

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

REGULAR MEETING

September 21, 2021
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Angela Tafolla, Assistant Planner
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

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 Ext. 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.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public 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 September 21, 2021 to publiccomment@cityofhighland.org.

For those wishing to make a public comment regarding a public hearing item, 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. Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
September 21, 2021 - 6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

To address the Planning Commission, please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each. Comments received via email by September 21, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from the September 7, 2021 Regular Meeting.

RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

2. Design Review Application (DRA 21-002) proposing the construction of a drive-thru carwash at an existing ARCO Gas Station located at the southwest corner of the Base Line and Seine Avenue intersection. (27727 Base Line, APN: 1201-091-45)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2021 – _____, approving Design Review Application (DRA 21-002) for the construction of a drive-thru carwash at an existing ARCO Gas Station, subject to the Conditions of Approval.
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

ANNOUNCEMENTS

ADJOURN

I, Ash Syed, Associate Planner of the City of Highland, California, certify that I caused to be posted this agenda on or before the 16th of September 2021 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

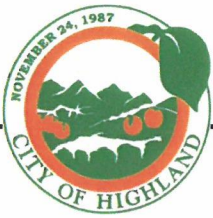
Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: September 16, 2021



Ash Syed, Associate Planner



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 21, 2021

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III *CG*

SUBJECT: Minutes from the September 7, 2021 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. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
<i>AKG</i> _____	Absent _____		
Signing for Camille Goritz		<i>Lawrence Mainez</i>	
Recording Secretary		Community Development Director	

**MINUTES
PLANNING COMMISSION REGULAR MEETING
September 7, 2021 – 6:00 P.M.**

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
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Absent:	Vice Chair	Chandra Thomas
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Assistant Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III
Scott Rice, City Landscape Architect

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the August 17, 2021 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Commissioner Amaya, to approve the minutes, as submitted. Motion carried, 3-0-1, with Vice Chair Thomas absent.

PUBLIC HEARING

2. Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office. (25003 5th Street, APN No. 0279-141-07)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Sutorus asked are the trucks going to be towing after the hours of 8:00 am to 5:00 pm?

Assistant Community Development Director Stater stated my understanding is the trucks will not be operating after 5:00 pm, but we might want to have the applicant confirm that.

Kevin Kent, the Applicant's Representative stated the business will be from 8:00 am to 5:00 pm and there will be a tenant at the property if there was an emergency with the Police Department to bring a vehicle to the site. There is no operation after 5:00 pm.

Commissioner Amaya stated some tow yards in San Bernardino get very crowded in the back, what will you do in the event if you get overflow?

Kevin Kent stated the owners understanding that this is the site plan that we are proposing to the City. I understand your question, but he understands that for Fire Department requirements and for the City approval that he is to follow the rules as far as the parking requirements.

Chair Hamerly stated when you hit the capacity of 27 spaces there would be no additional vehicles accepted onto this site or they would just shut down operations?

Kevin Kent stated that is the proposal.

Javier Gonzalez, Applicant stated we have the same similar situation in our other facilities. We two other facilities in the City Upland and Fontana which are very large properties, they could fit 200 cars there. We do move the cars there when it gets crowded. If the car stays and if no one claims the car, we lean it which takes 30 days, and then we move the car to Fontana. We try to keep our facilities clean.

Chair Hamerly asked how are the vehicles stored in the back? Are they driven in there and parked or they dropped off the truck?

Javier Gonzalez stated we pick it up with the forklift, bring it, and drop it in the slot. At that point, the owner of the vehicle knows you know either contact insurance and insurance picks up the car right away within 2-3 days.

Chair Hamerly asked so most of cars are delivered with a truck and lowered into this space?

Javier Gonzalez stated yes. For example, law enforcement impounds, a car, or other various reasons and then the person comes and picks up the car the next day.

Commissioner Miller asked how many of these types of facilities do we currently have permitted in the city?

Community Development Director Mainez stated I think we have three and then two of them are within a mile or two outside our boundaries.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to:

- 1) Adopt Resolution No. 2021 - 016, approving Conditional Use Permit (CUP 21-005) to establish a vehicular tow yard

and office, subject to the Conditions of Approval and Findings of Fact; and

- 2) Direct Staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 4-0, with Vice Chair Thomas absent.

RESOLUTION NO. 2021 – 016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 21-005) TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A VEHICLE TOW YARD AND OFFICE ON A 0.63 ACRE PARCEL LOCATED AT 25003 5TH STREET. ASSESSOR'S PARCEL NUMBER: 0279-141-07.

3. Tentative Parcel Map No. TPM-18-001 and Design Review Application No. DRA 18-006 for the subdivision of the one parcel into four and the construction of four (4) detached single-family residences. (APN No. 1200-401-80)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Miller asked questions regarding item number 3 on the Engineering Conditions. Looking at the impervious calculations on the grading plan, those calculations identify that the pad and the porch, it looks like they did pervious pavement on the driveways to try to keep that impervious number under 10,000 square feet. Is it the understanding for this project that it's supposed to be exempt from Water Quality Management Plan (WQMP) requirements?

Assistant Public Works Director Bennett stated they have gone through their development years ago and made that estimation for impervious areas being less than 10,000 square feet on this new development. Considering that, then the project looked at low impact development opportunities, and that's what you see within the preliminary grading plan. The pervious concrete was intentionally put in to lessen the footprint and as far as overall drainage, it's just taken away. It's not actually an infiltration center. It is just negating that impervious area, so the conditions were written that way for low impact development.

Commissioner Miller stated when I look at the site plan, I see for the impervious number shown that they don't include the driver approaches and the imperviousness associated with the wall. I think if those impervious numbers which are associated with the project we're taking into account, we'd be over the 10,000. I think if we looked at the priority development project category definitions, we would see in the definitions that it says collectively and to me collectively means both private and public improvements

Assistant Public Works Director stated ok, understood.

Commissioner Miller stated it was mentioned of water efficient landscaping, but the plans call out grass sod for landscaping and I didn't think grass sod is considered water efficient landscaping.

Assistant Community Development Director Stater stated our Landscape Architect noticed the same thing and that was one of his preliminary comments. There's a requirement that the turf not exceed a certain percentage, and that they're the during plan check that's going to be addressed. On page 32 of the staff report and it goes over some of those water efficient requirements which is number 18 and then the actual materials will be modified to those that are called out in item number 19 that are more appropriate for the site.

Commissioner Amaya stated I wanted to thank the owner and staff because I think just to have the opportunity to build more homes in the City of Highland for families. When the homes are built will they be affordable where they are located?

Jacob Lucero the Applicant's Representative stated yes, our plan is to make it super competitively affordable, so that's kind of the whole point of us developing the new properties. We do want it to be very competitive as far as price point. Ideally it would be the same price as everything else in the area.

Chair Hamerly asked a couple of questions regarding the acoustics. Was there a check list of suggestions that they made because there's a high separation in elevation? I am guessing it sits up 40-50 feet above the freeway. Even though people are coming down the hill as they go from eastbound to southbound, were there options for attenuating the noise within the units that included not only buffers at the property line, but specific techniques within the building technology to reduce these sound levels within the residents?

Jacob Lucero stated when we did the noise study, they did make plenty of recommendations. Some of the things like the dual pane windows offset as well as some of the landscaping in the backyard.

Assistant Community Development Director Stater stated there were 7 conditions that were recommended by the study, so there are Planning Conditions 24 through 30 and Building Conditions 22 through 28.

Chair Hamerly stated there is two things, one is, the wall is going to do a lot of good because mass is your friend when you're trying to address acoustic mitigation. The second would be two-fold that you get, you have a huge exposure of western sun because there's a big clearing that's a couple 100 feet wide so, you're going to get the low afternoon sun. One suggestion to help reduce the energy use and give you a little bit more noise mitigation would be maybe sprinkling some trees or hedge elements within that rear yard area. I know that's above and beyond from what you would see in a typical development, they usually leave that to the new homeowner, but that might be a suggestion to think about to give you some more shading and similar noise reduction. The dual pane windows are going to help. Another thing to consider is not all caulking is the same. They do have acoustic caulking that is a little denser and so it's better at knocking out noise. The suggestion would be on that condition that's recommending the sealant around the openings penetrations and the walls did it that it be acoustical sealant and not just a regular infiltration.

Jacob Lucero stated our contractor also recommended there is a type of insulation that they can put inside of the brick wall to help mitigate that as well. That is one option that we're also considering trying to move forward on.

Chair Hamerly asked would that be a foam in place?

Jacob Lucero stated yes.

Chair Hamerly stated it would almost eliminate the need for this extra sealant around the window because those windows and doors expand to fill all the available voids. There is another product that works in tandem with that. They have an embedded mesh that gives you a little bit more density. You're going to pay about 20% more for those higher density jet bored products.

Chair Hamerly stated in lieu of sod, would there be an option of doing an artificial turf that would be water neutral?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated ok, that's a big yard and it's ideal for playing in that area, but the irrigation budget would be astronomical. So that might be something to consider in lieu of a 25% turf if they went to an artificial.

Scott Rice City Landscape Architect stated the 25% number is limited. It's based on the front yard, so I think this is the large area side backyard. So, we wouldn't apply it, but only the front yard landscaping is required.

Chair Hamerly stated understood.

Commissioner Amaya asked questions regarding the grading plan, the slope wasn't very steep, right?

Assistant Community Development Director Stater stated correct.

Chair Hamerly asked was there much modification because it looks like the natural tendency would be to drain pretty much down and onto the freeway. So, are they modifying it so that it drains onto the street?

Assistant Public Works Director Bennett stated I have seen various plans and this current plan was to drain each individual house to the front of the property. Some of the precise grading plans were having challenged to get all the drainage out to the to the front yard, but I do believe the latest plans were all draining to the front individually per lot.

Chair Hamerly stated regarding the color boards and the teton blue, my big concern is that between the weather white and then the dry stack stone or both kind of warm colors. The teton blue could shift towards the cool and I am worried depending on the time of day. That might even shift into kind of a lavender tone. You may want to think about a warmer gray that's going to compliment the stone and make the stone read a little warmer because it looks like that's where the color palettes going.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to:

- 1) Adopt Resolution No. 2021 - 017 to Approve Tentative Parcel Map No. TPM-18-001 to subdivide one parcel, 1.04 acres in area, into four parcels for the purposes of constructing four single-family residences;
- 2) Adopt Resolution No. 2021 - 018 to Approve Design Review Application No. DRA 18-006 for the related Site Plan Layouts, Grading Plan, Building Elevations and Conceptual Landscape Plan for four (4) single-family residences, subject to the Conditions of Approval, and Findings of Fact; and
- 3) Direct Staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 4-0, with Vice Chair Thomas absent.

