CITY OF HIGHLAND
REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING
June 2, 2020
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS
Randall Hamerly, Chair
John Gamboa, Vice Chair
Michael Hall, Commissioner
Richard Haller, Commissioner
Tamara Zaman, Commissioner

STAFF
Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Salvador Quintanilla, Associate Planner
Angela Tafolla, Planning Technician II
Camille Goritz, Administrative Assistant III

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861☎ • (909) 862-3180 🖷

The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ex. 226, at least 48 hours prior to the meeting.

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 Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

SPECIAL NOTICE REGARDING COVID-19

In accordance with Governor Newsom's Executive Order N-25-20 and N-29-20, this meeting is being conducted via teleconference/Zoom. Anyone can join the meeting virtually or by phone:

- To join the Zoom Meeting online: https://zoom.us/j/95383591219
- Listen to the meeting by calling (669) 900-9128 and enter the Meeting ID: 95383591219#

Toll free phone numbers:
(877) 853-5247 or (888) 788-0099
Meeting ID: 95383591219#

Submission of Public Comments: For those wishing to make public comments (items not on the agenda), please submit your comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on June 2, 2020, to publiccomment@cityofhighland.org.
For those wishing to make a public comment regarding a public hearing item (Nos. 2 and 3), please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the end of the corresponding item. Please email your comments to publiccomment@cityofhighland.org.
For those wishing to make a public comment regarding an item on the agenda, please identify the agenda item in the subject line. Email comments must be submitted by 5:00 p.m. on June 2, 2020, to publiccomment@cityofhighland.org. All email comments received by the deadline will be read aloud and shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting.

PLANNING COMMISSION
REGULAR MEETING AGENDA
June 2, 2020 – 6:00 P.M.

CALL TO ORDER

Pledge of Allegiance

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

The Community Development Administrative Assistant shall read all email comments received before 5:00 p.m., provided that the reading shall not exceed three (3) minutes because this is the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

CONSENT CALENDAR

1. Minutes from the March 3, 2020 Regular Meeting.
   RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

BUSINESS ITEMS

2. Design Review Application (DRA 19-011) to demolish an existing 880 square-foot residential structure and restore an existing 1,580 square-foot restaurant building on an approximately 12,143 square-foot property at 26001 Base Line. (APN No. 1192-021-26)
   RECOMMENDATION: Staff recommends the Planning Commission:

   1. Adopt Resolution 2020 – ____, Approving Design Review Application (DRA 19-011) to demolish an existing 880 square-foot legal, non-conforming residential structure and restore an existing 1,580 square-foot restaurant building, subject to the Conditions of Approval and Findings of Fact.

   2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

3. Design Review Application (DRA 20-004); a request to co-locate a wireless telecommunication facility on an existing facility and construct a new equipment enclosure within Aurantia Park at 29624 Greenspot Road. (APN No. 1210-371-41)
   RECOMMENDATION: Staff recommends the Planning Commission:

   1. Adopt Resolution No. 2020 – ____, Approving Design Review Application (DRA 20-004); to co-locate on an existing wireless telecommunication facility and construct a new equipment enclosure, subject to the Conditions of approval and Findings of Fact.

   2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III, of the City of Highland, California, certify I caused to be posted this agenda on or before the 28th of May by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library 7863 Central Avenue	Fire Station No. 1 26974 Base Line	City Hall 27215 Base Line

Date: May 28, 2020

Camille Goritz, Administrative Assistant III

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: June 2, 2020

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the March 3, 2020 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the Minutes as submitted.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Approved _____ Motion _____ Second _____ Agenda Item No. 1

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

Recording Secretary

Community Development Director

MINUTES
PLANNING COMMISSION
REGULAR MEETING
March 3, 2020

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	John Gamboa
	Commissioner	Tamara Zaman
	Commissioner	Richard Haller
Absent:	Commissioner	Michael Hall

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ernie Wong, City Engineer
Shannon Wisniewski, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT

No public comment.

CONSENT CALENDAR

1.0 Minutes from the February 18, 2020 Regular Meeting of the Planning Commission

A MOTION was made by Commissioner Haller, seconded by Commissioner Zaman, to approve the minutes as amended. Motion carried, 4-0, with Commissioner Hall absent.

BUSINESS ITEM

2. Review of the City's 2019 General Plan Implementation Annual Report in accordance with Government Code Section 65400 and 65588.

Assistant Community Development Director Stater gave a presentation of the Staff Report. She informed the Commissioners that each year the City is required by the State of California to file an update on progress achievements related to the General Plan and separately the Housing Element. Assistant Community Development Stater concluded

the presentation of the Staff Report by summarizing some of the highlights of the reports.

Chair Hamerly stated that he is aware that it is nearing time to review areas of the Housing Element, and asked if the City will encounter any issues with the State as a result of lacking progress in some areas of the Housing Element.

Assistant Community Development Director Stater said that lack of progress related to the Housing Element is currently a State-Wide issue, however, we have complied with all of our other goals and policies, to zone and re-zone and make every opportunity available to expedite processing. It's a priority for the city to meet those goals, however, if the marketplace doesn't demand it, we will do our best to explain it.

Chair Hamerly stated that he has heard of instances where the State may not certify new projects if there wasn't a display in acceptable progress and a couple municipalities have been sued over that.

Assistant Community Development Director Stater stated the only agencies that will most likely encounter any trouble would be if they modified their zoning and took away some of that high density, or didn't provide the density that they certified they would. We certified our element, and I hoping we won't have any trouble. We do have one multi-family in the works with 200 hundreds units that is making some progress.

Chair Hamerly asked if they will be looking at the whole picture or are they focusing on looking at the target reading.

Assistant Community Development Director Stater stated we have been lucky in the past that our State reviewers have been very understanding to the development market in Highland.

Community Development Director Mainez stated you really have to document the market, and you have to highlight your best efforts. As previously stated the other agencies that have encountered trouble either ignored their housing element or they denied a project that was supposed to be consistent with their housing element. We don't have that scenario here, the future challenges that we will have is that we don't control the market. Unfortunately there are so many challenges under CEQA, as experienced during the Harmony Project and Mediterra project.

Assistant Community Development Director Stater stated we included within the report in a table, the challenges encountered during the Harmony and Mediterra Projects.

Chair Hamerly stated it appears that the State is really promoting the Accessory Dwelling Units, is that an opportunity where there could be some type of deed restriction that we could place on it? We could say these will never be a unit for rent, but it could qualify as subsidized housing?

Community Development Director Mainez stated that there was recently an Urgency Ordinance extended by Council to allow time for further research. Staff will research safety issues and transportation impacts, you will hopefully see that about a year or so from now when we roll that into our Housing Element policies.

Commissioner Haller stated that he had a few comments relating to the amount of work that has been done, especially in Public Works. Being that City Engineer Wong is soon retiring and attending his last Planning Commission meeting, he would like to state that the amount of work that has been completed is quite impressive because a lot of work has been successfully completed.

There was discussion between the Commissioners and City Engineer Wong regarding past and present City projects, and the Commission expressed great thanks and appreciation for City Engineer Wong's time with the City of Highland.

Chair Haller asked about future landscape and lighting improvements to the Boulder Avenue Bridge project.

City Engineer Wong stated that there will be a landscaped median along Boulder Ave and completed sidewalks. Along the streets there will be installation of LED lights, additionally lighting will be added to the bridge as well. The construction will begin by the end of this year and the cost of the project in total will be about $4 Million, grant funding applications are complete and ready to be submitted.

City Engineer Wong stated this meeting is actually his first official announcement of his retirement after being with the City of Highland after twenty-nine and a half years. He stated that he has always enjoyed working with the Planning Commission, and highly respects their diligence, professionalism, and attention to detail. I feel like we have a very effective Planning Commission.

A MOTION was made by Commissioner Haller, and Seconded by Vice Chair Gamboa to receive in file the City's 2019 General Plan Implementation Annual Report. Motion carried 4-0 with Commissioner Hall absent.

ANNOUNCEMENTS

Assistant Community Development Stater announced it is likely the next meeting will be cancelled due to their being no current business items for that meeting. Additionally, the Citrus Harvest Festival is coming up on March 28th.

Vice Chair Gamboa announced that the Redland Bicycle classis is also coming up soon.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:23 P.M.

Submitted by:

Camille Goritz,
Administrative Assistant III

Approved by:

Randall Hamerly,
Planning Commission Chair

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: June 2, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Ash Syed, Associate Planner

SUBJECT: Design Review Application (DRA 19-011) to demolish an existing 880 square-foot residential structure and restore an existing 1,580 square-foot restaurant building on an approximately 12,143 square-foot property.

LOCATION: 26001 Base Line
Southeast corner of Base Line and McKinley Avenue
Assessor's Parcel Number: 1192-021-26

OWNER: Patrick & Jacqueline Earthy

REPRESENTATIVE: Jonathan L. Zane, Jonathan L. Zane Architecture

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 20 – ____ approving Design Review Application (DRA 19-011) to demolish an existing 880 square-foot legal, non-conforming residential structure and restore an existing 1,580 square-foot restaurant building, subject to the Conditions of Approval and Findings of Fact.

2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

Approved _____	Motion _____	Second _____	Agenda Item No. 2
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

FISCAL IMPACT: The Applicant submitted the required deposit for processing a Design Review Application. Staff time spent working on the application is charged to this deposit.

PUBLIC NOTICE: As required by City Council Resolution, a notice of the public hearing was posted on May 28, 2020, at the City's three designated posting locations within the City. A legal notice was posted on the City's website and mailed to property owners within 300 feet of the project site. A legal advertisement was published in the Highland Community News on May 22, 2020. No further notice is required.

PUBLIC COMMENT: At the time of preparation of this Staff Report, no comments were received from the public by the Planning Division in response to the Project Notice.

DESCRIPTION OF SITE: The project site is located at the southeast corner of Base Line and McKinley Avenue, a signalized intersection defined by the General Plan as a "major highway." The property is composed of a single parcel spanning approximately 12,143 square feet. Currently, the property features a vacant, single-story, 1,580 square foot restaurant building, constructed in 1953. It was last in operation as a Thai eatery in late 2013. It is a block and stucco building with concrete tile parapet roof along the northerly Base Line exposure. There is a customer entrance on the north and west. The parking spaces are located along the perimeter on McKinley Avenue partially within in the public right-of-way. The wheel stops are immediately adjacent to the curb. Concrete sidewalks have been installed along Base Line, but not McKinley. There is currently no clear indication as to where the private property ends and where the sidewalk/right-of-way begins. There are approximately six (6) striped parking spaces. The surfacing is aged asphalt in poor condition. Concrete driveways are located along both frontages. A precision block trash enclosure is located at the southwest corner with double metal doors opening out towards McKinley. There are two building-mounted signs at the roof line fronting Base Line and McKinley. The site is relatively clear of vegetation and trash build-up as the property owner has secured maintained the area well. There is no on-site landscaping.

Toward the southern portion of the property is a legal non-conforming single-family residential structure. The restaurant and residence are separated by a decorate block and wrought iron fence. As a part of this project, the residence will be demolished (Exhibit A – Aerial Location Map).

Surrounding Land Uses:

The City of Highland General Plan and Municipal Code designate the parcel as General Commercial (CG). The area is developed with a variety of small commercial buildings as well as single- and multi-family residences, all developed between the 1930s and 1980s.

	Existing Use	*General Plan Designation*	*Zoning Designation*
North	Base Line & Mountain Breeze Villas Apartments Complex	High-Density Residential	Multi-Family Residential (R-4)
South	Single Family Dwelling	Low-Density Residential	Single Family Residential (R-1)
West	McKinley Avenue & Base Line Liquor & Market Grocery Store	General Commercial	General Commercial (CG)
East	L&G Janitorial Supply	General Commercial	General Commercial (CG)

The proposed land use is consistent with the City of Highland General Plan and Municipal Code (Exhibit B – Site Plan).

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 1. Existing Facilities as it consists of the operation, repair, maintenance, permitting and minor alteration of a private structure. It involves negligible expansion of the use beyond the previous use. Section 15301(d) specifically exempts for "Restoration or rehabilitation of deteriorated or damaged structures... to meet current standards of public health and safety..."Section 15301(l(1)) exempts the demolition of a single family residence.

PROJECT REVIEW: The applicant is proposing to open a restaurant serving "soul food", a southern-style cuisine that includes items such as fried chicken, fried fish and shrimp, potatoes, macaroni and cheese, yams, and collard greens. The dine-in service will be a cafeteria style experience where diners select and purchase entrée(s) at the counter and then have access to free seating in the dining area. Customers will also have the choice to order items to-go. The proposed hours of operation for the establishment will be 9:00am to 10:00pm. Should the restaurant want to hold a special gathering or event with different or extended hours, the applicant will apply for a separate special event permit with the city for the occasion. The restaurant will be operated by approximately four to six employees at any time, depending on the crowd. An additional 508 square foot outdoor eating area on the eastern side of the property is planned for the future to allow more space for those who choose to dine-in. Since the restaurant does not plan to sell alcoholic beverages, there will be no separate Conditional Use Permit for an ABC application that would need to be modified when outdoor eating square-footage is added.

