CITY OF HIGHLAND
REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

November 2, 2021
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

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

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Angela Tafolla, Assistant Planner
Angelica Martinez, Planning Technician II
Camille Goritz, Administrative Assistant III

MISSION STATEMENT

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

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

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

The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 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 November 2, 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
November 2, 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 November 2, 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 October 5, 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. (Continued from September 21, 2021) (27727 Base Line, APN No. 1201-091-45)

   RECOMMENDATION: Staff recommends the Planning Commission discuss the revised plans, provide direction to the Applicant, and continue the public hearing to a date specific.

3. A One-Year Extension of Time (EOT 21-002) for Conditional Use Permit (CUP 17-003), Design Review Application (DRA 18-005), and Tentative Parcel Map 15814 to accommodate a 33,775 square foot expansion of an existing self-storage facility and subdivision of property from two to four parcels. (28031 and 28099 Greenspot Road, APN No. 1201-341-14 and 15)

   RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2021-____ approving Extension of Time (EOT 21-002) subject to the Conditions of Approval and Findings of Fact.

4. Design Review Application (DRA 21-013) for the review of a site plan, building elevations, rough grading plan, conceptual landscape plan, and model home complex regarding the construction of 54 single-family homes. (APN No. 1210-371-51-0000)

   RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2021 – ____ to:

   1) Make a finding under CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of subsequent environmental documents; and

   2) Approve Design Review Application (DRA 21-013), subject to the Conditions of Approval and Findings of Fact.

5. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property generally located at 25362 3rd Street, San Bernardino, CA 92410.

   RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2021____, declaring the existence of a public nuisance on the property located at 25362 3rd Street, San Bernardino, CA 92410 and order the abatement thereof.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 28th of October 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: October 28, 2021

Camille Goritz Administrative Assistant III

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 2, 2021

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the October 5, 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. 1
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

MINUTES
PLANNING COMMISSION REGULAR MEETING
October 5, 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
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrod Miller
Absent:	Commissioner	Jessica Sutorus
Staff Present:	Kim Stater, Assistant Community Development Director	
	Ash Syed, Associate Planner	
	Angela Tafolla, Assistant Planner	
	Camille Goritz, Administrative Assistant III	

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the September 21, 2021 Regular Meeting.

   A MOTION was made by Vice Chair Thomas seconded by Commissioner Miller, to approve the minutes, as amended. Motion carried, 4-0-1, with Commissioner Sutorus absent.

PUBLIC HEARING

2. An Application by Los Compadres Bar for a Conditional Use Permit (CUP 21-008) to re-establish a Cocktail Bar with a State of California Type-40 (On-Sale Beer) Alcohol Beverage Control License. (25496 Base Line, APN No. 0237-253-18)

   Assistant Community Development Director Stater stated at this time the staff is going to ask the Planning Commission to remove this item from the agenda and not hear it. The original understanding of this project was that it had been nonoperational since January 2019 which would be a non-conformity and it would have lost its legal non-conforming status. After some additional discussion with the owner, it was not the case, therefore after further research this is a null application.

   A MOTION was made by Chair Hamerly seconded by Commissioner Amaya, to remove this item at staff's request. Motion carried, 4-0-1, with Commissioner Sutorus absent.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled November 2, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:04 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 2, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Ash Syed, Associate Planner

SUBJECT: Design Review Application (DRA 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. **(Continued from September 21, 2021**

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 discuss the revised plans, provide direction to the Applicant, and continue the public hearing to a date specific.

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 of the project site and published in the Highland Community News on September 10, 2021. The public hearing was continued from September 21, 2021 to November 2, 2021 by the Planning Commission. No further notice is required.

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.

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

Recording Secretary

Community Development Director

PROJECT REVIEW: 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 four (4) vacuum stations proposed.

There are currently always at least two (2) full-time convenience store attendants 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 attendants. The carwash will otherwise be a fully automated system. The proposed hours of operation for the facility will be 7am-8pm.

The site, as designed, is contingent on the City Council vacating the Base Line right-of-way and Pluto Street, per Engineering Condition no. 12. 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.

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 reviewed by the City Engineer and approved by the City Council. Completion of the vacation will be required prior to issuance of a grading permit, per Engineering Condition no. 23. The developer must address and accommodate any required utility easements that will be reserved back in order to process the requested vacation.

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 on 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.

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.

PREVIOUS ACTION: At the previous Planning Commission meeting held on September 21, 2021, the Commissioners reviewed the presentation and Staff Report and brought to the Applicant's attention some points of concern about the project and provided potential solutions. Staff mentioned that the proposed carwash building exterior appeared rather generic visually and did not incorporate any design features found on the existing convenience store and fuel canopy on the site. The Commissioners advised the Applicant to consider one of two potential approaches for the revision; 1) either keep the traditional taupe stucco exterior and add more visual accents, such as stone veneer siding and red clay tile roofing that matches the embellishments found on the other structures on the site; or, 2) or dissociate the carwash building entirely from the existing structures by distinguishing it with a modern design.

Additionally, the Commissioners expressed concern over the existing landscaping on the site that has been neglected over the years. As aforementioned in the report, the revised landscaping on this site will address and correct the outstanding Code Violation on this site. Further, there was concern and confusion on behalf of the Applicant regarding the exact location of the ultimate right of way along the 210 freeway offramp and along Base Line. The Planning Commission took Staff's direction and has requested the Applicant provide a more accurate plan with additional landscaping around the site, up to the block wall along the 210 freeway offramp and to the back of sidewalk along Base Line. Lastly, the Commissioners expressed concern over the sparse landscaping at the southwest corner of the site. The idea was that when drivers exit the carwash building during the evening hours, their vehicle's headlights will be aimed directly at and into the homes located on the south side of Pluto Street. To mitigate this issue, the Commissioners

suggested additional and denser plants around the landscape buffer where the drive aisle curves back toward the site. The item was continued to the November 2, 2021 Planning Commission meeting.

ANALYSIS: The Applicant has since provided Staff with updated elevations, opting to take the ultra-modern design approach, one of the suggestions by the Planning Commission. The revised design includes a canopy over the drive aisle that features exposed steel beams and a tilted solar panel platform which also functions as a roof. The carwash building exterior features an angled metal roof with gray vinyl slats around the upper section of the perimeter. The remainder of the siding consists of the stone veneer cladding with large windows for added visibility into the carwash building. Not previously included as part of the initial design are vacuum stations on the site. With this revised design, the Applicant has opted to include four (4) stalls directly east of the carwash building dedicated to vehicle vacuuming.

At the September 21, 2021 Planning Commission meeting, there was discussion concerning whether it was practical to include some of the exterior façade treatments from the convenience store building on to the proposed carwash. Since the meeting, the Applicant did not submit renderings to Staff that demonstrated whether this request could be an acceptable option for the Planning Commission's consideration. That being the case, Staff is requesting the direction from the Planning Commission to determine whether the proposed architectural revision to the carwash, as submitted for consideration, is appropriate as an addition to an existing gas station use. If Planning Commission feels the proposed design is appropriate, Staff will revise the Design Review Application Findings of Fact to support the Planning Commission determination and bring the revised findings at back the next meeting. Should the Planning Commission wish to direct the Applicant to apply some of the exterior façade treatments from the existing convenience store building, it would be appropriate to continue the item to allow the Applicant additional time to prepare renderings. No revisions to the findings will be required for this.

Lastly, the Landscape Plan incorporates additional plants at the southwest corner of the property, adjacent to the carwash exit lane, and includes landscaping to improve the neglected areas and address the outstanding Code Violation.

The project meets the City's General Plan vision and Municipal Code requirements. Staff recommends approval of this proposed project, subject to the Conditions of Approval and Findings of Fact.

EXHIBITS:

A – Location Map
B – Revised Elevations
C – Revised Landscape Plan

ATTACHMENTS:

1. September 21, 2021 Planning Commission Draft Minutes
2. Conditions of Approval

Exhibit A:

Location Map

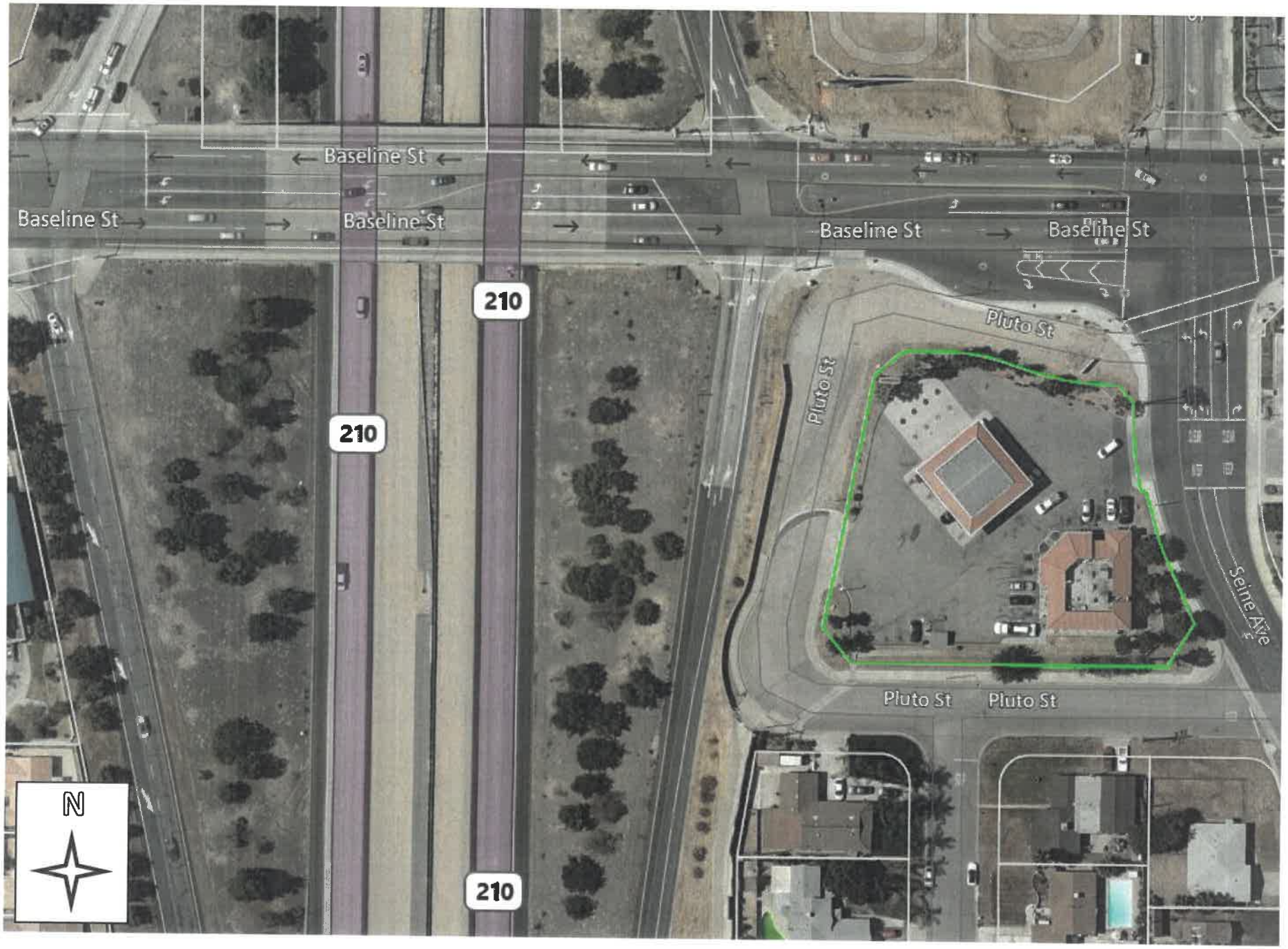

Baseline St
Baseline St
Baseline St
Baseline St
Baseline St
210
210
210
Pluto St
Pluto St
Pluto St
Pluto St
Seine Ave
N

Exhibit B:

Revised Elevations

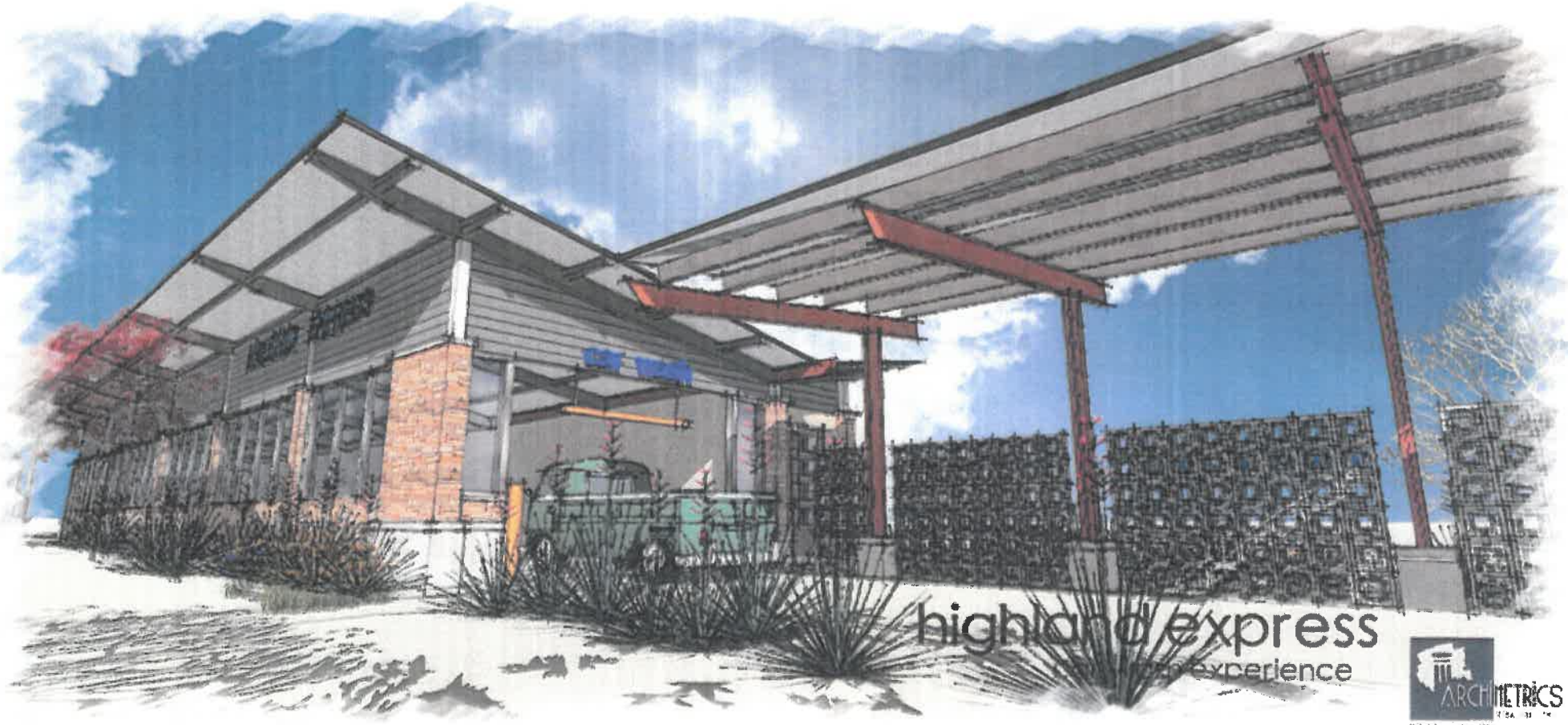

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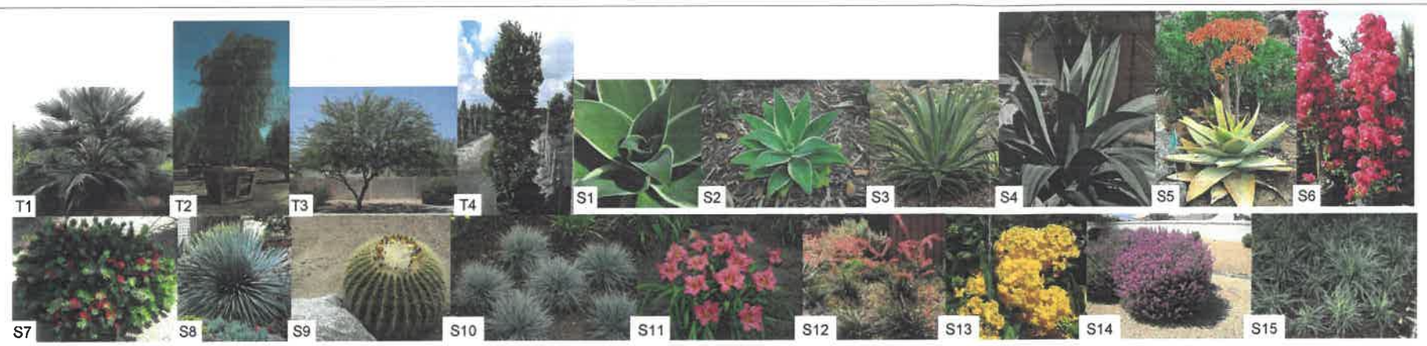

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Exhibit C:

Revised Landscape Plan







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	0-0.3 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=	24,945	sq.ft			
MAWA=	(Eto)(0.62)[(0.5)xLA]				
	426,086 gal./yr				
ETWU=	(Eto)(0.62)(PF*HA)/IE				
Sub ETWU	(gal./yr)	Eto	0.62	PF	HA(sq.ft)	IE
ETWU1(70% LA)=	147,289	55.1	0.62	0.2	17,462	0.81
ETWU2(30% LA)=	157,809	55.1	0.62	0.5	7,484	0.81
ETWU3=	0	55.1	0.62	0	0	0.81
Total ETWU=	305,098	gal./yr				
MAWA	>	Total ETWU				
426,086	>	305,098	gal./yr			

NOTE:
ALL EXISTING LANDSCAPE AT THE EXISTING C-STORE/GAS TO BE RESTORED TO IT'S ORIGINAL STATE.

PLANTING LEGEND

(14,636 SF) (ON-SITE)

SYMBOL	Botanical Name / Common Name	SIZE	SPACING
TREES			
T1	Chamaerops humilis Mediterranean Fan Palm	24" Box	25'
T2	Geijera parviflora Australian Willow	24" Box	30'
T3	Prosopis chilensis Chilean Mesquite	24" Box	20'
T4	Elaeocarpus decipiens Japanese Blueberry	24" Box	10'
	Existing trees and palms to be protected in place		
	Existing trees and palms to be REMOVED		
SHRUBS		SIZE	SPACING
S1	Agave Americana Mescal Agave	5 Gal	48"
S2	Agave attenuata Foxtail Agave	5 Gal	48"
S3	Agave desmettiana 'variegata' Variegated Agave	5 Gal	48"
S4	Agave weberi Weber Agave	5 Gal	48"
S5	Aloe striata Coral Aloe	5 Gal	60"
S6	Bougainvillea 'barbara karst' Barbara Karst Bougainvillea	5 Gal	60"
S7	Callistemon 'little john' Dwarf Callistemon	5 Gal	60"
S8	Dasylirion wheeleri Desert Spoon	5 Gal	48"
S9	Echinocactus grusnii Golden Barrel Cactus	5 Gal	48"
S10	Festuca glauca 'elijah blue' Elijah Blue Fescue	5 Gal	60"
S11	Hemerocallis spp. Daylily Pink	1 Gal	48"
S12	Hesperaloe parviflora Red Yucca	1 Gal	60"
S13	Lantana x 'new gold' Dwarf Yellow Lantana	5 Gal	60"
S14	Leucophyllum frutescens Texas Sage	5 Gal	60"
S15	Liriope 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 'santa rita' Santa Rita Prickly Pear	5 Gal	48"
S20	Bougainvillea 'rasberry ice' Rasberry 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 'furmans red' Furmans Red Autumn Sage	5 Gal	60"
S24	Salvia leucantha Santa Barbara Sage	5 Gal	60"
S25	Senecio serpens Blue Chalksticks	1 Gal	48"
S26	Caesalpinia pulcherrima Mexican Bird of Paradise	5 Gal	60"
S27	Purple Lantana trailing lantana	5 Gal	60"
S28	Acacia redolens 'Low Boy' Low Boy' prostrate acacia	5 Gal	60"
S29	Arctostaphylos 'Emerald Carpet' Emerald Carpet manzanita	5 Gal	60"

LANDSCAPE AREAS

DESCRIPTION
(E) R.O.W LANDSCAPE (1,564 SF)
RESTORE LANDSCAPE & IRRIGATION (4,195 SF)
D.G. ' CALIFORNIA GOLD' - 3/8" MINUS (9,071 SF)
PLANTER/ SHRUB AREAS WITH LOW WATER & LOW MAINTENANCE PLANTS (10,055 SF)
CONCRETE WALKWAYS
CRUSHED GRAVEL - 3/4" MINUS
PURPLE TRAILING LANTANA
NEW GOLD LANTANA
ACACIA 'LOW BOY'
MANZANITA LOW
BOULDERS PLACED AS SHOWN

NORTH

0' 5' 10' 20' 40' 60'

Scale: 1"=20'-0"
Date: 10/21/2021

TOTAL LANDSCAPE AREA: 24,945 SQ. FT.

TOTAL LOT AREA: 50, 973 SQ. FT.

TOTAL LANDSCAPE PERCENTAGE: 49.8%

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE ARCHITECT:

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

ARCHITECTURE

FOR

CARWASH FACILITY

Ed Haddad

-

27727 BASELINE STREET
HIGHLAND, CA 92346

REVISIONS
REV. CITY COMMENTS – 9/15/2021
CONSTR.
BID
PLAN CHECK
DRAWN
JOB NO. 17-204
SHEET NAME

SHEET NO.

SHEET OF

Attachment 1:

September 21, 2021

Planning Commission Draft Minutes

MINUTES
PLANNING COMMISSION REGULAR MEETING
September 21, 2021 – 6:00 P.M.

DRAFT

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
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 September 7, 2021 Regular Meeting.

   A MOTION was made by Commissioner Amaya, seconded by Commissioner Miller, to approve the minutes, as amended. Motion carried, 5-0.

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)

   Associate Planner Syed presented the staff report.

   Commissioner Amaya asked is this an open code enforcement case?

   Community Development Director Mainez stated yes, and it has an open code enforcement case on the property for lack of maintenance.

Commissioner Amaya asked does the city have to wait until this project goes forward?

Community Development Director Mainez stated I did want to put a hold on this application till the code enforcement case was resolved, however, after reconsideration and the applicant stepping up, I decided for the application to move forward. Code enforcement officers will monitor this site very carefully. There is a condition that this application is good for 36 months, which means that they have 36 months to implement this project from a code enforcement perspective. We do have issues with the architecture, and we didn't want to waste our time by going through four or five renditions of elevations, and I decided to give you guys an opportunity to see how much we can get out of them tonight.

Chair Hamerly asked how much authority does the city have to come in and maintain something when a commercial property is not maintaining their property and it's right of way adjacent?

Associate Planner Syed stated the plan for this property is a shell landscape maintenance district, so the maintenance of the landscaping will be the responsibility of the property owner and if they don't uphold that agreement, the city will come in and take care of the landscaping.

Chair Hamerly stated that's what I'm referring to. That is a standard condition on most commercial properties, and I'm wondering why that course of action wasn't taken if they're being nonresponsive and there is an outstanding code enforcement case for not maintaining the landscape. It is right of way adjacent and so most commercial properties have that condition of approval that the city will step in and then issue them a bill for the city crews coming in and maintaining the landscape.

Community Development Director Mainez stated we have been after him to fix this landscaping for several years and I hope that they comply and install some new landscaping very soon.

Commissioner Miller regarding the landscaping plan, I think the Mediterranean Fan Palm is an invasive species, isn't it?

Associate Planner Syed stated I believe it's the Mexican Fan Palm is what you are referring to.

Commissioner Sutorus stated they are very similar, but that one isn't invasive.

City Landscape Architect Rice stated the Mediterranean Fan Palm was more of like a cluster palm, it's usually multi trunk.

Commissioner Miller stated so to your knowledge this hasn't been a species that's been an issue in the City of Highland or any of the open areas?

City Landscape Architect Rice stated no, not at all.

Commissioner Sutorus asked was there ever a sign along Base Line sort of in the Caltrans area that said Highland?

Community Development Director Mainez stated good observation from the past. There was a sign that was a low wall. Due to the improvements that had to be removed and we had different renditions of maybe a pylon there with the city logo and now flash forward, we created this new bridge and that's going to be in a new identification. It is going to have the sign of City of Highland on there. It is going to look nice.

Vice Chair Thomas stated if they have 36 months from the time of the entitlement my concern is how will the landscaping issues be resolved since it's been years it's looked that way? Just looking at it from a business standpoint they may say, we're doing this anyways and we're going to hold off and wait when there's some good temporary measures, they can put in quickly that. How long has the code case been open?

Community Development Director Mainez stated it's been going on for quite a while, so our intention tonight is to get them to a point where they have plans they can submit. We expect these plans within two months max and we start working from there. We will go through the code enforcement process and bring it back to you for a declaration public nuisance and take it all the way to the council.

Chair Hamerly opened the public hearing.

Jay Nelson the Applicant's Representative thanked the city staff. Deteriorated site let's address that. What's the fix? Mr. Haddad's staff members and consultants have been couching and arm wrestling with Mr. Haddad and is doing better. Once Mr. Haddad breaks ground, he doesn't idle. Getting back to the logic, let's update the landscaping and not put in existing landscaping only to tear it down. What kind of logic is that? Not much. Is there an in between? Right now, I'm thinking out loud of what I would recommend to Mr. Haddad as well as the city. What if you put a timeframe on updating the landscaping that surrounds exists in C store, to me there is excuse why that landscaping could not be upgraded. The surrounding areas will eventually be torn apart and die, so there's one idea I'd like to present to you.

Commissioner Amaya stated that was the big concern, at least around the existing building the actual store that where that tree stump is just lying there. It's an eyesore on the corner and you have residences right across the street so that's something that can be addressed prior to the project started.

Chair Hamerly stated 1/4 of this site looks like it's not going to be impacted from Pluto Street entrance all the way up to the existing entrance off Seine Avenue. I think that is an acceptable remedy, and probably well past time to correct that.

Jay Nelson stated getting back to action from the city of the performance of getting that started, I'll leave it up to city on whether a plan checking process would have to come into place for just that corner only or do we submit a landscape plan for the entire site.

Chair Hamerly stated it's not uncommon to have a phased development plan. I think everybody here, staff included and the residents in the area would appreciate seeing some movement on that because almost all of us drive past that on a daily basis. Code enforcement has its own timeframe, sequence of events, and it's best to keep those two on separate tracks. To encumber the entitlement process for something that could eventually remedy all of this, that doesn't make much logical sense either, but there is a process and a timeframe for enforcement actions that needs to be maintained.

Jay Nelson stated I'm hoping that over my lengthy response to your question is you hear my willingness to coach a developer and I'm only throwing out ideas.

Chair Hamerly stated we've dealt with Mr. Haddad over the years on numerous applications, so we are aware of his opinions.