RESOLUTION NO. 2021-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 19959 (NO. TPM-18-001) FOR THE SUBDIVISION OF ONE, 1.04 ACRE PARCEL INTO FOUR (4) PARCELS TO ACCOMMODATE THE CONSTRUCTION OF FOUR (4) SINGLE FAMILY RESIDENCES LOCATED ON THE WEST SIDE OF LAPRAIX STREET, 1000 FEET SOUTH OF PACIFIC STREET (APN NO.: 1200-401-80)

RESOLUTION NO. 2021-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA NO. 18-006) FOR THE CONSTRUCTION OF FOUR (4) DETACHED SINGLE-FAMILY RESIDENCES LOCATED ON APPROXIMATELY 1.04 ACRES ON THE WEST SIDE OF LAPRAIX STREET, SOUTH OF PACIFIC STREET (APN NO.: 1200-401-80)

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled September 21, 2021.

ADJOURN

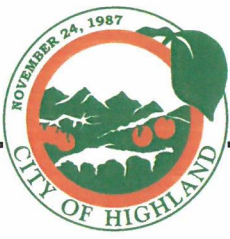
There being no further business, Chair Hamerly declared the meeting adjourned at 6:44 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 21, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Design Review Application (DRA 21-002) proposing the construction of a drive-thru carwash at an existing ARCO Gas Station located at the southwest corner of the Base Line and Seine Avenue intersection.

LOCATION: 27727 Base Line, Highland, CA 92346
Assessor's Parcel Number: 1201-091-45

OWNER / APPLICANT: Crossroad Petroleum Inc.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2021 – ____, approving Design Review Application (DRA 21-002) for the construction of a drive-thru carwash at an existing ARCO Gas Station, subject to the Conditions of Approval.
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

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

PUBLIC NOTICE: As required by the City Council, notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>AS</i> Signing for Camille Goritz Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

of the project site and published in the Highland Community News on September 10, 2021. No further notice is required.

DESCRIPTION OF SITE: The project site is located along the southern side of Base Line between Seine Avenue and 210 northbound freeway offramp. As defined by the City's General Plan, Base Line at this location is classified as a "Primary Arterial" roadway. The property is currently occupied by an ARCO Gas Station that was first constructed and has remained in operation since 1994 (Exhibit A – Location Map). Currently, the site features an existing 3,100 square foot gas canopy that houses twelve (12) fuel pumps, a 3,100 square foot AMPM mini mart, and fifteen (15) total parking spaces. At just under one (1) acre in size, the site provides vehicle access from Seine Avenue along the eastern side and Pluto Street along the western side.

Surrounding Land Uses

North: Panda Express / Jack In The Box quick serve restaurants

South: Single Family Homes

East: Valero Gas Station and Convenience Store

West: 210 Freeway

Location	General Plan	Zoning
Site:	General Commercial (CG)	General Commercial (CG)
North:	General Commercial (CG)	General Commercial (CG)
South:	Low Density (LD)	Single Family Residential (R-1)
East:	Planned Commercial (PC)	Planned Commercial (PC)
West:	<i>State Route 210</i>	<i>State Route 210</i>

The project site is located approximately one (1) mile southwest of the San Andreas Earthquake Fault and does not fall within the Alquist-Priolo Earthquake Fault Zone. Additionally, the project site is not located within a FEMA flood zone.

The site, as designed, will require modification of the Base Line right-of-way and vacation of Pluto Street. Both of these are possible as a result of current & future public roadway projects.

Base Line Right of Way and Caltrans Access Control

The City of Highland will coordinate with the development and Caltrans to record the new Caltrans access control limits and Base Line right of way limits that are required for the completion of the Base Line interchange and SR 210 project under construction. All existing private improvement within the ultimate right of way along the project frontage of Base Line must be relocated onsite to the development.

Pluto Street Vacation

The developer must apply for vacation of excess public right-of-way at the southwest corner of the development along Pluto Street as approved by the City Engineer. Completion of the vacation will be required prior to issuance of a grading permit. The developer must address and accommodate any required utility easements that will be reserved back in order to process the requested vacation.

PROJECT REVIEW/ANALYSIS: The Applicant is proposing the new construction of a drive-thru carwash on the west side of the existing ARCO Gas Station (Exhibit B – Site Plan). The carwash is to be fully automated with 2,080 square feet of interior space that houses a washing station and drying section. The single-aisle drive lane for the carwash is approximately 100 feet in total length and 13 feet in width leading to the entrance of the facility. The drive lane exiting the facility is approximately 75 feet in length and 13 feet in width leading back to the site. With adequate space for four (4) vehicles in queue, the carwash will feature a pay station at the entrance of the facility that accepts both cash and credit card as forms of payment. Additionally, patrons shall also have the option to pay for their carwash inside the AMPM mini mart should they choose. There are no vacuum stations proposed.

There is currently always at least one (1) full-time convenience store attendant on the site to ensure all operations regarding the fuel pumps and mini mart run accordingly. With the addition of this proposed carwash to the site, the task of overseeing the operation of the facility to ensure all machinery is functioning properly, as well as arranging for maintenance and repairs when necessary, will be assumed by the onsite convenience store attendant. The carwash will otherwise be a fully automated system. The proposed hours of operation for the facility will be 7am-8pm.

Parking

As mentioned, the site currently features fifteen (15) total parking spaces with ten (10) along the exterior of the mini mart and five (5) along the southern perimeter of the site, adjacent to Pluto Street. The proposed design eliminates three (3) of the spaces along the south side as part of the Pluto Street entrance relocation. There are however a total of twelve (12) additional parking spaces proposed for the carwash addition. Four (4) spaces are proposed adjacent to the carwash building while the other eight (8) spaces are proposed along the northern property line of the site. In total, there are twenty-four (24) parking spaces available on the site for shared use between the convenience store and carwash.

According to the City of Highland Municipal Code, the parking requirement for a carwash is three (3) spaces per washing stall. Considering that the automated carwash building is technically one (1) vehicle washing stall, since only one (1) vehicle may be washed and dried at a time, the twelve (12) total parking spaces located adjacent to the carwash

building and along the northern property line satisfy the parking requirement for this use. The existing site already features a dedicated 9-foot wide handicap stall with a supplementary 5-foot crosshatch pathway that provides access to the convenience store entrance as well as the new trash enclosure just east of the southern entrance to the lot.

No landscape islands have been proposed on this site as there are no sequences of more than eight (8) consecutive parking spaces. As depicted on the site plan, parking spaces are in sequences of five (5), five (5), two (2), four (4), and eight (8), exempting the parking layout from the landscape island requirement.

Access

The site will consist of both vehicular and pedestrian accessibility. Currently, both vehicles and pedestrians can access the site from Seine Avenue on the east side, and Pluto Street on the west side. As aforementioned, the Applicant is proposing to relocate the Pluto Street entrance on the west side to a Pluto Street entrance on the south side, as the location of the carwash building is proposed where the current entrance is. While Pluto Street currently wraps around the south side of the property, up the west side and into the lot, the Applicant intends to construct a cul-de-sac and close Pluto Street near the southwest corner of the site, vacating the northerly portion.

Elevations

The Applicant is proposing the standard ARCO design and color scheme for the carwash facility that matches the elevations of the existing structures. The exterior features a contemporary taupe stucco with a royal blue trim around the perimeter of upper section of the building as well as a flat roof. Along the northern front of the building is the carwash entrance with a yellow bollard on each side. At the southern front is the carwash exit along with two more yellow bollards as well as a man door providing access to the interior of the carwash for mechanical maintenance. The Eastern face of the building features taupe stucco with six (6) rectangular windows for visibility into the carwash. The western face of the building features no accent elements as that side faces the freeway offramp and away from the public's view.

Staff is seeking the Planning Commission's directives on potential aesthetic embellishments for the building that complement the accents featured on the existing convenience store and fuel canopy onsite (Exhibit C – Elevations).

Setbacks

According to the City of Highland Municipal Code, within the General Commercial zone, the required 20-foot side setback area must feature landscaping of predominantly plant materials. Where a building is proposed within the setback area, as the case with this carwash, the 20-foot requirement may be split into a landscaped area of 10 feet in depth

between the property line and building, with an additional landscaped area of 10 feet in depth provided between the building and the parking area.

Due to the layout of the existing structures on the lot, the placement of the proposed carwash building does not leave adequate space for an uninterrupted twenty (20) feet of landscaping within the side setback area. The Applicant has instead proposed the alternate solution of ten (10) feet of landscaping between the property line and building with an additional landscaped area of 10 feet provided between the building and the parking area, as permitted by the Municipal Code. Along the western side of the property, the applicant has however accommodated a twenty (20) foot fully landscaped setback area between the drive lane for the carwash building and the property line. The proposed design for landscape coverage has satisfied the setback requirements per the Municipal Code.

Landscape

The landscaping that is proposed on the entire site comprises of various trees, shrubs, groundcovers and vines. Located along the west side of the property is a sequence of "Japanese Blueberry" trees and "Mediterranean Fan Palm" trees. Around the Pluto Street entrance as well as the Seine Avenue entrance are a collection of "Australian Willow" trees. Scattered evenly around the remainder of the site are numerous "Chilean Mesquite" trees to further enhance the aesthetic appeal. (Exhibit D – Landscape Plan).

There is currently an open Code Enforcement case on this site regarding existing landscaping that has been neglected by the property owner. This application is intended to also improve the existing landscaping with drought tolerant landscape and groundcover, correcting the violation. The existing mature trees on the site will also be preserved. A conceptual landscape plan has been reviewed and approved by the City's landscape architect.

Vehicle Washing Development Standards

According to the City of Highland Municipal Code, proposed vehicle washing facilities must satisfy additional design criteria with regard to paving, enclosures, and onsite parking. The subject site features a fully paved carwash facility and parking area in addition to the required landscaping, satisfying the requirement of paved areas onsite. The process of vehicle washing and drying will take place entirely within the carwash building onsite, satisfying the requirement for all operations producing dirt/grime/wastewater to take place within an enclosed facility. Lastly, the twelve (12) proposed parking spaces on the site have been arranged in a sequence of four (4) that is adjacent to the carwash, and a sequence of eight (8) that is located along the north side of the property. Considering that the carwash facility only requires three (3) dedicated parking spaces on the site, the nine (9) additional spaces part of this carwash proposal help to offset the three (3) existing convenience store parking spaces that shall be

removed as part of the Pluto Street access relocation. Further development standards regarding storage, litter, and hazardous waste elimination have also been addressed and satisfied by the applicant, as stipulated in the conditions of approval.

WQMP

The Conceptual Water Quality Management Plan (WQMP) has been reviewed and approved which addresses the topography, stormwater collection basins, and proposed water drainage paths for the site. The Site Aerial photo shows the current state of the property as well as the surrounding parcels and boundary walls. The East Valley Water District sewer and water plans provide a map of the sewer and water pipelines for the overall area and the location the lines will feed into the project location.