Parking

The single family home located on the southerly portion of the lot is proposed for demolition because the site is not zoned for multi-use. It must either be a commercial business or a residence. It may not be both. Since the owner has elected to demolish the residence, additional parking space has become available. There are currently six (6) on-site parking spaces, less than required by the Municipal Code. By creating the additional parking spaces on the southerly portion of the lot, where the single-family home currently stands, the trash enclosure currently at southwest corner of the existing lot will also be relocated to the eastern side of the lot to free up access to all the parking spaces. The proposed restaurant features a 256 square foot indoor dining area and future plans for an additional 508 square feet of outdoor eating space, bringing the total to 764 square feet. Thus, with a requirement of 1 space per 75 square feet of total dining area, the 10 proposed 9-foot wide parking spaces in addition to a satisfactory 12-foot wide handicap space will bring the total available parking spaces to 11, excluding the loading zone, satisfying the parking requirement. Each parking space will be 17-feet long with a 2-foot overhang, enough to satisfy the minimum parking requirement. No landscape islands between spaces are required in the parking lot as there are no sequences of 8 consecutive parking spaces. Instead, the parking spaces are in groups of 2, 4, and 5. Nonetheless, three approximately 17' x 16' landscape planters featuring Chinese Pistache trees will be placed at the northeast, southeast, and southwest corners to for aesthetic variety.

Access

The site will consist of both vehicular and pedestrian accessibility. Currently, both vehicles and pedestrians can access the property from Base Line on the north side, and McKinley Avenue on the west side. The applicant is proposing to remove the vehicle access from Base Line, as that space is necessary to satisfy the parking requirement, and instead have only one entrance and exit along McKinley Avenue. Pedestrian accessibility will still be available from Base Line; however there shall be a designated walkway as opposed to the current design with access directly from the sidewalk.

Elevations

The building has been designed with the appropriate fascia for the surrounding vicinity (Exhibit C – Architectural Elevations). The building's elevations include a clean design with various warm color tones. The lower stone portion of the exterior will feature "Coronado Stone Veneer" pavers from Dunn-Edwards Paints. The exterior walls of the building will feature "La Habra" warm earth tone stucco. The accent portions of the exterior like the front-door frames, side office door, loading-zone door, storefront trims, and window frames will be painted with "Roxy Brown". Likewise, the 3-foot raised fascia along the northern and western side of the concrete-tile parapet flat roof will match the accent portions with a smooth, "Roxy Brown" plaster (Exhibit D – Color Samples).

Floorplan

The proposed restaurant will primarily maintain the existing 1,580 square foot floor plan left by the previous eating establishment. There is small staircase and an ADA compliant ramp leading up to the customer entrance from the north side. Just inside the entrance is the ordering counter/serving area along with an approximately 10' x 24' dining area to the side. Behind the serving area are the sinks, shelving, and storage areas for dry spices. In the far back of the restaurant remains the kitchen, where the fresh food is prepared. Currently, the eating establishment features two restrooms, both accessible only from the exterior, on the west side of the building adjacent to the parking lot. The revised floorplan will remove those two restrooms and convert that portion to an office area. A single, new, ADA compliant restroom will be constructed in the rear portion of the existing 256 square foot indoor dining area.

Landscaping

The conceptual landscape plan has been reviewed by the City's landscape architect and must comply with the conditions of approval specified for the proposed project site. The landscaping must also comply with the Highland Municipal Code Section 16.40.390 (Water Efficient Landscape Requirements).

The landscaping proposed for the site is primarily found along the perimeter and is comprised of various trees, shrubs, groundcovers and vines. With a street-side setback of 20-feet, the 10-feet of proposed landscaping satisfies the 40% landscape requirement for the setback zone. The trees located at the corners of the property are Chinese Pistache with the remainder of the street-side and intersection landscaping consisting of Commanche Crape Myrtle and Majestic Beauty Indian Hawthorn. Some of the landscaping found in the overhang area between the parking spaces and the property line are Pidgeon Point Coyote Brush and African Lily. The planter boxes alongside the ramp to the customer entrance will feature Indian Hawthorn with Heavenly Bamboo and various other accentuated floras placed along the future eating area on the east side to further enhance the aesthetic appeal. (Exhibit E – Landscape Plan).

Because the demolition of the existing 880 square-foot residential unit on south side of the property will only add approximately 1,350 total square feet of paved surfacing to the existing paved surface area, this project is exempt from a Water Quality Management Plan (WQMP), as the additional paving falls below the 3,000 square foot threshold.

Walls and Fences

Currently, there is an existing chain-link fence of varying heights along the interior portion of the perimeter which will be removed and replaced with a new six (6) foot high solid block, per City of Highland requirements. The applicant is aware that for the first

twenty-five (25) feet from the public right of way, the maximum height of the block wall may be only four (4) feet.

Signs

Two building-mounted business signs will be installed atop the storefront at the roofline fronting Base Line to the north and McKinley Avenue to the West. The applicant will submit elevations for a sign and apply for a sign permit at a later date.

Exhibits:

A – Aerial Location Map
B – Site Plan
C – Architectural Elevations
D – Color Samples
E – Landscape Plan

Attachments:

1. Resolution 2020 – ____ for Design Review Application (DRA 19-011)
   A. Conditions of Approval

Exhibit A:

Aerial Location Map

E Baseline St
E Baseline St
McKinley Ave
McKinley Ave
McKinley Ave

Exhibit B:

Site Plan

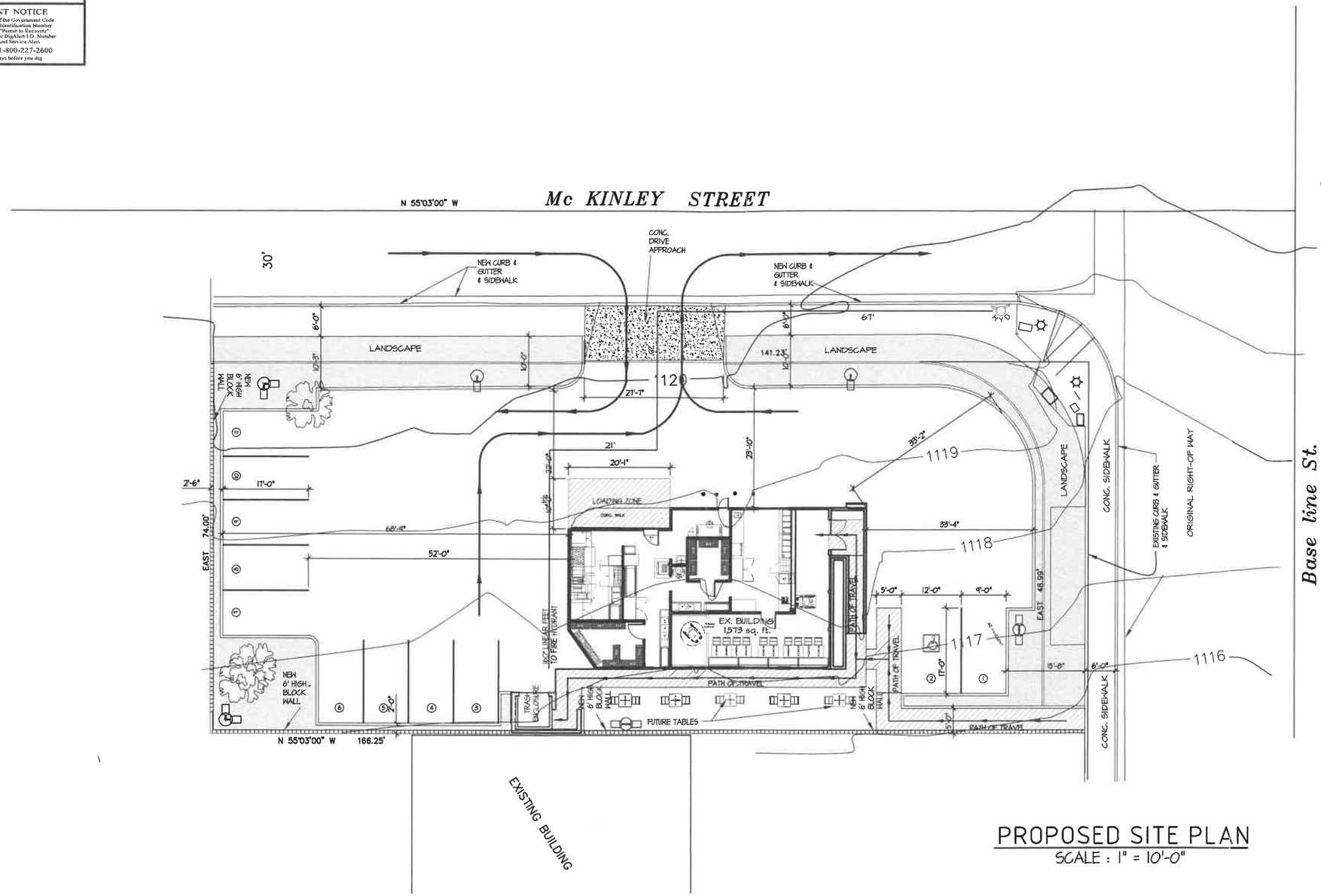
DIG ALERT

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

IMPORTANT NOTICE

Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert.

TOLL FREE 1-800-227-2600
Two working days before you dig



PROPOSED SITE PLAN
SCALE : 1" = 10'-0"

NORTH

NOTICE:
The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
159 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-1500

REVISIONS

DATE:	BY:
09/00/18 bldg	RRE

LICENSED ARCHITECT
JONATHAN L. ZANE
NO. C11,046
REN. 8-31-19
STATE OF CALIFORNIA

DATE : 03/20/2018

SUBMITTALS

DATE:	PHASE
09/31/18	submittal_1

A Project For: TI - Patrik's Soul Food Restuarant
Patrick & Jacquelinie Earthly
LOCATED AT:
26001 Baseline St.
Highland, CA. 92410
(951) 769-3338 - Cell (909) 649-6129

APPLICABLE CODES:

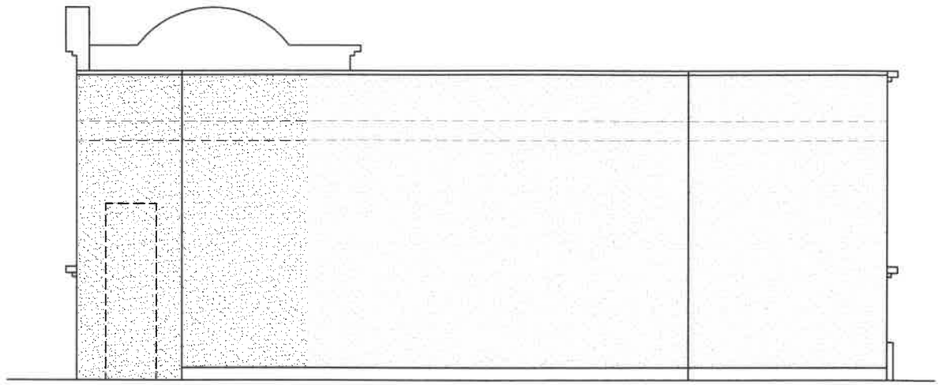
Model Code	State Code:
2015 I.B.C.	2016 C.B.C.
2015 I.R.C.	2016 C.R.C.
2015 U.M.C.	2016 C.M.C.
2015 U.P.C.	2016 C.P.C.
2015 I.E.C.	2016 C.E.C.
2015 I.F.C.	2016 C.F.C.

2016 California Energy Code
All new work shall comply with the most restrictive of model code and state amendments.

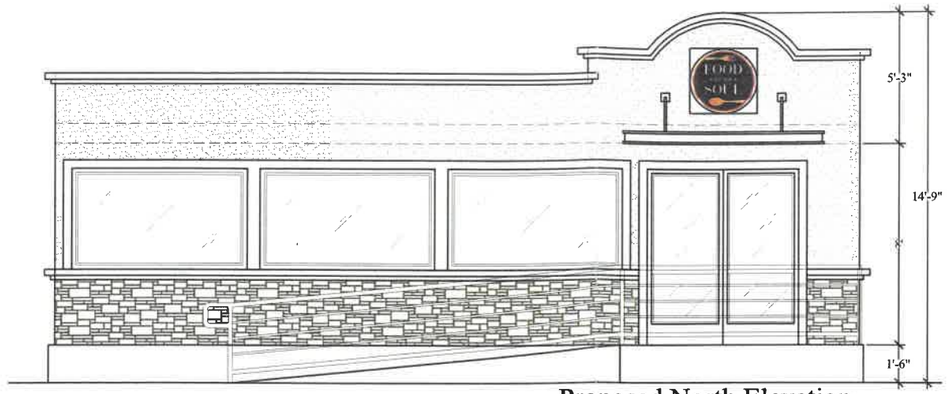
DATE : 03-20-2018
SCALE : 1" = 10'-0"
DRAWN : Raul E.
JOB : 1904
SHEET : C-1.1

Exhibit C:

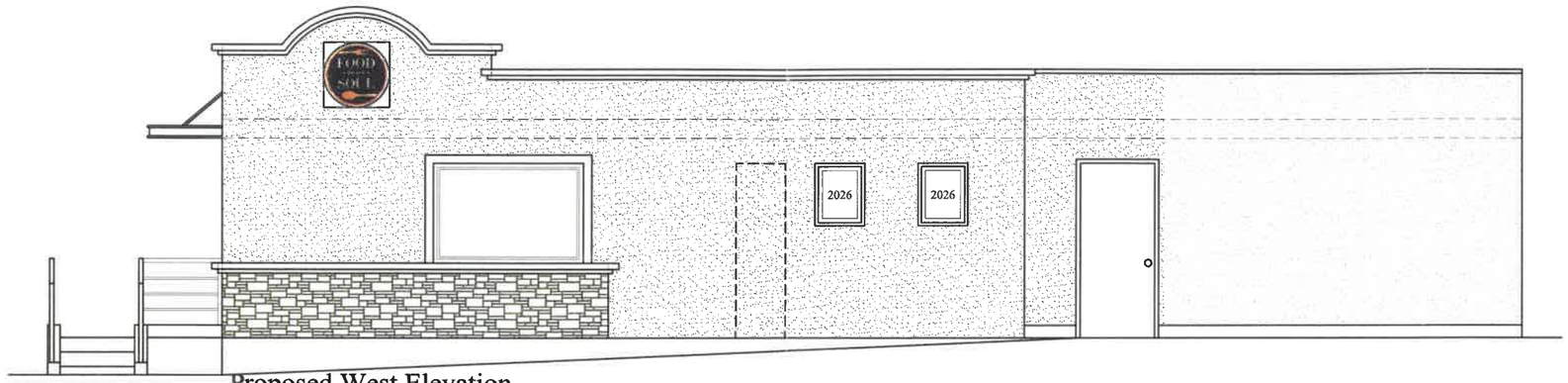
Architectural Elevations



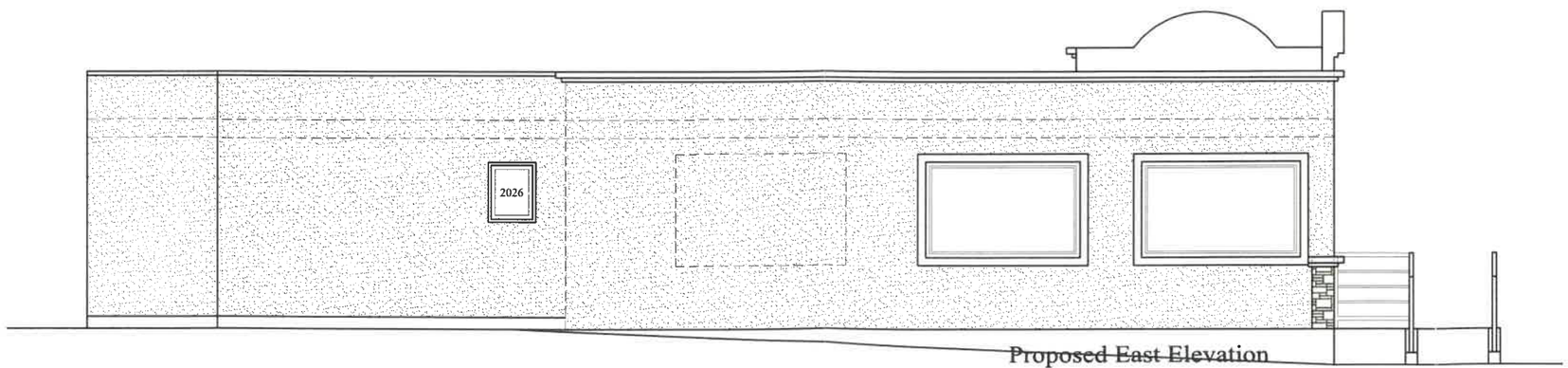
Proposed South Elevation
SCALE : 3/8"=1'-0"



Proposed North Elevation
SCALE : 3/8"=1'-0"



Proposed West Elevation
SCALE : 3/8"=1'-0"



Proposed East Elevation
SCALE : 3/8"=1'-0"

NOTICE:
The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect

REVISIONS

DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
456 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

LICENSED ARCHITECT
JONATHAN L. ZANE
NO.-C11,046
REN.8-31-19
STATE OF CALIFORNIA

DATE : 03/20/2018

SUBMITTALS

DATE:	PHASE

A Project For: TI - Patrik's Soul Food Restuarant
Patrick & Jacquelinie Earthly
LOCATED AT:
26001 Baseline St.
Highland, CA. 92410
(951) 769-3338 - Cell (909) 649-6129

APPLICABLE CODES:

		Code
2016	C.B.C.	C.B.C.
2016	C.R.C.	C.R.C.
2016	C.M.C.	C.M.C.
2016	C.P.C.	C.P.C.
2016	C.E.C.	C.E.C.
2016	C.F.C.	C.F.C.
2019	Cal. Green	Building Code

All new work shall comply with the 2016 C.B.C. and all conflicts shall be resolved to the most restrictive code and all are minimum standards.

DATE : 03-20-2018
SCALE :
DRAWN : Raul E.
JOB : 1904
SHEET :
A-2

Exhibit D:

Color Samples

RECEIVED
SEP 27 2013
CITY OF HIGHLAND

1 ROOF CORNICE, SMOOTH PLASTERED, COLOR ROXY BROWN # DE6064 FROM DUNN-EDWARDS PAINTS.

2 EXT. WALLS, STUCCO "LA HABRA" WARM HEARTH # DE6110, FROM DUNN-EDWARDS PAINTS.

3 DOOR & WINDOW FRAME, STOREFRONT, COLOR ROXY BROWN # DE6084 FROM DUNN-EDWARD PAINTS.

4 CORONADO STONE VENEER

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
150 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

SAMPLE BOARD FOR:

A Project For: TI - Patrik's Soul Food Restuarant

Patrick & Jacquelinie Earthly

LOCATED AT:
26001 Baseline St.
Highland, CA. 92410
(951) 769-3338 - Cell (909) 649-6129

Exhibit E:

Landscape Plan

Flowering Deciduous Canopy

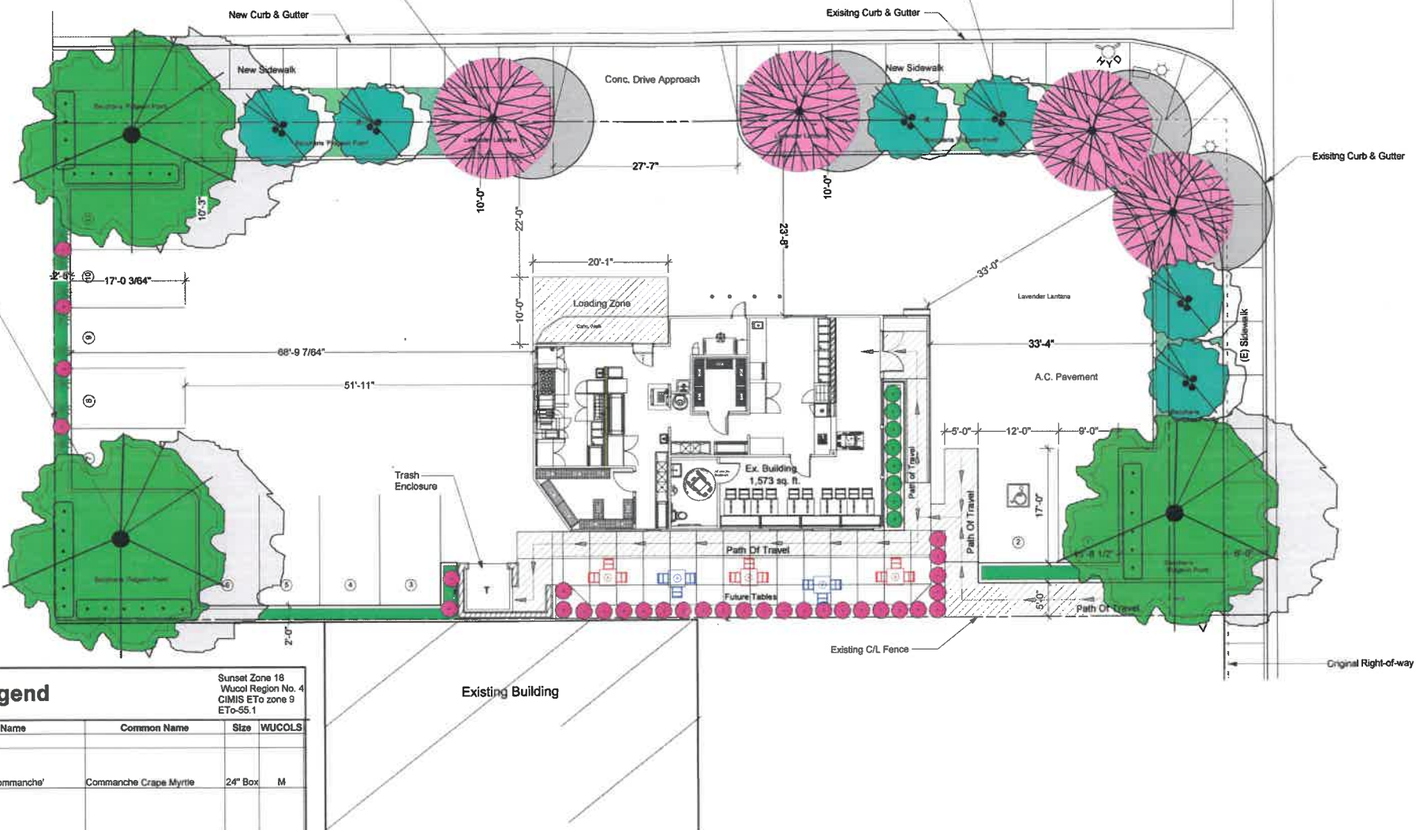
Botanical name: Lagerstroemia hybrid 'Commanche'
Common Name: Commanche Crape Myrtle
Broad Dome summer flowering deciduous trees to provide shade, deep coral pink flowers, orange to red to purple fall foliage color. Non invasive root system causing no damage to driveways. Medium to low water requirements, long lived tree and ease of maintenance. Indian Hawthorne shrubs (pink) and Lantana (purple) to provide a colorful low maintenance, low water use groundcover.

Evergreen Flowering Trees

Botanical name: Rhaphiolepis 'Majestic Beauty'
Common Name: Majestic Beauty Indian Hawthorn
Broad Dome spring flowering evergreen trees to provide shade, pink lightly scented flowers in clusters. Dark green 4" to 6" shiny dark olive-green leaves. Medium to low water requirements, long lived tree and ease of maintenance.
Shrub understory includes Myrtle (white small flowers), and Pidgeon Point Coyote Brush groundcover.

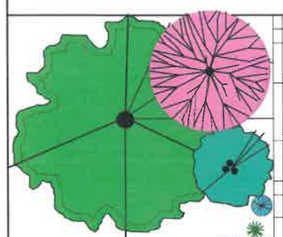
Deciduous Canopy

Botanical name: Pistacia chinensis 'Keith Davey'
Common Name: Chinese Pistache
Colorful deciduous tree. Umbrella-like crown. Autumn leaf colors range from brilliant orange-crimson to scarlet. Non-fruiting variety. Deep rooted. Drought tolerant, requires little water. Low maintenance and pest free. Understory groundcovers-Pidgeon Point Coyote Brush.



Plant Legend

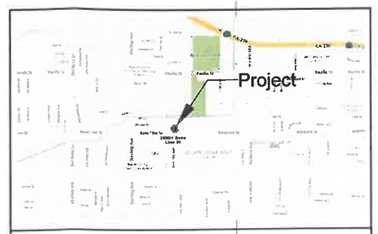
Sunset Zone 18
Wucol Region No. 4
CIMIS ETo zone 9
ETo-55.1



Symbol	Botanical Name	Common Name	Size	WUCOLS
(T-LA)	**Trees**			
T-LC	Lagerstroemia hybrid 'Commanche'	Commanche Crape Myrtle	24" Box	M
T-K	Pistacia chinensis	Chinese Pistache	24" Box	M
T-R	Rhaphiolepis 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	24" Box	M
(A)	**Shrubs**			
A	Agapanthus 'Storm Cloud' (dark blue flower)	Storm Cloud Agapanthus	5 gal.	M
D	Dietes iridioides "John's Runner'	African Lily	5 gal.	M
M	Myrtus communis 'Compacta'	Myrtle	5 gal	M
N	Nandina domestica 'Compacta'	Heavenly Bamboo	5 gal.	M
R	Rhaphiolepis indica 'Ballerina'	Indian Hawthorn	5 gal	M
T	Trachelospermum Jasminoides	Star Jasmine (white flwr scented)	5 gal	M
(V-M)	**Vines**			
V-M	Macfadyena unguis-cati	Cat's Claw Vine	1 gal	L
(G-B)	**Groundcovers**			
G-B	Bacharis 'Pidgeon Point'	Pidgeon Point Coyote Brush (422	flats	L
G-L	Lantana Montevidensis	Lavender Lantana	flats	L
G-M	Myoporum parvifolium 'Pink' (prostratum)	Pink Australian Racer	flats	L

Graphic Scale
10' 0 10' 20'
Scale 1"=10'-0"

Landscape Concept Plan



Vicinity Map

REVISIONS	
DATE:	BY:

REGISTERED LANDSCAPE ARCHITECT
Gary W. Malone
CA-1931
7/30/2021
Expires
STATE OF CALIFORNIA

Owner(s): Patrick & Jacqueline Earthly

Project:
Patrick's Soul Food Restaurant
26001 Baseline St.
Highland, CA 92410
(951) 769-3338 Cell-(909) 649-6129
APN:

Sheet Title: Landscape Concept Plan

Job:	#1611907
Date:	7-30-2019
Scale:	As Noted
Drawn:	LS/KS
Reviewed by:	

Sheet: LC-1 of 1

Pacific Landscape Design
Landscape Architects Lic.# 1931
27031 Hoffman Ln Menifee CA 92584
T. (951) 821-8121 C (951) 331-3333

Attachment 1:

Resolution 2020 – ____ for

Design Review Application (DRA 19-011)

RESOLUTION NO. 2020 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA 19-011), TO DEMOLISH AN EXISTING 880 SQUARE-FOOT LEGAL BUT NON-CONFORMING RESIDENTIAL STRUCTURE AND RESTORE AN EXISTING 1,580 SQUARE-FOOT RESTAURANT BUILDING LOCATED ON THE SOUTHEAST CORNER OF BASE LINE AND MCKINLEY AVENUE. ASSESSOR'S PARCEL NUMBER: 1192-021-26. APPLICANT: JONATHAN L. ZANE

A. RECITALS

1. The Applicant filed an application with the City of Highland to request a Design Review Application (DRA 19-011) to demolish an existing 880 square-foot legal but non-conforming residential structure and restore an existing 1,580 square-foot restaurant building located on the southeast corner of Base Line and McKinley Avenue. Assessor's Parcel Number: 1192-021-26.