Commissioner Sutorus asked once this landscaping is put in, the new project goes forward, the applicant will continue to maintain the landscape?

Jay Nelson replied understood.

Chair Hamerly stated it would be a different condition of approval, because moving forward it would be the standard condition where if the applicant or the owner doesn't maintain the property, the landscape maintenance district steps in and city can do it. The landscaping that is conditioned for the California Department of Transportation (Caltrans) right of way, they're not the easiest agency to deal with, and they usually don't like people stepping onto their territory. How do we effectively landscape that and maintain it?

Community Development Director Mainez stated the frontage along Base Line is labeled Caltrans, which is an error, it's the city's right of way. There is a portion that they would probably have to deal with Caltrans.

Assistant Public Works Director Bennett stated this is generally on the off ramp. The decision would be between City Engineer, Community Development Director to determine what this easement area might be. Generally, the landscape easement would be this area north of the Caltrans access control which is the line I'm drawing.

Commissioner Miller asked if there is any history of any leaks from the underground storage tank?

Assistant Public Works Director Bennett stated I don't know of any.

Chair Hamerly stated on the logistics side, it was noted in the staff report that the staffing on site would only be one person. I can't imagine a scenario where anybody that's manning the convenience store would be the only one that would run out to fix a problem with the point of sale that is at the car wash and leave the store unattended. We may want to reexamine that if it's a maintenance or security issue with the car wash facility. It seems like there would have to be at least one other person on site.

Associate Planner Syed stated originally the plan for the car wash was 24-hour operation. If that was the case, during the graveyard shift there would only be one attendant, but after discussing the hours of operation with staff, the applicant agreed on the 7:00 AM to 8:00 PM hours and during that time there are typically at least two staff members on site.

Chair Hamerly stated first we will go over the proposed architectural site plan. I know the floor plan doesn't include an equipment layout and this kind of impacts the elevations. The windows seem a little bit small, especially on the site side, and I've seen some car

washes that have fairly tall windows and they kind of feature the activity that's going on in the car wash.

Associate Planner Syed stated I believe what's noted as the right-side elevation is on the west side, away from the property.

Chair Hamerly stated I was viewing that as the freeway frontage.

Associate Planner Syed stated correct, that's the freeway frontage.

Chair Hamerly stated those four windows between the two pop outs, if that whole thing became kind of a negative space and went basically roof to floor, all glass, it might clean up the detailing. It might also open that facade and give us a little more negative space that would break that up because that is a very long building without a lot of relief. The elevations that were provided to us this evening is a dramatic improvement, so I commend staff on working with the applicant. One issue that I had on the notes is the color palette, I didn't see any of the listed keyed notes indexed to the elevations, and the color palette that has a 3-tone palette I was only seeing one. We've got the standard ARCO band around the fascia, but everything looked like it was all P2. I didn't see P1 or P3 anywhere in this and just was wondering if I had missed something.

Jay Nelson stated yes, those color pallets are the approved Tesoro color palette and you're quite astute on seeing more than one color in the color palette. I placed them on there in case additional colors were going to be asked for by the city and or commission.

Chair Hamerly stated we have this stone base and then it's monochromatic on the walls with the reveal?

Jay Nelson stated correct and again the intent was to echo the existing building as much as possible and in that color palette and materials is a Tesoro AMPM standard color. The internals of the car wash the added two windows that are on the freeway side, that is the equipment side. My intention there was not to show off anything internal that's ugly, but to echo full windows that the city has here using your Smart and Final as an example.

Chair Hamerly stated on the freeway side, that's just spandrel glass is what we're looking at?

Jay Nelson stated yes, I'll call it spandrel glass.

Chair Hamerly stated I honestly don't see the rationale for having the glazing on the freeway side, I think there are additional options if we want to break up that facade but having a window or even a fake window on the side. If we consider the alternatives maybe go with one of your accent colors, run that up at your pop outs and that becomes your breakup mechanism. I'll let the applicant decide which of those colors to choose at the accent for those pop outs. On the parking lot side, what are your thoughts on that middle third, having the full height glass just on that side?

Jay Nelson stated my objection to glass is, yes, it is a nice element to show off the internals, but because of the water spotting that normally occurs, especially once it hits the slab and bounces up it will spot. I would recommend against lowering the glass.

Chair Hamerly stated ok, so if that were happened to be located at the area where they do that fancy stuff, the wax treatment that makes all the water bead and slide right off.

Jay Nelson stated I'm quite sure everyone here has been in a car wash and there's no dry spot than the exit.

Chair Hamerly asked what are your suggestions for adding some flavor to the eastern elevation then?

Jay Nelson stated I like your accent thoughts so what if the recess becomes an accent color?

Chair Hamerly stated that works. It's just a very long low building and anything we can do to break up the long horizontal lines is going to add a lot, and I know that landscaping is going to help us out, but not a lot. The mesquite is not a screening thing, it's an accent. If we're changing the plant palette to add something that truly is designed as a screen there might be some options where we put an wire grid on that and run a creeping material up through one of those recesses. That's an option if you want to do it out of landscaping, otherwise, breaking up the pattern and putting another color in there might be an option as well. I'll leave it to your discretion and the owners budget tolerance.

Commissioner Miller stated It looks like there's two proposed parkway drains coming out. Those are coming out at 90 degrees to Pluto Street. Water doesn't like to bend around 90 degrees and my concern would be there to avoid a real substantial offsite analysis on Pluto Street would be to take the parkway drain and see if we can move that closer to that existing outlet. The concern there is if the capacity of the north side of Pluto Street gets exceeded then you're going to spill down Dunkirk, and you're going to change that historical drainage pattern. Something to consider about trying to preserve that that existing drainage condition.

Assistant Public Works Director Bennett stated I just drew it on my plan and that'll be a conversation with the plan checker.

Vice Chair Thomas asked there be any paint going on the convenience store as well?

Jay Nelson stated we haven't discussed that.

Vice Chair Thomas stated I think it's an opportunity to make the site look better and I think it needs to be addressed on the main building as well that's already existing there so that it matches.

Jay Nelson stated I like your thoughts.

Vice Chair Thomas stated I've received comments from the public about that area, especially with Panda Express when it was first built and there were a lot of concerns from community members. That's one the main thoroughfares in Highland, and with the gas station, it has looked in poor shape for quite some time.

Community Development Director Mainez stated those are good directives for staff.

Chair Hamerly asked where the trellis would go?

Jay Nelson stated the car wash.

Vice Chair Thomas stated if you could just convey to the people who you're representing that it is very serious to me that you have an existing code enforcement violation that has not been resolved. We ultimately want our city to be beautiful and enjoyable especially in this main thoroughfare, that people drive by every day.

Jay Nelson stated I agree this is a very visible sight.

Community Development Director Mainez stated let me go back to my decisions to honor the application and move forward. I do want to put in the record that what you're hearing tonight is what we hear all the time as staff. I want to cut the cycle very short, and I respect what the applicant is saying. This team that Mr. Haddad has put together has put some amazing projects together in other communities. I'm not going to sit here and let them tell you this is the best that they can do. It's not true, and so I want to bring your attention to the photos. This is an exhibit that speaks volumes. Our intention was to make sure that any additions or car washes looked exactly like that elevation. That's just not acceptable, especially in this location and so I would reconsider this application. Look at the pumps, there is tile on top and why would we approve a car wash without any of these elements is beyond me. I'm recommending that we direct the applicant to at least come close to this and stop insulting us. This is our community and a major entry. We are taxpayers putting hundreds of millions of dollars to improve the front door of our community, they need to bring us a good application that we can be proud of and let's continue this item.

Vice Chair Thomas stated I know after this meeting I'm going to receive a lot of community feedback just in my interactions and so even during the meeting, while we've been talking, I've just been thinking how am I going to respond? What am I going to be able to say? No insult on the design, I'm so glad you added that it's just lacking something. For me I feel concerned, especially with this being the main thoroughfare where everybody is driving, I drive by every day.

Chair Hamerly stated I'll caution staff. I understand context and wanting the carwash to at least respect the main convenience store, but to be blunt there aren't a lot of elements on the convenience store that would be fitting or appropriate for the size and proportion of the car wash. The walls are not tall enough to really pull off the arches. The tile roof might be a nice addition, it would soften it and introduce the context. We are still faced with a red tile roof on top of this neon blue banner. The pump is an ok statement, but you're still looking at a contrast. You're never going to get Mediterranean or Mission out of that pump. In my opinion it makes the gas pump look really top heavy. We must be selective about which elements we're choosing and having little eyebrow trellis is coming off, maybe add some vines to those would soften it and would break it up. We might be able to pull off a tile roof, but are we replicating the pumps? I think there are some elements that we could replicate off the convenience store, lighting would not be one of them. A little more style points but introducing the colors and some of the articulation. Again, the eyebrow trellis might be a step in the right direction. The note did say Coronado stone, so that my experience is that's not painted metal to look like stone that's a cultured stone. It's not real, but from a distance and you squint, it looks ok.

Community Development Director Mainez stated the blue element on this elevation is purely an ARCO image not to say this is going to happen, but gas stations do change ownership. My point was it should match the building and your point maybe it's too low, maybe it needs to be raised up. It's right off the freeway there'll be a sound wall so we may not see it from the freeway, but the residents are going to have to use this every day and we're trying to create a sense of place.

Chair Hamerly stated if the gas pumps, street signage, monument signage is your marquee, does the car wash really have to carry through on the marquee? Could that be a separate element? You don't see a blue band on the convenience store, and that's every bit as much in ARCO or AMPM as the gas pumps. Is it completely necessary to have the blue band going around the car wash if we want that to kind of recede into the landscape and be more of a background element. The convenience store has the varied roofline which is making its own statement there so that's a point of discussion that we don't need to replicate the blue band. That opens some other possibilities for cleaning up the elevations, if the blue band went away, I'd be a lot more comfortable with a hip style roof that has tile on it. Maybe do a cornice treatment on that, that respects what's happening around the fascia on the convenience store.

Community Development Director Mainez stated those are great ideas. I want to reiterate; I've seen some other products and they can do this. They have a proposal on Greenspot Road. I'd like to give them another chance, bring back with all your ideas you just noted and let's just see what it looks like.

Chair Hamerly stated the landscaping is key in this whole thing too. I mean if we only have a 10-foot band around the perimeter, what's happening between the property line and the ultimate right of way is very significant on this project. That's 50% of the proposed landscaping is happening off property.

Community Development Director Mainez stated I think you should see both before you make a decision.

Vice Chair Thomas stated don't know how still to condition the enhancements made to this convenience store.

Commissioner Sutorus stated I agree with Commissioner Thomas, if you're going to spend all that money on putting in a car wash, at least update the paint to make it look brand new, as if you kind of remodeled the area to get people to want to come to the store.

Chair Hamerly asked what kind of time frame are you needing to navigate because we like to continue things to update certain so we keep a progress moving here.

Jay Nelson stated thank you for that invitation. I feel hesitant on promising, but my anxiousness to get this thing back within two weeks is there.

Chair Hamerly stated ok, so we could continue this to our first meeting in October or do you want to give yourself some leeway and say we'll give you a full month to achieve that?

Jay Nelson stated I'm anxious to make the city happy.
Assistant Community Development Director Stater asked how about the landscape plans? We probably want to bring him back together as a package, do you think that's also doable?

Jay Nelson stated there is still some moving pieces on what is to be landscaping and the ownership of who has that property and the other aspect of some delays in Caltrans peer review.

Chair Hamerly stated we have a design, but there's still a bunch of buy in from Caltrans to authorize and state yes, we would agree to that, but that shouldn't impact the design because the scope and extent of the area that needs that additional landscaping is laid out on the plan there.

Jay Nelson stated I am up to ideas for what is the most expeditious and review.

Assistant Community Development Director Stater stated the Caltrans approval will come later so we wouldn't ask you to go get pre-approved at Caltrans and then come back to this board so it would be up to your landscape architect to produce those very quickly. We're going to be back in two weeks. It might be a little too early.

City Landscape Architect Rice stated street and Caltrans plans are readily available and the plans include very fixed improvements and so the landscape plan really needs to reflect those improvements so the city can see where the remainder of the landscape is. The area is a lot smaller once Caltrans is done with widening of Base Line with the existing project so that that's one critical factor. If you look at the palette itself, I believe this is a beautiful palette that can work with the gateway setting. We've pushed back a few times now to get more detail. It's still schematic and all the understory planting is drawn with just some scattered shrubs. I would strongly advise to get the Commission's buy in to have the conceptual landscape plan have a little bit more finalization to it. My biggest concern, and Kim and Larry both know this, is not allowing what happened at Panda Express and Jack in the Box, because it was the same situation where the plans that were submitted at the conceptual level really reflected something that was kind of a bait and switch.

Assistant Community Development Director Stater stated if we were to try to get to the October 19th Planning Commission meeting, we'd need all the plans by September 30th. I'd be very tough for the landscape architect to do, but I'll leave that to Jay.

Chair Hamerly stated we're looking at first week in November.

Assistant Community Development Director Stater stated I think so. If that were the case, we need all the plans by October 11th. Do you think that would be doable, Jay?

Jay Nelson the Applicant's Representative stated I was trying to express my anxiousness to show performance to the city and to staff. The detailing and landscaping, I totally agree with the potential time frame. I don't want to blindside Mr. Reyes, the Landscape Architect. So, my promise to staff is within a two-week period I'll be making some iteration presentations if that's acceptable to you?

Chair Hamerly asked that would be an informal presentation with staff and we would continue this to date certain which would be to November 2nd?
Associate Planner Syed stated correct.
Chair Hamerly closed the public hearing.

A MOTION was made by Chair Hamerly, seconded by Vice Chair Thomas, to continue DRA 21-002 application to the November 2nd Planning Commission meeting. Motion carried, 5-0.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled October 5, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:26 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

Attachment 2:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	November 2, 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 : November 2, 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:	11/2/2021
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.

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 2, 2021

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director KS

SUBJECT: A One-Year Extension of Time (EOT 21-002) for Conditional Use Permit (CUP-17-003), Design Review Application (DRA-18-005), and Tentative Parcel Map 15814 to accommodate a 33,775 square foot expansion of an existing self-storage facility and subdivision of property from two to four parcels.

LOCATION: 28031 and 28099 Greenspot Road, Highland.
Assessor's Parcel Number's 1201-341-14 and 15.

OWNERS: Aysar Helo and Universal Self Storage Highland LP

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2021 - ___ approving Extension of Time (EOT-21-002) subject to the Conditions of Approval and Findings of Fact.

PUBLIC NOTICE: On October 21, 2021, a Public Hearing Notice was posted on the City's website, and mailed to the property owners within 300 feet of the project site and to parties requesting notice. The Notice was published in the City's adjudicated newspaper, the Highland Community News, on October 22, 2021. The Planning Commission Agenda was posted at the City's three designated posting locations on October 28, 2021.

DESCRIPTION OF THE SITE: The project site consists of approximately 4 acres located on the south side of Greenspot Road, 2,000 feet east of the 210 Freeway (Attachment 1 – Vicinity Map). It is a vacant parcel with development on each side. To the west is an existing shopping center with La Esporta Fitness gym/health club, Chevron gas station, cellular phone store, Trendsetters salon and day spa, In-n-Out, Jamba Juice, Jersey Mike's and Wing Stop restaurants. To the east is the existing Universal Self Storage and a 7.7 acre vacant parcel owned by Walmart Stores Inc.

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

Carrie D
Recording Secretary

Lawrence Mainez
Community Development Director

The site's General Plan and Zoning designations are Planned Development (PD). Development proposals within a PD zone are required to process a conditional use permit, specific plan or planned development document demonstrating a high level of community amenities and cohesiveness. The overall intensity must be consistent with and compatible with adjacent existing and planned land uses.

BACKGROUND:

Original Approval of the Self Storage in 2000

The initial approval of a self storage facility came on June 6, 2000. The Planning Commission adopted Resolution 2000-07, approving Conditional Use Permit CUP-00-004. The approval was for a two phase development. Phase 1 included a 95,600 square foot self-storage facility with a two-story manager's office on approximately 5.04 acres. The construction of Phase 1's self-storage and manager's office was completed in 2003 and has been in continuous operation since.

The Zoning at the time of the 2000 approval was Planned Development with an underlying land use of Business Park. The intent was to encourage a mixture of commercial and office type uses. Thus the Applicants incorporated a commercial/office component along Greenspot to allow the project to be compatible with future development and to buffer the storage facility. Phase 2 has not yet been constructed and the 1.48 acre frontage remains vacant. It will be subdivided from one to two parcels as part of this application.

Approval of the Self Storage Expansion in 2018

In 2017, the Applicants submitted an application to expand Universal Self Storage onto a vacant parcel to the west. The proposal included three land use entitlements; a Conditional Use Permit, Design Review Application, Tentative Parcel Map and an Environmental Determination.

Conditional Use Permit No. CUP-17-003 & Design Review Application DRA-18-005

CUP Planned Development Document

A Conditional Use Permit was approved on August 21, 2018, formally adopting the project's Planned Development Document (Attachment 2 - PC Resolution No. 2018-011). The PD Document designates the permissible land use and development standards. The land use regulations adopted for the site are equivalent to the City's General Commercial (CG) standards.

CUP Overall Site Plan

The existing Universal Storage contains 95,600 square feet of storage space. The approved expansion includes four (4) new buildings, A-D, as shown on the Overall Site Plan, page A-1.1. Access to the new units will be internal from the existing drive aisles with access from Greenspot Road near the manager's office. The net area of new buildings is 33,775 square feet on 1.4 acres (140'Wx371'L). The expansion will create 156 new storage units varying in size from 5x10' to 10x30'.

The buildings are configured in a rectangular pattern with units in the middle, accessed from drive aisles measuring between 25' and 30' wide. Vehicular circulation will be one-way, in a counterclockwise direction. Parking is provided adjacent to each unit for each 200 square feet of floor area. A minimum of four parking spaces shall be provided adjacent to the office. An underground water quality retention feature is located underneath the westerly drive aisle.

The storage units will be 9'8" tall. The rear of the units will serve as the exterior perimeter. A new boundary wall will not be necessary. A 10' landscape planter will buffer the building on its south and west sides. A directive from the Planning Commission required the addition of a landscape buffer along the southerly boundary of the addition (Attachment 3 – PC Minutes from August 21, 2018).

Building Elevations

The self-storage expansion will match the existing Universal Self Storage in materials, height and size. The buildings will be constructed of concrete block with metal roll up doors for access to each storage unit. The roof is flat with exposed metal flashing. The exposed exterior block, visible from adjacent properties, will be split face with fluted columns. The internal block will be smooth, precision block. The block is a dark beige/light brown color. The roll up doors, flashing and all other metal features will be painted a dark red color (Attachment 4 – Large Scale Project Plans).

Plans of the westerly and southerly exposures are plain and devoid of interest. The Planning Commission directed that vertical fluted columns be added at 40 feet on center.

Conceptual Landscape Plan

The west and south side of the self-storage expansion will have landscape buffers ten feet wide. The westerly planter will be visible from the drive aisle next to La Esporta. It will include a mix of Coral Beauty Cotoneaster and Santa Cruz Firethorn groundcover with Cajeput, California Sycamore and Tree Mallow trees. The groundcover grows between 18 and 36 inches tall. The trees have a variety of canopy types and grow between 6 and 80 feet tall. The southerly planter is adjacent to the Flood Control Channel. It will be planted with Santa Cruz Firethorn groundcover and Cajeput trees.

Comments by the City's Landscape Architect were presented during the 2018 Public Hearing to address addition of a landscape buffer at the northern building elevation, and replacing Pyracantha along the south side with cobbles and boulders from the site.

The Conceptual Landscape Plan is compliant with the City's water efficient landscape requirements, Section 16.40.390. as it applies to Landscape Design and Plant Requirements; a licensed landscape architect prepared the project plans, the plant selection and grouping have similar water needs; the plants were selected appropriately based on their adaptability to the conditions of the site; no new turf is proposed; and

invasive species were avoided to ensuring that the environmentally sensitive areas in the open space to the south will not be negatively affected.

Tentative Parcel Map 15814

Two existing adjacent parcels comprise the boundaries of TPM 15814. The larger of the two, and more easterly, contains the existing Universal Self Storage and its future Phase 2. This parcel is owned by Universal Self Storage Highland LP. The second parcel, owned by Aysar Helo, is approximately 2 acres. It is a narrow parcel oriented north-south between the self-storage and La Esporta/In-n-Out.

The owners are working together under one CUP and Tentative Parcel Map to subdivide the properties in a manner that will better facilitate development. These two (2) parcels will be subdivided into four (4). The new Parcel 1 will be 1.4 gross acres located at the rear, south end, of the project. It will contain land from both existing parcels and accommodate the expansion of the self-storage facility to its west, towards La Esporta.

Parcel 2 will be 1.209 acres fronting Greenspot Road, just to the east of In-n-Out. It will contain land from both parcels, the majority of which will be from the Helo parcel. The subdivision will widen the westerly parcel and provide for better vehicular circulation. Parcels 3 and 4 are .668 acres and .662 acres respectively and are being created for future commercial development. The existing self-storage business will be retained on the remainder lot to the east and south, and will be 5.042 acres.

ANALYSIS – Extension of Time

The CUP, DRA and tentative parcel map applications were compliant with City's General Plan goals to develop the land with upgraded Planned Development criteria, and will also retain the frontage parcels for future development in compliance with the Golden Triangle Community Policy Area plan. The proposed architecture, grading, circulation and conceptual landscape plan continue to comply with the City's standards. The overall intensity of the project is consistent with and compatible with adjacent existing and planned land uses. It fits well with the mixed-use development plan for the Golden Triangle that will benefit the nearby retail and residential users.

There are no amendments to the project proposed by the Applicant. There has been no change to the projects surroundings or changes to City policy. Thus, Staff does not recommend amendments to the project Conditions of Approval. Staff recommends approval of the Extension of Time application subject to the original Conditions (Attachment 5 – PC Resolution approving the EOT).

Attachments:

1. Vicinity Map
2. PC Resolution 2018-011
3. PC Minutes from August 21, 2018
4. Large Scale Project Plans
5. PC Resolution approving the EOT

ATTACHMENT 1

Vicinity Map



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ATTACHMENT 2

PC Resolution 2018-011

RESOLUTION NO. 2018 - 011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION NO. CUP-17-003, DESIGN REVIEW APPLICATION NO. DRA-18-005, AND TENTATIVE PARCEL MAP NO. 15814 TO PERMIT THE EXPANSION OF AN EXISTING SELF STORAGE BUSINESS AND TENATIVE PARCEL MAP LOCATED AT 28031 AND 28099 GREENSPOT ROAD, HIGHLAND (APN 1201-341-14 & 15).

APPLICANT: AYSAR HELO AND UNIVERSAL SELF STORAGE HIGHLAND LP

A. RECITALS

1. The Applicant filed applications with the City of Highland requesting approval of Conditional Use Permit CUP-17-003, Design Review Application DRA-18-005, and Tentative Parcel Map No. 15814 to expand an existing self-storage facility located on approximately 4 acres on the south of Greenspot Road, approximately 2000 feet east of the 210 Freeway within the Planned Development General Plan land use designation and Zone.

2. Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Projects.

3. The subject site is located at 28031 and 28099 Greenspot Road in Highland, CA. Assessor Parcel Numbers: 1201-341-14 & 15.

4. On August 21, 2018, the Planning Commission conducted a public hearing for the project at Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and concluded the hearing on that date.

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

B. RESOLUTION

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

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

Section 2. Pursuant to Title 14, California Code of Regulations, Section 15074, the City of Highland Planning Commission hereby certifies that the Notice of Exemption prepared for the project has been completed in compliance with the California Environmental Quality Act (CEQA) and that the Planning Commission has reviewed and considered the information contained in the document, and the comments received during the public review process, prior to approving the project.

Section 3. Based upon substantial evidence presented to the Planning Commission during the August 21, 2018, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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.

Section 4. Conditional Use Permit Findings of Fact (CUP-17-003):

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

Response: The project is located within the Planned Development (PD) General Plan land use designation. Development within a PD is required to be processed through the use of a conditional use permit, specific plan or planned unit development. The applicant has provided a PD document with proposed uses and development standards consistent with the City's General Commercial standards. The PD document, CUP and DRA plans constitute a complete development plan consistent with the General Plan policies and guidelines.

The overall intensity of PD projects must be consistent with and compatible with adjacent existing and planned land uses. In this scenario, the plan will further expand an existing commercial use and be surrounded on each side by compatible commercial uses and shopping centers with mixed retail and service uses located in the Highland Crossings, Crossroads and Greenspot Village Specific Plan.

The site is also within the General Plan's Golden Triangle Community Policy Area meant to "facilitate a master-planned, mixed-use type of development large enough to cater to residential, retail and office uses within a well-coordinated group of individually designed projects. Residential and employment-generating land uses would be interconnected with a system of landscaped trails, pedestrian pathways and local streets."

The proposal for a 33,775 square foot expansion of an existing self-storage business. Self-storage is a commercial property use. Commercial business is an integral part of a master planned, mixed use environment as described in the General Plan as the vision for the Golden Triangle. The existing business has a very high occupancy rate and the business is thriving at this location. The use provides the community with a much needed service. The materials and finishes of the expansion will match the existing. It will be equivalent in size, massing, circulation and architectural elevations. The project plans show the appropriate water quality, landscape and design features consistent with the development policies of the City.

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

Response: The site is located within the Planned Development (PD) Zone District designation. The Applicant is proposing to comply with the City's General Commercial (CG) District as it relates to development standards. The General Commercial Zone encourages commercial uses including self-storage with approval of a Design Review Application. General Commercial uses are in keeping with the vision of the Golden Triangle and specifically along the south side of Greenspot Road between the 210 Freeway and Boulder Avenue. The project's Site Plan, Conceptual Landscape Plan, Building Elevations and Conceptual Grading Plan meet the District's requirements for commercial uses described in Highland Municipal Code Chapter 16.20 Commercial Districts, as well as those specified in Section 16.44.190 Self-storage warehouses.

The City has reviewed the application and conditions of approval have been included to ensure compliance with applicable development policies and standards of the city. The project will benefit the district in which it is located.

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

Response: The site is situated on a major thoroughfare with commercial development on each side that is of similar type, design and intensity. It is generally flat with no known development impediments. The types of uses proposed are permitted within the PD and GC Districts. It is in close proximity to the 210 Freeway and is an integral part of the City's future commercial development potential that is well documented and anticipated. It can provide the necessary site amenities and design required by the City's policies and guidelines.

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

Response: Existing water, public utilities and services for the Project are available to serve the proposed use and ensure public health and safety.

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

Response: The proposed commercial uses will be in compliance with Municipal, Fire & Building codes. Each public safety and utility provider has been given an opportunity to comment and condition the project. The necessary permits will be required prior to and during construction. The project will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

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

Response: The proposed Project is not expected to have a significant impact on the environment. It is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Projects. because (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations; (b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare of threatened species; and (d) Approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality.