Signs

Currently, no building mounted signage has been proposed on the carwash. The site features a 5 foot tall monument sign at the corner of Base Line and Seine Avenue. The Applicant has discussed plans for a revised monument sign along with a building mounted carwash sign on the carwash building with Staff. The Applicant will submit elevations for the signs along with an application for an Accessory Sign Review at a later date.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 1, Existing Facilities, in that the addition of this drive-thru carwash facility will not result in an increase of more than 2,500 total square feet or 50 percent of the floor area ratio pertaining to the existing structures.

GENERAL PLAN/ZONING CONSISTENCY: The City of Highland General Plan and Zoning Map designates the project site as General Commercial (CG). The Applicant's proposal for the construction of a drive-thru carwash is consistent with the land use designation via the approval of a Design Review Application. Staff recommends the Planning Commission adopt Resolution No. 2021 – _____, approving Design Review Application (DRA 21-002).

EXHIBITS:

- A – Location Map
- B – Site Plan
- C – Elevations
- D – Landscape Plan

ATTACHMENTS:

1. Resolution No. 2021 – _____ for Design Review Application
(DRA 21-002)
Exhibit 1: Conditions of Approval

Exhibit A:
Location Map

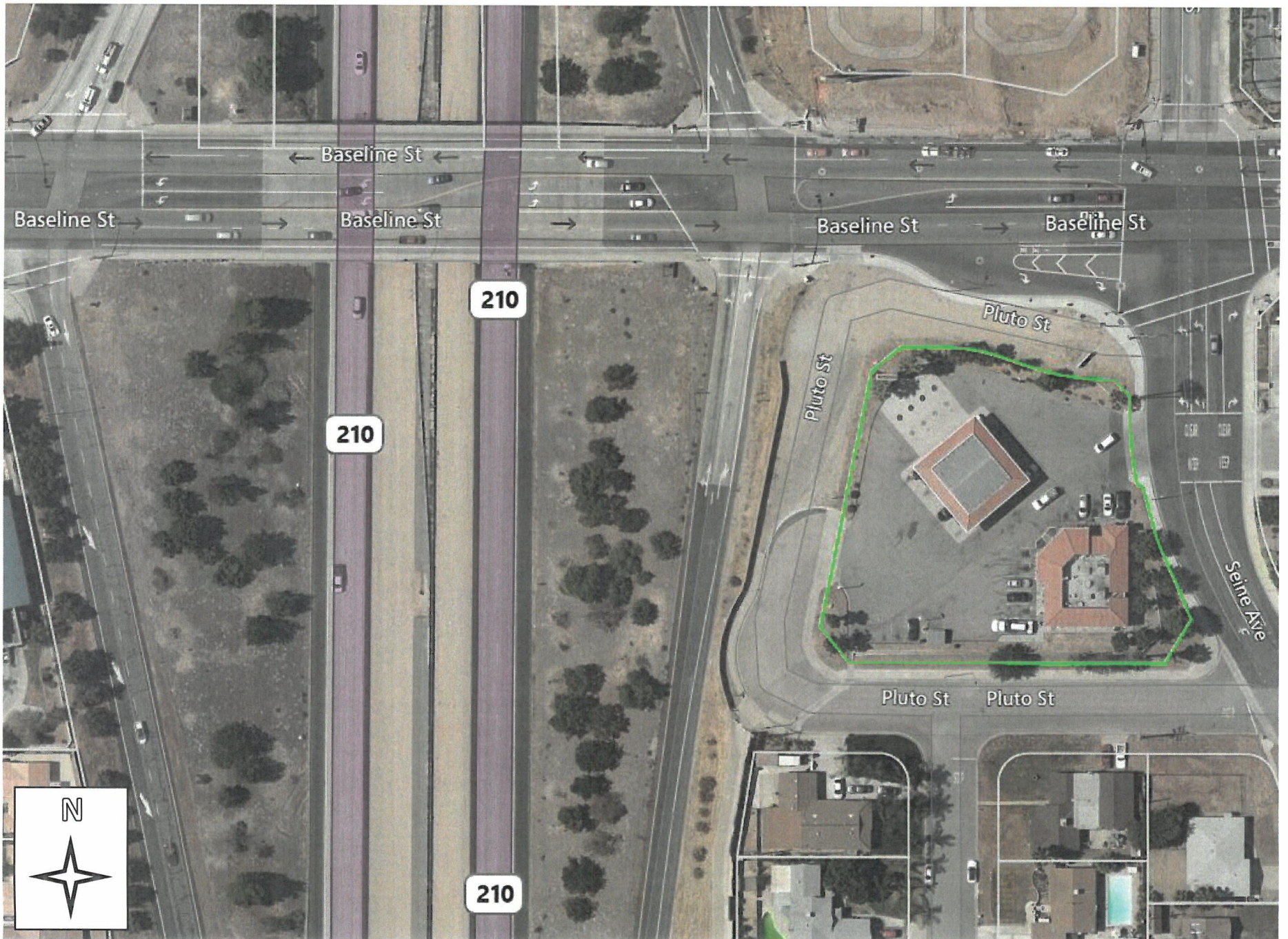
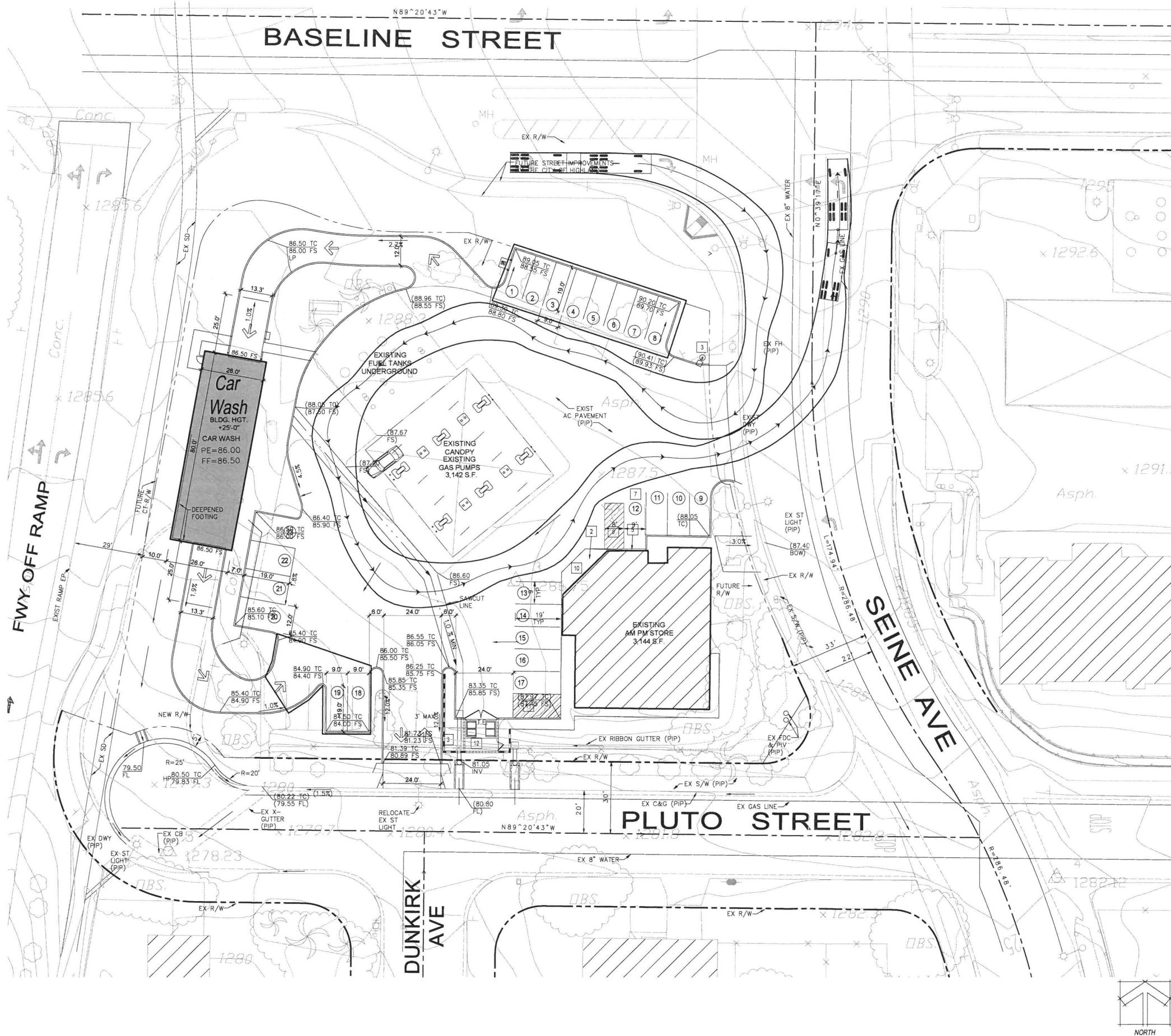


Exhibit B:

Site Plan



PROJECT DATA:

DEVELOPER: ED HADDAD
ACAA LIMITED PARTNERSHIP
29848 LIVE OAK CANYON ROAD
REDLANDS, CA 92373

REPRESENTATIVE: ARCHIMETRICS
JAY NELSON
1177 IDAHO STREET, SUITE 200
REDLANDS, CA 92374
PHONE (909) 322-7582

PREPARATION DATE: SEPTEMBER 11, 2017

PROJECT DESCRIPTION: CONSTRUCT NEW CARWASH FACILITY AND SITE IMPROVEMENTS

ASSESSOR'S PARCEL NO.: 1201-091-45-0000

LEGAL DESCRIPTION: District: 12 Abbreviated Description: DIST:12 CITY:SAN BERNARDINO PARCEL MAP 14475 PARCEL 1 EX ST City/Muni/Twp: SAN BERNARDINO

PROJECT ADDRESS: 27727 BASELINE STREET
HIGHLAND, CA 92346

GENERAL PLAN: GENERAL COMMERCIAL (CG)

SPECIFIC PLAN: N/A

BUILDING HEIGHT: 15'-0"

SITE AREA 1.21 AC (52,713 SQ. FT.)