2. The restoration will be in regards to an existing 1,580 square-foot restaurant building with a new ADA compliant restroom, dining area, kitchen equipment, paint, exterior improvements, parking area, landscaping, and modified trash enclosure on an approximately 12,143 square foot property.

3. On May 19, 2020, the Planning Commission of the City of Highland conducted an on-line public hearing on the subject application and concluded the hearing on that date.

4. All legal prerequisites to the adoption of this Resolution have occurred.

5. Pursuant to CEQA, project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 3: consisting of the operation, repair, maintenance, permitting, leasing, licensing, and/or minor alteration of an existing public or private structure. This project is also Categorically Exempt pursuant to Section 15332, Class 32: consisting of projects characterized as in-fill development meeting the conditions described in this section:

   (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

   (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated May 19, 2020, which is incorporated herein by this reference, does find and determine the following facts:

   a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. Findings of Fact (Design Review Application):

   a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

      Response: The project is located within the General Commercial (CG) land use designation, and proposes to open this new eating establishment in place of a previous eating establishment which was in the same location seven (7) years prior. The use of this property as a restaurant is permitted in the General Commercial (CG) zone, subject to a Design Review Application, as the primary structure for the business is already in place. The demolition of the residence on the south portion of the property will be necessary to meet the minimum parking space requirement. Conditions of approval have been modified to include this requirement and ensure compliance with applicable development policies and standards within the city.

b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: The establishment of a restaurant in this portion of the city will not contribute to impairing the integrity and/or character of the district or its surroundings. The modifications proposed to the exterior of the building are only to improve aesthetics and meet ADA compliance. The use is commercial in nature and in keeping with the development standards of the General Commercial zoning classification. Providing an eating establishment featuring a unique cuisine is not anticipated to negatively affect surrounding businesses or non-conforming residences. Therefore, no significant impacts to the existing quality of the site or its surroundings would occur as a result of the project.

c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The project is suitable and permitted within the General Commercial (CG) zone, and proposes to open this new eating establishment utilizing the existing building of a previous eating establishment which was in the same location seven (7) years prior. With a requirement of 1 space per 75 square feet of dining area, the 10 proposed parking spaces in addition to a satisfactory handicap space will bring the total available parking spaces to 11, enough to satisfy the minimum parking requirement for the 764 square foot dining area once the residential structure is demolished.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The Project is currently served by water, sewer, public utilities and by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety. This property is exempt from the Base Line Corridor utility undergrounding requirement.

e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: A restaurant in this portion of the city will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. Considering the primary structure for the business is already in place, the demolition of the residence on the south portion of the property is a necessity for meeting the minimum parking space requirement. Adequate landscaping, ADA compliance, and parking

have been exhibited by the site plans. The conditions of approval have been modified to ensure compliance with applicable development policies and standards within the city.

f. The proposed use would not result in a significant effect on the environment.

Response: The proposed eating establishment is not expected to have a significant impact on the environment due to the fact that this approval will not directly result in the construction of any new buildings. Instead, an existing non-conforming on-site residence will be demolished to provide parking spaces. Per CEQA Guidelines, this project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 3: consisting of the operation, repair, maintenance, permitting, leasing, licensing, and/or minor alteration of an existing public or private structure. This project is also Categorically Exempt pursuant to Section 15332, Class 32: consisting of projects characterized as in-fill development meeting the conditions described in this section:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 19-011)) to demolish an existing 880 square-foot legal but non-conforming residential structure and restore an existing 1,580 square-foot restaurant building located on the southeast corner of Base Line and McKinley Avenue.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 19th day of May, 2020.

ATTEST:

Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez Community Development Director

EXHIBIT "A"

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: May 19, 2020

Representative: Jonathan L. Zane

Project No: DRA 19-011

Proposal: Design Review Application (DRA 19-011) to demolish an existing 880 square-foot legal but non-conforming residential structure and restore an existing 1,580 square-foot restaurant building with a new ADA compliant restroom, dining area, kitchen equipment, paint, exterior improvements, parking area, landscaping, and modified trash enclosure on an approximately 12,143 square foot property.

Location: The site is located on the southeast corner of Base Line and McKinley Avenue. Assessor's Parcel Number: 1192-021-26

PLANNING CONDITIONS

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Design Review Application approval shall become null and void:

   a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such conditional use permit approval has occurred within twelve (12) months from the approval date of said Design Review Application.

   b. Where circumstances beyond the control of the applicant cause delays which do not permit compliance within the time limitation established in this section, the City of Highland may grant an extension of time for a period of time not to exceed an additional twelve (12) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Design

Review Application approval. Such application shall be filed together with the city's processing fee, as established by the City Council.

2. This Design Review Application (DRA 19-011) proposes to demolish an existing 880 square-foot legal but non-conforming residential structure and restore an existing 1,580 square-foot restaurant building located on the southeast corner of Base Line and McKinley Avenue.

3. The applicant shall agree to defend, at his sole expense, any action brought against the city, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the city, its agents, officers, or employers, for any court costs and attorney's fees which the city, its agents, officers or employees may be required by a court to pay as a result of such action. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

4. The site and building shall not bear any other signs other than the legally approved signage.

5. The Applicant shall obtain any necessary permits from the Engineering Division prior to commencement of work within public right-of-way or public easements.

6. This approval may be terminated for violation of any provisions of Chapter 16.08.090 of the Highland Municipal Code or any other applicable laws, or for fraud or misrepresentation in the application process.

7. Pursuant to the site's General Commercial Zoning Designation, this Design Review Application shall comply with General Commercial Development Standards, as shown in the Land Use and Development Code Title 16 of the Highland Municipal Code, as may be amended from time to time.

8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

9. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on May 19, 2020, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

10. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

11. Prior to the issuance of Building Permits, a copy of the utility plan shall be submitted to the Planning Division and City Engineer for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, Fire Department detector check valves, etc. both on site and in the public right-of-way.

12. Prior to issuance of a certificate of occupancy by the City, all landscaping, irrigation or other construction shown on the approved landscaping and irrigation plans, shall be installed.

13. Any change of use of this project site, the occupancy, or tenant change in the Building, or portion thereof, may require a plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

14. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the requirements of the City's Municipal Code. A minimum of 11 parking stalls is required on-site.

15. All parking spaces shall be provided with nighttime security lighting. Lighting must be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary, as approved by the Planning Commission.

16. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

17. Exterior roof access ladders are prohibited. All roof access ladders shall be located inside the building.

18. All Fire Department required sprinkler plumbing (i.e. risers) shall be installed on the interior of the building, as approved by the Fire Department and Community Development Director.

19. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.

20. The design and installation of the future building sign shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.

21. Prior to submitting for building permits, the demolition of the residential structure on the property at 7329 McKinley Avenue must be complete.

22. The operator shall be responsible for the regular maintenance of the site, including, but not limited to, keeping the premises free of graffiti. If graffiti is present, it shall be removed within 48 hours of notification to the operator. The operator shall also ensure the facility maintains its appearance and shall repair the facility as necessary. Any request by the City to replace and/or repair aesthetic aspects of the facility shall be completed within 120 days.

Building and Safety Division Conditions of Approval

Date:	10-8-2019
Applicant:	Patrik's Soul Food Restruarant
Address of Applicant:	
Site Location:	26001 Base Line
DRA:	19-001
APN:	1192-021-26

1. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.

    (3) Architectural Plans
    (3) Structural Plans
    (2) Structural Calculations
    (3) Plot/Site Plans
    (3) Electrical Plans
    (3) Electrical Load Calculations
    (3) Plumbing Plans/Isometrics
    (3) Mechanical Plans
    (3) HVAC Duct Layout Plans
    (2) Roof and Floor Truss Plans
    (2) Title 24 Energy Calculations
    (2) Geology Report
    (2) Soils Report
    (3) Precise Grading Plans
    (3) Site Disabled Access Plan
    (2) Condition of Approval Packages
    (3) Temporary Fence Plan
    (1) Approved Health Department Plans
    (2) Energy Commissioning Plan (when required)

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, wind speed 110 (ULT) MPH, at exposure "C", and Energy Climate Zone 10.

3. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. (Redlands or San Bernardino Unified School Districts)

4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.

5. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

6. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

7. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.

8. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

9. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.

10. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.

11. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased

occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

12. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.

13. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.

14. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

15. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.

16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.

17. Identify if a new gas meter service is to be installed or connection to the existing service meter.

18. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

19. All deferred plan items are to be identified on the plans cover sheet.

20. The sewer is to be connected to the public sewer system when provided. When the public system is not available, an onsite septic system is to be installed. Obtain a septic system handout at the permit counter for requirement information. The County of San Bernardino no longer permits and inspects on-site septic systems. The City of Highland is now the enforcing agency for systems within the City. Percolation test is required with report provided at time of septic system application.

21. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.

22. Demolition of any onsite structures requires the following information or action.

    a. Submit copies of the property title at permit submittal.
    b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
    c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.

23. For the removal of fuel storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Fuel storage tank removal will require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department.

24. All dead and removed trees and foliage is to be properly removed from the site.

25. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

26. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

City of Highland, **FIRE PREVENTION DIVISION,** Conditions of Approval.

DATE : September 26, 2019

APPLICANT : Patrick & Jacquelinie Earthly

ADDRESS : 26001 Baseline

SITE LOCATION: SE Cor Baseline & McKinley

FILE / INDEX No.: DRA 19-011

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance of the following items are a condition of **FINAL OCCUPANCY APPROVAL**. These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area. They will either assist in detection and extinguishment of the fire and/or facilitate the anticipated emergency operations.

This project is protected by the City of Highland Fire Department / Cal-Fire / California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the city of highland fire marshal office for verification of current fire protection development requirements. All new construction shall comply with the currently adopted California Fire Code and all applicable statutes, appendices, codes, ordinances, standards and policies of the City of Highland Fire Department/ Fire Prevention Division / Cal-Fire / California Department of Forestry and Fire Protection.

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

Note: All weather access roads (CFC) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

GENERAL.

1. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**

2. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

3. **HF52:** 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. **CBC**

4. **HF55:** 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.

5. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

6. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

7. **HF13:** Fire department access roadway(s); 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 dept., 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. **CFC**

8. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

9. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) 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 MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

ADDRESSING – IDENTIFICATION:

10. **HF21:** **Commercial** and **multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8"** height, 3/4" stroke, or as approved by the fire marshal.
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.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC

11. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, 1/2" stroke, on contrasting background. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

12. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three **(3)** sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**

13. **HF41:** 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 bi-annually and shall have a current State Fire Marshall service tag attached. Fire

extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**

14. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; T-19**

15. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.

16. **HF61**: **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

17. **HF62**: Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: June 2, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Ash Syed, Associate Planner

SUBJECT: Design Review Application (DRA 20-004); a request to co-locate a wireless telecommunication facility on an existing facility and construct a new equipment enclosure within Aurantia Park.

LOCATION: Approximately 450 feet southeast of the Aplin Road and Santa Ana Canyon Road T-Junction within Aurantia Park at 29624 Greenspot Road, Highland, CA 92346
APN No. 1210-371-41

APPLICANT: AT&T

REPRESENTATIVE: Jessica Grevin
Coastal Business Group, Inc.

RECOMMENDATION: Staff recommends the Planning Commission:

1) Adopt Resolution No. 20 – ____, Approving Design Review Application (DRA 20-004); to co-locate on an existing wireless telecommunication facility and construct a new equipment enclosure, subject to the Conditions of approval and Findings of Fact.

2) Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

Approved _____	Motion _____	Second _____	Agenda Item No. 3
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

FISCAL IMPACT: The Applicant submitted the required deposit for processing a Design Review Application. Staff time spent working on the application is charged to this deposit.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 1 – Existing Facilities. This consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, including but not limited to:

1) Additions to existing structures provided that the addition will not result in an increase of more than:
   a) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

PUBLIC NOTICE: As required by City Council Resolution, a Notice of the Public Hearing was posted at the City's three designated posting locations within the City. On May 15, 2020, a legal ad was published in the Highland Community News. In addition, the Notice was posted on the City's Website and the interested Agencies and Property Owners within a 300-foot radius of the Site were notified via mail. No further notice is required.

PUBLIC COMMENT: At the time of preparing this Staff Report, no comments were received by the Planning Division in response to the Project Notice.

DESCRIPTION OF SITE: The Project Site is located within Aurantia Park on the north side of Greenspot Road, approximately 500 feet east of Weaver Street. Within the park, the tower is located approximately 450 feet southeast of the Aplin Road and Santa Ana Canyon Road T-junction. The existing Verizon Wireless Communication Facility at this location features 6-foot long panel antennas located at the 67-foot height level. The proposed co-location by AT&T will allow for an 11-foot separation from the Verizon antennas by placing AT&T's new 8-foot long panel antennas at the 49-foot height level. Additionally, the installation of a new 20'8" x 17'4" x 8' equipment enclosure is proposed approximately 35 feet to the southwest of the existing wireless tower (Exhibit A – Project Location Aerial Map).