Section 5. Findings of Fact for Design Review DRA-18-005

a. That the proposed project is consistent with the general plan or specific plan.

Response: The project is located within the Planned Development (PD) General Plan land use designation and the General Plan's Golden Triangle Community Policy Area meant to accommodate a mixed-use master planned development interconnected to each other and surrounding community.

The proposed project's PD document and site development plans have been reviewed and are in keeping with the City's commercial development standards. The proposal to expand a self-storage facility is an appropriate use described in the General Plan as part of the vision for the Golden Triangle as a commercial business. The existing business and its proposed expansion will provide the community with a needed service. The expansion is well designed with qualities and features to match the existing business. The project's development plans are consistent with the development policies of the City.

b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: The site is located within the Planned Development (PD) Zone District designation. The Applicant is proposing to comply with the City's General Commercial (CG) District as it relates to development standards. The General Commercial Zone encourages commercial uses including those proposed. Approval of a Conditional Use Permit and Design Review Application are required. General Commercial uses are in keeping with the vision of the Golden Triangle and specifically along the south side of Greenspot Road between the 210 Freeway and Boulder Avenue. The project's Site Plan, Conceptual Landscape Plan, Building Elevations and Conceptual Grading Plan meet the District's requirements for commercial uses described in Highland Municipal Code Chapter 16.20 Commercial Districts, as well as those specified in Section 16.44.190 Self-storage warehouses.

The site plan, preliminary grading plan, typical building elevations, conceptual landscape, and color and material sampled have been reviewed and conditioned to be in compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the PD and GC Land Use Districts in which the site is located.

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

Response: The proposed landscape plans have been preliminarily reviewed by the City of Highlands landscape architect who recommended two modifications incorporated as Planning Division Conditions of Approval. The plans are in compliance with the City's ordinances and regulations. Prior to installation of any landscape improvements associated with the Project, the Applicant will be required to submit for landscape plan check.

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 Use has been reviewed by the City of Highland and has been found that it will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.

Section 6. Findings of Fact for Tentative Parcel Map 15814

a. Tentative Parcel Map No. 15814 complies with the provisions of Chapter 16.68 Land Divisions of the Highland Municipal Code.

b. Tentative Parcel Map No. 15814 complies with the Subdivision Map Act.

c. The proposed map is consistent with the Highland General Plan.

d. The site is physically suitable for the type of development.

e. The site is physically suitable for the proposed density of development.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

h. The design and location of each lot in the subdivision as a whole are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection.

i. Structural fire protection and suppression services will be available for the subdivision through any of the following entities: A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that is monitored and funded by a county or public entity, or the Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142 or 4144 of the Public Resources Code.

j. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

Section 7. Based on the Findings and Conclusions set forth above, the Planning Commission directs staff to file a Notice of Exemption (ENV-18-004) and approves Conditional Use Permit (CUP-17-003), Design Review Application (DRA-18-005) and Tentative Parcel Map No. 15814 for the expansion of a self-storage business and subdivision of two parcels into four. All improvements will be completed subject to the Conditions of Approval attached hereto and incorporated by reference.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 21st day of August, 2018.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 21, 2018
Owners:	Aysar Helo and Universal Self Storage Highland LP
Rep.:	Khaled S. Farah, Redlands Consultants & Associates
File/Index:	Conditional Use Permit CUP 17-003, Design Review Application DRA-18-005, Tentative Parcel Map 15814, and Environmental Determination ENV 18-004
Proposal:	Expansion of an existing self-storage facility (Universal Self Storage), and a Tentative Parcel Map to subdivide two (2) parcels into four (4). Planned development document and site development plans including site plan, building elevations, conceptual landscaping, preliminary grading and related development considerations.
Location:	28031 and 28099 Greenspot Road, Highland Assessor's Parcel Numbers: 1201-341-14 and 15.

PLANNING CONDITIONS OF APPROVAL

Note: These Conditions represent Planning Division Conditions only and are meant to be only one part of the Project's overall Conditions that include Engineering, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

This Conditional Use Permit, Design Review Application and Tentative Parcel Map are conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any/all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Conditional Use Permit, Design Review Application and Tentative Parcel Map shall become null and void:

    a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Conditional Use Permit.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance with the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of not to exceed an additional thirty-six (36) months. Applications for such extension of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City

Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

2. The subject Conditional Use Permit, Design Review Application and Tentative Parcel Map permit the construction of a 33,775 square foot expansion of an existing self-storage facility and land subdivision of two (2) parcels into four (4). The expansion will accommodate 156 new single-story, self-storage units. Design Review approval includes the Site Plan/Tentative Parcel Map 15814, Building Elevations, Preliminary Grading and Conceptual Landscape Plans attached hereto.

3. No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.

4. The facility shall be permitted to operate 7:00 am to 7:00 pm.

5. The Building Elevations shall be modified on the west and south sides to include a vertical fluted split face column every 40'.

6. Security cameras shall be installed along all drive aisles. Location of said cameras shall be approved by the Highland Police Department.

7. Permanent automobile parking spaces shall be paved with asphalt, or concrete and painted with clearly painted lines.

   a. Each permanent parking space shall be no less than nine (9') feet wide nor less than nineteen (19') feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle, except where compact car spaces have been authorized as follows:

      1) Compact car parking spaces shall be not less than seven and one-half (7½) feet wide nor less than fifteen (15) feet long and shall be clearly marked and/or posted with signs stating "Compact Cars Only". Compact spaces shall not exceed 25% of the required parking.

   b. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting should not exceed 0.5 foot candles of illumination beyond the property boundary.

   c. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.

   d. Loading Zones shall be properly striped and signed.

8. A parking lane, a minimum of nine feet in width, shall be provided adjacent to the opening of each storage unit.

9. Drive aisles meeting both the City's Development Code and Fire Department requirements shall be permanently maintained throughout the interior of the site.

   a. One-way drive aisles shall be a minimum 12 feet in width and two-way drive aisles shall be a minimum twenty-four feet (24').

10. Access and circulation shall be designed so as to eliminate the need to back out of any drive or access.

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

12. All rooftop down drains shall be installed on the interior of the Buildings. Roof drains shall not drain onto pedestrian walkways.

13. All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.

14. A photometric plan shall be provided to the Planning Department for review and approval in compliance with the following standards:

   a. Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:

      - Maintained Footcandles - 0.2 min
      - Uniformity Avg.: Min - 5.9 : 1
      - Average Foot-candle - 3.5
      - Illumination levels are defined as maintained horizontal footcandles on the task.
      - Average illumination values should not exceed minimum values by more than the product of the minimum value and the specified ratio.
      - In no case should illumination exceed 0.5 footcandles measured at the property line

   b. All lighting fixtures shall be adjusted or designed to shine horizontal / downwards to avoid spillover and glare on the surrounding community with average of 0.5 footcandles to avoid spillover and glare impacts on the surrounding community and roadways.

c. Security lighting shall be installed to adequately illuminate the facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

d. Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

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

16. All lighting fixtures shall be adjusted or designed to shine horizontal / downwards to avoid spillover and glare on the surrounding community with average of 1.1 footcandles to avoid spillover and glare impacts on the surrounding community.

17. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

18. No lighting shall blink, flash, or be of unusually high intensity or brightness.

19. Parking lot light standards and building mounted fixtures shall not extend above building eaves.

20. The Applicant / Developer shall submit three (3) copies of a Final Landscape / Irrigation Plan along with appropriate fees, to the City Planning Division for plan check. Said Landscape Plan shall show the type, size, and location of landscaping materials and a date by which time the planting is expected to be completed. Said Landscape Plan shall be signed by a Landscape Architect and incorporate the following criteria:

a. All landscaping shall be provided with a permanently maintained irrigation system.

b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the Site.

c. Landscape Plans shall show any proposed walls or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.

d. One hundred percent (100%) of all landscape areas or exposed soil shall be covered with either shrubs or groundcover.

21. Install a landscape planter along the northern elevation of the expanded self-storage building comparable to the planter proposed along the west side of the building.

22. Omit the trees in planters as shown along the south side of the building expansion. Spread cobbles and boulders in this area as they become available during on-site grading

23. Headers between shrub beds and groundcover/turf areas shall be a minimum six-inch (6") wide concrete mow curb.

24. All trees in planter islands, or within six feet (6') of hardscape, shall be planted with root barriers.

25. Shrubs located in front of parking stalls shall be planted approximately two feet (2') from the curb face to prevent possible damage from vehicle overhang.

26. Clinging vines, as approved by the City's Landscape Architect, shall be installed around all trash enclosures visible from the public Right-of-Way and the public parking areas or other application as approved by the Planning Commission.

27. Required trees shall be a minimum 15-gallon size; except that 25 percent of the required trees shall be 24-inch box or larger.

28. A pre-construction nesting bird survey shall be conducted no more than three (3) days prior to the removal of vegetation or ground disturbance to avoid effects to nesting birds. This survey shall encompass the entire area of project-related ground disturbance. If any active nests are detected a buffer of at least 300 feet (500 for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

29. Pre-construction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any on-site ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required.

    a. If during the pre-construction survey, the burrowing owl is found to occupy the site during the survey period, the City shall require the applicant to mitigate as required by standards established by the California Department of Fish and Wildlife.

30. If cultural resources are discovered during project grading by the project contractor, all work in the area of the find shall cease and a qualified archaeologist shall be retained by the project sponsor to investigate the find and to make recommendations on its disposition. If a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department and implemented by the archaeologist to protect the identified resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Department and appropriate Tribe(s).

31. If paleontological resources are identified during project grading, work will be halted in that area until a qualified paleontologist can assess the significance of the find. They shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with CEQA Guidelines and offered for curation at an accredited facility approved by the City of Highland.

32. The Development Impact Fees shall be calculated and paid in accordance with City policy.

33. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain of a Construction Waste Diversion Plan, in accordance with City Ordinance No.269.

34. Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.

35. Prior to the occupancy or tenant *change* of the Building, or portion thereof, a Plot Plan shall be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

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

37. In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because if the issuance of such approval. The Applicant shall reimburse the City, its agents, officers, or employees for any court costs and attorney's fees, which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

CITY OF HIGHLAND
ENGINEERING CONDITIONS
Greenspot Connection
Universal Self Storage Expansion

I. Conditions Applicable to Development of Parcel 1

A - Required Prior to Map Approval
B - Required Prior to Building/Construction Permit for Parcel 1
C - Required Prior to Occupancy for Parcel 1
D - Ongoing
E - Required Prior to Grading Permit for Parcel 1
* - Non Standard Conditions

SOILS/GRADING **PC August 21, 2018**

E 1. Submit a soils report for review by the City Engineer.

E. 2. Provide preliminary title reports and CC&R's (if applicable) for review by the City Engineer.

E 3. 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.

B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer.

E 5. 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 6. 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 7. 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 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

B 8. 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 9. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET /CIRCULATION

D* 10. In accordance with the City's Greenspot Road Master Plan, future development of the property adjoining easterly of the existing self-storage facility will be required to (1) construct a future eastbound right-turn pocket, a traffic signal and a driveway entrance abutting the east line of the existing self-storage facility, (2) remove the existing self-storage facility driveway approach on Greenspot Road and replace it with curb, gutter and sidewalk, and (3) reserve a private easement for pedestrian and vehicular access in favor of the existing self-storage facility and Parcels 1 thru 4. After development of the easterly adjoining property, the existing self-storage facility shall modify existing on-site improvements and construct a 2-way access to connect to the future driveway entrance and the future traffic signal that have been constructed by future development.

E 11. Submit street and drainage improvement plans to the City Engineer for review and approval. Indicate on the plan the location of any existing utility/facility which would affect construction. Comply with the City of Highland design standards as shown on the street and storm drain improvement checklist.

C 12. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

E* 13. 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 Conceptual 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* 14. Install treatment control BMPs including, but not limited to pretreatment BMPs, and underground infiltration system. Alternate site design and treatment control BMPs which are equally effective may be submitted for review and approval by the City Engineer

E* 15. Design grading and on-site improvements to drain 100-year storm flows generated within the entire project site to the proposed on-site water quality system. Construct a storm drain to convey overflows from the on-site water quality system directly connecting to the existing public catch basin on the south side of Greenspot Road. With approval from the City Engineer, flows from the project may drain to the westerly adjoining property, if not exceeding the pre-development amount.

E 16. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated within the site. Include hydraulic calculations to determine the size and type of all proposed drainage facilities.

MAP/DEDICATION

A* 17. Dedicate right-of-way across the Greenspot Road frontage of Parcels 2, 3, 4, and the Remainder Parcel to provide 55' south of street centerline and standard corner cutoff at the existing driveway adjoining Parcel 2.

A* 18. Submit to the City an irrevocable offer of dedication for additional right-of-way necessary for construction of a future eastbound right-turn pocket and a future traffic signal to be constructed by future development of the easterly adjoining property or properties located on the north side of Greenspot Road. The eastbound right-turn pocket shall be 14'-wide, 80'- long having a 80'-long taper. The City will not exercise the right granted under the irrevocable offer of dedication until it is needed for construction of the eastbound right-turn pocket.

A* 19. Submit to the City an irrevocable offer of dedication for vehicular access right to Greenspot Road across the existing self-storage facility driveway. The City will not exercise the right granted under the irrevocable offer of dedication until it is needed for future development to construct the eastbound right-turn pocket and to remove the existing self-storage facility driveway.

C* 20. Apply to the City to annex the Parcels 1 thru 4 and the Remainder Parcel into the City's Landscape Maintenance District for City maintenance of frontage and median landscaping along Greenspot Road. Submit a ballot to the City agreeing to the annexation and amount of assessment.

A* 21. Dedicate a landscape easement across the Greenspot Road frontage for Parcels 1 thru 4 and the Remainder Parcel for potential City maintenance of frontage landscaping.

A* 22. Reserve a reciprocal private easement for drainage, sewer, water, pedestrian, vehicular access, and parking purposes in favor of the Parcels 1 thru 4 and the Remainder Parcel.

E* 23. Participate in a legal mechanism between the property owners of Parcels 1 thru 4 and the Remainder Parcel and the easterly adjoining property for maintenance and operation of the future signalized driveway entrance abutting the east line of the existing self-storage facility,

B 24. Record a Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.

A 25. At the time of Parcel Map submittal, the following shall be submitted: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculations will not be acceptable for plan check review.

A 26. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

B 27. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

FEES/BONDS

C* 28. Pay a proportionate share of the $70,333 traffic mitigation fees applicable to Parcels 1 thru 4 as identified in the focused traffic study prepared by Hernandez, Kroone & Associates dated May 1, 2018.

C 29. Pay City processing fee for application of Development Impact Fee credit to reflect payment of traffic mitigation fees.

D 30. Pay appropriate City fees for district annexation, plan check, WQMP review, focused traffic study, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, microfilming and storage of plans, and other required fees.

A 31. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

E 32. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

E 33. Submit a Grading Bond if more than 5,000 cubic yards of earthwork is proposed, and the grading is to be supervised in accordance with Section 3311(c) of the Uniform Building Code.

UTILITIES/CONSTRUCTION

D 34. Obtain a permit from the City Engineer prior to any on-site grading or construction within the public right-of-way.

E* 35. Obtain written permission from the adjoining property owners, including San Bernardino County Flood Control District, for offsite grading and construction work, if any.

B 36. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 37. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.

C 38. Coordinate, and where applicable, pay for the relocation of any existing public utilities as necessary.

C 39. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, internet, and telephone. All utilities are to be underground.

E 40. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.

B 41. 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.

B 42. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 43. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

II. Conditions Applicable to Future Development in Parcels 2, 3, and 4

B - Required Prior to Building/Construction Permit for Parcels 2, 3 and 4
C - Required Prior to Occupancy for Parcels 2, 3 and 4
D - Ongoing
E - Required Prior to Grading Permit for Parcels 2, 3 and 4
* - Non Standard Conditions

SOILS/GRADING

E* 44. Prepare grading, landscaping and signage plans to comply with the City's sight distance requirements at project entrances. Walls, fencing, monument signs, landscaping, and utility structures, etc. in the line of sight must not exceed thirty inches in height, measured from the flowline of the street.

STREET /CIRCULATION

C* 45. Construct 6'-wide curb adjacent sidewalk across the entire Greenspot Road frontage of Parcels 2.

E* 46. Design the site plan for Parcel 3 and 4 to reflect and accommodate a future eastbound right-turn pocket and a future traffic signal, to be constructed by future development of the property adjoining easterly of the existing self-storage facility.

B 47. Design and construct public improvements including sidewalk, drive approaches and access ramps in accordance with requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

E 48. Design the site plan to accommodate internal circulation between Parcel 2, 3, and 4 and the existing self-storage facility.

C 49. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C* 50. Install landscaping and irrigation along the Greenspot Road project frontage. Design frontage irrigation system with a separate water meter and controller from the on-site irrigation system.

FEES

C* 51. Pay a proportionate share of the $70,333 traffic mitigation fees applicable to Parcels 1 thru 4 as identified in the focused traffic study prepared for this project by Hernandez, Kroone of Associates dated May 31, 2018.

C 52. Pay City processing fee for application of Development Impact Fee credit to reflect payment of traffic mitigation fees.

Building and Safety Division Conditions of Approval

Date:	8-8-18
Applicant:	Self-storage
Site Location:	28099 Greenspot Rd
CUP:	17-003
APN	1201-341-14, 15

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) Commissioning Plan

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

3. Building and Safety does not release the gas 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. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal.

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. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services or interceptors, need to obtain those permits prior to building permit issuance.

8. Building and Safety inspection requests can be made 24 hours in advance for the 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. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

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. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

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

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

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

19. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to all paths of travel. All route(s) of travel shall comply as accessible route(s) of travel.

20. 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.

21. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan. The Commissioning Plan shall include the following:

    a. General project information
    b. Commissioning goals
    c. Systems to be commissioned
    d. An explanation of the original design intent
    e. Equipment and systems to be tested, including the extent of the test
    f. Functions to be tested.
    g. Conditions under which the test shall be performed
    h. Measurable criteria for acceptable performance

i. Commissioning team information
j. Commissioning process activities, schedules and responsibilities.
k. Plans for the completion of the commissioning shall be included.

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

DATE : August 8, 2018

APPLICANT : Redlands Consultants & Associates

ADDRESS : 28099 Greenspot Road

SITE LOCATION: Proposed Expansion of Self Storage Facility on Vacant Lot

FILE / INDEX No.: CUP 17-003

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. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **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.

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

7. **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.

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. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

12. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

13. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

14. **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**

15. **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**

16. **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**

17. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have an City of Highland "H-Key" and a "**KNOX BOX**" system installed on

the exterior of the building(s) or gated 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:

18. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows: **22**
COMMERCIAL; GPM = 2750; at 20 psi residual; for 2 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.

19. **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.

20. **HF26:** Two 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**

21. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

22. **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**

23. **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**

24. **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:

25. **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**

26. **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:

27. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

28. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

29. **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**

30. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

31. **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.

32. **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.

33. **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

Kim Stater
Planning Department
City of Highland

Re: CUP-17-003

Below is the Planned Development Document.

A. Introduction:
   i. Location:
   THE EAST NINE (9) ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTH OF THE COUNTY ROAD, AS SAID ROAD EXISTED PRIOR TO OCTOBER 23, 1915.
   ii. Purpose:
   This Planned Development and CUP is presented to the City of Highland to allow for a better development of a long and narrow parcel of land along Greenspot Rd.
   iii. Entitlements:
   Proposed development is a Parcel Map to add four lots and a remainder for the existing self-storage facility. The added parcels will have the following proposed businesses:
   - Addition to the self-storage facility.
   - Future commercial developments.
   iv. Objectives:
   Design, Subdivide and build the vacant land included in the parcels to:
   - Circulate well together and with the surrounding developments.
   - Be consistent with the immediate and surrounding areas.
   - Be consistent with the General Plan Commercial Centers Goal and policies for City of Highland

B. Land Use and Development Standards:
   i. Land Use:
   This PD will have the same Land Use regulations as the existing CG in the City of Highland Municipal Code chapter 16.20.030, and table 16.20.030.A
   ii. Development Standards:
      a) General Requirements. Table 'A' describes the minimum site development standards applicable to proposed and existing development in all this specific PD. All development shall conform to the standards established in this section.
         - A development, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria; provided, that the design for the entire site is integrated and unified.
         - A development, for purposes of meeting the minimum Floor Area Ratio standards, consist of a combination of parcels whose total Floor Area Ratio meets the Maximum Floor Area Ratio criteria; provided, that the design for the entire site is integrated and unified.

621 S. Buena Vista St., Redlands, CA 92373, USA, Tel: 951.440.9227, Fax: 909.271.3230
Email: rca.k@live.com

- In addition to the minimum standards established in Table 'I', developments within this PD shall also comply with the special requirements contained in subsection 'b)' of this section, Chapter 16.48 Highland Municipal Code, Performance Standards, other applicable city ordinances, and the city general plan.

TABLE 'I'

Requirements	
Minimum Parcel Area	1 Acre
Minimum Parcel Width	130 feet
Minimum Parcel Depth	175 feet
Front Building Set-Back (As measured from ultimate Right-of-Way)	20 feet
Side Street Building Set-Back (As measured from ultimate Right-of-Way)	20 feet
Side Set-Back when fronting commercial development/zone	0 feet
Side Set-Back when fronting residential development/zone	10 feet
Rear Set-Back when fronting commercial development/zone	5 feet
Rear Set-Back when fronting residential development/zone	20 feet
Maximum Floor Area Ratio	0.50
Maximum Building Height	60 feet

b) Special Requirements:
   i) Wherever a single-story commercial use in this PD zone abuts a lot in any residential zone district, a landscaped setback, equal to the commercial building height, shall be required, to a maximum of 30 feet.
   ii) Where a commercial use abuts any residential district, no two-story building shall be constructed within 40 feet of said residential district without issuance of a conditional use permit.
   iii) Where off-street parking areas in this PD district is situated so as to be visible from any street, screening in the form of a three-foot high landscaped earthen berm or decorative wall three feet in height shall be erected between the required landscape area and the parking area.
   iv) In this PD district, the required front and street side building setback areas shall be landscaped, except where necessary walks and drives are provided. Where off-street parking is located within such building setback areas, a minimum landscaped area 10 feet in depth shall be provided between the property-line and said off-street parking area.
   v) Except as otherwise permitted, a street side building setback area in this district shall be used only for landscaping, pedestrian walkways, trash enclosures, driveways, or off-street parking.

vi) Except as otherwise permitted, required rear and interior side building setback areas in this district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
vii) No external security bars shall be permitted on structures in this district.
viii) Parking for each use shall comply with the provisions of Chapter 16.52 Highland Municipal Code.

iii. Circulation:
- Reciprocal access easements, reciprocal drainage easements and reciprocal parking easements shall be provided on all parcels fronting Greenspot Rd. and to the developments to the west of this district.
- There shall be ADA path of travel to allow travel within all the parcels of this PD district.

v. Infrastructure:
- All pertinent infrastructure to the parcels included in this PD are already built. (water, sewer, storm drain and street).

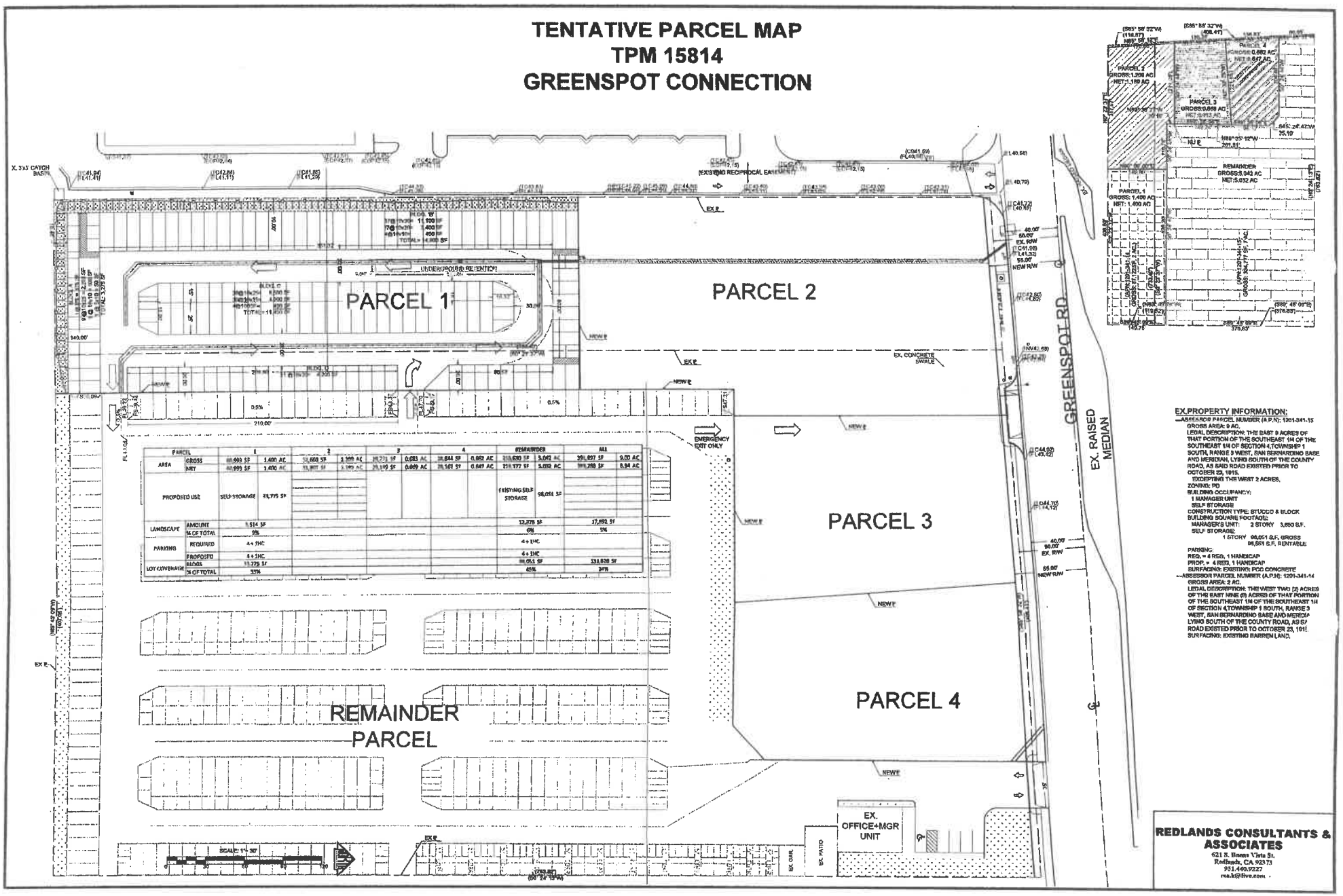
vi. Public Services:

C. General Plan Consistency:
- This Planned Development (PD) shall be consistent with City of Highland General Plan.

D. Exhibits:
- Greenspot Streetscape
- Birds Eye View of proposed development.

SITE PLAN

TENTATIVE PARCEL MAP
TPM 15814
GREENSPOT CONNECTION



PARCEL		1	2	3	4	REMAINDER	ALL
AREA	GROSS	60,993 SF 1.400 AC	51,800 SF 1.206 AC	28,771 SF 0.683 AC	28,844 SF 0.662 AC	219,630 SF 5.043 AC	391,807 SF 9.00 AC
	NET	60,993 SF 1.400 AC	51,807 SF 1.189 AC	28,199 SF 0.669 AC	28,161 SF 0.647 AC	219,177 SF 5.032 AC	389,788 SF 8.94 AC
PROPOSED USE		SELF STORAGE 33,775 SF				EXISTING SELF STORAGE 98,051 SF	
LANDSCAPE	AMOUNT	1,514 SF				12,378 SF	17,892 SF
	% OF TOTAL	9%				6%	5%
PARKING	REQUIRED	4 + 1HC				4 + 1HC	
	PROPOSED	5 + 2HC				4 + 1HC	
LOT COVERAGE	BLDGS	33,775 SF				98,051 SF	131,826 SF
	% OF TOTAL	55%				45%	34%

EX.PROPERTY INFORMATION:

—ASSESSOR PARCEL NUMBER (A.P.N): 1201-341-15
GROSS AREA: 9 AC.
LEGAL DESCRIPTION: THE EAST 9 ACRES OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTH OF THE COUNTY ROAD, AS SAID ROAD EXISTED PRIOR TO OCTOBER 23, 1915.
EXCEPTING THE WEST 2 ACRES.
ZONING: PD
BUILDING OCCUPANCY:
1 MANAGER UNIT
SELF STORAGE
CONSTRUCTION TYPE: STUCCO & BLOCK
BUILDING SQUARE FOOTAGES:
MANAGER'S UNIT: 2 STORY 3,850 S.F.
SELF STORAGE:
1 STORY 94,051 S.F. GROSS
94,551 S.F. RENTABLE

PARKING:
REQ. = 4 REG, 1 HANDICAP
PROP. = 4 REG, 1 HANDICAP
SURFACING: EXISTING: PCC CONCRETE

—ASSESSOR PARCEL NUMBER (A.P.N): 1201-341-14
GROSS AREA: 2 AC.
LEGAL DESCRIPTION: THE WEST TWO (2) ACRES OF THE EAST NINE (9) ACRES OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN LYING SOUTH OF THE COUNTY ROAD, AS SAID ROAD EXISTED PRIOR TO OCTOBER 23, 1915.
SURFACING: EXISTING BARREN LAND.