COVERAGE AREAS:

AREA OF USE	S.F.	REQUIRED%	PROVIDED%
BUILDINGS	5,224	—	5,224 SF (9.9%)
PARKING/PAVED	33,124	—	33,124 SF (62.8%)
LANDSCAPING	14,365	10,542 SF (20%)	14,365 SF (27.3%)

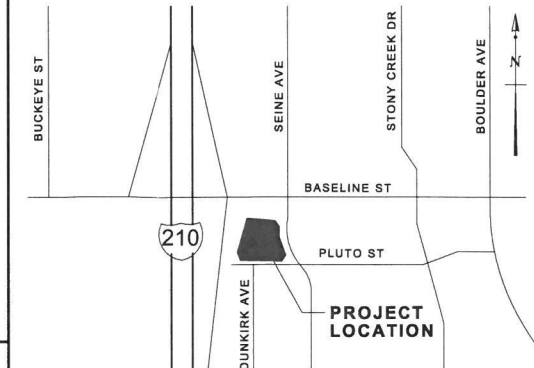
PARKING SUMMARY

DESCRIPTION	BLDG. S.F.	RATIO	REQUIRED	PROVIDED
CONVENIENCE STORE	3,144 SF	1 SP/200 SF	18	19
CAR WASH STATION	2,080 SF	3 SPACES	3	4
GAS PUMP CANOPY	- SF	N/A	-	-
TOTAL STALLS PROVIDED			21	23
REGULAR STALL	9X19	22 STALLS		
ACCESSIBLE STALL	9X19	1 STALLS		
LOADING STALL	9X19	1 STALLS		

KEYNOTES

- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY - 5% MAX. SLOPE
- 2 ACCESSIBLE PATH OF TRAVEL - 5% MAX. SLOPE
- 3 "UNAUTHORIZED PARKING IN ACCESSIBLE SPACES..." SIGNAGE
- 4 YELLOW TRUNCATED DOMES
- 5 ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" SIGNAGE AND MINIMUM FINE SIGNAGE
- 6 -
- 7 ACCESSIBLE VAN PARKING STALL
- 8 -
- 9 ACCESSIBLE ACCESS AISLE
- 10 BUILDING ACCESSIBLE ENTRY SIGNAGE
- 11 LOADING STALL
- 12 TRASH ENCLOSURE
- 13 -

VICINITY MAP



FOR :

CARWASH FACILITY

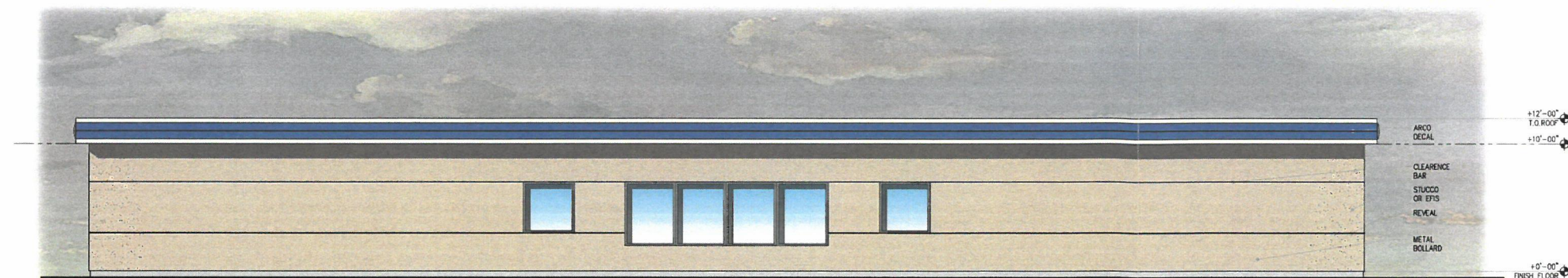
Ed Haddad

27727 BASELINE STREET
HIGHLAND, CA 92346

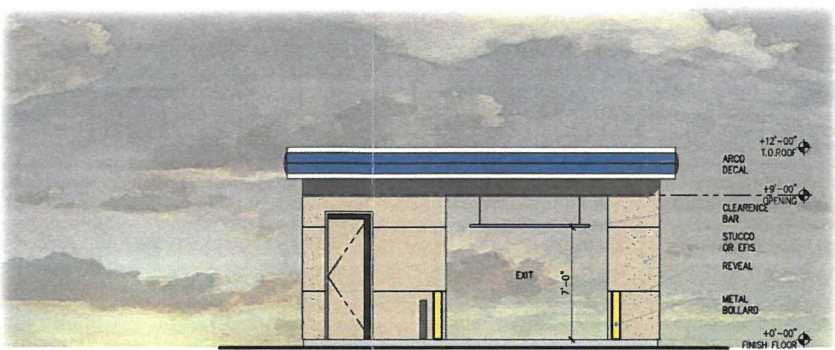
REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-11
DRAWN	VM
JOB NO.	17-012
SHEET NAME	
PROPOSED ARCHITECTURAL SITE PLAN	
SHEET NO.	
A1.0	
SHEET	OF

Exhibit C:

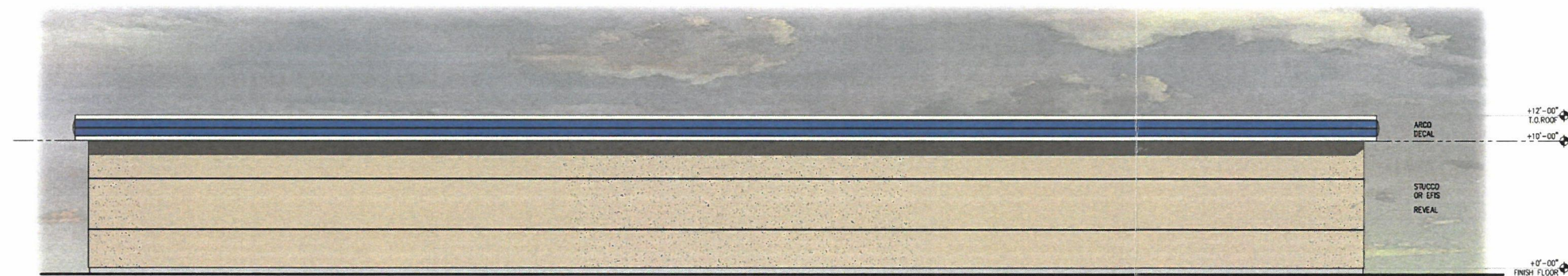
Elevations



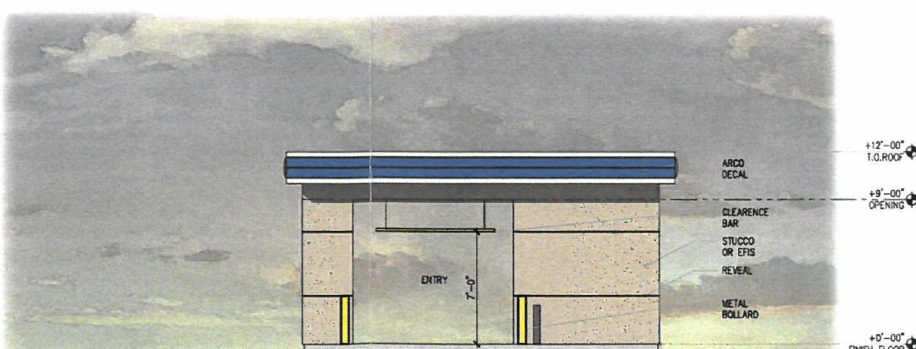
LEFT SIDE ELEVATION



REAR (EXIT) ELEVATION



RIGHT SIDE ELEVATION



FRONT (ENTRY) ELEVATION

FINISH SCHEDULE LEGEND

- R1 EAGLE ROOFING PRODUCTS
- L1 BUILDING ADDRESS LOCATION
APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- PS2 TENANT SIGNAGE BY OTHERS
- W6 LOUVERED DOOR PAINTED P15/P11

GENERAL NOTES

REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.3 & SPECIFICATION.
- 2 STEEL AWNING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND

COLOR LEGEND

- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS

MATERIAL LEGEND

- STUCCO 5/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- S-FLEX STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER; INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION)
MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

CLERESTORY DESIGNER NOTE:
SUN EXPOSURE SHOULD BE CONSIDERED FOR WINDOW USE AT CLERESTORY. IN TEMPERATE CLIMATE AVOID SOUTH AND WEST EXPOSURE OR ADD SHADING OR LOW E GLAZING



FOR :

CARWASH FACILITY

Ed Haddad

27727 BASELINE STREET
HIGHLAND, CA 92346

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	
DRAWN	VM
JOB NO.	16-085
SHEET NAME	
EXTERIOR ELEVATIONS-	

SHEET NO. A5.0
SHEET - OF -

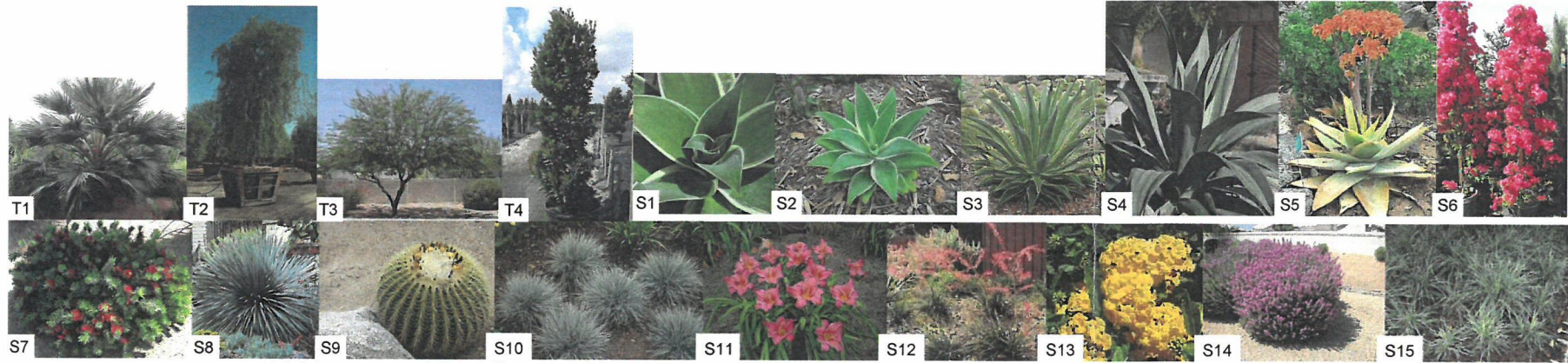
EXTERIOR ELEVATIONS

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

1



Exhibit D:
Landscape Plan



LANDSCAPE AREAS

DESCRIPTION

- PLANTER/ SHRUB AREAS WITH LOW WATER & LOW MAINTENANCE PLANTS
- (E) R.O.W LANDSCAPE
- CONCRETE WALKWAYS
- CALTRANS R.O.W.
- BOULDERS PLACED AS SHOWN