Surrounding Land Uses:

	Existing Use	*General Plan Designation*	*Zoning Designation*
Site	Aurantia Park	Park	Open Space (OS)
North	Single family home(s)	Low Density	Single-Family Residential (R-1, 10,000)
South	Vacant Parcels	Open Space	Open Space (OS)

East	Vacant Parcels	Low Density	Single-Family Residential (R-1, 10,000)
West	Single family home(s)	Low Density	Single-Family Residential (R-1, 10,000)

The Site is relatively flat with a slope of approximately zero percent to five percent (0% - 5%). On-site drainage flows toward the south in the direction of the onsite parking lot and Greenspot Road.

According to the City of Highland Potential Geological Hazards, the Site is approximately six-tenths (0.6) of a mile southwest of the San Andreas Earthquake Fault and does not fall within an Alquist-Priolo Earthquake Fault Zone.

BACKGROUND/PRIOR APPROVALS: The project site sits in the middle of Aurantia Park, a 12-acre parcel donated to the City of Highland in 1988. The site is primarily surrounded by single-family residential homes with the vacant parcels to the south and the east also zoned for the future development of single-family homes.

The first facility at Aurantia Park was a co-locatable Verizon wireless communication facility disguised as a mono-eucalypts tree in a small area at the northwest corner of the parking lot leased from the City of Highland within Aurantia Park. The structure currently has a peak height of 74-feet with the 6-foot long panel antennas by Verizon located between the 64 and 70-foot heights. The panel antennas are arranged in such a manner to ensure that they remain inconspicuous with the surrounding branches. On February 2, 2010, the Planning Commission approved this Conditional Use Permit (CUP 09-004).

PROJECT REVIEW: AT&T is proposing a modification of the Verizon Wireless facility for the co-location of their equipment on the allotted space below the Verizon panel antennas. Additionally, since the AT&T wireless communication related equipment will not fit in the current 22' x 32' x 8' equipment building in the area leased to Verizon from the city, AT&T is proposing its own 17'4" x 20'8" x 8' building in a separate lease area for its equipment, approximately 35-feet southwest of the tower. The new equipment building will feature an 8-foot tall concrete masonry wall with a 4-foot wide corrugated metal access gate, both colored and finished to match the warm-earth tones of the Verizon equipment building and restroom facilities in the park. The equipment building is proposed in an area that is currently dirt with adequate landscaping all around, thus no additional landscaping will be required.

The AT&T panel antennas on the tower have a maximum diameter of 10', a design that allows the antennas to remain inconspicuous and within the 12' diameter of the mono-eucalypts design. After this wireless communication facility undergoes the proposed co-location, there will be little activity on the site with the exception of respective maintenance workers visiting the site monthly for monitoring and inspection of the

equipment and structure. The project site will be accessed through Greenspot Road from the south. (Exhibit B – Tower Site Plans)

All proposed wireless communication structures fall under the development standards of the Highland Municipal Code Chapter *16.45, Wireless Telecommunication Facilities*. The type of transmitting system proposed determines the type of application and process requirements necessary for approval. For the initial proposal of the wireless communication facility which was a large, free-standing structure and exceeded staff-level review, a Conditional Use Permit application with approval from the Planning Commission was required. For this proposed co-location, the initial set of conditions from the approval of the mono-eucalypts tree specify that a design review application and Planning Condition approval will be required for future co-locations as well as an amendment to the existing conditions of approval.

The proposed modification to the tower will not exceed the 74- foot height of the existing structure, nor will it conflict with the minimum setback requirements.

	Required by Highland Municipal Code	***Proposed***
Height	80 foot maximum	74 feet
Setback from residentially zoned property	At least 75% of tower height (55.5 feet)	70 feet

*Planning Commission may alter the standard setback per HMC 16.45.100 B. 4.

To elaborate on the setback requirement, the 74-foot tall mono-eucalypts tower is 70-feet from the residentially zoned property to the west while the proposed AT&T equipment enclosure, which is only 8-feet tall, is 26-feet from the residential property. Thus, these two separate structures individually satisfy their respective height-to-setback ratio requirements.

Within the Highland Municipal Code, Chapter 16.45, Wireless Telecommunication Facilities are opportunities to design and construct facilities of various types to best meet the needs of the provider and the standards required by the code. Section 16.45.010, "Purpose and intent", establishes guidelines for the siting of the wireless facilities such as co-locating, minimizing adverse visual impacts, landscape screening, innovative camouflaging, and enhancing wireless telecommunication services for the community and the city's emergency response network.

Because this wireless communication facility was originally designed for the future co-location by another wireless carrier and is already disguised as a mono-eucalypts tree to camouflage amongst the surrounding trees, the city has no concerns regarding the aesthetics of this proposal.

This project has complied with the Highland Municipal Code as far as the overall design and meets the criteria for a design review requiring approval of the Planning Commission.

CONCLUSION: The project applicant has fully abided by the stated regulations in altering the existing wireless communication facility. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval (Attachment 1).

Exhibits:
A. Project Location Aerial Map
B. Site Plans
C. Photo Simulations

Attachments:
1. Resolution 20 – _____
   A. Conditions of Approval

Exhibit A:

Project Location Aerial Map

Tower
Site
Equipment
Area

Exhibit B:

Site Plans

AT&T MOBILITY

SITE NUMBER: CLV2534 (CSL02534)
PACE#: MRLOS015257 / USID#: 266429 / FA#: 13014387
SITE NAME: VERIZON COLO

A/E DOCUMENT REVIEW STATUS	
Status Code	
1	Accepted – With minor or no comments, construction may proceed
2	Not Accepted – Please resolve comments and resubmit
4	Review not required. Construction may proceed.

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

	ENG	CONST				
Reviewed						

Status By | Date

DRAWING INDEX

		REV.
AA-CSL02534-T01	TITLE SHEET	1
AA-CSL02534-Z01	SITE & ENLARGED SITE PLANS	1
AA-CSL02534-Z02	EQUIPMENT AND ANTENNA LAYOUT PLANS	1
AA-CSL02534-Z03	ELEVATIONS	1
AA-CSL02534-B01	TOPOGRAPHIC SURVEY	2
AA-CSL02534-B02	TOPOGRAPHIC SURVEY	2

CODE COMPLIANCE

** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

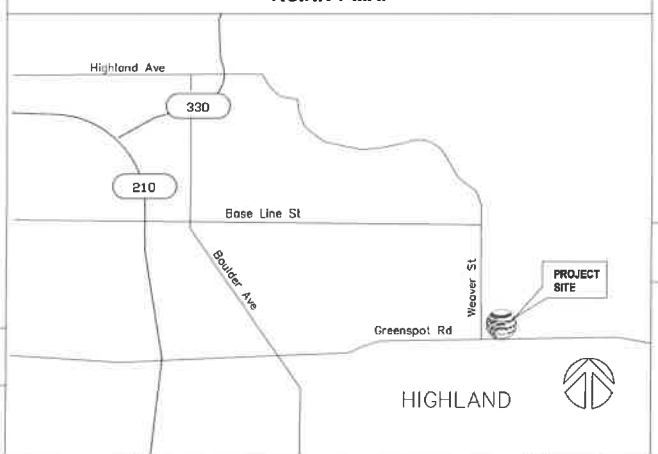
1. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, & 2
3. 2016 CALIFORNIA ELECTRICAL CODE
4. 2016 CALIFORNIA MECHANICAL CODE (CMC)
5. 2016 CALIFORNIA ENERGY CODE
6. 2016 CALIFORNIA FIRE CODE (CFC)
7. 2016 CALIFORNIA GREEN CODE
8. 2016 CALIFORNIA REFERENCES STANDARDS CODE

DIRECTIONS

DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN

1. DEPART EDINGER AVE TOWARD RED HILL AVE
2. TURN RIGHT ONTO RED HILL AVE
3. TURN RIGHT ONTO VALENCIA AVE
4. TURN RIGHT ONTO NEWPORT AVE / DEL AMO AVE
5. TAKE RAMP LEFT FOR CA-55 N
6. TAKE RAMP RIGHT FOR CA-55 N TOWARD CHAPMAN AVE / HOSPITAL
7. KEEP STRAIGHT ONTO CA-91 E
8. KEEP STRAIGHT ONTO I-215 N
9. AT EXIT 40A, TAKE RAMP RIGHT FOR I-10 EAST TOWARD REDLANDS
10. AT EXIT 77B, TAKE RAMP RIGHT FOR CA-210 TOWARD BIG BEAR / HIGHLAND / RUNNING SPRINGS
11. AT EXIT 63, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR 5TH STREET / GREENSPOT RD
12. TURN RIGHT ONTO GREENSPOT RD
13. TURN LEFT INTO AURANTIA PARK

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:
1. INSTALLATION OF (12) 8'-0" HIGH PANEL ANTENNAS ON AN EXISTING MONO-EUCALYPTUS
2. INSTALLATION OF (36) RRUS AND (6) SURGE SUPPRESSORS AT ANTENNA LEVEL.
3. INSTALLATION OF 17'-4" X 20'-8" X 8'-0" HIGH CMU WALL ENCLOSURE WITH 4'-0" WIDE CORRUGATED METAL ACCESS GATE COLOR AND FINISH TO MATCH (E) ADJACENT ENCLOSURE.
4. INSTALLATION OF (1) STEEL WIC EQUIPMENT CABINET WITHIN NEW CMU WALL ENCLOSURE.
5. INSTALLATION OF (1) 30KW DC GENERATOR
6. INSTALLATION OF (1) GPS ANTENNA ON NEW STEEL WIC EQUIPMENT CABINET.
7. INSTALLATION OF POWER, TELCO AND COAX RUNS.

SITE ADDRESS:	29624 GREENSPOT ROAD HIGHLAND, CA 92346	COORDINATES LATITUDE:	34° 05' 41.04" N (34.1114)
PROPERTY OWNER:	CITY OF HIGHLAND	LONGITUDE:	117° 09' 22.90" W (117.156361)
CONTACT PERSON:	27214 BASELINE HIGHLAND, CA 92346 RICK HARTMAN (909) 864-6861	DATUM:	NAD83
		ELEVATION AMSL:	1423.6' FEET
		DATUM:	NAVD88
		POWER COMPANY:	SCE
APPLICANT:	AT&T WIRELESS 1452 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780	CONTACT PERSON:	
JURISDICTION:	CITY OF HIGHLAND	TEL COMPANY:	
APN:	1210-371-41-0000	CONTACT PERSON:	
CURRENT ZONING:	COMMERCIAL		
CURRENT LAND USE:	AGRICULTURAL		
PROPOSED OCCUPANCY/USE:	TYPE U (UNMANNED TELECOMMUNICATIONS FACILITY)		
LEASE AREA:	359 SQ.FT.		

SITE QUALIFICATION PARTICIPANTS

	NAME/CONTACT	COMPANY	NUMBER
A/E	D.K. DO/BOK YU	DCI PACIFIC	(949) 475-1000
SAC	JESSICA GREVIN	COASTAL BUSINESS GROUP	(949) 336-1550
ZONING	JESSICAN GREVIN	COASTAL BUSINESS GROUP	(949) 336-1550
RF	TARIK QUAZZANI	AT&T	(505) 730-4726
CONST	RON VANDERWAL	BECHTEL COMMUNICATIONS	(714) 343-0931
LL/OWNER	RICK HARTMAN	CITY OF HIGHLAND	(909) 864-6861

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 370
IRVINE | CA 92614

VERIZON COLO
CLV2534 (CSL02534)
PACE#:MRLOS015257/USID#:266429
/FA#:13014387
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

at&t Mobility
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/04/19	INCORP DRM COMMENTS	RF	BOK	DKD
0	09/09/19	INCORP DRM COMMENTS	EJ	BOK	DKD
B	06/17/19	ISSUED FOR ZD REVIEW AND COMMENTS	EJ/RF	BOK	DKD