REDLANDS CONSULTANTS & ASSOCIATES
621 N. Sunset Vista St.
Redlands, CA 92373
951.440.9227

PRELIMINARY LANDSCAPE PLAN

REQUIRES REVISION

PER PC COMMENTS ON 8/21/18

SELF-STORAGE EXPANSION

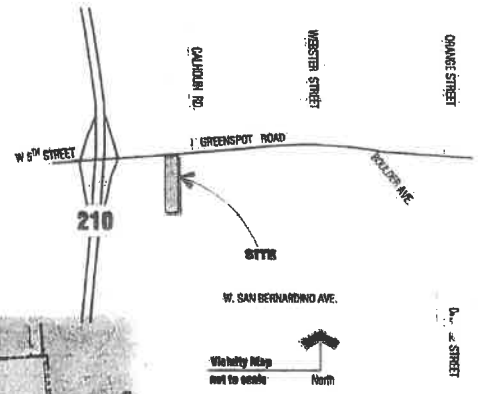
CONCEPTUAL LANDSCAPE PLAN

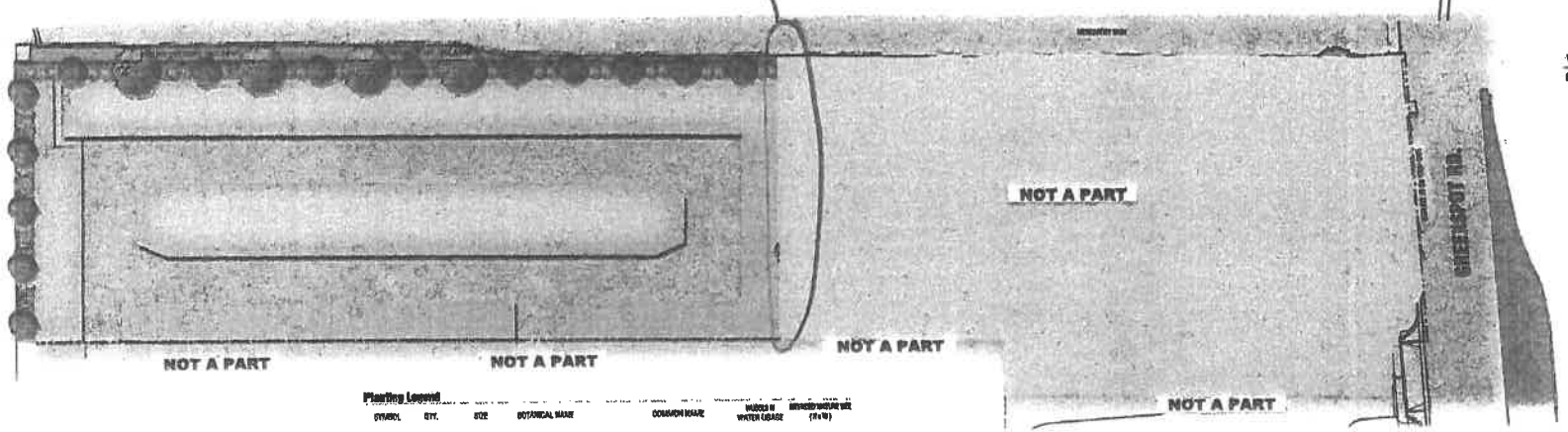
GREENSPOT ROAD
HIGHLAND, CALIFORNIA 92324

ON-SITE LANDSCAPE AREA 5,514 SF
TOTAL LANDSCAPE AREA 5,514 SF

ADD 10' PLANTER

OWNER:
FIRST CAPITAL HOLDING, LLC.
CONTACT: KHALED FARAH
621 S. BUENA VISTA ST
REDLANDS, CA 92373
CELL: (951) 440-6227
PHONE (909) 271-3135





Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS III WATER USAGE	MATURE HEIGHT AND WIDTH (H x W)
	14	15 Gal.	Melaleuca quinquenervia	Cajeput Tree	Mod	30' H, 25'
	4	15 Gal.	Platanus racemosa	California Sycamore	Mod	40' H, 0 25'
	23	5 Gal.	Lagerstroemia passerup'Natchez'	Crape Myrtle	Low	20' H, 20'
	2,324 Sq. Ft.	1 Gal. 36" o.c.	Carissa macrocarpa 'Green Carpet' 30" o.c.	Green Carpet Natal Plum	Mod	18" H, 36"
	3,190 Sq. Ft.	1 Gal. 48" o.c.	Pyracantha koidzumii 'Santa Cruz'	Santa Cruz Firethorn	Mod	9' H, 9'

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

CONCEPTUAL LANDSCAPE NOTES:
*No new turf is proposed for this project.
*All landscape areas to be equipped with an underground automated irrigation system with low-flow emitters.

Landscape Plan
Scale: 1" = 20' North

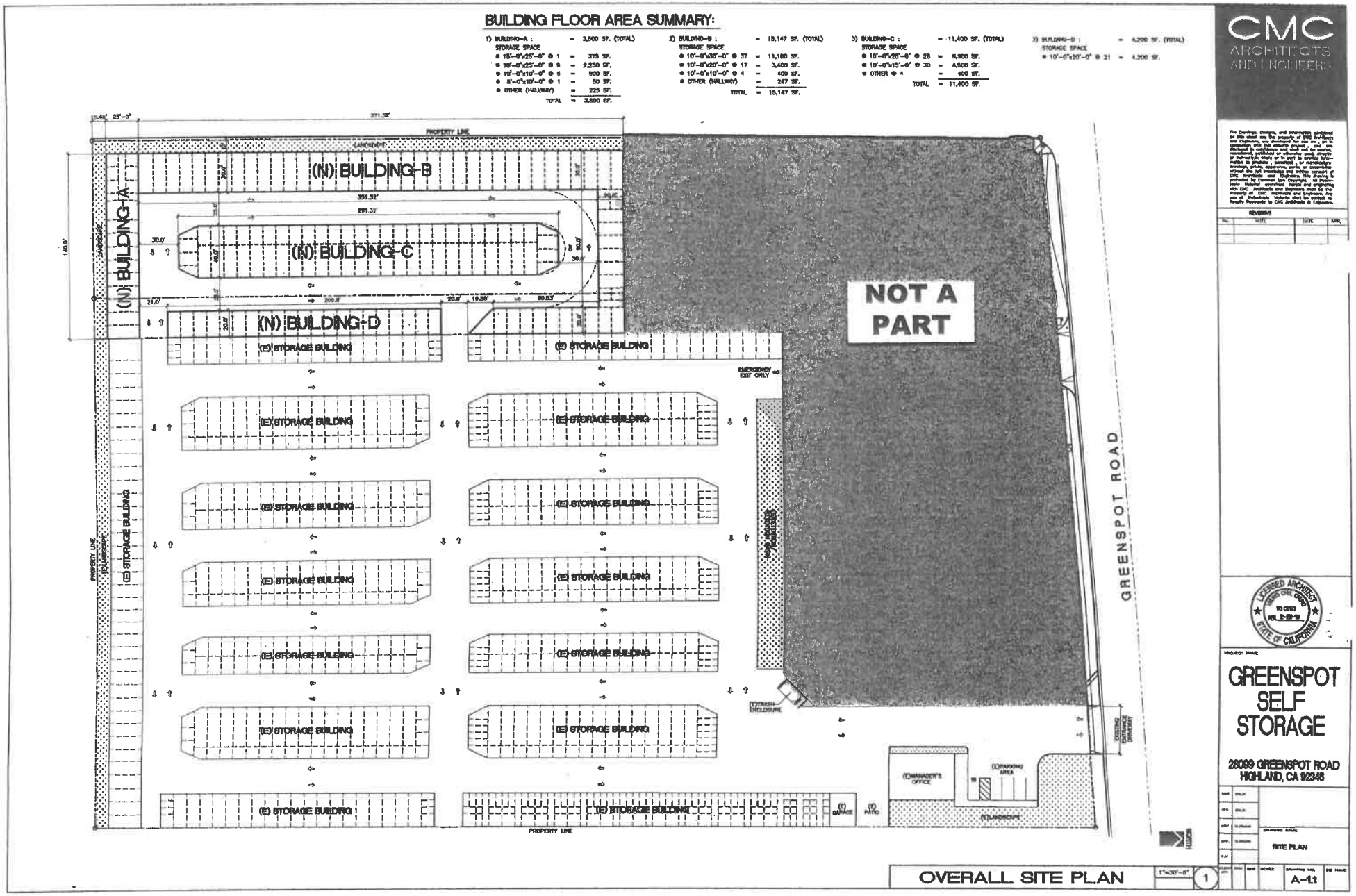
RICHARD POPE LANDSCAPE ARCHITECTURE & PLANNING
6/5/2017
CITY OF SAN BERNARDINO
Expiration 08-30-2018

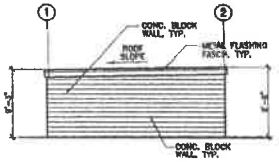
JOB: 17-12 LKD CKE

RICHARD POPE
Landscape Architecture
Urban Design & Planning
1585 South 'D' Street, Suite 103
San Bernardino, CA 92408
phone: (909) 888-5568
fax: (909) 384-9854
e-mail: rpla@verizon.net
Richard Pope, Landscape Architect CA# 2664

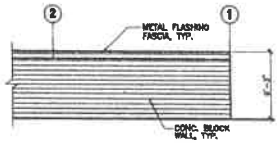
ELEVATIONS & FLOOR PLAN
NEW SELF STORAGE

REVISE PER PC COMMENTS
ON 8/21/18

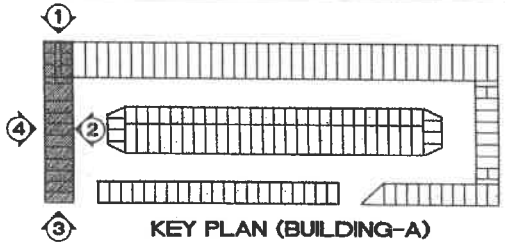

BUILDING FLOOR AREA SUMMARY:
1) BUILDING-A : = 3,500 SF. (TOTAL)
STORAGE SPACE
● 15'-0"x25'-0" ● 1 = 375 SF.
● 10'-0"x25'-0" ● 9 = 2,250 SF.
● 10'-0"x10'-0" ● 6 = 600 SF.
● 5'-0"x10'-0" ● 1 = 50 SF.
● OTHER (HALLWAY) = 225 SF.
TOTAL = 3,500 SF.
2) BUILDING-B : = 15,147 SF. (TOTAL)
STORAGE SPACE
● 10'-0"x30'-0" ● 37 = 11,100 SF.
● 10'-0"x20'-0" ● 17 = 3,400 SF.
● 10'-0"x10'-0" ● 4 = 400 SF.
● OTHER (HALLWAY) = 247 SF.
TOTAL = 15,147 SF.
3) BUILDING-C : = 11,400 SF. (TOTAL)
STORAGE SPACE
● 10'-0"x25'-0" ● 26 = 6,500 SF.
● 10'-0"x15'-0" ● 30 = 4,500 SF.
● OTHER ● 4 = 400 SF.
TOTAL = 11,400 SF.
4) BUILDING-D : = 4,200 SF. (TOTAL)
STORAGE SPACE
● 10'-0"x20'-0" ● 21 = 4,200 SF.
(N) BUILDING-A
(N) BUILDING-B
(N) BUILDING-C
(N) BUILDING-D
(E) STORAGE BUILDING
NOT A PART
GREENSPOT ROAD
PROPERTY LINE
LANDSCAPE
EMERGENCY EXIT ONLY
(E)TRASH ENCLOSURE
(E)MANAGER'S OFFICE
(E)PARKING AREA
(E)GARAGE
(E)PATIO
EXISTING ENTRANCE DRIVEWAY
OVERALL SITE PLAN
1"=30'-0"
CMC ARCHITECTS AND ENGINEERS
LICENSED ARCHITECT
STATE OF CALIFORNIA
GREENSPOT SELF STORAGE
28099 GREENSPOT ROAD
HIGHLAND, CA 92346
SITE PLAN
A-1.1

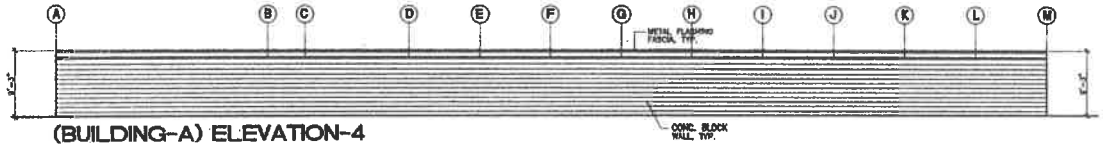


(BUILDING-A) ELEVATION-3

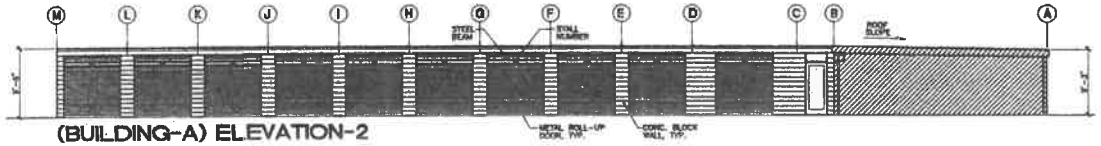


(BUILDING-A) ELEVATION-1





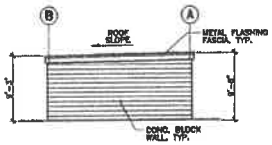
(BUILDING-A) ELEVATION-4



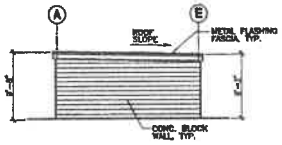
(BUILDING-A) ELEVATION-2

-ALL PROPOSED BUILDINGS' MATERIAL/S TO MATCH EXISTING.
-ALL PROPOSED BUILDINGS' TO MATCH EXISTING (IN HEIGHT AND SIZE).

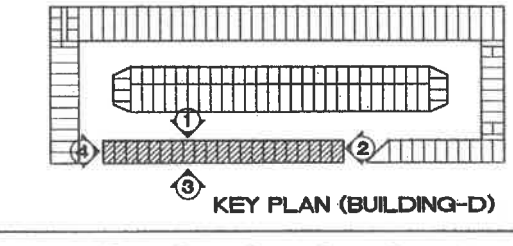
EXTERIOR ELEVATIONS (BUILDING-A) 1/8"=1'-0" SCALE 2

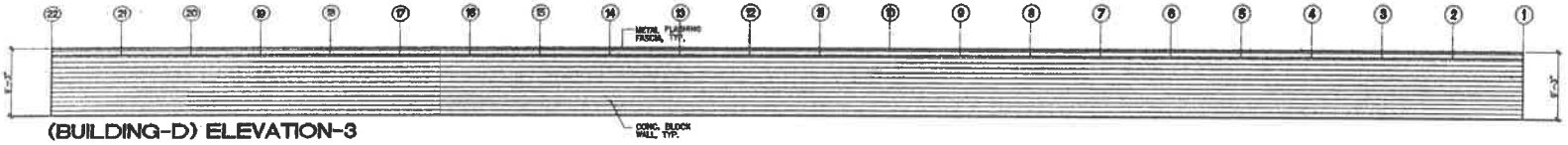


(BUILDING-2) ELEVATION-2

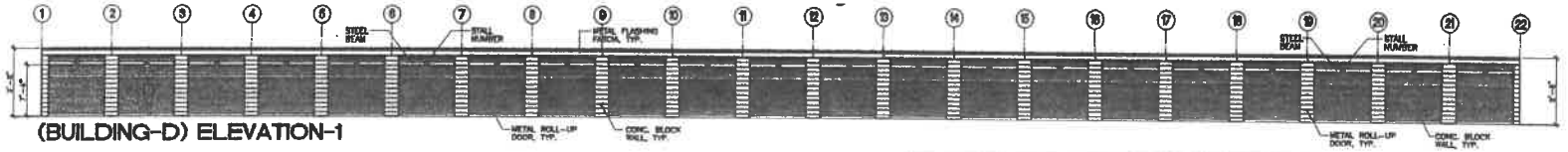


(BUILDING-2) ELEVATION-4





(BUILDING-D) ELEVATION-3



(BUILDING-D) ELEVATION-1

EXTERIOR ELEVATIONS (BUILDING-D) 1/8"=1'-0" SCALE 1

CMC ARCHITECTS AND ENGINEERS

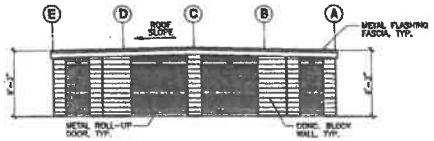
LICENSED ARCHITECT REGIS ORTIZ CORTES REN. 2-28-19 STATE OF CALIFORNIA

PROJECT NAME:
GREENSPOT SELF STORAGE

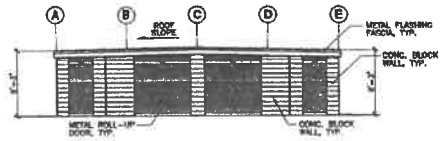
28099 GREENSPOT ROAD
HIGHLAND, CA 92346

DRAWING NAME:
EXTERIOR ELEVATIONS BUILDING A and D

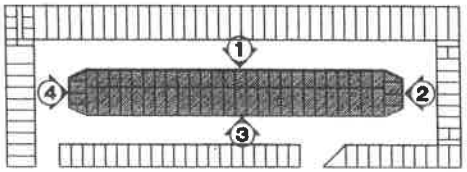
DRAWING NO.: A-3.0



(BUILDING-C) ELEVATION-2

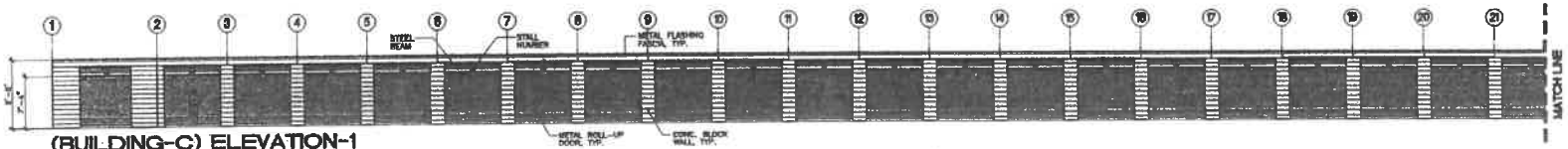


(BUILDING-C) ELEVATION-4

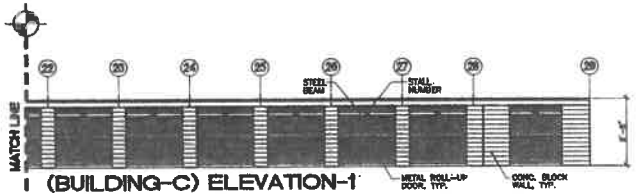


KEY PLAN (BUILDING-C)

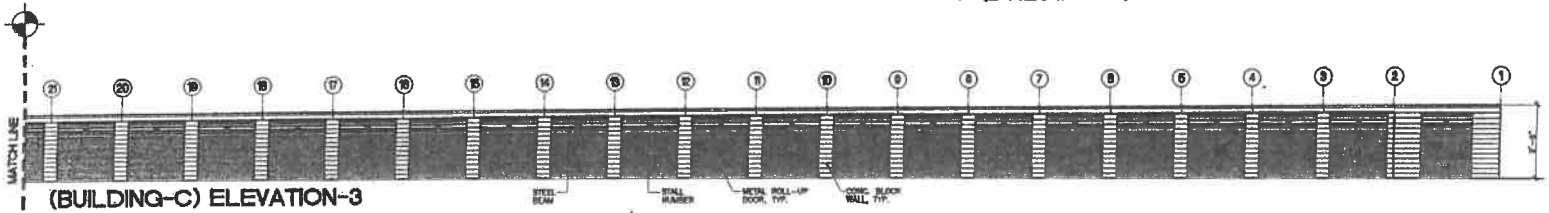
-ALL PROPOSED BUILDINGS' MATERIAL/S TO MATCH EXISTING.
-ALL PROPOSED BUILDINGS' TO MATCH EXISTING (IN HEIGHT AND SIZE).



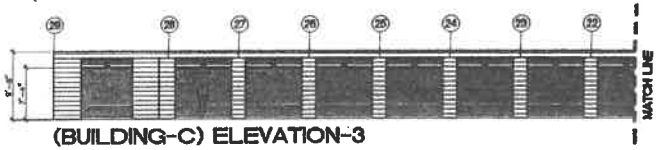
(BUILDING-C) ELEVATION-1



(BUILDING-C) ELEVATION-1



(BUILDING-C) ELEVATION-3



(BUILDING-C) ELEVATION-3

EXTERIOR ELEVATIONS (BUILDING-C)

1/8"-1'-0" SCALE

1

CMC ARCHITECTS AND ENGINEERS

REVISIONS

NO.	DESCRIPTION	DATE	APP'D

LICENSED ARCHITECT RENEWAL 08/31/2019 STATE OF CALIFORNIA

PROJECT NAME

GREENSPOT SELF STORAGE

28099 GREENSPOT ROAD HIGHLAND, CA 92346

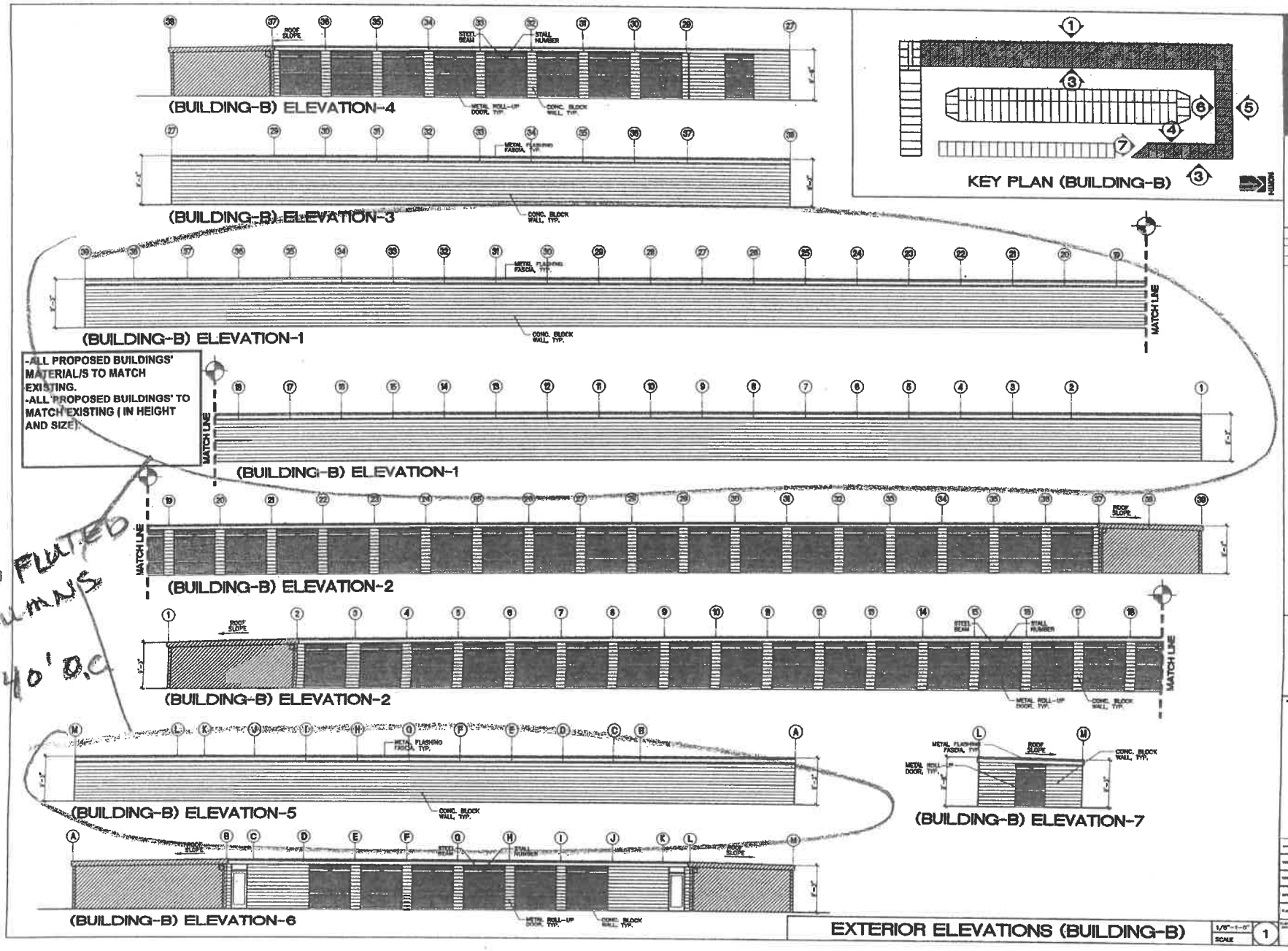
DRAWING NAME

EXTERIOR ELEVATIONS BUILDING C

DRAWING NO. A-3.1

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W:\2017\COMMERCIAL\GREENSPOT SELF STORAGE\PLANNING\PLOT\A-3.1.dwg, A-3.1, 6/9/2017 11:55:57 PM