SYMBOL	Botanical Name	Common Name	SIZE	SPACING
T1	Chamaecyparis humilis	Mediterranean Fan Palm	24" Box	26'
T2	Geiophila parviflora	Australian Willow	24" Box	30'
T3	Prosopis chilensis	Chilean Mesquite	24" Box	20'
T4	Elaeagnus decipiens	Japanese Blueberry	24" Box	10'
Existing trees and palms to be protected in place				
Existing trees and palms to be REMOVED				
SHRUBS	Botanical Name	Common Name	SIZE	SPACING
S1	Agave Americana	Mescal Agave	5 Gal	48"
S2	Agave attenuata	Foxtail Agave	5 Gal	48"
S3	Agave desertiana 'variegata'	Variegated Agave	5 Gal	48"
S4	Agave wendlandiana	Wendland Agave	5 Gal	48"
S5	Aloe striata	Coral Aloe	5 Gal	60"
S6	Bougainvillea 'barbarea karst'	Barbara Karst Bougainvillea	5 Gal	60"
S7	Callistemon 'little jenny'	Dwarf Callistemon	5 Gal	60"
S8	Daylily 'wheelers'	Desert Spoon	5 Gal	48"
S9	Echinocactus grusonii	Golden Barrel Cactus	5 Gal	48"
S10	Festuca glauca 'elph blue'	Elph Blue Fescue	5 Gal	60"
S11	Hemerocallis spp.	Daylily Pink	1 Gal	48"
S12	Hesperaloe parviflora	Red Yucca	1 Gal	60"
S13	Lantana 'new gold'	Dwarf Yellow Lantana	5 Gal	60"
S14	Leucodaphnophyllum frutescens	Texas Sage	5 Gal	60"
S15	Liriodie muscari 'aztec grass'	Aztec Grass	5 Gal	60"
S16	Muhlenbergia capillaris 'regal mist'	Regal Mist Muhlenbergia	1 Gal	60"
S17	Nandina domestica 'compacta'	Dwarf Heavenly Bamboo	5 Gal	60"
S18	Nassella tenuissima	Mexican Feather grass	1 Gal	60"
S19	Opuntia 'harris rita'	Santa Rita Prickly Pear	5 Gal	48"
S20	Bougainvillea 'rasberry ice'	Raspberry Ice Bougainvillea	5 Gal	60"
S21	Rosa 'iceberg'	Iceberg Rose	5 Gal	60"
S22	Rosa spp.	Knock Out Rose	5 Gal	60"
S23	Salvia greggii 'frumens red'	Frumens Red Autumn Sage	5 Gal	60"
S24	Salvia leucantha	Santa Barbara Sage	5 Gal	60"
S25	Senecio serotinus	Blue Chalkduster	1 Gal	48"
S26	Caesalpinia pulcherrima	Mexican Bird of Paradise	5 Gal	60"

MAWA/ETWU CALCULATIONS

Project Name: Baseline Car Wash @ City of Highland

Equation & terms:

MAWA= (Eto)(0.62)/[(0.5)xLA]

MAWA=Maximum Applied Water Allowance
 Eto=Reference Evapotranspiration (inch per year)
 0.62=Conversion Factor (to gallons)
 0.45=ET Adjustment Factor for Non-residential area
 0.5=ET Adjustment Factor for residential area
 LA=Landscape Area (square feet)

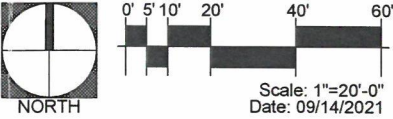
ETWU= (Eto)(0.62)(PF*HA)/IE

PF=Plant Factor
 0.0-0.3 for low water use plants
 0.4-0.6 for moderate water use plants
 0.7-1.0 for high water use plants
 HA=Hydrozone Area (Low, moderate, high in square feet)
 IE=Irrigation Efficiency (Minimum=0.71)

Landscape Area:	APN: 1201-091-45 AM/PM SITE
Eto=	55.1 City of Highland
LA=	14,638 sq.ft
MAWA=	(Eto)(0.62)/[(0.5)xLA]
	250,032 gal./yr
ETWU=	(Eto)(0.62)(PF*HA)/IE
Sub ETWU (gal./yr)	Eto 0.62 PF HA(sq.ft) IE
ETWU1(70% LA)=	86,431 55.1 0.62 0.2 10,247 0.81
ETWU2(30% LA)=	92,604 55.1 0.62 0.5 4,391 0.81
ETWU3=	0 55.1 0.62 0 0 0.81
Total ETWU=	179,035 gal./yr
MAWA	> Total ETWU
250,032	> 179,035 gal./yr

PROPOSED POTTED PLANT PALETTE

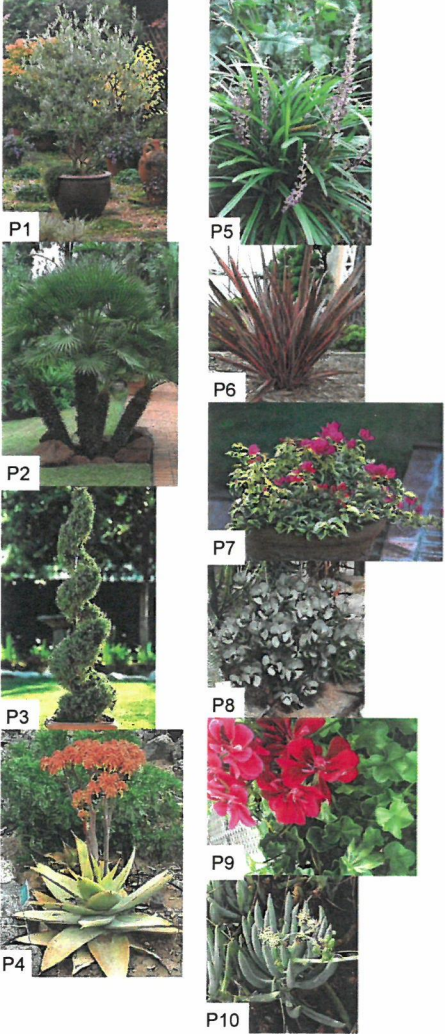
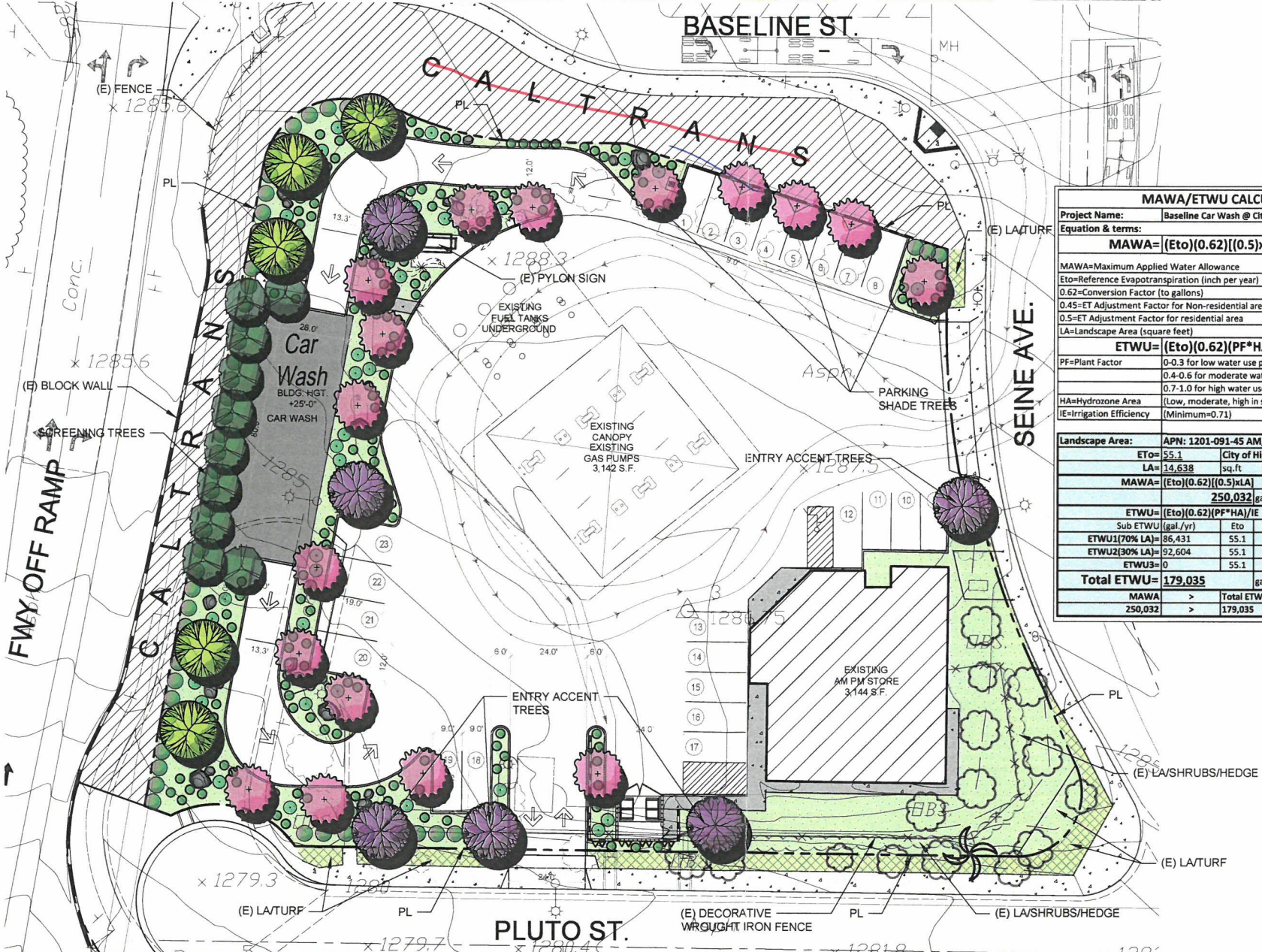
SYMBOL	BOTANICAL NAME / COMMON NAME
T1	Olea europaea
T2	Fraxinus chinensis
T3	Chamaecyparis humilis
T4	Juniper chinensis 'Blue Point'
P1	Aloe striata
P2	Liriodie muscari 'Big Blue'
P3	Phlox paniculata 'Macon Queen'
P4	Hydrangea 'Endless Summer'
P5	Bougainvillea 'Raspberry Ice'
P6	Rosa 'Iceberg'
P7	Salvia leucantha
P8	Senecio serotinus
P9	Palaeobotanum platium
P10	Ivy Geranium
P11	Senecio mandraliscae
P12	Kleinia



TOTAL LANDSCAPE AREA: 14, 638 SQ. FT.

TOTAL LOT AREA: 50, 973 SQ. FT.