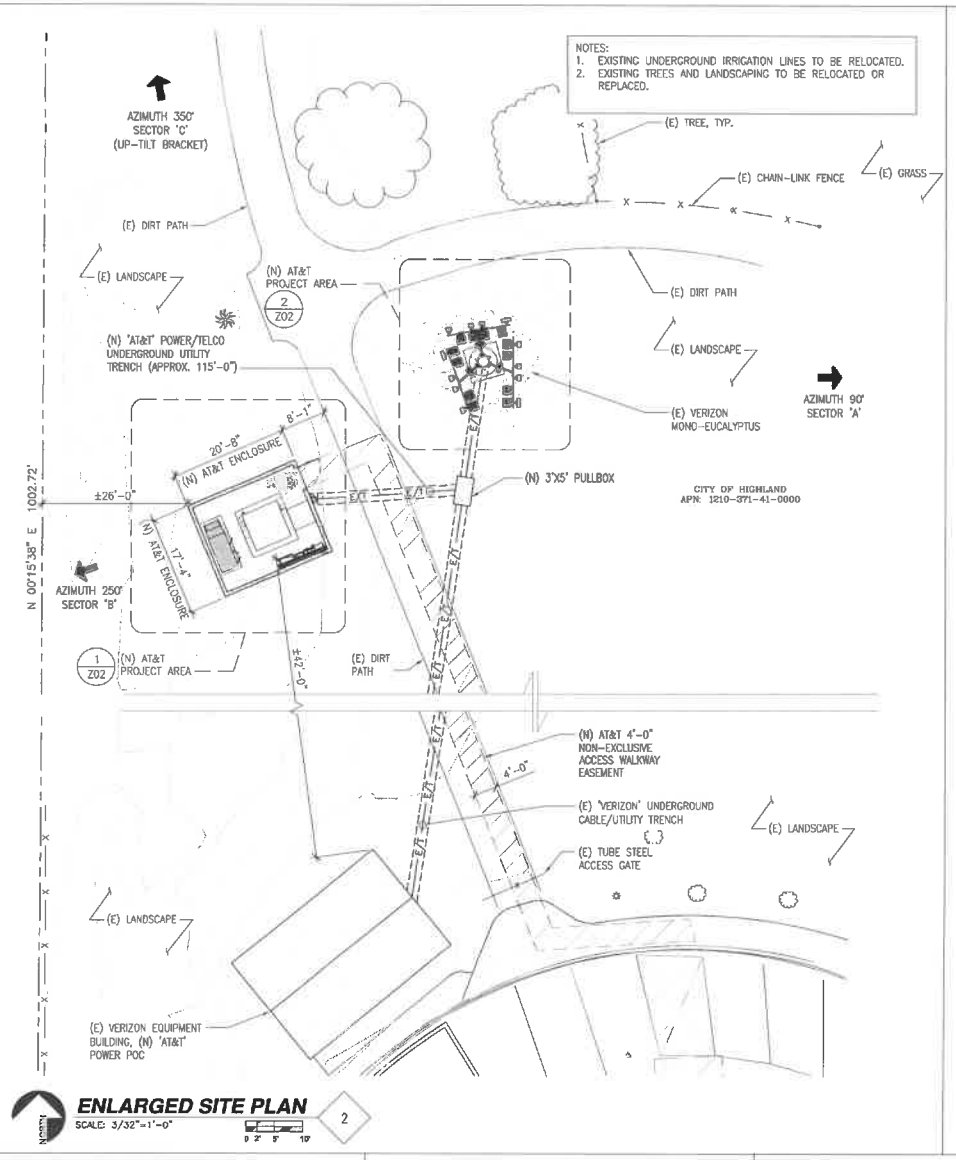
SCALE AS SHOWN | DESIGNED | DRAWN

LICENSED ARCHITECT — RENEWAL 08/31/2021 — C-28515 — STATE OF CALIFORNIA

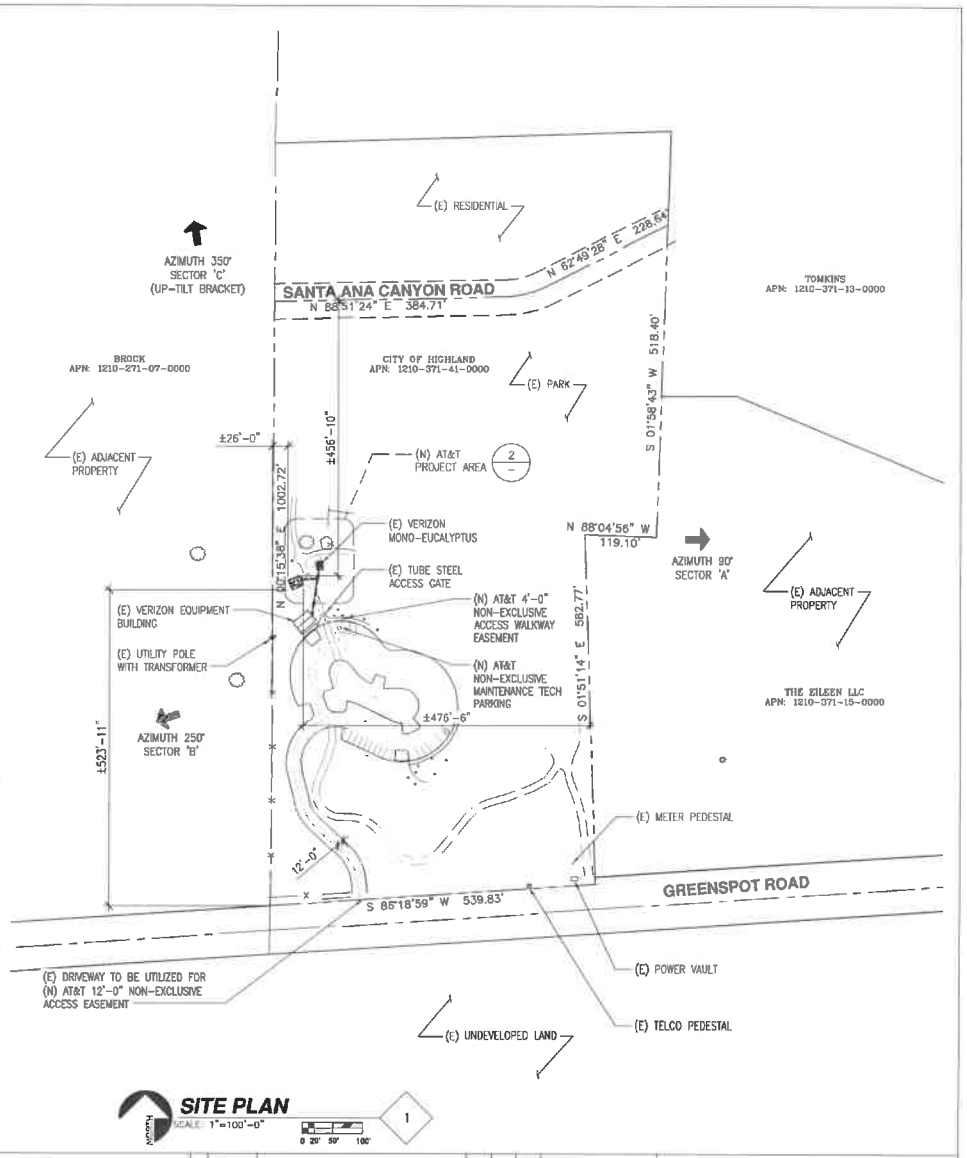
AT&T MOBILITY
TUSTIN, CA

TITLE SHEET

JOB NO	DRAWING NUMBER	REV.
25736-615	AA-CSL02534-T01	1



ENLARGED SITE PLAN 2
SCALE: 3/32"=1'-0"



SITE PLAN 1
SCALE: 1"=100'-0"

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

VERIZON COLO
CLV2534 (CSL02534)
PACE#:MRLOS015257/USID#:266429
/FA#:13014387
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

at&t Mobility
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/04/19	INCORP DRM COMMENTS	RF	BOK	DKD
0	08/08/19	INCORP DRM COMMENTS	EJ	BOK	DKD
B	06/17/19	ISSUED FOR ZD REVIEW AND COMMENTS	EJ/RF	BOK	DKD

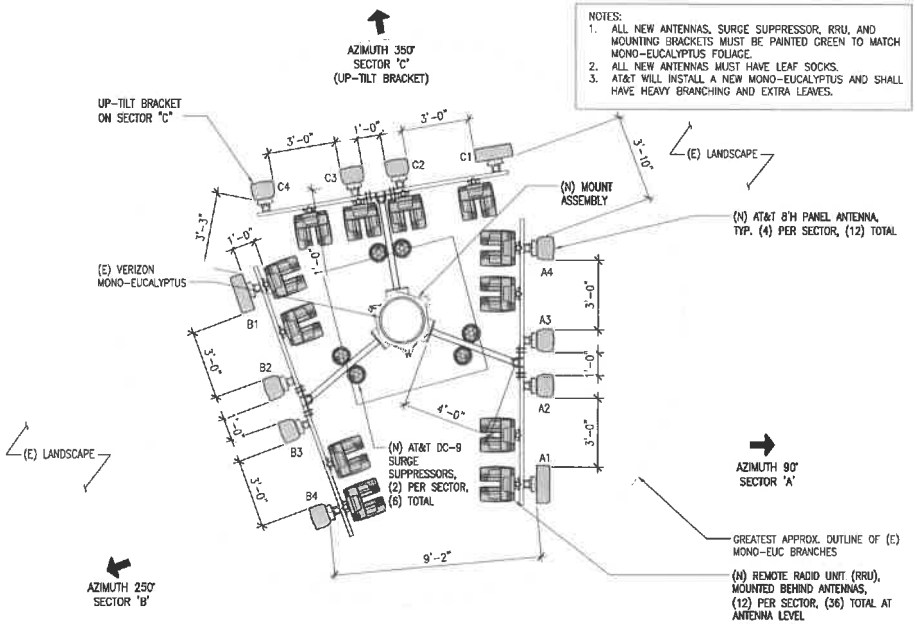
SCALE: AS SHOWN | DESIGNED | DRAWN

LICENSED ARCHITECT BRIAN K. DO C-28935 REN. 11/21 STATE OF CALIFORNIA

AT&T MOBILITY
TUSTIN, CA

SITE & ENLARGED SITE PLANS

JOB NO	DRAWING NUMBER	REV.
25736-615	AA-CSL02534-Z01	1



NOTES:
1. ALL NEW ANTENNAS, SURGE SUPPRESSOR, RRU, AND MOUNTING BRACKETS MUST BE PAINTED GREEN TO MATCH MONO-EUCALYPTUS FOLIAGE.
2. ALL NEW ANTENNAS MUST HAVE LEAF SOCKS.
3. AT&T WILL INSTALL A NEW MONO-EUCALYPTUS AND SHALL HAVE HEAVY BRANCHING AND EXTRA LEAVES.

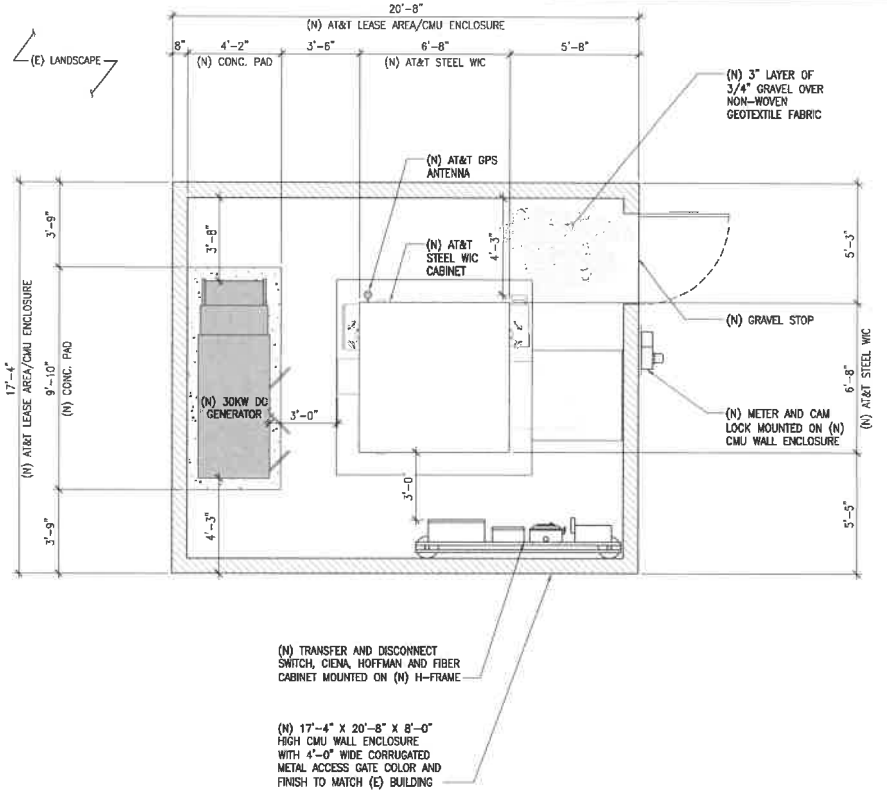
ANTENNA & RRU SCHEDULE (PENDING RFDS)

ANTENNA				ANTENNA AZIMUTH	RAD CENTER	FIBER/DC TRUNK			REMOTE RADIO UNITS (RRU'S)		
SECTOR	POSITION	ANTENNA TYPE	MODEL			QTY.	LENGTH	DIA.	UP OR DOWN	RRU COUNT	DIS. FROM ANTENNA
ALPHA	A1	LTE	KATHREIN 800-10966K	90	49'-0"	2	100'	1" MAX	UP	3	<12'
	A2	LTE	QUINTEL QS8658-3e	90	49'-0"				UP	3	<12'
	A3	LTE	QUINTEL QS8658-3e	90	49'-0"				UP	3	<12'
	A4	LTE	QUINTEL QS8658-3e	90	49'-0"				UP	3	<12'
BETA	B1	LTE	KATHREIN 800-10966K	250	49'-0"	2	100'	1" MAX	UP	3	<12'
	B2	LTE	QUINTEL QS8658-3e	250	49'-0"				UP	3	<12'
	B3	LTE	QUINTEL QS8658-3e	250	49'-0"				UP	3	<12'
	B4	LTE	QUINTEL QS8658-3e	250	49'-0"				UP	3	<12'
GAMMA	C1	LTE	KATHREIN 800-10966K	(UP-TILT BRACKET) 350	49'-0"	2	100'	1" MAX	UP	3	<12'
	C2	LTE	QUINTEL QS8658-3e	(UP-TILT BRACKET) 350	49'-0"				UP	3	<12'
	C3	LTE	QUINTEL QS8658-3e	(UP-TILT BRACKET) 350	49'-0"				UP	3	<12'
	C4	LTE	QUINTEL QS8658-3e	(UP-TILT BRACKET) 350	49'-0"				UP	3	<12'

NOTE:
1. PENDING RDFS TO CONFIRM

ANTENNA LAYOUT PLAN
SCALE: 3/8"=1'-0" — 2

NOTES:
1. EXISTING UNDERGROUND IRRIGATION LINES TO BE RELOCATED.
2. EXISTING TREES AND LANDSCAPING TO BE RELOCATED OR REPLACED.