CMC ARCHITECTS AND ENGINEERS

LICENSED ARCHITECT JAMES CHI CHING REN. 8-30-18 STATE OF CALIFORNIA

GREENSPOT SELF STORAGE

28099 GREENSPOT ROAD
HIGHLAND, CA 92346

EXTERIOR ELEVATIONS (BUILDING-B)

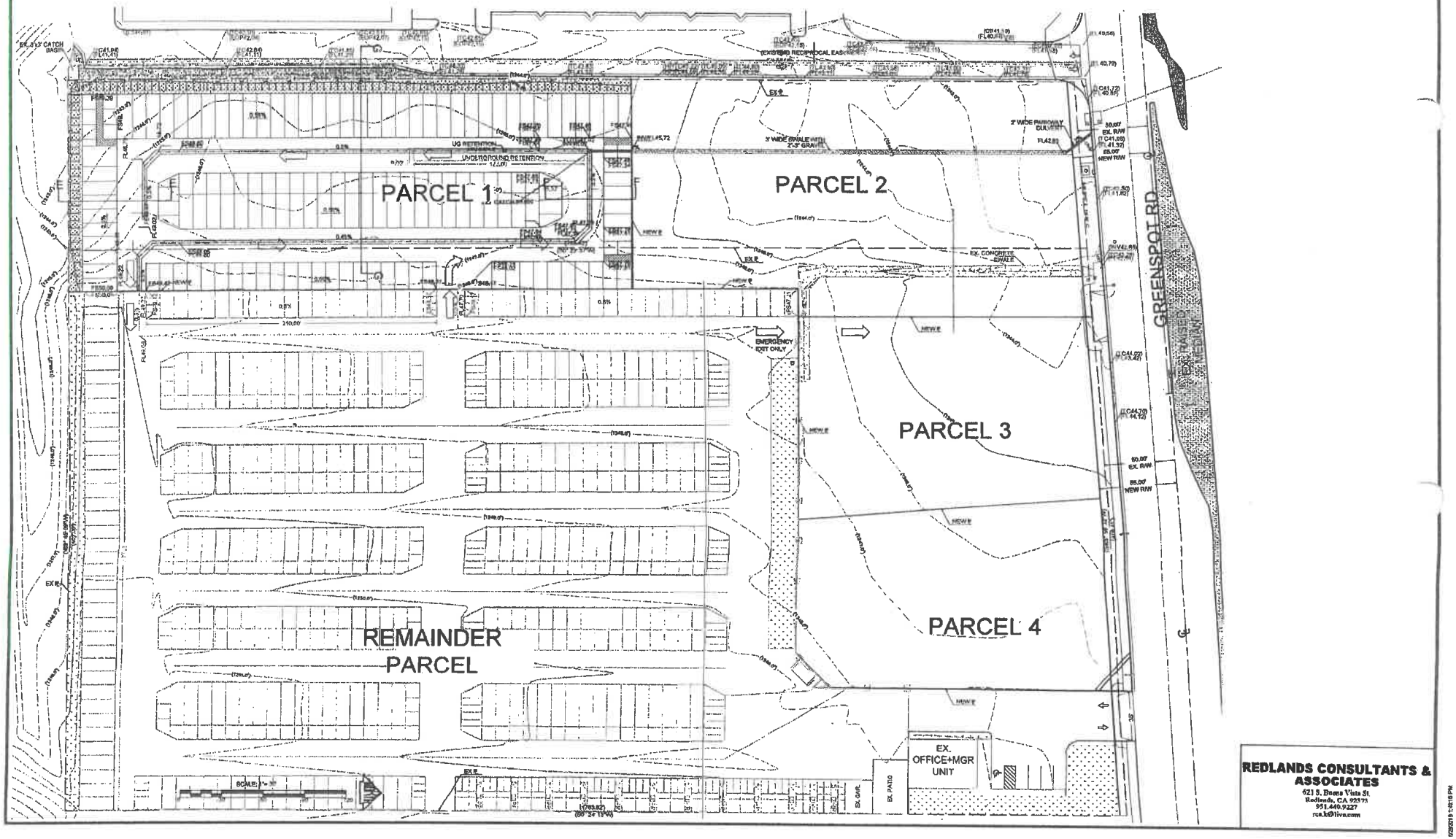
1/8"=1'-0" SCALE

1

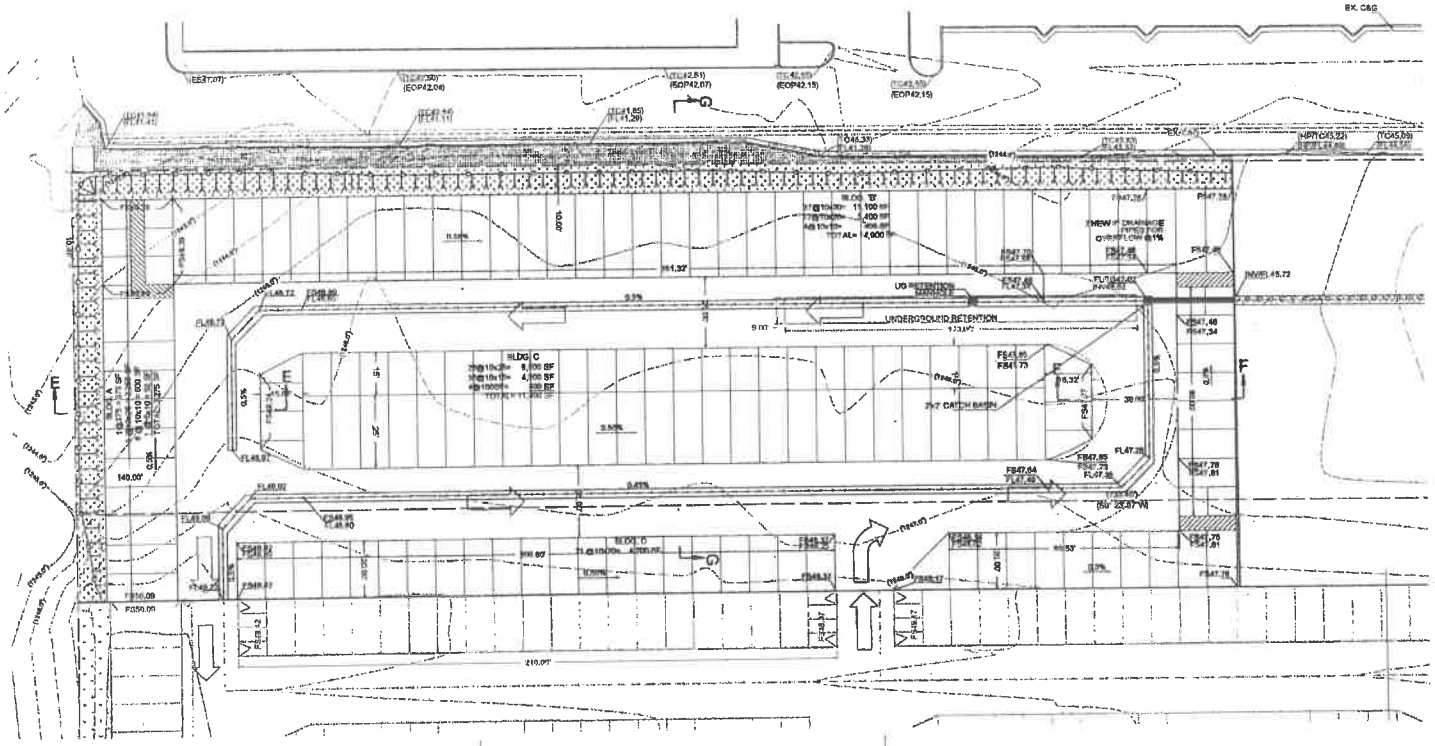
A-3.2

PRELIMINARY GRADING PLANS

GREENSPOT CONNECTION CONCEPTUAL GRADING PLAN



GREENSPOT CONNECTION CONCEPTUAL GRADING PLAN
NEW SELF STORAGE PORTION



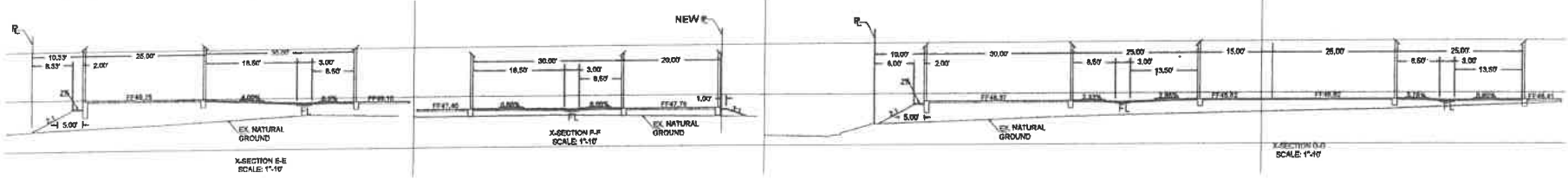
PARCEL INFORMATION:
GROSS AREA: 1.400 AC
NET AREA: 1.400 AC
BUILDING:
- 33,775 SF

LANDSCAPE:
- PROVIDED: 5,514 SF
- % OF TOTAL: 9 %

PARKING:
- REQUIRED:
  - 4+ 1HC
- PROVIDED:
  - 4+1HC

LOT COVERAGE:

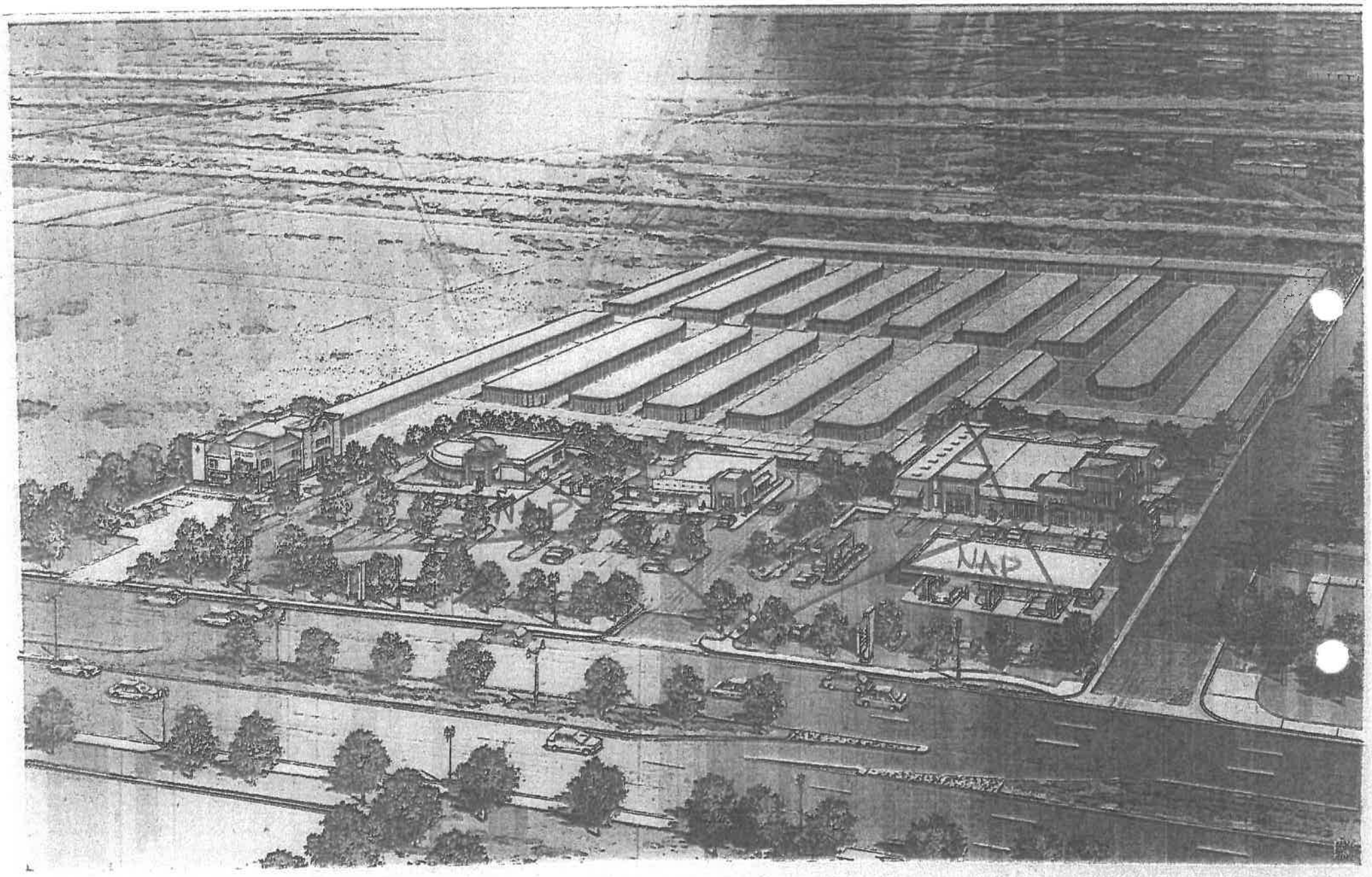
BUILDINGS	33,775
% OF TOTAL NET=	55 %





REDLANDS CONSULTANTS & ASSOCIATES
621 S. Buena Vista St.
Redlands, CA 92373
951.440.9227
rca.ltd@live.com

BIRDS EYE VIEW RENDERING



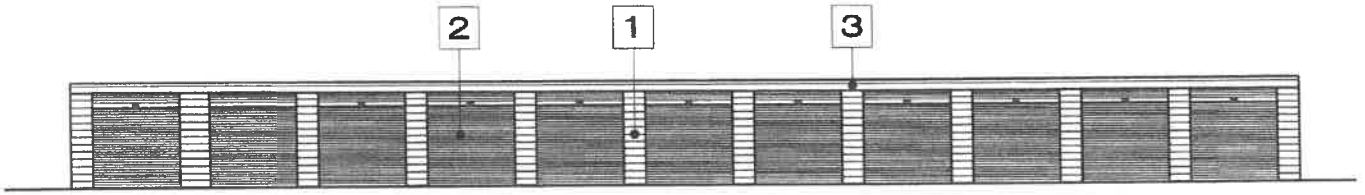
GREENSPOT CONNECTION

EXISTING ELEVATIONS

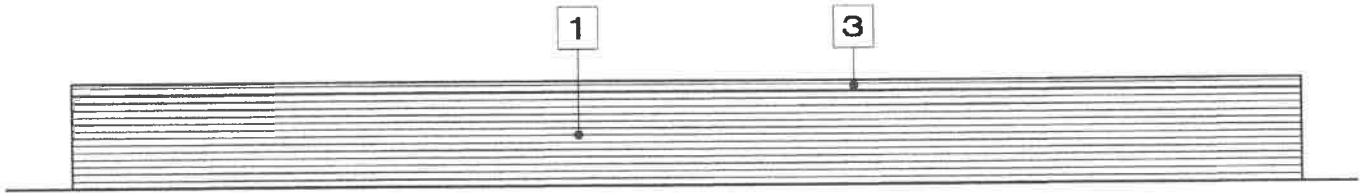

UNIVERSAL
SELF STORAGE
28090

CMC ARCHITECTS AND ENGINEERS
9040 TELSTAR AVE., SUITE 128, EL MONTE, CA 91731

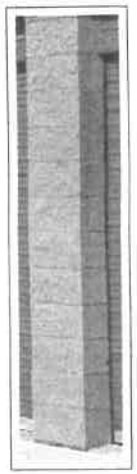
COLOR AND MATERIAL SAMPLE BOARD



TYPICAL SELF STORAGE BUILDING (FRONT ELEVATION)



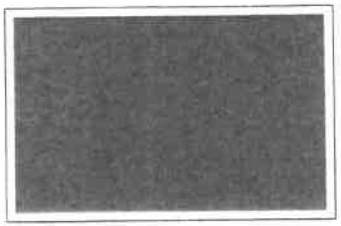
TYPICAL SELF STORAGE BUILDING (REAR ELEVATION)



1 CONCRETE BLOCK WALL (SPLIT-FACE) BY ANGELUS BLOCK CO.



2 CORRUGATED / BOX-RIB METAL ROLL-UP DOOR (COLONIAL RED COLOR) BY BERRIDGE MFG. CO.



3 CORRUGATED METAL ROOF AND METAL FASCIA (COLONIAL RED COLOR) BY BERRIDGE MFG. CO.

ATTACHMENT 3

PC Minutes from August 21, 2018

MINUTES
PLANNING COMMISSION REGULAR MEETING
August 21, 2018

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	John Gamboa
	Commissioner	Michael Hall
	Commissioner	Rich Haller
	Commissioner	Tamara Zaman
Absent:	None	

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ernest Wong, Public Works Director/City Engineer
Matthew Bennett, Project Manager
Nancy Stewart, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

City Clerk Hughes swore in newly appointed Commissioner, Michael Hall.

CONSENT CALENDAR

1. Minutes from August 7, 2018, Regular Meeting

A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Zaman, to approve the Minutes as amended. Motion carried, 4-1, with Commissioner Haller abstaining.

PUBLIC HEARING

2. A Conditional Use Permit, Design Review Application and Tentative Parcel Map to allow a 33,775 square foot expansion of an existing self-storage facility and subdivision of property from two to four parcels; CUP-17-003, DRA-18-005, TPM 15814.

Assistant Community Development Director Stater gave a brief description of the staff report, additionally stating there have been some modifications to the engineering conditions of approval. Those have been placed on the desk before you when you arrived this evening and copies have been provided for the public. Those changes have been highlighted. Staff also received today a comment from the adjacent property owner requesting clarification that the project before you this evening does not include the previously submitted gas station and fast food restaurants that did require reciprocal access between the properties, like In n Out and those to the west. Staff did clarify

these are not before you this evening, and you will not be taking any action that requires reciprocal access between the projects.

Chair Hamerly stated on the modified engineering condition that requests internal circulation between the mini storage and parcels two, three and four, that seems to work at odds with the security system that most mini storage facilities require, so he would have reservation about that. Could staff explain the thinking behind opening up between fast food and/or a gas station and the mini storage unit?

Assistant Community Development Director Stater stated at one time we had seen a fast food proposal and it did not share access with the mini storage which we thought at the time would be to the benefit of both projects. She will let Public Works Director/City Engineer Wong answer the question.

Public Works Director/City Engineer Wong stated this project has a special condition of approval that he thinks is worthwhile to explain. This shows the Golden Triangle area between the freeway here and Boulder Avenue here on Greenspot Road. The City of Highland has adopted a Master Plan for the improvement of Greenspot Road and also access layout at various locations. Right here at the freeway we have a signal here, and then in front of Lowes we have a signal, and then in front of the driveway to Staples there is another traffic signal. In the future there is going to be a traffic signal constructed at this location. This is right in the middle of the Golden Triangle. This location is the main entrance to this area, including commercial and residential areas. Similarly this traffic signal is going to provide full access to this development. The Master Plan shows that this big area is to get its full access way at this point, enter right at this location into the project or out of the project. As you can tell across the street, this intersection is already built. The City of Highland built the entire three quarter mile of Greenspot Road, the full width, everything was built including all the traffic signal conduit underneath the roadway; it is ready. So we anticipate that when either this property develops or some property up here develops and when they need this access they will build a traffic signal to control this intersection. As you can see on the north side, there is already a right-turn pocket built that would lead you to the property on the north side of the street. Similarly in the future there is going to be a right-turn pocket built in front of the signal to allow traffic to move into this parcel. What we anticipate to happen is, when this property sells, they will install a right turn pocket, put in a traffic signal, and install a driveway similar to what is on the north side. Whenever this driveway is available in the future, then we would anticipate that the driveway access would be removed by the new development. The existing development here will have to construct something inside to make a connection so they can utilize this signal light intersection to make a left turn out or in to the project. If you don't what will happen is this driveway is going to end up in the future a right turn pocket right in front of a signal. So this driveway would really not be a good location for access. When the signal is built, it would be difficult to get in and out of this driveway because you will have cars waiting in line for the green light, so this driveway would be blocked all the time. It is not going to be in the right location anymore. So as a part of this conditional approval, you see that this project now is required to do several things. One, blend a reciprocal easement among themselves so that parcels two, three and four and the parcel down here, and the existing mini storage will all be interconnected. They can all go to this future connection. Number two is, this project is now required to rent to the City a reciprocal offer of dedication to allow future construction of the right-turn pocket, so the future development here doesn't have to go get the dedication from them anymore because the City would already have that dedication. Thirdly, this project is required to make the physical connection to this

driveway. We think this would be a good arrangement to allow all the development of both this project and the project to the east. He wants to emphasize though, there is no need for any construction at this point to be done by the expansion of the self-storage facility. They don't need to do anything yet, at this time. They don't even need to do anything in the future. They don't need to worry about removing the driveway because the new development would take care of it at that time.

Chair Hamerly stated so in combination with the three actions that would be required to develop parcels two, three and four, there would also need to be a reciprocal parking arrangement between those three parcels and the existing mini storage because that would leave them without any parking whatsoever, because the only point of access would take out three or four existing parking spaces that they have outside the gate.

Public Works Director/City Engineer Wong stated yes but they are going to gain parking space in here when this driveway is closed; they can park against the street too. So they can make arrangements internally to still make their site plan work.

Chair Hamerly stated the other point is that the southbound drive aisle that comes into that future parcel to the east, is it anticipated that would have a median? Because the drive aisle that was going northbound, that at one point was a prominent gateway into that parcel and they were proposing a median. If a median is in fact there, that would cut off any access to come out of the mini storage and go westbound on Greenspot.

Public Works Director/City Engineer Wong stated of course we will not let that happen. Whatever median design would be subject to City review and approval, and we will make sure that there is a break in the median.

Chair Hamerly stated or they could make a southbound turn coming out of the mini storage, go to the circulation route that allows them to do a u-turn, then go northbound and then go westbound.

Public Works Director/City Engineer Wong stated that could be an alternative, but that can be evaluated in the future when we have development.

Chair Hamerly stated he is leery of any cross-traffic solutions within the first 100 to 150 feet of an intersection, especially when it is signalized because of the queues. That can create a bunch of problems for circulation, that would essentially lock the people into the mini storage parcel unable to get out if either the signal is active and allowing people to go southbound, or if the queue is extensive coming out of that center going northbound they wouldn't be able to cross.

Public Works Director/City Engineer Wong stated when we have a proposal on the Walmart parcel, then we will make sure that proposal will accommodate this movement for the self-storage.

Chair Hamerly stated he understands the explanation, but do we need to add any clarifying language for future participants in this development proposal so that we are only talking about the drive aisle outside the gate; we are not talking about full access between parcels two, three and four and the mini storage. The cross lot access is not for the purpose of gaining access to the mini storage from parcels two, three and four directly. It is to access the drive aisle at the eastern side of the property.

Public Works Director/City Engineer Wong stated he thinks we have conditioned that language to do two things. One is to require that internally command one, two, three and four that they have reciprocal access. Number two we have other language that requires this future connection to the property adjoining to the east.

Chair Hamerly stated his question was regarding Condition 48. It just says accommodate internal circulation. It is not specific to the existing drive aisle or any ingress/egress out of the site. It just says internal circulation.

Public Works Director/City Engineer Wong stated Condition 48 says that parcels two, three and four and the existing self-storage will have internal circulation. And we have Condition Number 10 in Item 3 that says future development in the Walmart parcel will reserve a private easement in favor of self-storage and all of these parcels within the parcel map here. So he thinks between the two it is clear that they are internally inter-connected, and they are also connected to the parcel on the east.

Commissioner Haller asked parcels 2, 3 and 4 can develop prior to the parcel to the east with no requirements to where these two driveways exist?

Public Works Director/City Engineer Wong stated correct. The parcels within this project here can all develop and use this access, because they don't have a driveway right next to them to connect to. However, once that driveway is constructed by the Walmart parcel development, then they would need to make that connection.

Chair Hamerly they would almost have to make a U-turn to get back to that.

Public Works Director/City Engineer Wong stated but they have another driveway here that they can use.

Chair Hamerly stated but it is still a U-turn. To access either of those two driveways would require a U-turn at some point on Greenspot.

Public Works Director/City Engineer Wong stated that is true. Eastbound traffic wanting to go into this project, without this signal would have to go there and make a U-turn. That is why this signal is really good for this business.

Kal Farah, Redlands Consultants & Associates, stated there is one condition they did not know how to resolve with regard to landscaping in front of one of the buildings facing northerly on the self-storage. That building sits 317 feet away from the street, and they don't see the need to put in landscaping on vacant land that will be their property line. That was the process they had worked on by sub-dividing all of those properties. None of the surrounding properties were required to landscape vacant land. They could break that building's frontage towards Greenspot putting some columns every 40 feet just to break the monotony of the flat or horizontal split-faced block.

Chair Hamerly inquired which particular Condition he was referring to so we can note it in any Motion if we choose to agree with that, regarding the landscape that would be on the north façade of the addendum parcel?

Kal Farah stated the north façade of the proposed addition to the self-storage.

Assistant Community Development Director Stater stated it is Planning Condition Number 21 on page 102 of your packet.

Chair Hamerly stated to clarify your point, when the parcels to the west of you were developed, there was also a Landscape Master Plan and as part of the Conditions of Approval those projects were conditioned that they had to implement the full scope of their Landscape Master Plan. If you were submitting an entire Master Planned Development for parcels two, three and four there would be similar conditions about the right-of-way, the parkway and the internal landscaping as a percentage of the total development. The concern is that this project could be there for five or ten years before the parcels to the north are developed. To mitigate the risk of the blank wall being an attractive nuisance, we either say clinging vines of some sort to be a deterrent for graffiti, or we say put a fence, some trees or some sort of vegetation. We will leave the option up to you, but in general we would tend to agree with the City's Landscape Architect in that regard.

Kal Farah reiterated concerns about the landscaping Condition on a vacant property.

Chair Hamerly asked what is the anticipated time frame for development of parcels 2, 3 and 4?

Kal Farah stated he could not say. The proposal was for this application to go through together, however they did have issues with the properties to the west. There was a Condition of Approval on their CUP to share reciprocal access easement just like they are requiring now, and they deny that it was one of their conditions. If we want to follow through with reciprocal access on those front properties, then we have to go through their property. They pulled those out so they could give the City and the developers more time to communicate together to find out whether that requirement on the adjacent westerly property was really a reciprocal access easement or not. On their parcel map it named this specific parcel that it had reciprocal access and now they deny it. So we had pull that away, but we were hoping that we can go ahead and do the development together.