TOTAL LANDSCAPE PERCENTAGE: 28.7%



CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE ARCHITECT:

LandArq, Inc.
 865 S. Milliken Ave. Suite E
 Ontario, CA 91761
 Phone: 909-259-9428
 Email: fausto@landarq.com



FOR:

CARWASH FACILITY

Ed Haddad

27272 BASELINE STREET
 HIGHLAND, CA 92346

REVISIONS

CONSTR.	
BID	
PLAN CHECK	
DRAWN	
JOB NO.	17-204
SHEET NAME	
SHEET	OF

Attachment 1:

Resolution 2021 – _____ for

Design Review Application (DRA 21-002)

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA 21-002) PROPOSING THE CONSTRUCTION OF A DRIVE-THRU CARWASH AT AN EXISTING ARCO GAS STATION LOCATED AT THE SOUTHWEST CORNER OF THE BASE LINE AND SEINE AVENUE INTERSECTION. 27727 BASE LINE, HIGHLAND, CA 92346. ASSESSOR'S PARCEL NUMBER: 1201-091-45.

OWNER / APPLICANT: CROSSROAD PETROLEUM INC.

A. RECITALS

1. The Applicant filed an application with the City of Highland for a Design Review Application (DRA 21-002) proposing the construction of a drive-thru carwash at an existing ARCO Gas Station located at the southwest corner of the Base Line and Seine Avenue intersection. Assessor's Parcel Number: 1201-091-45.
2. The construction is in regard to a new 2,080 square foot drive-thru carwash building with twelve (12) proposed parking spaces and onsite landscaping.
3. On September 21, 2021, the Planning Commission of the City of Highland conducted a 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, this project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 1, Existing Facilities, in that the addition of this drive-thru carwash facility will not result in an increase of more than 2,500 total square feet or 50 percent of the floor area ratio pertaining to the existing structures.

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 September 21, 2021, 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 (DRA 21-002):

- a. That the proposed project is consistent with the general plan.

Response: The proposal includes components of a Design Review Application; a Site Plan, a Landscape Plan, and Building Elevations. There is appropriate street frontage, setbacks from the right-of-way lines for the adjacent roadway, and onsite parking that satisfy the requirements for a development within the General Commercial (CG) land use designation. Further, the addition of this carwash facility will add 2,080 square feet of floor area of the site, bringing the total floor area of the site to 0.2, which remains well below the permitted FAR of 0.5 within the General Commercial (CG) area.

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The proposed use is appropriate in nature and in keeping with the development standards of the General Commercial (CG) classification. The proposed design features ingress and egress to Seine Avenue on the east side and Pluto Street on the south side. The street frontage, setbacks, and onsite parking satisfy the requirements for Automotive Washing (Vehicle Repair Facilities), per Section 16.44.240 of the Highland Municipal Code. Further, the proposed colors on the carwash building are in compliance with the ARCO corporate color scheme and in keeping with the surrounding vicinity. Additionally, the landscape buffer along Base Line and west of the carwash building are consistent with the landscape requirements for such a project.

- c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: Due to the orientation of the lot and placement of the proposed carwash building, there is not adequate space for an uninterrupted twenty (20) feet of landscaping on the west side of the property. The Applicant has instead proposed the alternate solution of ten (10) feet of landscaping between the property line and building with an additional landscaped area of 10 feet provided between the building and the parking area, as permitted by the Municipal Code. Along the western side of the property, the applicant has

however accommodated a twenty (20) foot fully landscaped setback area between the drive lane for the carwash building and the property line. The proposed design for landscape coverage has satisfied the setback requirements per the Municipal Code.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The proposed carwash is a complimentary addition to the existing gas station use on-site. It meets the City's development standards, has an approved Conceptual Water Quality Management Plan, and has been conditioned by the Engineering, Building & Safety, and Fire Division to comply with applicable state and local codes. Adequate utilities currently serve the site. All improvements within the vicinity of Caltrans control must be approved in advance of installation.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 21-002) proposing the construction of a drive-thru carwash at an existing ARCO Gas Station located at the southwest corner of the Base Line and Seine Avenue intersection.

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.

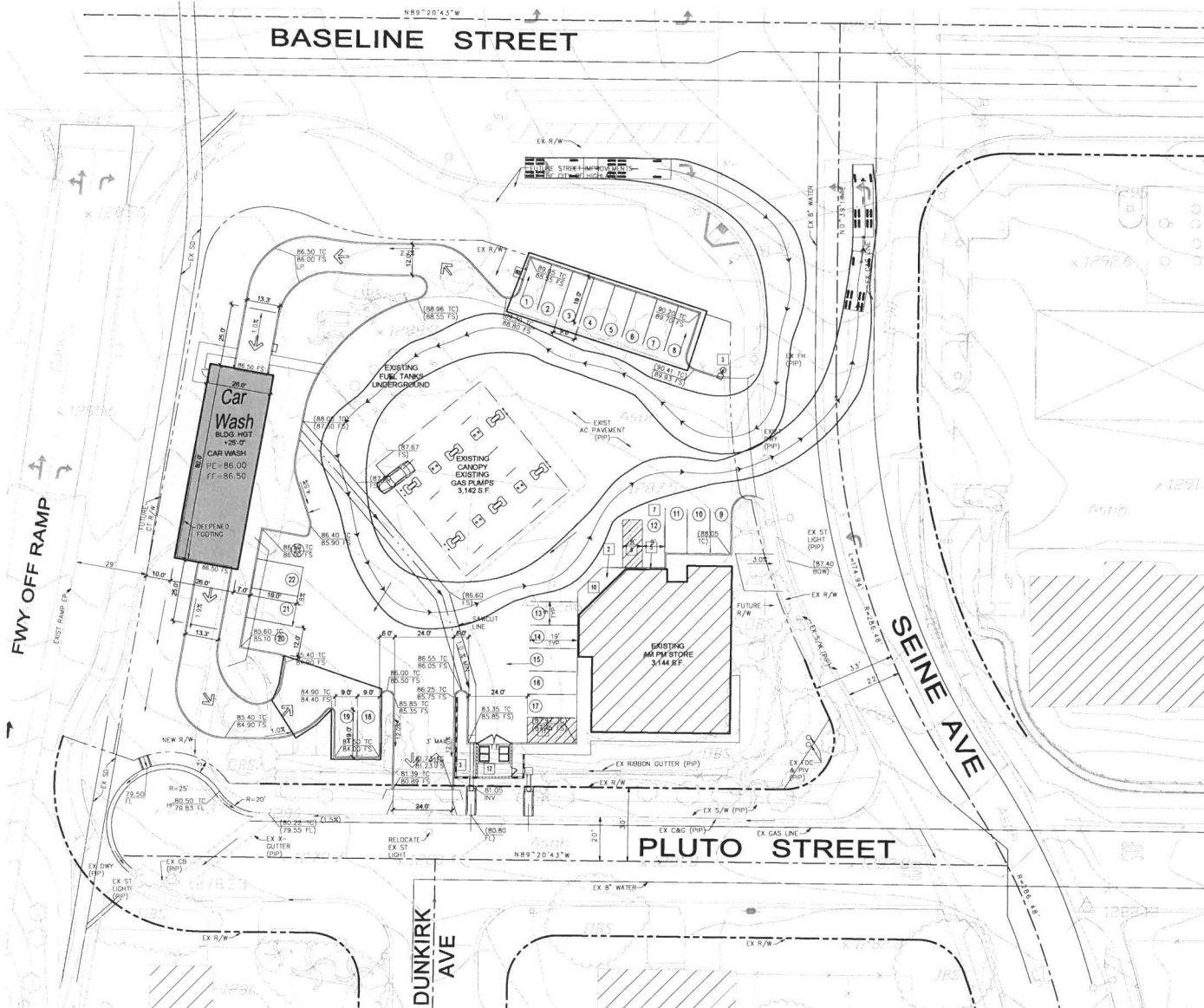
Exhibit 1 attached provides the Conditions of Approval for the project.

PASSED, APPROVED, and ADOPTED this 21st day of September, 2021.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director



PROPOSED ARCHITECTURAL SITE PLAN SCALE: 1" = 20.00' 1

PROJECT DATA:

DEVELOPER: ED HADDAD
ACAA LIMITED PARTNERSHIP
2848 LIVE OAK CANYON ROAD
REDLANDS, CA 92371

REPRESENTATIVE: ARCHMETRICS
JAY NELSON
1177 DANDY STREET, SUITE 200
REDLANDS, CA 92374
PHONE (909) 322-7862

PREPARATION DATE: SEPTEMBER 11, 2017

PROJECT DESCRIPTION: CONSTRUCT NEW CARWASH FACILITY AND SITE IMPROVEMENTS

ASSESSOR'S PARCEL NO.: 1201-291-45-0000

LEGAL DESCRIPTION: District: 12 Abbreviated Description: DIST-12 CITY & SAN BERNARDINO PARCEL, MAP 14473 PARCEL 1 EX ST City/Muni/Twp: SAN BERNARDINO

PROJECT ADDRESS: 27727 BASELINE STREET
HIGHLAND, CA 92346

GENERAL PLAN: GENERAL COMMERCIAL (CG)

SPECIFIC PLAN: NA

BUILDING HEIGHT: 15'-0"

SITE AREA: 1.21 AC (52,713 SQ. FT.)

COVERAGE AREAS:

AREA OF USE	S.F.	REQUIRED%	PROVIDED%
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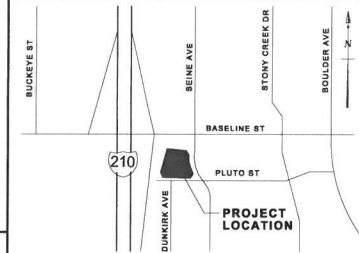
PARKING SUMMARY

DESCRIPTION	BLDG. S.F.	RATIO	REQUIRED	PROVIDED
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CAR WASH STATION	2,080 SF	3 SPACES	3	4
GAS PUMP CANOPY	- SF	N/A	-	-
TOTAL STALLS PROVIDED			21	23
REGULAR STALL	9X19		22 STALLS	
ACCESSIBLE STALL	9X19		1 STALLS	
LOADING STALL	9X19		1 STALLS	

KEYNOTES

- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY - 5% MAX. SLOPE
- 2 ACCESSIBLE PATH OF TRAVEL - 5% MAX. SLOPE
- 3 "UNAUTHORIZED PARKING IN ACCESSIBLE SPACES" SIGNAGE
- 4 YELLOW TRUNCATED DOMES
- 5 ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" SIGNAGE AND MINIMUM FINE SIGNAGE
- 6 -
- 7 ACCESSIBLE VAN PARKING STALL
- 8 -
- 9 ACCESSIBLE ACCESS AISLE
- 10 BUILDING ACCESSIBLE ENTRY SIGNAGE
- 11 LOADING STALL
- 12 TRASH ENCLOSURE
- 13 -