EQUIPMENT LAYOUT PLAN
SCALE: 3/8"=1'-0" — 1

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

VERIZON COLO
CLV2534 (CSL02534)
PACE#:MRLOS015257/USID#:266429
/FA#:13014387
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

at&t Mobility
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/04/19	INCORP ORM COMMENTS	XF	BOK	DKD
0	08/08/19	INCORP ORM COMMENTS	EJ	BOK	DKD
B	06/17/19	ISSUED FOR ZD REVIEW AND COMMENTS	EJ/RF	BOK	DKD

SCALE: AS SHOWN | DESIGNED | DRAWN

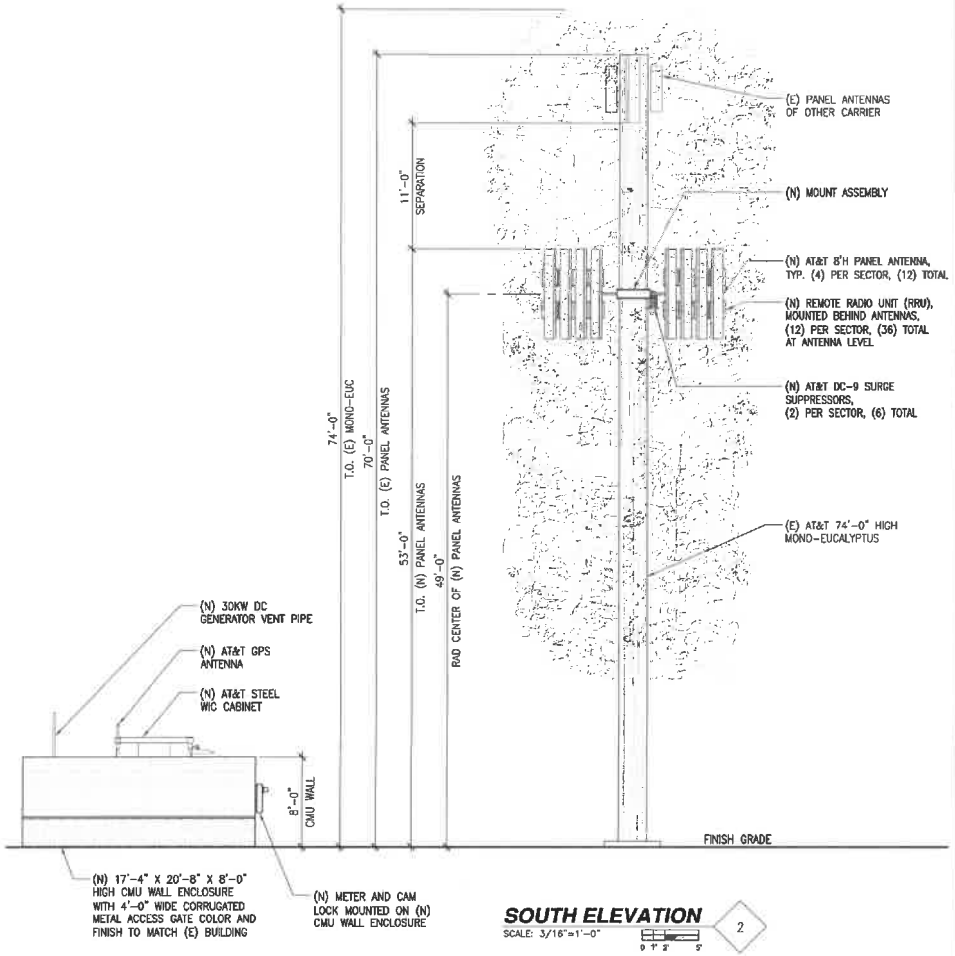
LICENSED ARCHITECT BK-BD C-28015 REN. 11/21 STATE OF CALIFORNIA

AT&T MOBILITY
TUSTIN, CA

EQUIPMENT & ANTENNA LAYOUT PLANS

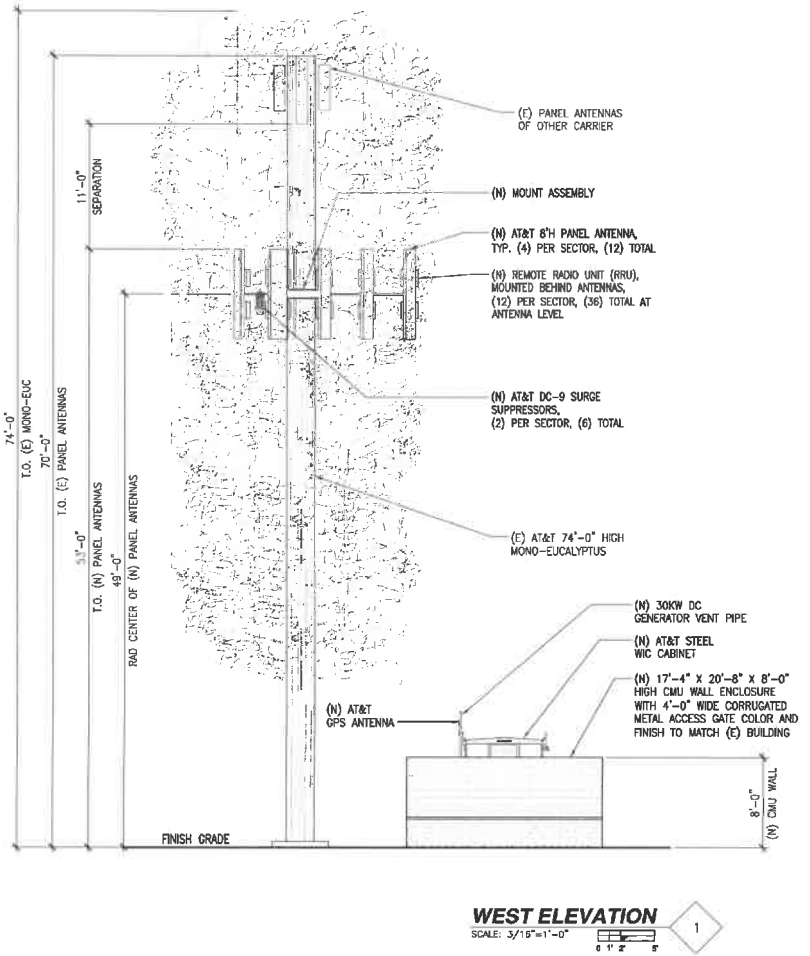
JOB NO	DRAWING NUMBER	REV.
25736-515	AA-CSL02534-Z02	1

NOTES:
1. ALL NEW ANTENNAS, SURGE SUPPRESSOR, RRU, AND MOUNTING BRACKETS MUST BE PAINTED GREEN TO MATCH MONO-EUCALYPTUS FOLIAGE.
2. ALL NEW ANTENNAS MUST HAVE LEAF SOCKS.
3. AT&T WILL INSTALL A NEW MONO-EUCALYPTUS AND SHALL HAVE HEAVY BRANCHING AND EXTRA LEAVES.



SOUTH ELEVATION 2
SCALE: 3/16"=1'-0"

NOTES:
1. ALL NEW ANTENNAS, SURGE SUPPRESSOR, RRU, AND MOUNTING BRACKETS MUST BE PAINTED GREEN TO MATCH MONO-EUCALYPTUS FOLIAGE.
2. ALL NEW ANTENNAS MUST HAVE LEAF SOCKS.
3. AT&T WILL INSTALL A NEW MONO-EUCALYPTUS AND SHALL HAVE HEAVY BRANCHING AND EXTRA LEAVES.



WEST ELEVATION 1
SCALE: 3/16"=1'-0"

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
2a EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

VERIZON COLO
CLV2534 (CSL02534)
PACE#:MRLOS015257/USID#:266429
/FA#:13014387
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

at&t Mobility
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/04/19	INCORP ORM COMMENTS	RT	BOK	DKD
0	08/08/19	INCORP ORM COMMENTS	EJ	BOK	DKD
B	06/17/19	ISSUED FOR ZD REVIEW AND COMMENTS	EJ/RT	BOK	DKD

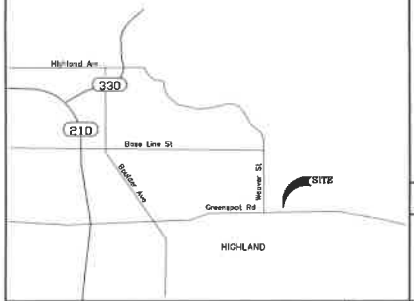
SCALE AS SHOWN | DESIGNED | DRAWN

LICENSED ARCHITECT RICHARD K. BOK C-18835 REN. 11/21 STATE OF CALIFORNIA

AT&T MOBILITY
TUSTIN, CA

ELEVATIONS

JOB NO	DRAWING NUMBER	REV.
25736-615	AA-CSL02534-Z03	1



VICINITY MAP

SCALE: N.T.S.

(WAITING FOR TITLE)

OWNER'S NAME: CITY OF HIGHLAND

ASSESSOR'S PARCEL NUMBER(S) 1210-371-41-0000

BASIS OF BEARINGS: (NAD83; EPOCH 2010)
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM – ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

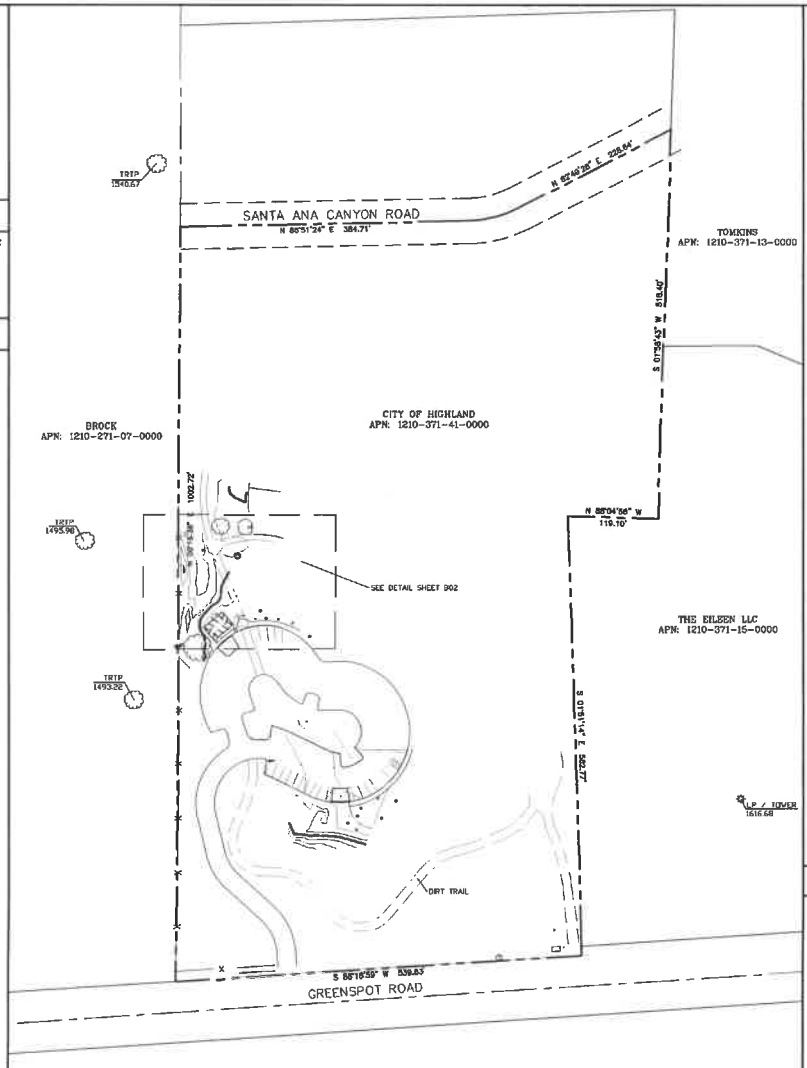
BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON CPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) TORP, ELEVATION = 103.77' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: *National Flood Insurance Program:*
County: SAN BERNARDINO
Map/Panel: 06071C8707J
Effective Date: 8/2/2016
The Flood Zone Designation for this site is: ZONE: A

FEMA FLOOD ZONE INFORMATION

(WAITING FOR TITLE)



PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES

OVERALL SITE PLAN

SCALE: 1"=80' (80 40 0 80)

LEGEND

These standard symbols will be found in the drawing.

