PLANS-TYPICAL
A-05	ALUMINUM EDGE BETWEEN COBBLES AND WOOD MULCH
A-06	TRASH ENCLOSURE BY OTHERS
A-07	SHRUBS TO SCREEN PARKING LOT
A-08	NO-MULCH STRIP TO MAKE INSECTS HAPPY PER CITY REQUIREMENTS
ROCK	
	STONE COBBLES-ARIZONA-SIZE 1-3"-MIN 3" DEEP-AVAILABLE FROM SWB
	CRUSHED STONE MULCH-HICKORY CREEK OR EQUAL-3/4" MINUS-MIN. 3" DEEP-AVAILABLE FROM SWB
SITE FURNISHINGS	
S-101	PLANTER POT-ASIAN CERAMICS #5-6038-F1-COLOR AQUA (SIZE 24" SQ.X34" HIGH)



REFER TO SHEET LP-2 FOR PLANT PHOTOS AND WATER CALCS.



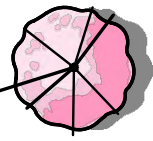
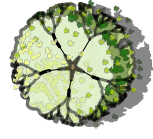
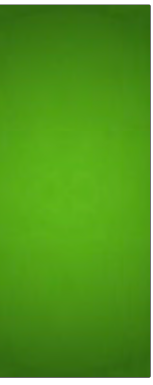
CONCEPTUAL
LANDSCAPE PLAN

GOLDEN STATE GLAZING
A.P.N. 0300-193-21 & 22
AVENUE E
YUCAIPA, CALIFORNIA

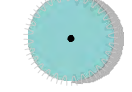
REVISIONS

DRAWN BY CAD
DESIGNED BY STB
CHECKED BY CR
DATE 6/17/25
JOB NO. 25-29
SCALE 1"=10'
SHEET

PLANT SCHEDULE

PHOTO	SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
		24" BOX	LOW	ACACIA WILLARDIANA LOW BRANCHED	PALO BLANCO
		24" BOX	MOD	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD
		24" BOX	MOD	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK
STREET TREES					
		15 GAL	MOD	GEUERA PARVIFLORA	AUSTRALIAN WILLOW
GROUND COVERS					
		4"	MOD	CAREX TEXENSIS USE IN BIO-RETENTION AREA	TEXAS SEDGE
		FLAT	LOW	LONICERA JAPONICA 'HALLIANA' PLANT AT 24" O.C.	HALLS HONEYSUCKLE FLOWERING VINE
MULCHES					
		3" DEEP	0	WOOD MULCH 2 INCH MAXIMUM SIZE WALK-ON TYPE INSTALL IN ALL NON-STONE PLANTERS	

PLANT SCHEDULE

PHOTO	SYMBOL	SIZE	WULCOS	BOTANICAL NAME	COMMON NAME
SHRUBS					
		5 GAL	LOW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
		5 GAL	LOW	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE
		5 GAL	LOW	PLUMBAGO AURICULATA 'MONOTT'	ROYAL CAPE® PLUMBAGO
		5 GAL	LOW	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY SCARLET FIRETHORN
		5 GAL	LOW	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE
GRASSES					
		1 GAL	LOW	ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW
		5 GAL	LOW	DIANELLA TASMANICA 'VARIEGATA' PLANT IN PLANTER POTS	VARIEGATED FLAX LILY
		1 GAL	LOW	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER

PRELIMINARY WULCOS CALCULATIONS						
California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET ₀)	55.61	Project Type	Residential			0.55
Hydricity # / Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IEF)	ETAF ³ (PF/IE)	Landscape Area ⁴ (Sq. Ft.)	Estimated Total Water Use (ETWU) ⁵
Regular Landscape Areas						
TREES/SHRUBS	0.4	Drip	0.81	0.49	5,496	2714
BIO-SWALE BASIN	0.4	Drip	0.81	0.49	1,874	925
COBBLE	0	Drip	0.81	0.00	588	0
FLATTED SLOPES	0.3	Drip	0.75	0.40	1505	602
		Drip	0.81	0.00	0	0
		Totals			9463	4242
Special Landscape Areas						
					1	0
					Totals	0
						ETWU Total
						146213
						Maximum Allowed Water Allowance (MAWA) ⁶
						179415
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area					4242	
Total Area					9463	
Average ETAF					0.45	
All Landscape Areas						
Total ETAF x Area					4242	
Total Area					9463	
Average ETAF					0.45	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER CONSERVATION STATEMENT:

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/ OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES



PLANT IMAGES AND
PRELIMINARY WULCOS CALCS.

GOLDEN STATE GLAZING
A.P.N. 0300-193-21 & 22
AVENUE E
YUCAIPA, CALIFORNIA

REVISIONS

DRAWN BY

CAD

DESIGNED BY

STB

CHECKED BY

CR

DATE

6/17/25

JOB NO.

25-29

SCALE

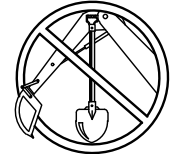
NONE

SHEET

LP-2

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