VICINITY MAP



FOR

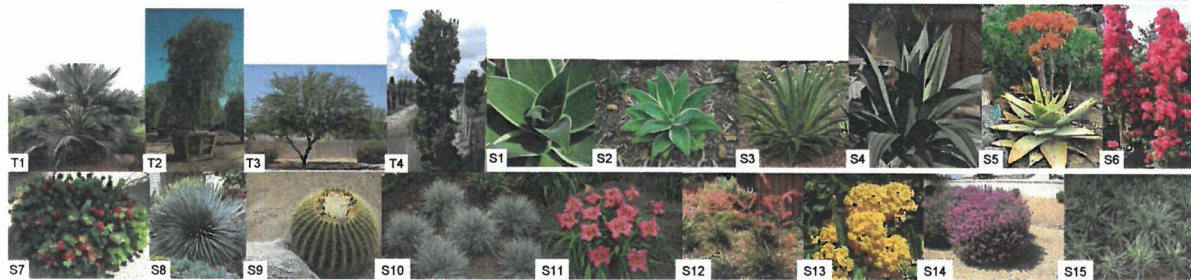
CARWASH FACILITY

Ed Haddad

27727 BASELINE STREET
HIGHLAND, CA 92346

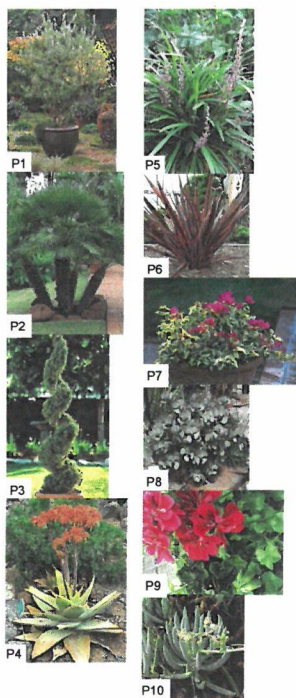
REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-11	PLAN CHECK
2	2017-09-11	DRAWN
3	2017-09-11	JOB NO.
4	2017-09-11	SHEET NAME
5	2017-09-11	PROPOSED ARCHITECTURAL SITE PLAN
6	2017-09-11	SHEET NO.
7	2017-09-11	A1.0
8	2017-09-11	SHEET



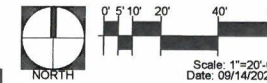
LANDSCAPE AREAS	
	PLANTERS: SHRUB AREAS WITH LOW WATER & LOW MAINTENANCE PLANTS
	(E) R.O.W. LANDSCAPE
	CONCRETE WALKWAYS
	CALTRANS R.O.W.
	BOULDERS PLACED AS SHOWN

SYMBOL	Botanical Name / Common Name	SIZE	SPACING
T1	Chamaecyparis, Norfolk Island Pine	36" Dia	20'
T2	Yucca, palm-like	36" Dia	20'
T3	Phoenix, Palms	36" Dia	20'
T4	Reynoldsia, deciduous Japanese Redwood	36" Dia	10'
Existing trees and palms to be preserved in place			
S1	Agave, American	6' Dia	40"
S2	Agave, attenuata	6' Dia	40"
S3	Agave, attenuata 'variegata'	6' Dia	40"
S4	Agave, robust	6' Dia	40"
S5	Agave, robust	6' Dia	40"
S6	Agave, robust	6' Dia	40"
S7	Agave, robust	6' Dia	40"
S8	Agave, robust	6' Dia	40"
S9	Agave, robust	6' Dia	40"
S10	Agave, robust	6' Dia	40"
S11	Agave, robust	6' Dia	40"
S12	Agave, robust	6' Dia	40"
S13	Agave, robust	6' Dia	40"
S14	Agave, robust	6' Dia	40"
S15	Agave, robust	6' Dia	40"



MAWA/ETWU CALCULATIONS	
Project Name:	Baseline Car Wash @ City of Highland
Equation & terms:	$MAWA = [Eto] \{0.62\} [(0.5) \times LA]$
MAWA=Maximum Applied Water Allowance (Eto=Reference Evapotranspiration (Inch per year) 0.62=Conversion factor (to gallons) 0.45=ET Adjustment Factor for Non-residential area 0.5=ET Adjustment Factor for residential area LA=Landscape Area (square feet)	
ETWU=	$ETWU = [Eto] \{0.62\} (PF \times HA) / IE$
ET=Plant Factor	C:0.5 for low water use plants C:4.0 for moderate water use plants C:7.0 for high water use plants (Low, moderate, high in square feet)
HA=Hydrozone Area	(Low, moderate, high in square feet)
IE=Irrigation Efficiency	(Minimum=0.7)
Landscape Area: APN: 1201-091-45 AM/PM SITE	
Eto=	City of Highland
LA=	14,638
MAWA=	$MAWA = [Eto] \{0.62\} [(0.5) \times LA]$
ETWU=	$ETWU = [Eto] \{0.62\} (PF \times HA) / IE$
Sub ETWU (gal./yr.)	ET PF HA/4 IE IE
ETWU(70% LA)=	66,831 55.1 0.62 0.2 10,247 0.81
ETWU(20% LA)=	22,004 55.1 0.62 0.5 4,391 0.81
ETWU=	55.1 0.62 0 0 0 0.81
Total ETWU=	179,035 gal./yr
MAWA	250,032
Total ETWU	179,035 gal./yr

PROPOSED POTTED PLANT PALETTE	
SYMBOL	BOTANICAL NAME / COMMON NAME
P1	Oak, weeping
P2	Chamaecyparis, Norfolk Island Pine
P3	Yucca, palm-like
P4	Phoenix, Palms
P5	Reynoldsia, deciduous Japanese Redwood
P6	Phormium, hybrid
P7	Agave, robust
P8	Agave, robust
P9	Agave, robust
P10	Agave, robust
P11	Agave, robust

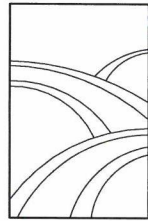


TOTAL LANDSCAPE AREA: 14, 638 SQ. FT.
TOTAL LOT AREA: 50, 973 SQ. FT.
TOTAL LANDSCAPE PERCENTAGE: 28.7%



CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE ARCHITECT:



LandArq, Inc.
865 S. Milliken Ave. Suite E
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com



FOR :

CARWASH FACILITY

Ed Haddad

2727 BASELINE STREET
HIGHLAND, CA 92346

REVISIONS

CONSL.

BD

PLAN CHECK

DRAW

JOB NO.

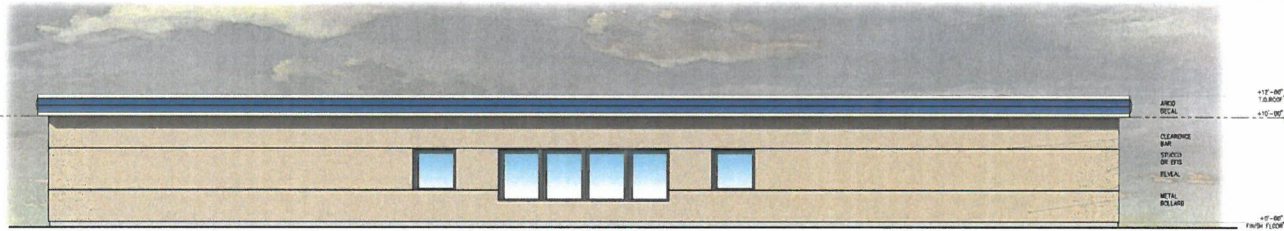
17-204

SHEET NAME

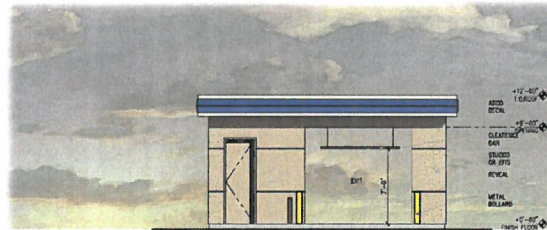
SHEET NO.

SHEET

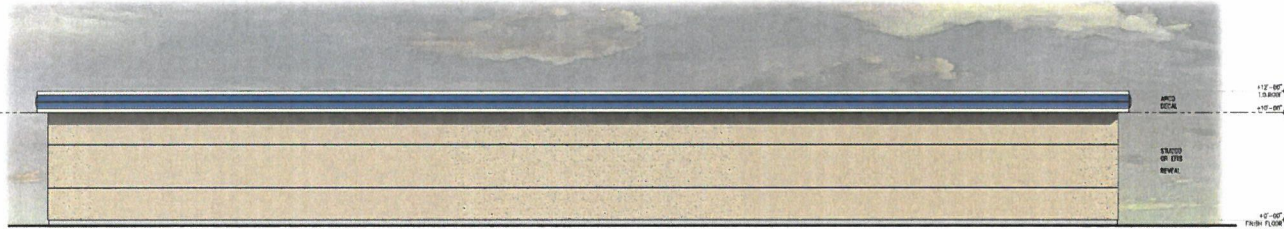
OF



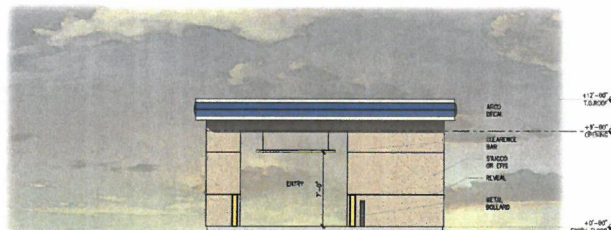
LEFT SIDE ELEVATION



REAR (EXIT) ELEVATION



RIGHT SIDE ELEVATION



FRONT (ENTRY) ELEVATION

FINISH SCHEDULE LEGEND

- R1 EAGLE ROOFING PRODUCTS
L1 BUILDING ADDRESS LOCATION
APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
P52 TENANT SIGNAGE BY OTHERS
W6 LOUVER DOOR PAINTED P15/P11

GENERAL NOTES

REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A0.3 & SPECIFICATION.
- 2 STEEL RAINING ROOF AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND

COLOR LEGEND

- P-1 DUNN EDWARDS, DE1130, "MODERATE ACRE"
P-2 DUNN EDWARDS DE1125, "SAND DUNE"
P-3 DUNN EDWARDS DE1256, "WEATHERED BROWN", HIGH GLOSS

MATERIAL LEGEND

- FINISH 1/2" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS, TEXTURE: FINE SAND FINISH
S-111X STUCCO-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS, TEXTURE: FINE SAND FINISH
ALUM CLEAR ANODIZED ALUMINUM
STEEL-1 STEEL RAINING
STONE PANELIZED STONE VENEER (PROTOTYPE OPTION)
MFR: CORCORAN, SERIES: PRO-LEGE COLOR: "ALASKAN SUNSET"

CLEANSIBILITY DESIGNER NOTE:
SUN EXPOSURE SHOULD BE CONSIDERED FOR WINDOW USE AT CLEANSIBILITY. IN TEMPERATE CLIMATE AVOID SOUTH AND WEST EXPOSURE OR ADD SHADING OR LOW E GLAZING.