- IRRIGATION VALVE
- LIGHT POLE
- MONUMENT FOUND
- TELEPHONE MANHOLE
- TELEPHONE PED
- TOP OF ANTENNA
- TREE DECIDUOUS
- UTILITY POLE
- WATER VALVE

BC	BOTTOM OF CURB
ELCB	ELECTRICAL CABINET
ELVA	ELECTRICAL VAULT
LP	LIGHT POLE TOP
MONO	MONOPINE TOP
NG	GROUND SPOT ELEVATION
PS	PAINT STRIPING
RTOP	ROOF TOP
SW	SIDEWALK
TC	TOP OF CURB
TOA	TOP OF ANTENNAS / BRANCHES
TRTP	TREE TOP DECIDUOUS

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- BUILDING EDGE
- OHP — OVERHEAD WIRES

LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on March 20, 2019

GENERAL NOTES

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0826
EMAIL: fsi@floydsurveying.com

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 210 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

CSL02534

29624 GREENSPOT ROAD
HIGHLAND, CA 92346

at&t Mobility
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

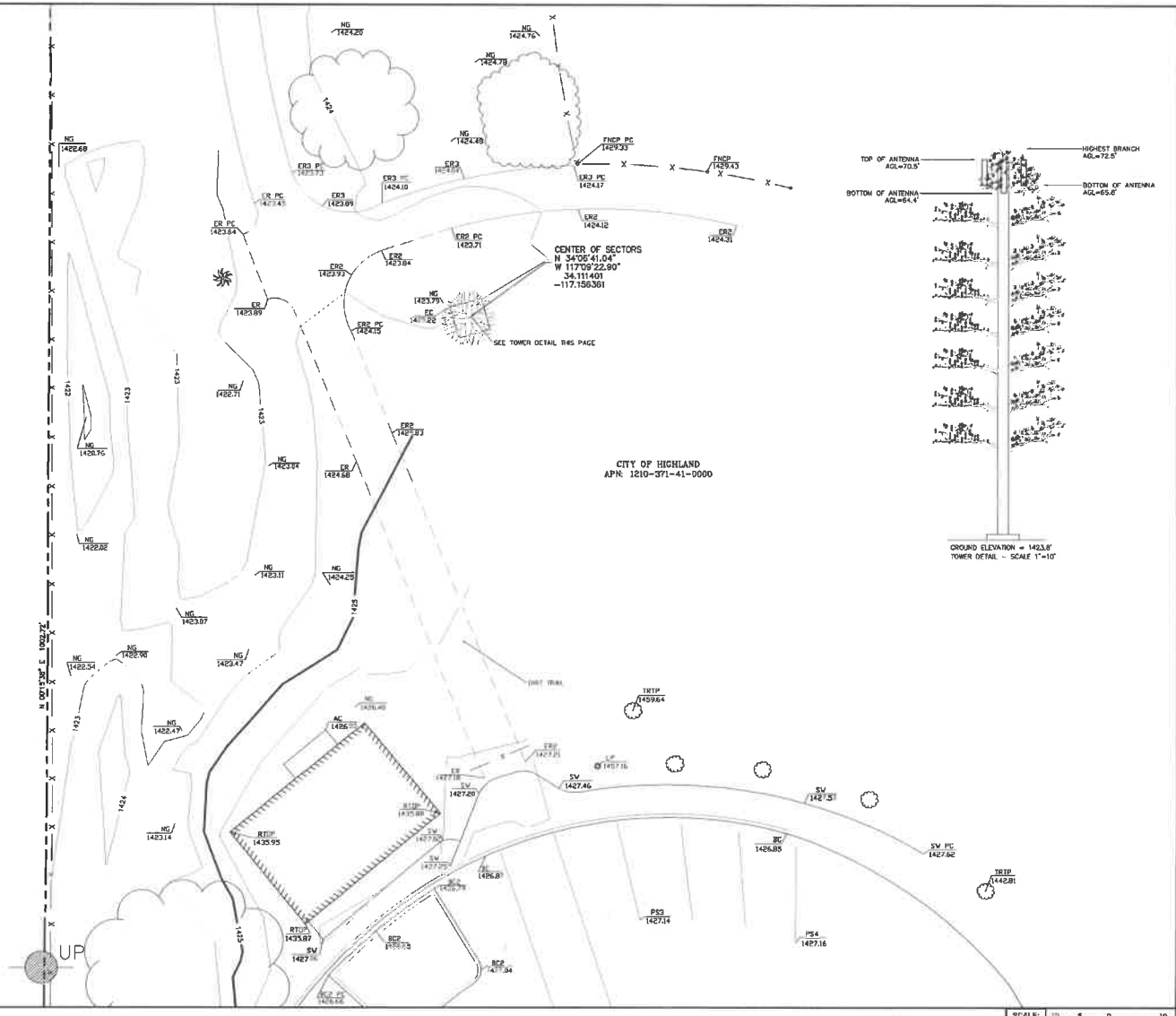
NO.	DATE	REVISIONS	BY	CHK	APP'D
2	9/28/19	ADDITIONAL TOPO	DAF	DAF	DAF
1	5/31/19	ADDITIONAL TOPO	DAF	DAF	DAF
0	3/22/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF

SCALE AS SHOWN | DESIGNED | DRAWN

PROFESSIONAL LAND SURVEYOR — David A. Floyd No. 7678 — STATE OF CALIFORNIA

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: B01



LEGEND

These standard symbols will be found in the drawing.

- IRRIGATION VALVE
- LIGHT POLE
- MONUMENT FOUND
- TELEPHONE MANHOLE
- TELEPHONE PED
- TOP OF ANTENNA
- TREE DECIDUOUS
- UTILITY POLE
- WATER VALVE

BC	BOTTOM OF CURB
ELCB	ELECTRICAL CABINET
ELVA	ELECTRICAL VAULT
LP	LIGHT POLE TOP
MONO	MONOPINE TOP
NG	GROUND SPOT ELEVATION
PS	PAINT STRIPING
RTOP	ROOF TOP
SW	SIDEWALK
TC	TOP OF CURB
TOA	TOP OF ANTENNAS / BRANCHES
TRTP	TREE TOP DECIDUOUS

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- BUILDING EDGE
- OVERHEAD WIRES

LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on March 20, 2019

DETAIL SITE PLAN

SCALE: 1"=10'

GENERAL NOTES

FLOYD SURVEYING
34008 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

CSL02534

29624 GREENSPOT ROAD
HIGHLAND, CA 92346

at&t Mobility
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	
2	9/28/19	ADDITIONAL TOPO	DAF	DAF	DAF
1	5/31/19	ADDITIONAL TOPO	DAF	DAF	DAF
0	3/22/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF

SCALE AS SHOWN | DESIGNED | DRAWN

PROFESSIONAL LAND SURVEYOR — David A. Floyd No. 7878 — STATE OF CALIFORNIA

SHEET TITLE	SHEET NUMBER
TOPOGRAPHIC SURVEY	B02

Exhibit C:

Photo Simulations

DRAFTLINK
SIMS@DRAFTLINK.COM

COPYRIGHT: GOOGLE MAPS, 2020

EXISTING

PROPOSED

at&t

SHEET	1 / 3
VIEW	A

COASTAL BUSINESS GROUP, INC.
24310 MOULTON PKWY, STE O #1009
LAGUNA HILLS, CA 92637

CLV2534 (CSL02534)
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

DRAFTLINK
SIMS@DRAFTLINK.COM

COPYRIGHT: GOOGLE MAPS, 2020

EXISTING

PROPOSED

at&t

SHEET	VIEW
2 / 3	B

COASTAL BUSINESS GROUP, INC.
24310 MOULTON PKWY, STE O #1009
LAGUNA HILLS, CA 92637

CLV2534 (CSL02534)
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

DRAFTLINK
SIMS@DRAFTLINK.COM

COPYRIGHT: GOOGLE MAPS, 2020

EXISTING

PROPOSED

at&t	SHEET	3 / 3
	VIEW	C

COASTAL BUSINESS GROUP, INC.
24310 MOULTON PKWY, STE O #1009
LAGUNA HILLS, CA 92637

CLV2534 (CSL02534)
29624 GREENSPOT ROAD
HIGHLAND, CA 92346

Attachment 1:

Resolution 20 – _____

RESOLUTION NO. 20 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA 20-004); A REQUEST TO CO-LOCATE ON AN EXISTING WIRELESS TELECOMMUNICATION FACILITY AND CONSTRUCT A NEW EQUIPMENT ENCLOSURE WITHIN AURANTIA PARK AT 29624 GREENSPOT ROAD, HIGHLAND, CA 92346 (APN NO. 1210-371-41).

APPLICANT: AT&T

A. RECITALS

1. On June 2, 2020, the Applicant submitted a Design Review Application (DRA 20-004) requesting to co-locate on an existing wireless telecommunication facility and construct a new equipment enclosure within Aurantia Park, located approximately 450-feet southeast of the Aplin Road and Santa Ana Canyon Road T-Junction.

2. The Site has a Zoning Designation of Open Space.

3. On June 2, 2020, the Planning Commission of the City of Highland, conducted a Public Hearing on the Subject Application.

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated June 2, 2020, and which is incorporated herein by this reference, does find and determine the following facts:

    a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. Design Review Application Findings of Fact (DRA 20-004):

a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: The project is located within Open Space (OS) zone and the co-location consists of adding a camouflaged antenna array at the 49-foot height level of a 74-foot tall mono-eucalypts wireless communication tower. As specified within Table 16.28.020.A of the Highland Municipal Code, wireless communications facilities are permitted within Open Space (OS) zones, and subject Municipal Code Chapter 16.45 review requiring a design review application.

In addition, the City has reviewed the application and conditions of approval have been included to ensure compliance with applicable development policies and standards of the city.

b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: AT&T is proposing a modification of the Verizon Wireless facility for the co-location of their equipment on the allotted space below the Verizon panel antennas. Additionally, since the AT&T wireless communication related equipment will not fit in the current 22' x 32' x 8' equipment area leased to Verizon from the city, AT&T is proposing a separate 17'4" x 20'8" x 8' ft lease area for their equipment, approximately 35-feet southwest of the tower. The AT&T antennas on this proposed co-location have a maximum diameter of 10-feet, a design that allows the antennas to remain inconspicuous and within the 12-foot diameter of the mono-eucalypts design. No significant impacts to the existing visual character, or quality of the site and its surroundings would occur as a result of the proposed project. Conditions of approval have been placed on the project to ensure the proposal would not impair the integrity, or character of the proposed district in which it is to be established.

c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The site is suitable for the type and intensity for continued use of the wireless telecommunication facility and future co-location. The proposed use is permitted within the Open Space Zoning District. The Highland Municipal Code Chapter 16.45 in fact encourages multiple wireless carriers to co-locate on available existing telecommunication facilities. Conditions have been placed on the project to ensure any potential impacts will be mitigated.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: There are adequate water, public utilities and services in the vicinity of the Project to serve the proposed use and services to ensure public health and safety.

e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: Federal Communications Commission (FCC) rules require transmitting facilities to comply with Radio Frequency (RF) Exposure Guidelines. The limits established in the guidelines are designed to protect the public health with a very large margin of safety. The proximity of the wireless tower, though close to neighboring properties, is constructed to appropriate safeguard standards of the Highland Municipal Code. The proposed project will be construction in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

f. The proposed use would not result in a significant effect on the environment.

Response: This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 1 – Existing Facilities. This consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, including but not limited to:

1) Additions to existing structures provided that the addition will not result in an increase of more than:

a) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

5. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 20-004) to allow the co-location of AT&T's antenna array on the existing Verizon wireless telecommunication facility and construction of a new equipment enclosure within Aurantia Park.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 2nd day of June, 2020.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

CONDITIONS OF APPROVAL

Date: June 2, 2020
File: Design Review Application (DRA 20-004)
Applicant: AT&T
Proposal: Request to co-locate on an existing wireless telecommunication facility and construct a new equipment enclosure within Aurantia Park.

Location: 29624 Greenspot Road, Highland, CA 92346
APN No. 1210-371-41

Note: These Conditions are part of an overall set that may include, but are not limited to, Planning, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy unless otherwise stated herein.

The Design Review Application has been conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions. Failure of the Applicant and/or operator to comply with any or all of said Conditions at any time shall result in the revocation of the Permit granted to use the property.

Planning

1. This Design Review Application shall become null and void:

   a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Design Review Application have occurred within thirty-six (36) months from the approval date of this Design Review Application, this Application shall expire and become null and void without further action by the City of Highland.

   b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the basis for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Design Review Application. Such an application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on June 2, 2020, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

3. The operator of the project site shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. Design Review Application No. 20-004 shall allow for the co-location of AT&T antenna array on the existing Verizon wireless telecommunication facility within Aurantia Park. The request is to co-locate twelve (12) new 8-foot long AT&T panel antennas on the existing Verizon Wireless tower at the 49-foot height level. The proposal also includes the installation of a new AT&T equipment enclosure approximately 35-feet southwest of the existing tower.

5. No expansion of use beyond the scope and nature described in the application (DRA 20-004), which would tend to increase the projected scale of the project, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.

6. The tower and associated facilities shall not bear any signs or advertising devices other than certification, warnings or other required seals, and legally required signage.

7. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.

8. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

9. Prior to the start of operations (activation of the wireless facility), the operator shall obtain any necessary permits. The operator shall arrange for a final inspection by representatives of the Planning Division, Building Division, and Fire Department prior to the start of operations (activation of the wireless facility).

10. The wireless communication facility shall be considered abandoned and shall be promptly removed if it ceases to provide wireless communication services for at least 180 days. Such removal shall be in accordance with proper health and

safety requirements and all Ordinances, rules and regulations of the City of Highland.

11. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

12. The operator shall be responsible for the regular maintenance of the communications site, antenna, and any associated equipment, including, but not limited to, clearing brush and rubbish and maintaining the premises free of graffiti. If graffiti is present, it shall be removed within 48 hours of its appearance or upon notification to the applicant. The operator shall also ensure the facility maintains its appearance and shall repair the facility as necessary. Any request by the City to replace and/or repair aesthetic aspects of the facility shall be completed within 120 days.

13. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.

14. The Applicant shall install permanent emergency contact information on the exterior of the equipment identifying the name of the wireless carrier and contact phone number. A note shall be added to the plans describing the details of this permanent identification.

15. Prior to the start of construction on the wireless communication facility disguised as a mono-eucalyptus tree or construction of the new AT&T wireless equipment facility, a formal lease agreement between the applicant and the City of Highland must be signed into effect.

16. If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the Project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease and the San Bernardino County Coroner's Office shall be contacted pursuant to Health and Safety Code provisions.

Building and Safety Department

17. Submit construction plans for review and approval prior to permit issuance.