Vice Chair Gamboa stated this is the only wall that will be facing northerly, and that is why we are asking for landscape along that edge.

Kal Farah restated his position.

Chair Hamerly stated regarding the Tentative Tract Map that proposes to subdivide the northerly parcel into three, are we locking ourselves into an arrangement where there is going to be three separate pads as opposed to one larger facility? Or is it anticipated that there would be one facility on one of the parcels, say the westernmost parcel, and then the other two parcels, 3 and 4, could potentially be developed to a larger scale building per the original proposal?

Kal Farah stated he is not sure. When he first came to this project, they had projects coming, two drive-thrus, and the gas station. They had people interested. Some of them moved away because it has been three years of trying to facilitate.

Chair Hamerly stated that is one of his chief concerns is that by putting traffic intensive or internally intensive circulation towards the front of these parcels we create more circulation problems within the overall development or fabric of the Greenspot Corridor.

He knows in looking at the proposal to the north there were gas stations there. There were a bunch of smaller independent parcels that were developed or proposed for development there, which puts all of the circulation, especially for drive-thrus, the queues and all of that, it puts it towards the front of the parcel which can create some additional problems. Not to fault In n Out, because they are very popular, but frequently their queues extend all the way back through that internal drive aisle because they have so many customers. That is a concern for him, in that if we start having a lot of drive-thru restaurants that are very successful, some of those queues, especially given how shallow this particular parcel is at the northern edge, if those queues start disrupting circulation coming in off of Greenspot, could you address those concerns?

Kal Farah stated all the front parcels that are empty he believes were within the City's Retail Commercial from the initial start, that they were required to be retail and commercial. He believes when the traffic study was done on Greenspot Road that was taken into consideration. He believes that Public Works Director/City Engineer Wong had proposed and conditioned this project for the circulation; they had drawn some proposals of where their driveways would go to the proposed traffic signal. When those projects do come, circulation will be addressed by engineering. It does take into consideration all of those items once the project is designed. In this case, the project is designed as a self-storage facility with very little traffic count. If a drive-thru comes in, maybe the City would require a traffic study and at that time all of these items would be addressed.

Chair Hamerly stated his concern is not with the circulation and/or the site plan for the mini storage, but the fact that it is bundled with a tract map that is subdividing the northern parcels and the point of concern is whether we are locking ourselves into three independent uses when the whole purpose of the PD within the Greenspot Corridor was to promote a cohesive master plan type retail commercial establishment that reads over the entire length of the corridor from the freeway all the way to Boulder. If we start breaking those parcels up, especially the street frontage parcels, we are encouraging more disjointed, spot development that breaks apart the cohesiveness of the PD which was the original vision for that corridor.

Kal Farah stated he believes that is why Public Works Director/City Engineer Wong requested they have this reciprocal access and the cohesiveness between all the parcels. They are taking two acres to the south and making it self-storage which makes the traffic count much reduced which should alleviate whatever additional retail comes up from the front properties. When development comes in, the City will require most probably a traffic study at that time when those front parcels come in for their own development.

Chair Hamerly stated this is a public hearing and asked if anyone wished to participate.

David Gandolfi spoke in favor of the project, citing concern about trees on the west side of property potentially allowing people to climb up and into the facility.

Paul DiMarino spoke in favor of the project.

Commissioner Haller stated he shares concern about subdivision or creating three parcels from one winding up with three small projects versus the one large project that was envisioned. He thinks this is a good use for the land. He initially had concerns about fire safety, but the fire department was okay with it. He supports this concept.

Chair Hamerly stated his concern was that they did bundle the application for the tentative tract map with this application, and this is the only time they get to consider whether should it be three parcels or should it remain one parcel, possibly two parcels. In general he believes there is only one suitable development option for this long parcel and that was to basically annex it to the mini storage. He has no reservations with the mini storage portion of the project; it is mainly what is going to happen to the north end of the parcel.

Chair Hamerly asked if there were any additional comments or concerns. Seeing none, the public hearing is closed.

Discussion ensued by the Commission regarding whether they were considering the applicant's suggestion for the deletion of or alternative solutions for the northern extremity landscaping condition along the wall on the main storage parcel.

Scott Rice, City Landscape Architect, stated the setback from Greenspot is pretty significant, which wasn't the primary concern. The distance between the internal driveways is considerably closer than the distance from Greenspot. It is probably within about a hundred feet of that wall. So the visibility of that wall came into question and that is why we flagged that item.

Chair Hamerly asked is it your anticipation that the landscape would be temporary pending development of the northern parcel, or would become a permanent part of the fabric of the northern parcels?

Scott Rice stated the northern parcels, once they are developed, would serve the same purpose as that temporary landscape buffer would be. They envisioned it as not having a blank wall face in such a highly visible location, not knowing the exact timeline of the development of the parcel to the north.

Commissioner Haller stated it was suggested that the trees on the west side might be a climbing ladder to get on to the roof. What is the anticipated height of those trees?

Scott Rice stated there are some California Sycamores that are fairly rapidly growing trees. They do have the ability to be climbed. It would be a function of maintenance to keep the lower limbs high enough that it would become difficult to climb. They would not be opposed to having other species used if that was a concern.

Community Development Director Mainez stated what Scott Rice is telling us is that it is a corner building that is facing an internal circulation facing In n Out and LA Fitness, so he is trying to treat that as a corner element. Both sides of those walls should be landscaped so it looks cohesive. So it is no longer an issue of what you can or cannot see from the right of way from Greenspot, it is more internal.

A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Haller, to:

1. Adopt Resolution No. 2018-011 approving Conditional Use Permit CUP-17-003, Design Review Application DRA-18-005, and Tentative Parcel Map 15814 (TPM-18-004), subject to the Conditions of Approval (with amended Engineering Conditions) and Findings of Fact; and
2. Direct Staff to file a Notice of Exemption. Motion carried, 5-0.

RESOLUTION NO. 2018 - 011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION NO. CUP-17-003, DESIGN REVIEW APPLICATION NO. DRA-18-005, AND TENTATIVE PARCEL MAP NO. 15814 TO PERMIT THE EXPANSION OF AN EXISTING SELF STORAGE BUSINESS AND TENATIVE PARCEL MAP LOCATED AT 28031 AND 28099 GREENSPOT ROAD, HIGHLAND (APN 1201-341-14 & 15).

3. A Conditional Use Permit (CUP 17-002), Design Review Application (DRA 17-005), Tentative Parcel Map (TPM 17-001), and Sign Program (ASR 18-011) to construct a gas station and 3,100 square-foot 7-Eleven Convenience Store with a Type 20 Alcohol Beverage License.

Assistant Community Development Stater gave a description of the staff report.

Jian Torkan stated they have no presentation other than to accept the conditions.

Chair Hamerly announced the public hearing, asking for speakers.

David Gandolfi spoke in opposition to the project citing concerns regarding potential access and traffic problems.

Chair Hamerly stated he had questions regarding the necessity of additional parking along the northern edge of the property when that would be more in keeping with the landscape portion of the corridor along the southern side of Greenspot. Since we have so many parking spaces above and beyond what is required for this parcel, would it be of any benefit to strengthen the corridor for landscaping along the Greenspot boundary?

Jian Torkan, Boulder Holdings, LLC stated the tenant would like to have as much parking as possible, and that parking will eventually possibly be utilized by future tenants, maybe a restaurant. It is overparked at this point but he thinks when parcel 2 is developed the parking will flow much better.

Chair Hamerly asked if he felt there would be advantage to freeing up a few of those to create a corner concept for a gateway statement, landscaping signage, whatever, and maybe use the northern edge of the property closer to your restaurant or design the western parcel in a fashion where circulation is improved coming off of Greenspot with easier access of pumps and then maybe have more parking at that northern edge of the property?

Jian Torkan stated he doesn't feel there is any harm in moving a few parking spaces up on the north side. Our building on parcel 2 would most likely be centered closer to the street, so there would be not much parking along Greenspot.

Chair Hamerly stated that would actually strengthen the corridor. He would encourage him to develop more parking toward the south edge of the property and he thinks that would also line up with the parking that is on the south edge of the 7-11 parcel and create better cross lot circulation.

ATTACHMENT 4

Large Scale Project Plans

Under Separate Cover

ATTACHMENT 5

PC Resolution approving the EOT

RESOLUTION NO. 2021 – ___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING EXTENSION OF TIME APPLICATION NO. EOT-21-002 FOR A ONE (1) YEAR EXTENSION OF CONDITIONAL USE PERMIT (CUP-17-003), DESIGN REVIEW APPLICATOIN (DRA-18-005, AND TENTATIVE PARCEL MAP NO. 15814 FACILITATING A 33,775 SQUARE FOOT EXPANSION OF AN EXISTING SELF-STORAGE FACILITY AND SUBDIVISION OF PROPERTY LOCATED AT 28031 AND 28099 GREENSPOT ROAD, HIGHLAND (APN 1201-341-14 & 15).

APPLICANTS: Universal Self Storage Highland LP and Aysar Helo

A. RECITALS

1. On August 21, 2018, the Planning Commission adopted Resolution No. 18-011, approving Conditional Use Permit (CUP-17-003), Design Review Application (DRA-18-005), and Tentative Parcel Map No. 15814, to permit the expansion of an existing self-storage business and land subdivision located at 28031 and 28099 Greenspot Road, Highland.

2. Pursuant to the California Environmental Quality Act, the project was determined to be Categorically Except from CEQA per Class 32, Section 15332. *Infill Development Projects*. A Notice of Exemption was filed with the San Bernardino County Clerk of the Board of Supervisors on August 24, 2018, Receipt Number 36-08242018-548. No further environmental review is required.

3. The subject entitlements were valid for a period of three years, expiring on August 21, 2018.

4. Subject to the provisions of the Highland Municipal Code, the Applicants filed for a one-year Extension of Time for the entitlements, requesting the expiration be extended to August 21, 2022.

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

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the November 2, 2021, Public Hearing, including public testimony

and written and oral Staff Reports, the Planning Commission finds as follows:

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.

Section 3. Findings of Fact

a. Highland Municipal Code Section 16.80.200.B.5 provides that an extension of the approval of a project may be granted only if it is found that granting of an extension will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The Planning Commission finds that the Findings of Fact made in Resolution No. 2018-011 for the project's original approval on August 21, 2018, for Conditional Use Permit (CUP-17-003), Design Review Application (DRA-18-005), and Tentative Parcel Map No. 15814 are true and correct and uphold all previous findings adopted herein by reference.

The project to extend by one year the approval to expand an existing self-storage facility is compatible with the adjacent Universal Self Storage to the east and the retail and service-related businesses to the west inclusive of the private health club, restaurants and gas station. All utilities and services are within the vicinity and will be provided in accordance with local policy.

The project, when constructed, will comply with all project conditions from the Planning, Building & Safety, Fire Marshal, and Engineering Divisions as established by Resolution No. 18-011 and contained herein as Exhibit "A". Conditions will mandate that all related improvements are built and operated in a manner consistent with City policy and not injurious to properties or improvements in the vicinity. There have been no modifications to the plans as approved in 2018 and no significant changes on or near the site since that time. No revised or additional Planning, Building & Safety, Fire Marshal or Engineering Division Conditions are needed.

b. Highland Municipal Code Section 16.68.070.D.2 provides that an extension of time for a tentative subdivision map shall not be granted unless the land division conforms to the general plan, is consistent with existing zoning and with applicable improvement standards, and will not be detrimental to the public health, safety and welfare. The Planning Commission finds that:

The project, to extend by one year the approval Tentative Parcel Map No. 15814, will accommodate the development of a self-storage facility is compliant with the City's General Plan Land Use Element

and Title 16 of the Highland Municipal Code. The map provides the appropriate subdivision criteria for minimum development standards such as lot width, lot dept, access and circulation. It complies with the Subdivision Map Act and Chapter 16.68 Subdivisions of the Highland Municipal Code. The map will accommodate the development of the site as an extension of the existing self-storage facility which is compliant with the City's General Plan and Municipal Code.

The site is located within the Planned Development (PD) Zone District designation. The Applicant is proposing to comply with the City's General Commercial (CG) District as it relates to development standards. The General Commercial Zone encourages commercial uses including those proposed. Approval of a Conditional Use Permit and Design Review Application are required. General Commercial uses are in keeping with the vision of the Golden Triangle and specifically along the south side of Greenspot Road between the 210 Freeway and Boulder Avenue. The project's Site Plan, Conceptual Landscape Plan, Building Elevations and Conceptual Grading Plan meet the District's requirements for commercial uses described in Highland Municipal Code Chapter 16.20 Commercial Districts, as well as those specified in Section 16.44.190 Self-storage warehouses.

The site plan, preliminary grading plan, typical building elevations, conceptual landscape, and color and material sampled have been reviewed and conditioned to be in compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the PD and GC Land Use Districts in which the site is located.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time Application No. 21-002, subject to the original conditions of approval, granting a one (1) year Extension of Time for Conditional Use Permit (CUP-17-003), Design Review Application (DRA-18-005), and Tentative Parcel Map No. 15814 facilitating a 33,775 expansion of an existing self-storage facility.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2021.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit "A"

Project Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 21, 2018
Owners:	Aysar Helo and Universal Self Storage Highland LP
Rep.:	Khaled S. Farah, Redlands Consultants & Associates
File/Index:	Conditional Use Permit CUP 17-003, Design Review Application DRA-18-005, Tentative Parcel Map 15814, and Environmental Determination ENV 18-004
Proposal:	Expansion of an existing self-storage facility (Universal Self Storage), and a Tentative Parcel Map to subdivide two (2) parcels into four (4). Planned development document and site development plans including site plan, building elevations, conceptual landscaping, preliminary grading and related development considerations.
Location:	28031 and 28099 Greenspot Road, Highland Assessor's Parcel Numbers: 1201-341-14 and 15.

PLANNING CONDITIONS OF APPROVAL

Note: These Conditions represent Planning Division Conditions only and are meant to be only one part of the Project's overall Conditions that include Engineering, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

This Conditional Use Permit, Design Review Application and Tentative Parcel Map are conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any/all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Conditional Use Permit, Design Review Application and Tentative Parcel Map shall become null and void:

   a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Conditional Use Permit.

   b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance with the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of not to exceed an additional thirty-six (36) months. Applications for such extension of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City

Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

2. The subject Conditional Use Permit, Design Review Application and Tentative Parcel Map permit the construction of a 33,775 square foot expansion of an existing self-storage facility and land subdivision of two (2) parcels into four (4). The expansion will accommodate 156 new single-story, self-storage units. Design Review approval includes the Site Plan/Tentative Parcel Map 15814, Building Elevations, Preliminary Grading and Conceptual Landscape Plans attached hereto.

3. No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.

4. The facility shall be permitted to operate 7:00 am to 7:00 pm.

5. The Building Elevations shall be modified on the west and south sides to include a vertical fluted split face column every 40'.

6. Security cameras shall be installed along all drive aisles. Location of said cameras shall be approved by the Highland Police Department.

7. Permanent automobile parking spaces shall be paved with asphalt, or concrete and painted with clearly painted lines.

   a. Each permanent parking space shall be no less than nine (9') feet wide nor less than nineteen (19') feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle, except where compact car spaces have been authorized as follows:

      1) Compact car parking spaces shall be not less than seven and one-half (7½) feet wide nor less than fifteen (15) feet long and shall be clearly marked and/or posted with signs stating "Compact Cars Only". Compact spaces shall not exceed 25% of the required parking.

   b. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting should not exceed 0.5 foot candles of illumination beyond the property boundary.

   c. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.

   d. Loading Zones shall be properly striped and signed.

8. A parking lane, a minimum of nine feet in width, shall be provided adjacent to the opening of each storage unit.

9. Drive aisles meeting both the City's Development Code and Fire Department requirements shall be permanently maintained throughout the interior of the site.

   a. One-way drive aisles shall be a minimum 12 feet in width and two-way drive aisles shall be a minimum twenty-four feet (24').

10. Access and circulation shall be designed so as to eliminate the need to back out of any drive or access.

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

12. All rooftop down drains shall be installed on the interior of the Buildings. Roof drains shall not drain onto pedestrian walkways.

13. All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.

14. A photometric plan shall be provided to the Planning Department for review and approval in compliance with the following standards:

   a. Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:

      - Maintained Footcandles - 0.2 min
      - Uniformity Avg.: Min - 5.9 : 1
      - Average Foot-candle - 3.5
      - Illumination levels are defined as maintained horizontal footcandles on the task.
      - Average illumination values should not exceed minimum values by more than the product of the minimum value and the specified ratio.
      - In no case should illumination exceed 0.5 footcandles measured at the property line

   b. All lighting fixtures shall be adjusted or designed to shine horizontal / downwards to avoid spillover and glare on the surrounding community with average of 0.5 footcandles to avoid spillover and glare impacts on the surrounding community and roadways.

c. Security lighting shall be installed to adequately illuminate the facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

d. Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

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

16. All lighting fixtures shall be adjusted or designed to shine horizontal / downwards to avoid spillover and glare on the surrounding community with average of 1.1 footcandles to avoid spillover and glare impacts on the surrounding community.

17. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

18. No lighting shall blink, flash, or be of unusually high intensity or brightness.

19. Parking lot light standards and building mounted fixtures shall not extend above building eaves.

20. The Applicant / Developer shall submit three (3) copies of a Final Landscape / Irrigation Plan along with appropriate fees, to the City Planning Division for plan check. Said Landscape Plan shall show the type, size, and location of landscaping materials and a date by which time the planting is expected to be completed. Said Landscape Plan shall be signed by a Landscape Architect and incorporate the following criteria:

a. All landscaping shall be provided with a permanently maintained irrigation system.

b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the Site.

c. Landscape Plans shall show any proposed walls or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.

d. One hundred percent (100%) of all landscape areas or exposed soil shall be covered with either shrubs or groundcover.

21. Install a landscape planter along the northern elevation of the expanded self-storage building comparable to the planter proposed along the west side of the building.

22. Omit the trees in planters as shown along the south side of the building expansion. Spread cobbles and boulders in this area as they become available during on-site grading

23. Headers between shrub beds and groundcover/turf areas shall be a minimum six-inch (6") wide concrete mow curb.

24. All trees in planter islands, or within six feet (6') of hardscape, shall be planted with root barriers.

25. Shrubs located in front of parking stalls shall be planted approximately two feet (2') from the curb face to prevent possible damage from vehicle overhang.

26. Clinging vines, as approved by the City's Landscape Architect, shall be installed around all trash enclosures visible from the public Right-of-Way and the public parking areas or other application as approved by the Planning Commission.

27. Required trees shall be a minimum 15-gallon size; except that 25 percent of the required trees shall be 24-inch box or larger.

28. A pre-construction nesting bird survey shall be conducted no more than three (3) days prior to the removal of vegetation or ground disturbance to avoid effects to nesting birds. This survey shall encompass the entire area of project-related ground disturbance. If any active nests are detected a buffer of at least 300 feet (500 for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

29. Pre-construction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any on-site ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required.

    a. If during the pre-construction survey, the burrowing owl is found to occupy the site during the survey period, the City shall require the applicant to mitigate as required by standards established by the California Department of Fish and Wildlife.

30. If cultural resources are discovered during project grading by the project contractor, all work in the area of the find shall cease and a qualified archaeologist shall be retained by the project sponsor to investigate the find and to make recommendations on its disposition. If a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department and implemented by the archaeologist to protect the identified resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Department and appropriate Tribe(s).

31. If paleontological resources are identified during project grading, work will be halted in that area until a qualified paleontologist can assess the significance of the find. They shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with CEQA Guidelines and offered for curation at an accredited facility approved by the City of Highland.

32. The Development Impact Fees shall be calculated and paid in accordance with City policy.

33. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain of a Construction Waste Diversion Plan, in accordance with City Ordinance No.269.

34. Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.

35. Prior to the occupancy or tenant *change* of the Building, or portion thereof, a Plot Plan shall be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

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

37. In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because if the issuance of such approval. The Applicant shall reimburse the City, its agents, officers, or employees for any court costs and attorney's fees, which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

CITY OF HIGHLAND
ENGINEERING CONDITIONS
Greenspot Connection
Universal Self Storage Expansion

I. Conditions Applicable to Development of Parcel 1

A - Required Prior to Map Approval
B - Required Prior to Building/Construction Permit for Parcel 1
C - Required Prior to Occupancy for Parcel 1
D - Ongoing
E - Required Prior to Grading Permit for Parcel 1
* - Non Standard Conditions

SOILS/GRADING **PC August 21, 2018**

E 1. Submit a soils report for review by the City Engineer.

E. 2. Provide preliminary title reports and CC&R's (if applicable) for review by the City Engineer.

E 3. 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.

B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer.

E 5. 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 6. 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 7. 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 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

B 8. 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 9. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET /CIRCULATION

D* 10. In accordance with the City's Greenspot Road Master Plan, future development of the property adjoining easterly of the existing self-storage facility will be required to (1) construct a future eastbound right-turn pocket, a traffic signal and a driveway entrance abutting the east line of the existing self-storage facility, (2) remove the existing self-storage facility driveway approach on Greenspot Road and replace it with curb, gutter and sidewalk, and (3) reserve a private easement for pedestrian and vehicular access in favor of the existing self-storage facility and Parcels 1 thru 4. After development of the easterly adjoining property, the existing self-storage facility shall modify existing on-site improvements and construct a 2-way access to connect to the future driveway entrance and the future traffic signal that have been constructed by future development.

E 11. Submit street and drainage improvement plans to the City Engineer for review and approval. Indicate on the plan the location of any existing utility/facility which would affect construction. Comply with the City of Highland design standards as shown on the street and storm drain improvement checklist.

C 12. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

E* 13. 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 Conceptual 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* 14. Install treatment control BMPs including, but not limited to pretreatment BMPs, and underground infiltration system. Alternate site design and treatment control BMPs which are equally effective may be submitted for review and approval by the City Engineer

E* 15. Design grading and on-site improvements to drain 100-year storm flows generated within the entire project site to the proposed on-site water quality system. Construct a storm drain to convey overflows from the on-site water quality system directly connecting to the existing public catch basin on the south side of Greenspot Road. With approval from the City Engineer, flows from the project may drain to the westerly adjoining property, if not exceeding the pre-development amount.

E 16. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated within the site. Include hydraulic calculations to determine the size and type of all proposed drainage facilities.

MAP/DEDICATION

A* 17. Dedicate right-of-way across the Greenspot Road frontage of Parcels 2, 3, 4, and the Remainder Parcel to provide 55' south of street centerline and standard corner cutoff at the existing driveway adjoining Parcel 2.

A* 18. Submit to the City an irrevocable offer of dedication for additional right-of-way necessary for construction of a future eastbound right-turn pocket and a future traffic signal to be constructed by future development of the easterly adjoining property or properties located on the north side of Greenspot Road. The eastbound right-turn pocket shall be 14'-wide, 80'- long having a 80'-long taper. The City will not exercise the right granted under the irrevocable offer of dedication until it is needed for construction of the eastbound right-turn pocket.

A* 19. Submit to the City an irrevocable offer of dedication for vehicular access right to Greenspot Road across the existing self-storage facility driveway. The City will not exercise the right granted under the irrevocable offer of dedication until it is needed for future development to construct the eastbound right-turn pocket and to remove the existing self-storage facility driveway.

C* 20. Apply to the City to annex the Parcels 1 thru 4 and the Remainder Parcel into the City's Landscape Maintenance District for City maintenance of frontage and median landscaping along Greenspot Road. Submit a ballot to the City agreeing to the annexation and amount of assessment.

A* 21. Dedicate a landscape easement across the Greenspot Road frontage for Parcels 1 thru 4 and the Remainder Parcel for potential City maintenance of frontage landscaping.

A* 22. Reserve a reciprocal private easement for drainage, sewer, water, pedestrian, vehicular access, and parking purposes in favor of the Parcels 1 thru 4 and the Remainder Parcel.

E* 23. Participate in a legal mechanism between the property owners of Parcels 1 thru 4 and the Remainder Parcel and the easterly adjoining property for maintenance and operation of the future signalized driveway entrance abutting the east line of the existing self-storage facility,

B 24. Record a Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.

A 25. At the time of Parcel Map submittal, the following shall be submitted: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculations will not be acceptable for plan check review.

A 26. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

B 27. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

FEES/BONDS

C* 28. Pay a proportionate share of the $70,333 traffic mitigation fees applicable to Parcels 1 thru 4 as identified in the focused traffic study prepared by Hernandez, Kroone & Associates dated May 1, 2018.

C 29. Pay City processing fee for application of Development Impact Fee credit to reflect payment of traffic mitigation fees.

D 30. Pay appropriate City fees for district annexation, plan check, WQMP review, focused traffic study, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, microfilming and storage of plans, and other required fees.

A 31. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

E 32. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

E 33. Submit a Grading Bond if more than 5,000 cubic yards of earthwork is proposed, and the grading is to be supervised in accordance with Section 3311(c) of the Uniform Building Code.

UTILITIES/CONSTRUCTION

D 34. Obtain a permit from the City Engineer prior to any on-site grading or construction within the public right-of-way.

E* 35. Obtain written permission from the adjoining property owners, including San Bernardino County Flood Control District, for offsite grading and construction work, if any.

B 36. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 37. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.

C 38. Coordinate, and where applicable, pay for the relocation of any existing public utilities as necessary.

C 39. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, internet, and telephone. All utilities are to be underground.

E 40. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.

B 41. 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.

B 42. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 43. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

II. Conditions Applicable to Future Development in Parcels 2, 3, and 4

B - Required Prior to Building/Construction Permit for Parcels 2, 3 and 4
C - Required Prior to Occupancy for Parcels 2, 3 and 4
D - Ongoing
E - Required Prior to Grading Permit for Parcels 2, 3 and 4
* - Non Standard Conditions

SOILS/GRADING

E* 44. Prepare grading, landscaping and signage plans to comply with the City's sight distance requirements at project entrances. Walls, fencing, monument signs, landscaping, and utility structures, etc. in the line of sight must not exceed thirty inches in height, measured from the flowline of the street.

STREET /CIRCULATION

C* 45. Construct 6'-wide curb adjacent sidewalk across the entire Greenspot Road frontage of Parcels 2.

E* 46. Design the site plan for Parcel 3 and 4 to reflect and accommodate a future eastbound right-turn pocket and a future traffic signal, to be constructed by future development of the property adjoining easterly of the existing self-storage facility.

B 47. Design and construct public improvements including sidewalk, drive approaches and access ramps in accordance with requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

E 48. Design the site plan to accommodate internal circulation between Parcel 2, 3, and 4 and the existing self-storage facility.

C 49. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C* 50. Install landscaping and irrigation along the Greenspot Road project frontage. Design frontage irrigation system with a separate water meter and controller from the on-site irrigation system.