FOR

CARWASH FACILITY

Ed Haddad

27727 BASELINE STREET
HIGHLAND, CA 92346

REVISIONS

CONSTR.

RD

PLAN CHECK

DATE

16-085

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.

A5.0

SHEET

OF

EXTERIOR ELEVATIONS

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

1

Exhibit 1:

Conditions of Approval

A handwritten signature in black ink, appearing to be a stylized 'S' or 'G' followed by a flourish.

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 21, 2021

Applicant: Crossroad Petroleum Inc.

Project No: Design Review Application (DRA 21-002)

Proposal: Design Review Application (DRA 21-002) proposing the construction of a drive-thru carwash at an existing ARCO Gas Station. ✓

Location: 27727 Base Line, Highland, CA 92346
Assessor's Parcel Number: 1201-091-45

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 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 Design Review Application shall expire and be 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 of time not to exceed an additional thirty-six (36) 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. Such application shall be filed together with the City's processing fee, as established by the City Council.
2. This Design Review Application is for the Site Plan, Landscape Plan, and Elevations for the construction of a drive-thru carwash at an existing ARCO Gas

Station located at the southwest corner of the Base Line and Seine Avenue intersection.

3. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines, as delineated on the approved site plan. The number of parking spaces, including disabled parking, shall comply with the requirements of the City's Municipal Code.
4. The mechanical process of vehicle washing and drying shall take place entirely within the carwash building.
5. The three (3) designated onsite parking spaces shall be used for employee and customer parking only and not for the storage of vehicles. Hand drying of vehicles is permissible by customers
6. The premises shall be kept in a neat and orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled vehicles may be stored onsite for longer than 72 hours.
7. Obtain all required building/occupancy permits from the Highland Building and Safety Division.
8. The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. 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. 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.
10. 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 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.
11. The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

12. Prior to issuance of a certificate of occupancy and/or final inspection for the carwash facility by the City, all landscaping, irrigation or other construction approved by the Planning Commission shown on the approved landscaping and irrigation plans, shall be installed and approved by the City's Landscape Architect.
13. 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
14. A 6-foot tall CMU block wall shall be constructed on the westerly property line, along the 210 freeway offramp.
15. Landscaping shall be installed from the back of the sidewalk along the north side to the paved area on the site. Landscaping shall be installed from the required CMU wall along the westerly boundary to the side of the carwash building and drive lane.
16. The hours of operation for the facility will be from 7am-8pm
17. Noise produced by the carwash facility must remain under 70 dB during the hours of operation.
18. Existing pay phone onsite shall be removed.
19. The Applicant shall submit an Accessory Sign Review application prior to the issuance of a building permit.



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

DATE : September 14, 2021

Page 1 of 5

APPLICANT : Ed Haddad

ADDRESS : 27727 Baseline

SITE LOCATION: APN 1201-091-45

FILE / INDEX No.: DRA 21-002 ARCO Drive Thru Car Wash

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. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
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. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.
8. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

9. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**
10. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

11. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
12. **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**
13. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
14. **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**
15. **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**

WATER:

16. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet.
CFC APPENDIX B AND C

Note: Hydrants shall meet EVWD standards.

17. **HF29:** Fire hydrant spacing shall be:
Commercial retail: 300 FEET
CFC / APPENDIX B AND C.

Note: Existing fire hydrants (off-site) can be included if they meet spacing requirements. Hydrants shall not be located at the 'bulb' end of cul-de-sacs.

18. **HF26:** Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**
19. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
20. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**
21. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

22. **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 electrically 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
23. **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:

24. **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**
25. **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.
26. **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.
27. **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.
28. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

Building and Safety Division Conditions of Approval

Date: 09/21/2021
Description: Arco Drive-thru Carwash
Site Location: 27727 Baseline Highland, Ca 92346
Applicant Name & #: Ed Haddad, Crossroad Petroleum Inc.
APN: 1201-091-45
DRA: 21-002

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

- (3) Architectural Plans
- (3) Structural Plans
- (3) 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
- (3) Roof and Floor Truss Plans
- (3) Title 24 Energy Calculations
- (3) Geology Report
- (3) Soils Report
- (3) Precise Grading Plans
- (3) Site Disabled Access Plan
- (3) Condition of Approval Packages
- (3) Temporary Fence Plan
- (1) Approved Health Department Plans

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 96 (ULT) MPH, at exposure "C", and Energy Climate Zone 10.
3. Building and Safety does not release the meter until final approvals are obtained from all agencies and departments. Policy 295.

4. It has come to the Cities attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of the Santa Ana river bed. 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.
5. 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.
6. 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 and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
7. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
8. Building and Safety inspection requests must be made by 4:00 pm on the previous City working day to receive a next day inspection. Please contact (909) 864-2136, Ext 228.
9. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
10. Portable 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.
11. 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 Planning Division.
12. 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.

13. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals. The Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.
14. Prior to the issuance of Building Permits, onsite 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.
15. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety.
16. 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)
17. 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)
18. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
19. Separate permits are required for trash enclosures, accessory structures, site lighting, fencing and or walls
20. 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.
21. 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.

City of Highland

Engineering Department

Conditions of Approval

DRA 21-002

27727 Base Line

-
- A –
 - B – Required Prior to Building Permit/Construction
 - C – Required Prior to Occupancy
 - D – Ongoing
 - E – Required Prior to Grading Permit
 - * – Non-Standard Conditions

GRADING/ EROSION CONTROL

- E 1. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereto as approved by the City Engineer.
- E 2. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the Grading Plan Checklist.
- E 3. Design grading and on-site improvements to drain the entire site to the proposed infiltration basins and to accommodate overflows as necessary. Construct and maintain a water recycling system for the drainage within the car wash facility.
- E 4. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.
- E 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the Grading Plan Checklist.
- E 6. The grading and landscaping plans must comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.

- E 7. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 8. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the site perimeter, and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 9. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 15 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 11. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENTS

- C* 12. Remove the existing sidewalk, street light, street signs, and curb and gutter and asphalt on Pluto Street necessary to construct new alignment of Pluto Street and drive approach at the project entrance per City Standard 212. Remove the existing driveway approach that will not be used off Pluto Street.
- C 13. Install traffic control signs and pavement markings with locations and types as approved by the City Engineer.
- E 14. Design and construct public improvements including sidewalk, terminus cul-de-sac, drive approaches, and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Truncated domes shall be dark gray Armor-Tile Cast in Place System manufactured by Engineered Plastics, Inc.
- E 15. Submit engineering plans for street improvements at the westerly terminus of Pluto Street to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.

WATER QUALITY/DRAINAGE

- E 16. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- E 17. Submit two (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:
- "I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- E 18. Prepare and submit a hydrology study to determine storm runoff quantities generated by the site. Construct on-site features to drain the site, via gravity flow, discharging to Pluto Street post water quality treatment via an undersidewalk drain. Include hydraulic calculations to determine the size, locations and type of all drainage pipes, inlets, and catch basins. If a Dead End Sump is not used to collect fueling spills, then install an oil/ water separator.
- E 19. Construct street and on-site grading in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions (including volume, rate, frequency, and duration of flow), where feasible. Demonstrate adequate drainage away from proposed building.

MAP/DEDICATION/ANNEXATION

- C* 20. Dedicate a landscape easement across the Base Line frontage as approved by the City Engineer and Community Development Director.
- C* 21. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting District (LMD) for potential City maintenance of parkway and frontage landscaping along Base Line. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment, which will include a one-time assessment to install a water meter, an electric meter and pedestal, a backflow device and enclosure, a controller and pedestal, and an ongoing assessment for maintenance of

parkway and frontage landscaping. Parkway and frontage landscaping shall be maintained by the property owner. The City will maintain the parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner.

- B* 22. Dedicate to the City, via a separate instrument, public right-of-way to provide a 52-foot half-width public street across the Palm Avenue frontage. Dedicate to the City, via a separate instrument, a 4.5' wide sidewalk easement as per City Standard 212.
- E* 23. Apply for vacation of excess public right-of-way at the west side of the development Pluto Street as approved by the City Engineer. Completion of the vacation will be required prior to issuance of a grading permit. The developer must address and record any required utility easements that will be reserved back in order to process the requested vacation.
- C* 24. Apply to the City to annex the Project into the City's Consolidated Landscape District (LMD) for maintenance of the landscaped median along Base Line between the SR 210 freeway and Boulder Avenue. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. Landscaping within the median shall be maintained by the City.

FEES/PERMITS

- D 25. Pay appropriate engineering fees for assessment district annexation, plan check, hydrology study review, water quality management plan review, retaining wall calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- E 26. Post a deposit for erosion control based on an estimate of the cost to perform the erosion control work prepared by the project engineer as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.
- E 27. Obtain a permit from engineering prior to any on-site construction or construction within the City's right-of-way. Obtain permit from Caltrans prior to any construction within or impacting Caltrans Access Control or easement areas.

UTILITIES/CONSTRUCTION

- C 28. Provide building within the project with necessary underground wet and dry utility services including water, sanitary sewers, gas, electric, telephone, internet, and cable TV.
- E* 29. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, monument signs, and fences.

- C 30. Install electric transformers, and telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- D 31. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 32. Reconstruct public improvements damaged or removed during construction and/or installation of underground utilities, as approved by the City Engineer. Construct pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal, across all or a portion of damaged pavement as determined by the City Engineer.
- B 33. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- C 34. Submit "Record Revisions" to construction plans which reflect the improvements as constructed, and any changes made during construction of public improvements such as streets, storm drains, parks, trails, public landscaping, etc. Provide original mylars and AutoCAD files.
- D 35. Comply with the City's Public Works Policies, Procedures and Standards prevailing at the time of permit issuance.
- C 36. Construct trash enclosure with a solid roof per City Standard 700.
- C 37. Coordinate, and where necessary, pay for the relocation of any existing public utilities, as necessary.
- C 38. Provide utility services to the proposed building, including sanitary sewers, water, electric, cable, internet, gas, and telephone. All onsite utilities are to be underground.
- E 39. At the time of formal development application, provide a preliminary title report for the subject site.
- E* 40. Obtain written permission from adjoining property owner(s), prior to start of any grading, removal or construction work located within the affected properties.
- C* 41. Within 180 days after approval of the DRA, relocate the gas pricing monument sign, including its foundation and electrical system, outside of the future Base Line right-of-way.