FEES

C* 51. Pay a proportionate share of the $70,333 traffic mitigation fees applicable to Parcels 1 thru 4 as identified in the focused traffic study prepared for this project by Hernandez, Kroone of Associates dated May 31, 2018.

C 52. Pay City processing fee for application of Development Impact Fee credit to reflect payment of traffic mitigation fees.

Building and Safety Division Conditions of Approval

Date:	8-8-18
Applicant:	Self-storage
Site Location:	28099 Greenspot Rd
CUP:	17-003
APN	1201-341-14, 15

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) Commissioning Plan

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

3. Building and Safety does not release the gas 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. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal.

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. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services or interceptors, need to obtain those permits prior to building permit issuance.

8. Building and Safety inspection requests can be made 24 hours in advance for the 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. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

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. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

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

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

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

19. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to all paths of travel. All route(s) of travel shall comply as accessible route(s) of travel.

20. 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.

21. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan. The Commissioning Plan shall include the following:

    a. General project information
    b. Commissioning goals
    c. Systems to be commissioned
    d. An explanation of the original design intent
    e. Equipment and systems to be tested, including the extent of the test
    f. Functions to be tested.
    g. Conditions under which the test shall be performed
    h. Measurable criteria for acceptable performance

i. Commissioning team information
j. Commissioning process activities, schedules and responsibilities.
k. Plans for the completion of the commissioning shall be included.

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

DATE : August 8, 2018

APPLICANT : Redlands Consultants & Associates

ADDRESS : 28099 Greenspot Road

SITE LOCATION: Proposed Expansion of Self Storage Facility on Vacant Lot

FILE / INDEX No.: CUP 17-003

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. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **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.

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

7. **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.

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. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

12. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

13. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

14. **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**

15. **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**

16. **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**

17. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have an City of Highland "H-Key" and a "**KNOX BOX**" system installed on

the exterior of the building(s) or gated 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:

18. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows: **22**
COMMERCIAL; GPM = 2750; at 20 psi residual; for 2 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.

19. **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.

20. **HF26:** Two 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**

21. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

22. **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**

23. **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**

24. **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:

25. **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**

26. **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:

27. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

28. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

29. **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**

30. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

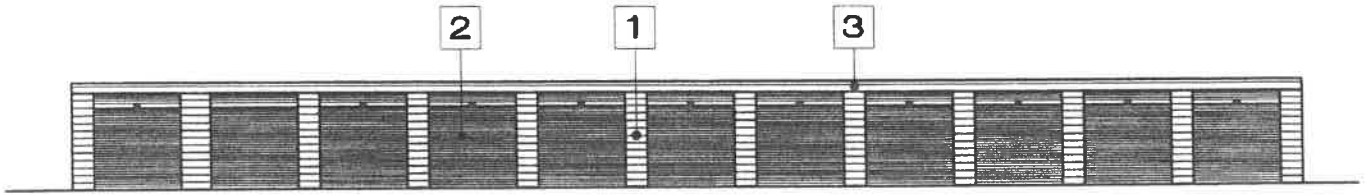
31. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.

32. **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.

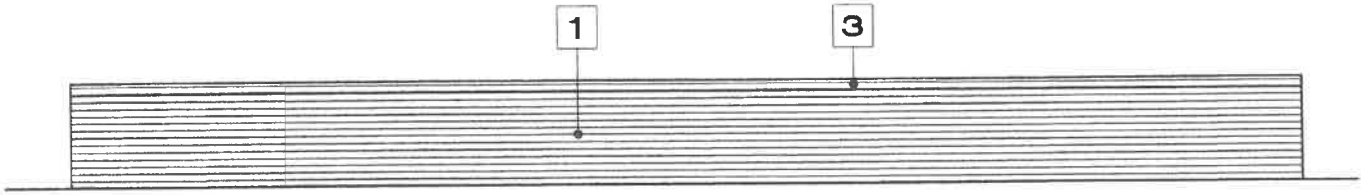
33. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

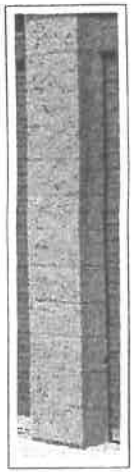
COLOR AND MATERIAL SAMPLE BOARD



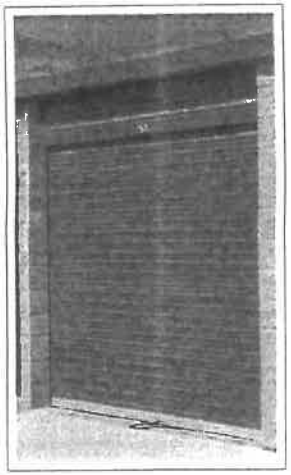
TYPICAL SELF STORAGE BUILDING (FRONT ELEVATION)



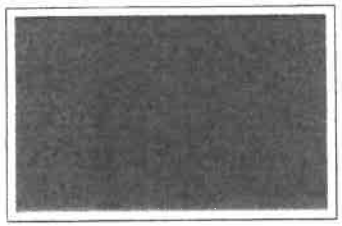
TYPICAL SELF STORAGE BUILDING (REAR ELEVATION)



1 CONCRETE BLOCK WALL (SPLIT-FACE) BY ANGELUS BLOCK CO.



2 CORRUGATED / BOX-RIB METAL ROLL-UP DOOR (COLONIAL RED COLOR) BY BERRIDGE MFG. CO.



3 CORRUGATED METAL ROOF AND METAL FASCIA (COLONIAL RED COLOR) BY BERRIDGE MFG. CO.

Kim Stater
Planning Department
City of Highland

Re: CUP-17-003

Below is the Planned Development Document.

A. Introduction:
   i. Location:
   THE EAST NINE (9) ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTH OF THE COUNTY ROAD, AS SAID ROAD EXISTED PRIOR TO OCTOBER 23, 1915.
   ii. Purpose:
   This Planned Development and CUP is presented to the City of Highland to allow for a better development of a long and narrow parcel of land along Greenspot Rd.
   iii. Entitlements:
   Proposed development is a Parcel Map to add four lots and a remainder for the existing self-storage facility. The added parcels will have the following proposed businesses:
   - Addition to the self-storage facility.
   - Future commercial developments.
   iv. Objectives:
   Design, Subdivide and build the vacant land included in the parcels to:
   - Circulate well together and with the surrounding developments.
   - Be consistent with the immediate and surrounding areas.
   - Be consistent with the General Plan Commercial Centers Goal and policies for City of Highland

B. Land Use and Development Standards:
   i. Land Use:
   This PD will have the same Land Use regulations as the existing CG in the City of Highland Municipal Code chapter 16.20.030, and table 16.20.030.A
   ii. Development Standards:
      a) General Requirements. Table 'A' describes the minimum site development standards applicable to proposed and existing development in all this specific PD. All development shall conform to the standards established in this section.
         - A development, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria; provided, that the design for the entire site is integrated and unified.
         - A development, for purposes of meeting the minimum Floor Area Ratio standards, consist of a combination of parcels whose total Floor Area Ratio meets the Maximum Floor Area Ratio criteria; provided, that the design for the entire site is integrated and unified.

621 S. Buena Vista St., Redlands, CA 92373, USA, Tel: 951.440.9227, Fax: 909.271.3230
Email: rca.k@live.com

- In addition to the minimum standards established in Table 'I', developments within this PD shall also comply with the special requirements contained in subsection 'b)' of this section, Chapter 16.48 Highland Municipal Code, Performance Standards, other applicable city ordinances, and the city general plan.

TABLE 'I'

Requirements	
Minimum Parcel Area	1 Acre
Minimum Parcel Width	130 feet
Minimum Parcel Depth	175 feet
Front Building Set-Back (As measured from ultimate Right-of-Way)	20 feet
Side Street Building Set-Back (As measured from ultimate Right-of-Way)	20 feet
Side Set-Back when fronting commercial development/zone	0 feet
Side Set-Back when fronting residential development/zone	10 feet
Rear Set-Back when fronting commercial development/zone	5 feet
Rear Set-Back when fronting residential development/zone	20 feet
Maximum Floor Area Ratio	0.50
Maximum Building Height	60 feet

b) Special Requirements:
   i) Wherever a single-story commercial use in this PD zone abuts a lot in any residential zone district, a landscaped setback, equal to the commercial building height, shall be required, to a maximum of 30 feet.
   ii) Where a commercial use abuts any residential district, no two-story building shall be constructed within 40 feet of said residential district without issuance of a conditional use permit.
   iii) Where off-street parking areas in this PD district is situated so as to be visible from any street, screening in the form of a three-foot high landscaped earthen berm or decorative wall three feet in height shall be erected between the required landscape area and the parking area.
   iv) In this PD district, the required front and street side building setback areas shall be landscaped, except where necessary walks and drives are provided. Where off-street parking is located within such building setback areas, a minimum landscaped area 10 feet in depth shall be provided between the property-line and said off-street parking area.
   v) Except as otherwise permitted, a street side building setback area in this district shall be used only for landscaping, pedestrian walkways, trash enclosures, driveways, or off-street parking.

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Email: rca.k@live.com

vi) Except as otherwise permitted, required rear and interior side building setback areas in this district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
vii) No external security bars shall be permitted on structures in this district.
viii) Parking for each use shall comply with the provisions of Chapter 16.52 Highland Municipal Code.

iii. Circulation:
- Reciprocal access easements, reciprocal drainage easements and reciprocal parking easements shall be provided on all parcels fronting Greenspot Rd. and to the developments to the west of this district.
- There shall be ADA path of travel to allow travel within all the parcels of this PD district.

v. Infrastructure:
- All pertinent infrastructure to the parcels included in this PD are already built. (water, sewer, storm drain and street).

vi. Public Services:

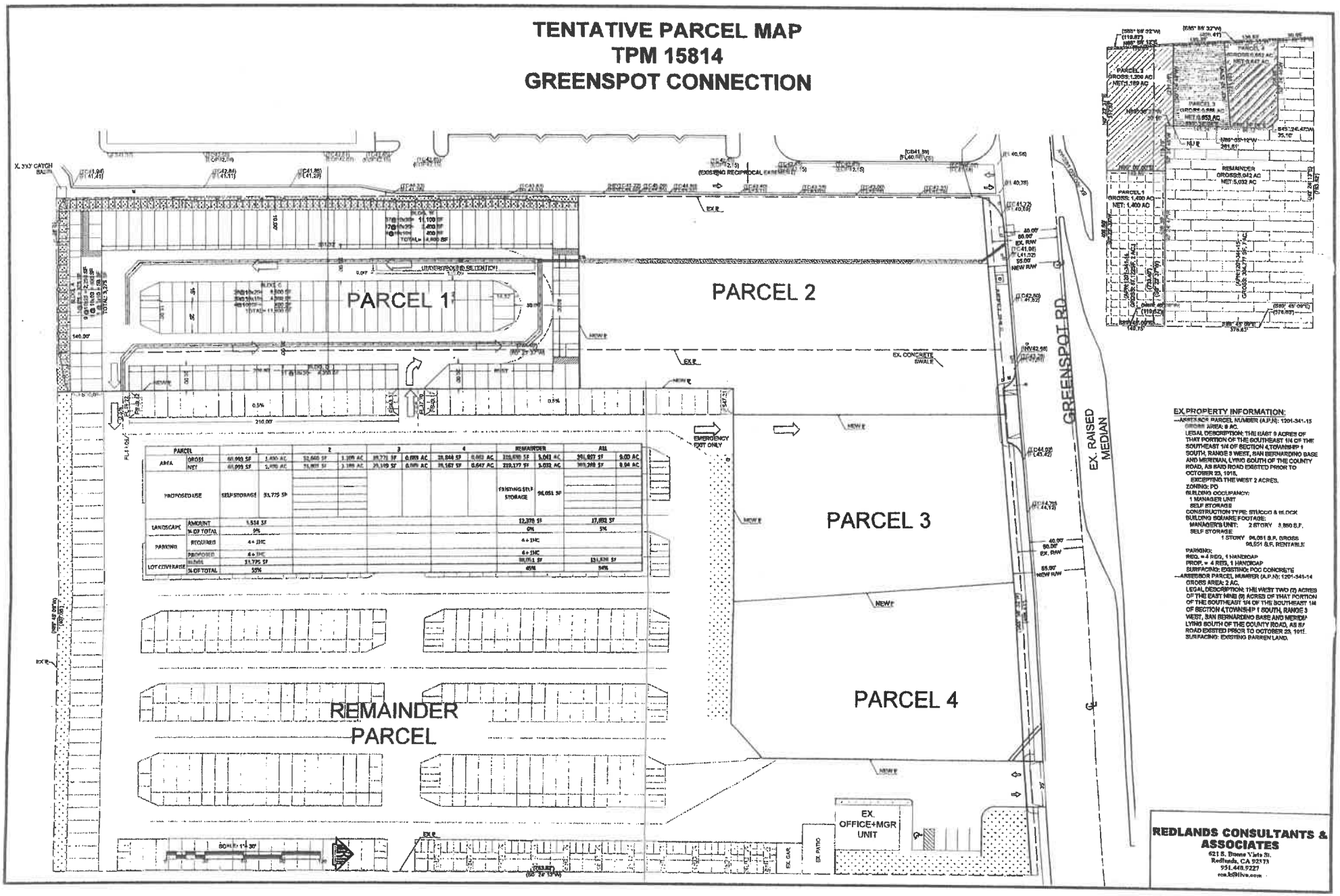
C. General Plan Consistency:
- This Planned Development (PD) shall be consistent with City of Highland General Plan.

D. Exhibits:
- Greenspot Streetscape
- Birds Eye View of proposed development.

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Email: rca.k@live.com

SITE PLAN

TENTATIVE PARCEL MAP
TPM 15814
GREENSPOT CONNECTION



PARCEL		1	2	3	4	REMAINDER	ALL
AREA	GROSS	60,900 SF / 1.400 AC	32,665 SF / 1.109 AC	25,771 SF / 0.699 AC	28,944 SF / 0.663 AC	210,676 SF / 5.041 AC	361,807 SF / 9.00 AC
	NET	60,900 SF / 1.400 AC	32,665 SF / 1.109 AC	25,169 SF / 0.699 AC	28,167 SF / 0.647 AC	210,177 SF / 5.032 AC	360,208 SF / 8.94 AC
PROPOSED USE		SELF STORAGE 33,775 SF				EXISTING SELF STORAGE 96,051 SF	
LANDSCAPE	AMOUNT	1,514 SF				12,376 SF	17,892 SF
	% OF TOTAL	9%				6%	5%
PARKING	REQUIRED	4 + 1HC				4 + 1HC	
	PROVIDED	4 + 1HC				4 + 1HC	
LOT COVERAGE	SQ.FT.	31,775 SF				96,051 SF	131,826 SF
	% OF TOTAL	52%				46%	84%

PRELIMINARY LANDSCAPE PLAN

REQUIRES REVISION

PER PC COMMENTS ON

8/21/18

SELF-STORAGE EXPANSION

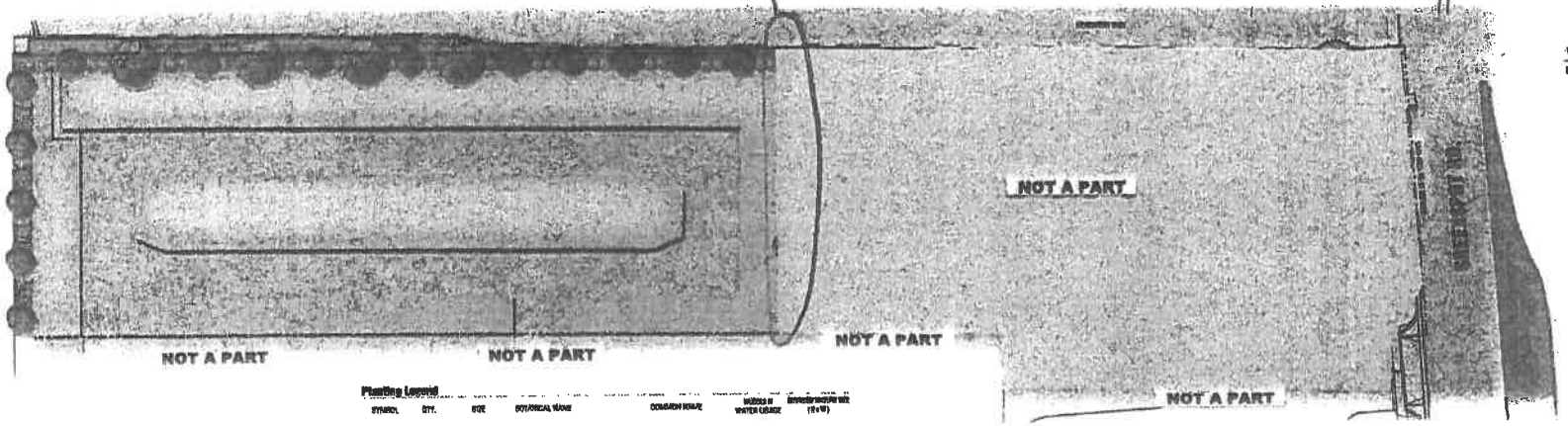
CONCEPTUAL LANDSCAPE PLAN

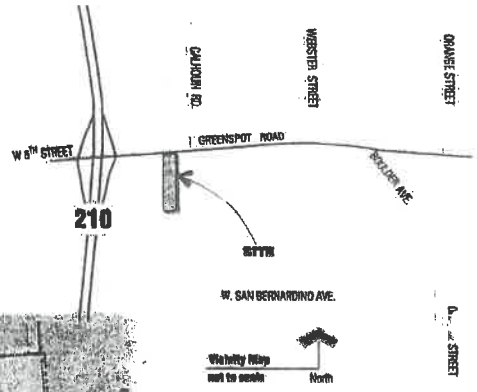
GREENSPOT ROAD
HIGHLAND, CALIFORNIA 92324

ON-SITE LANDSCAPE AREA 5,514 SF
TOTAL LANDSCAPE AREA 5,514 SF

OWNER:
FIRST CAPITAL HOLDING, LLC.
CONTACT: KHALED FARAH
621 S. BUENA VISTA ST
REDLANDS, CA 92373
CELL: (951) 440-9227
PHONE (909) 271-3135

ADD 10' PLANTER





Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USAGE	APPROXIMATE SIZE (H x W)
	14	15 Gal.	Melaleuca quinquenervia	Cajeput Tree	Med	40' H, 25'
	4	15 Gal.	Platanus racemosa	California Sycamore	Med	60' H, 0 25'
	23	5 Gal.	Lantana camara purpurea	Trio Marina	Low	3' H, 3'
	2,351 Sq. Ft.	1 Gal. 36" o.c.	Carissa macrocarpa 'Green Beauty' 36" o.c.	Green Boauty Carissa	Med	18" H, 36"
	3,163 Sq. Ft.	1 Gal. 48" o.c.	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	Med	3' H, 3'

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

CONCEPTUAL LANDSCAPE NOTES:
*No new turf is proposed for this project.
*All landscape areas to be equipped with an underground automated irrigation system with low-flow emitters.

Landscape Plan
Scale: 1"=20' North

RICHARD POPE LANDSCAPE ARCHITECTURE & PLANNING, INC.
6/5/2017
STATE OF CALIFORNIA
Expiration 08-30-2019

JOB: 17-12 LKD OKE

RICHARD POPE
Landscape Architecture
Urban Design & Planning
1585 South 'D' Street, Suite 103
San Bernardino, CA 92408
phone: (909) 888-5548
fax (909) 384-9854
e-mail: rpala@verizon.net
Richard Pope, Landscape Architect CA# 2664

ELEVATIONS & FLOOR PLAN
NEW SELF STORAGE

REVISE PER PC COMMENTS
ON 8/21/18

BUILDING FLOOR AREA SUMMARY:

1) BUILDING–A : = 3,500 SF. (TOTAL)
STORAGE SPACE
- 15'–0"x25'–0" @ 1 = 375 SF.
- 10'–0"x25'–0" @ 9 = 2,250 SF.
- 10'–0"x10'–0" @ 8 = 800 SF.
- 5'–0"x10'–0" @ 1 = 50 SF.
- OTHER (HALLWAY) = 225 SF.

TOTAL = 3,500 SF.

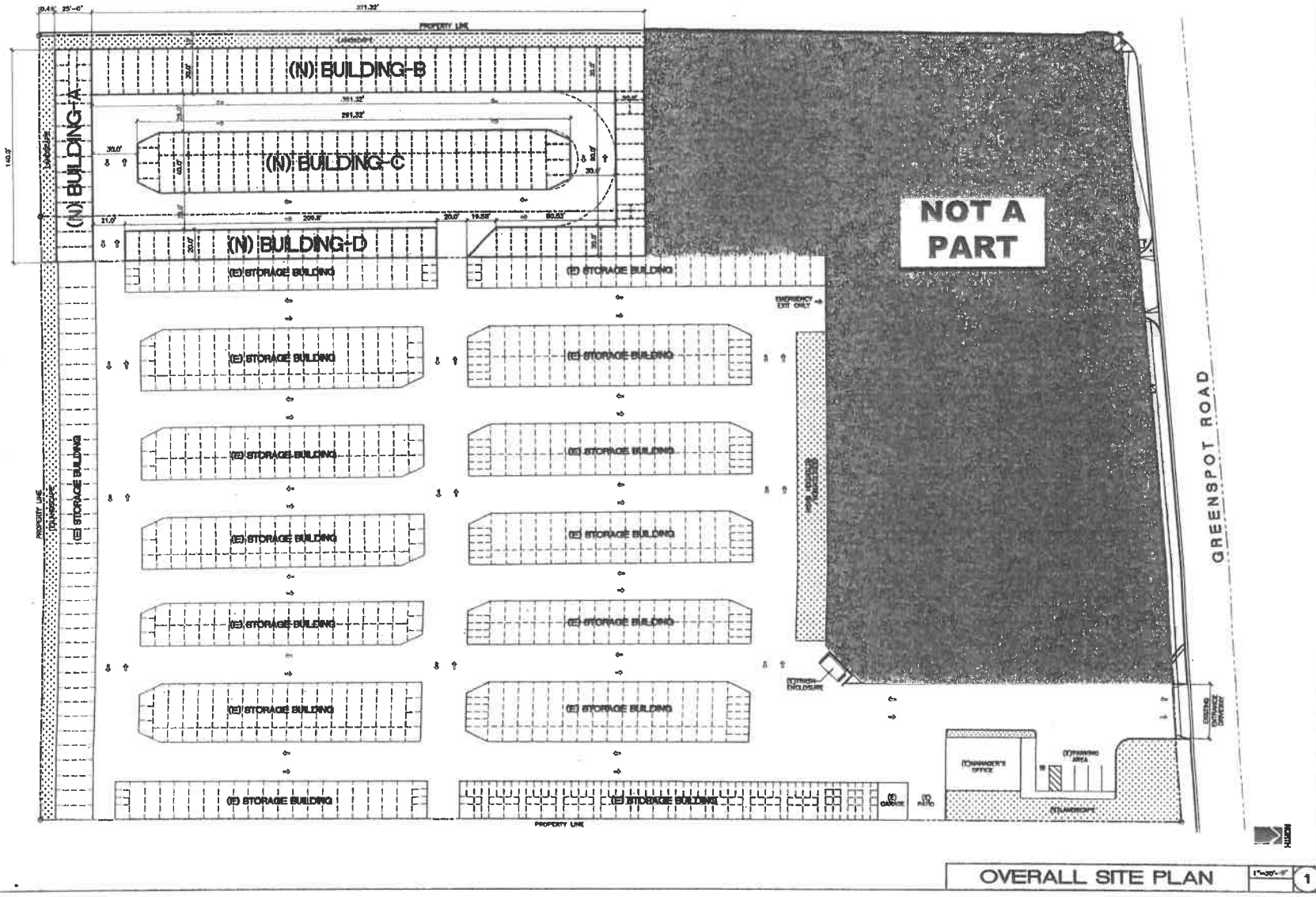
2) BUILDING–B : = 15,147 SF. (TOTAL)
STORAGE SPACE
- 10'–0"x30'–0" @ 37 = 11,100 SF.
- 10'–0"x20'–0" @ 17 = 3,400 SF.
- 10'–0"x10'–0" @ 4 = 400 SF.
- OTHER (HALLWAY) = 247 SF.

TOTAL = 15,147 SF.

3) BUILDING–C : = 11,400 SF. (TOTAL)
STORAGE SPACE
- 10'–0"x25'–0" @ 26 = 6,500 SF.
- 10'–0"x15'–0" @ 30 = 4,500 SF.
- OTHER @ 4 = 400 SF.

TOTAL = 11,400 SF.

3) BUILDING–D : = 4,200 SF. (TOTAL)
STORAGE SPACE
- 10'–0"x20'–0" @ 21 = 4,200 SF.



OVERALL SITE PLAN 1"=30'-0" 1

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REVISIONS

No.	NOTE	DATE	APP.

LICENSED ARCHITECT — JAMES CHI, CHAN — RE 23099 — REN. 8-29-13 — STATE OF CALIFORNIA

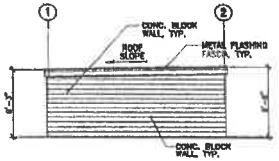
PROJECT NAME

GREENSPOT SELF STORAGE

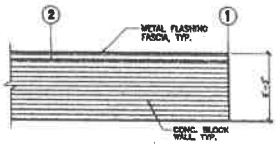
28099 GREENSPOT ROAD
HIGHLAND, CA 92346

SITE PLAN

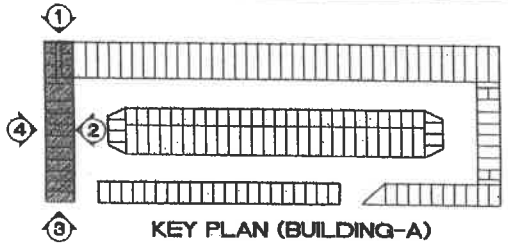
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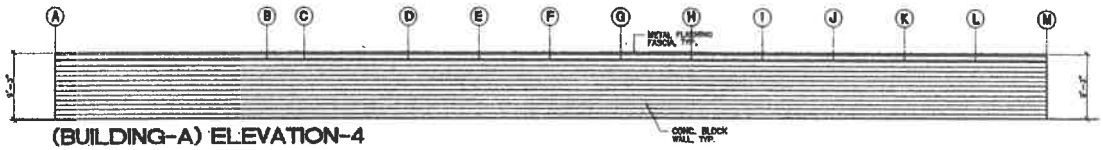


(BUILDING-A) ELEVATION-3

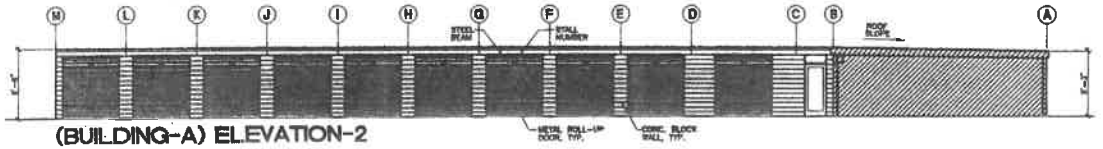


(BUILDING-A) ELEVATION-1





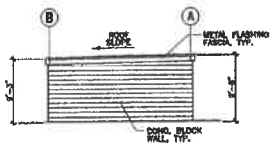
(BUILDING-A) ELEVATION-4



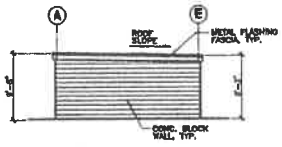
(BUILDING-A) ELEVATION-2

-ALL PROPOSED BUILDINGS' MATERIAL/S TO MATCH EXISTING.
-ALL PROPOSED BUILDINGS' TO MATCH EXISTING (IN HEIGHT AND SIZE).

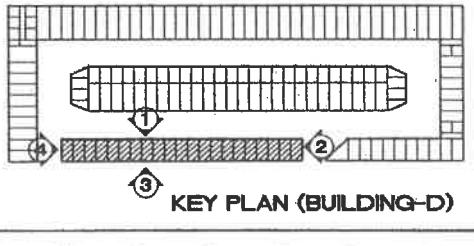
EXTERIOR ELEVATIONS (BUILDING-A) 1/8"=1'-0" SCALE 2

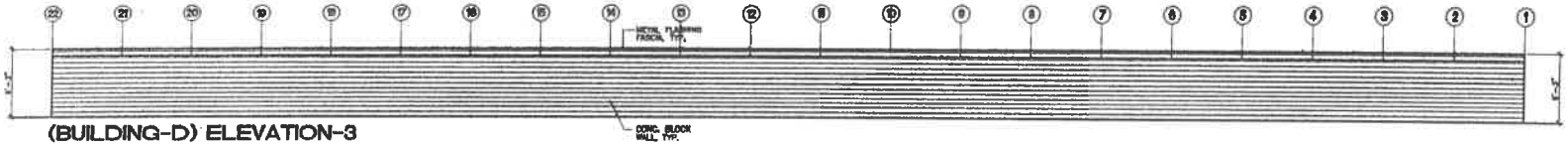


(BUILDING-2) ELEVATION-2

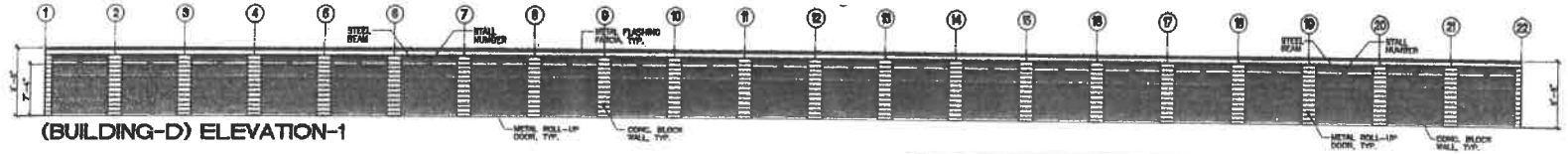


(BUILDING-2) ELEVATION-4





(BUILDING-D) ELEVATION-3



(BUILDING-D) ELEVATION-1

EXTERIOR ELEVATIONS (BUILDING-D) 1/8"=1'-0" SCALE 1

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LICENSED ARCHITECT REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

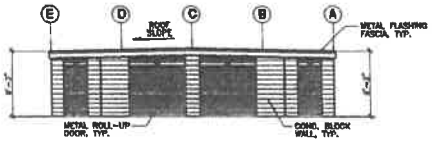
PROJECT NAME

GREENSPOT SELF STORAGE

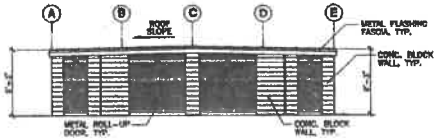
28099 GREENSPOT ROAD
HIGHLAND, CA 92346

DRAWING NAME
EXTERIOR ELEVATIONS BUILDING A and D

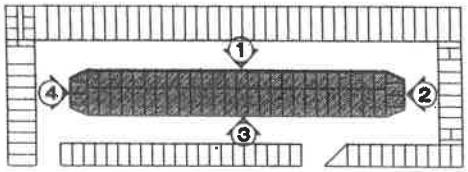
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(BUILDING-C) ELEVATION-2

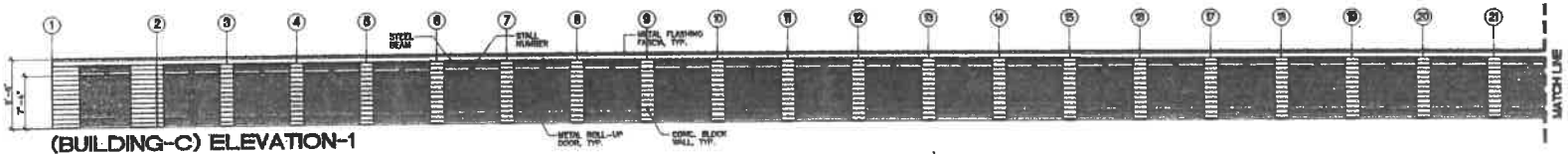


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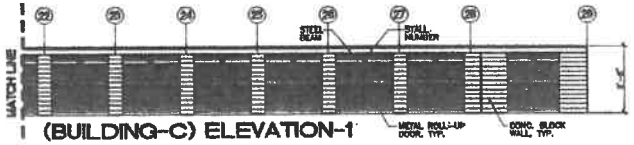


KEY PLAN (BUILDING-C)

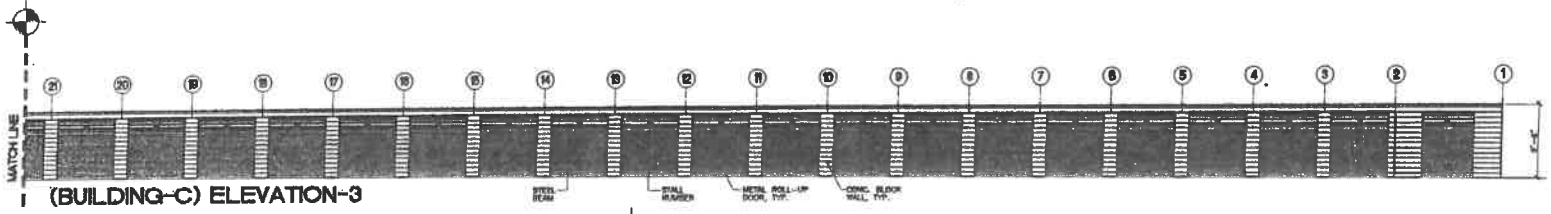
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-ALL PROPOSED BUILDINGS' TO MATCH EXISTING (IN HEIGHT AND SIZE).



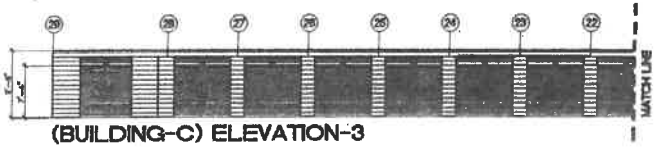
(BUILDING-C) ELEVATION-1



(BUILDING-C) ELEVATION-1



(BUILDING-C) ELEVATION-3



(BUILDING-C) ELEVATION-3

EXTERIOR ELEVATIONS (BUILDING-C)

1/8"=1'-0" SCALE

1

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REVISIONS

NO.	DATE	DRAWN	APP'D

LICENSED ARCHITECT JAMES CHU, CHENG RENEWAL 8-30-12 STATE OF CALIFORNIA

PROJECT NAME

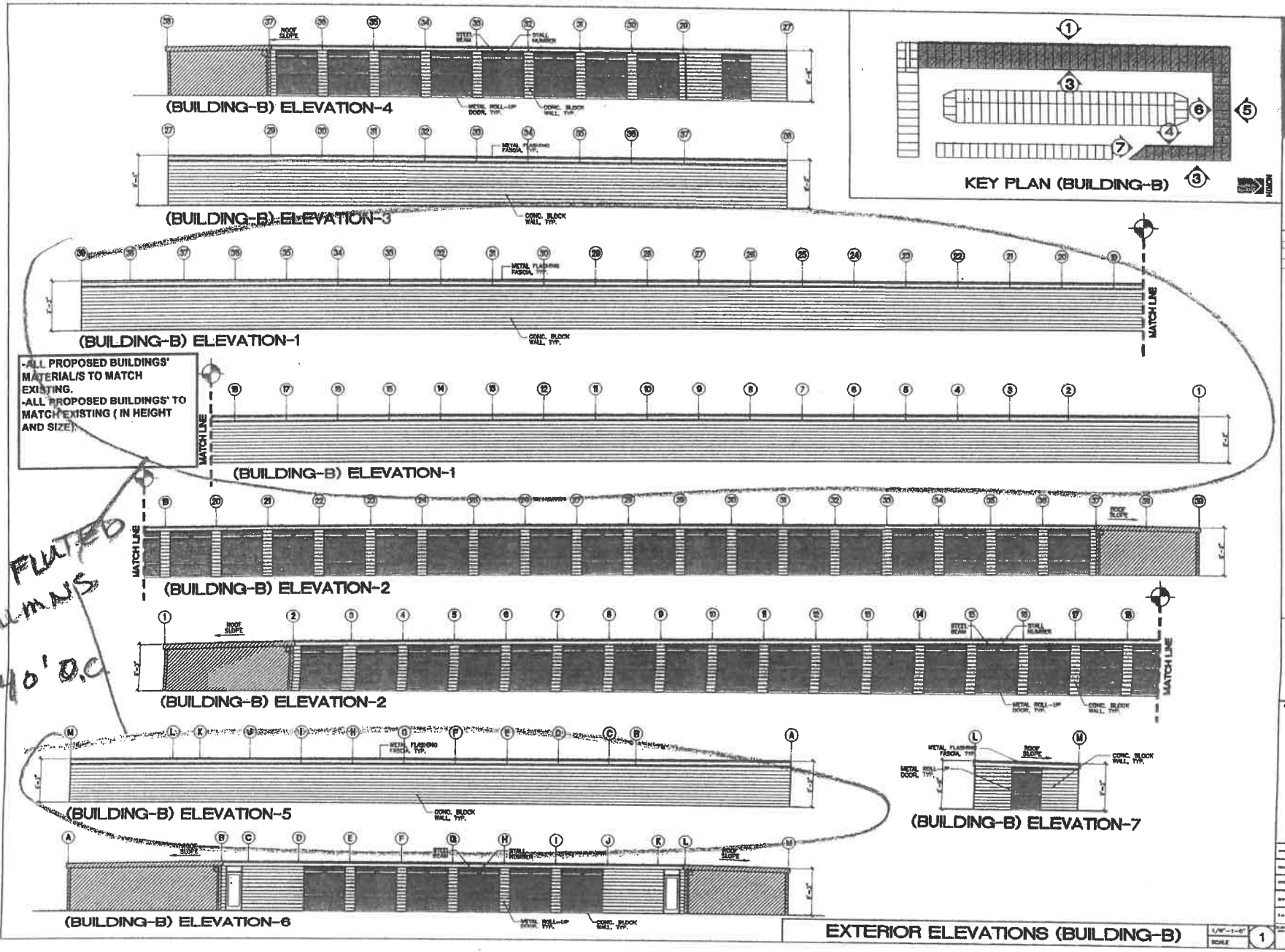
GREENSPOT SELF STORAGE

28099 GREENSPOT ROAD
HIGHLAND, CA 92346

DRAWING NAME

EXTERIOR ELEVATIONS BUILDING C

DRAWING NO. A-3.1



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REVISIONS

LICENSED ARCHITECT
STATE OF CALIFORNIA

GREENSPOT SELF STORAGE

28099 GREENSPOT ROAD
HIGHLAND, CA 92346

EXTERIOR ELEVATIONS BUILDING-B

EXTERIOR ELEVATIONS (BUILDING-B)

1/16"=1'-0" SCALE

1

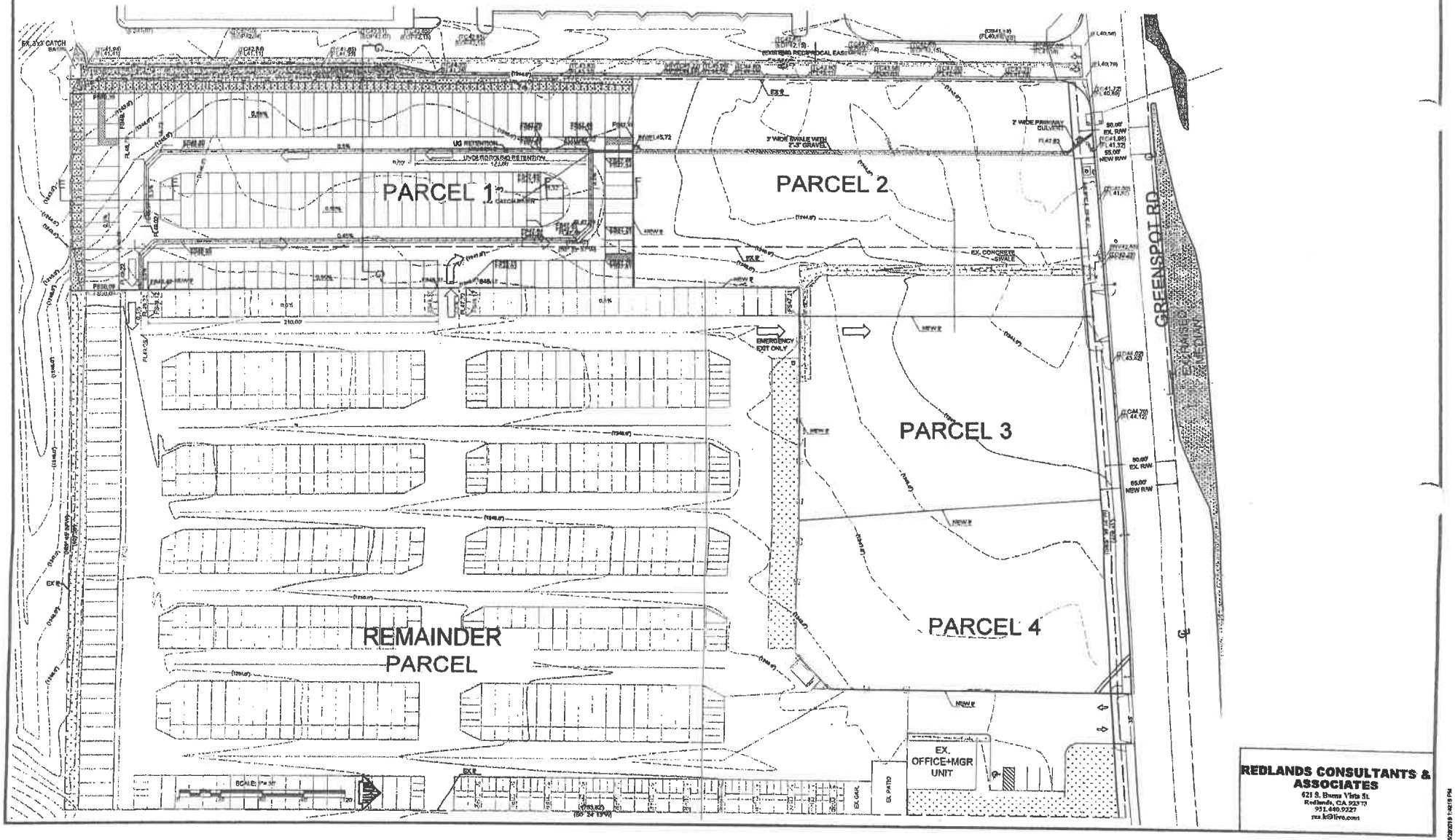
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107

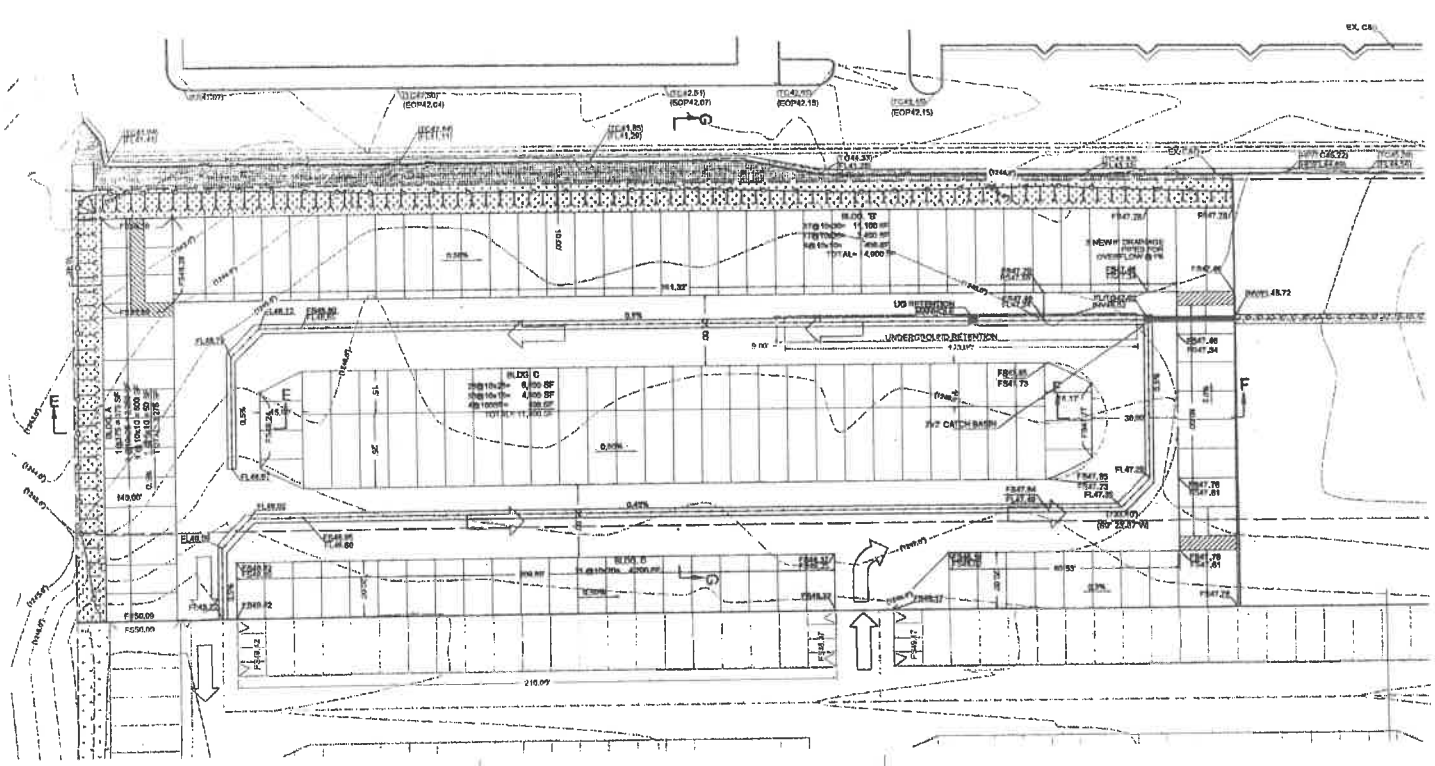
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PRELIMINARY GRADING PLANS

GREENSPOT CONNECTION CONCEPTUAL GRADING PLAN



GREENSPOT CONNECTION CONCEPTUAL GRADING PLAN
NEW SELF STORAGE PORTION

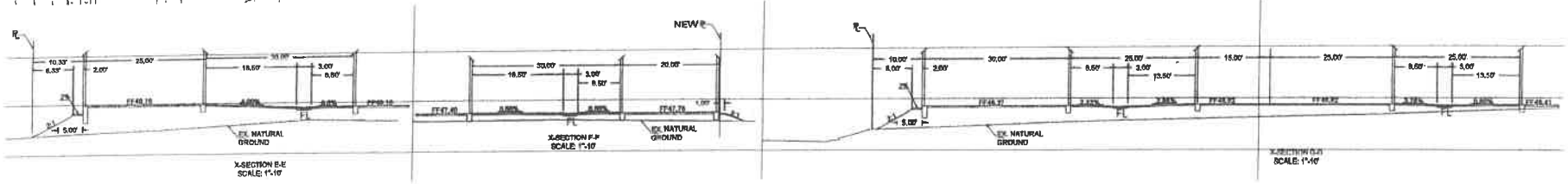


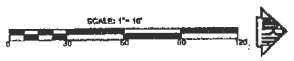
PARCEL INFORMATION:
GROSS AREA: 1.400 AC
NET AREA: 1.400 AC
BUILDING:
- 33,775 SF

LANDSCAPE:
- PROVIDED: 5,914 SF
- %OF TOTAL: 9 %

PARKING:
- REQUIRED:
  - 6+ ENC
- PROVIDED:
  - 6+ENC

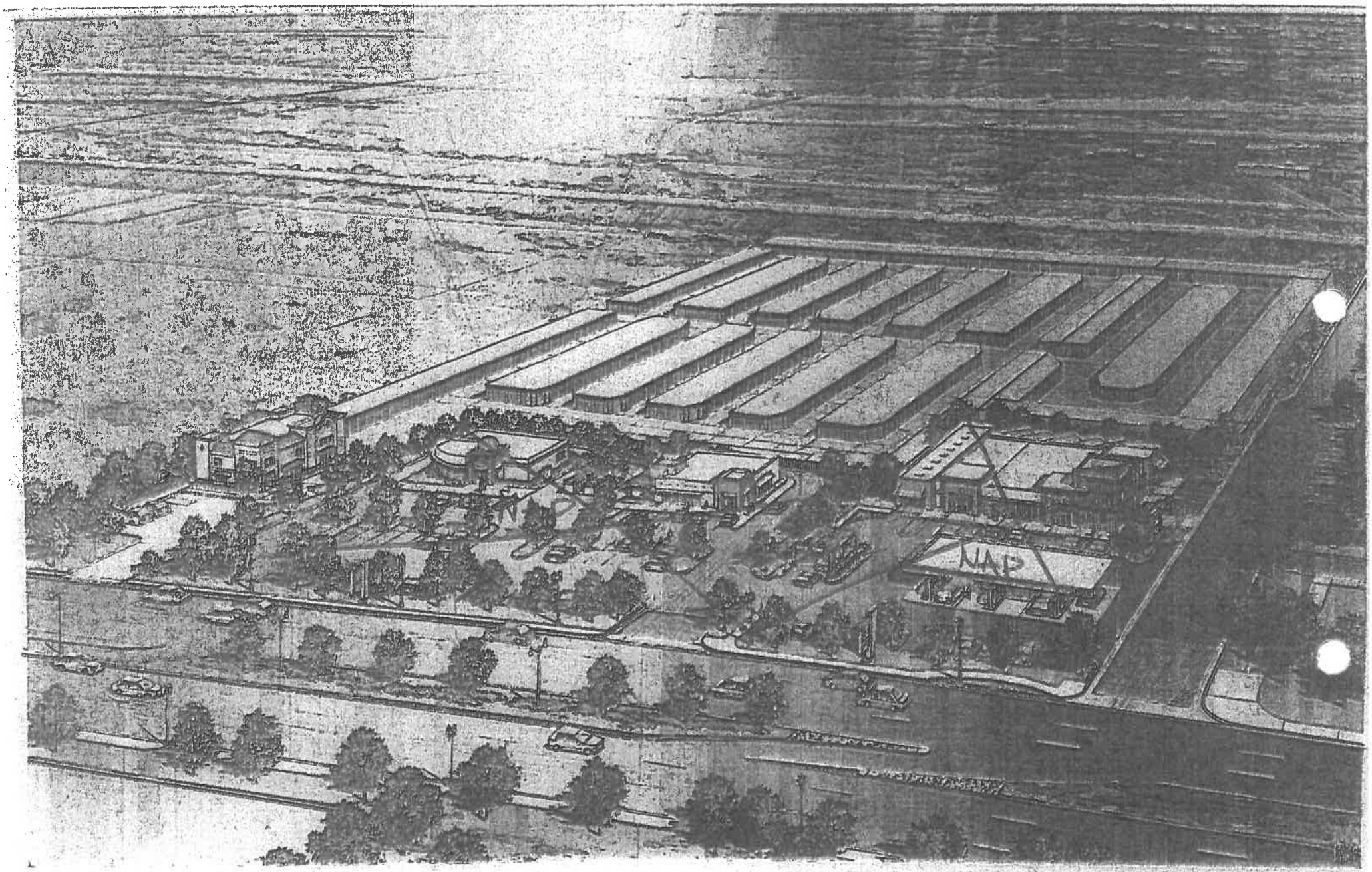
LOT COVERAGE:
- BUILDINGS: 33,775
- % OF TOTAL NET= 55 %





REDLANDS CONSULTANTS & ASSOCIATES
621 S. Buena Vista St.
Redlands, CA 92373
951.440.9227
rca.k@live.com

BIRDS EYE VIEW RENDERING

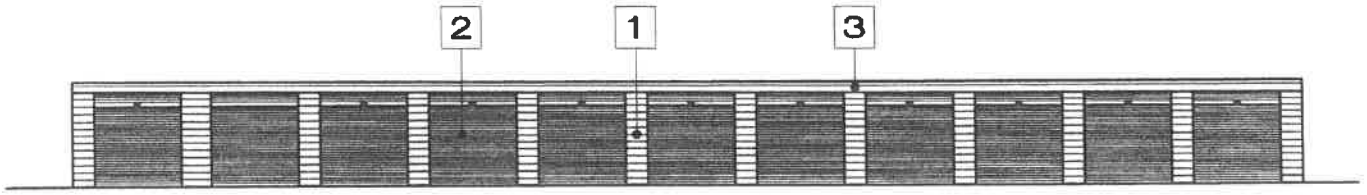


GREENSPOT CONNECTION

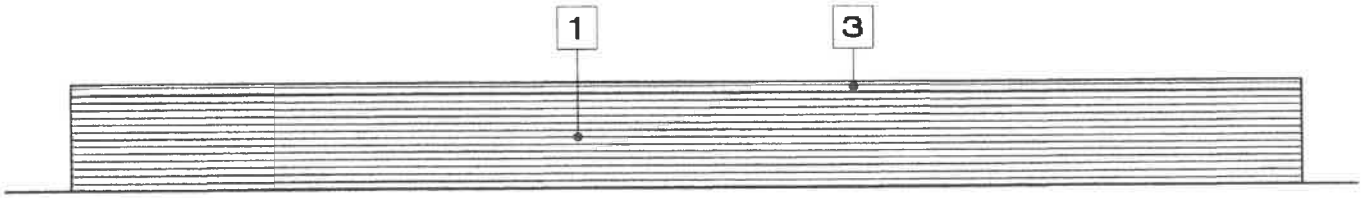
EXISTING ELEVATIONS


UNIVERSAL
SELF STORAGE
28099

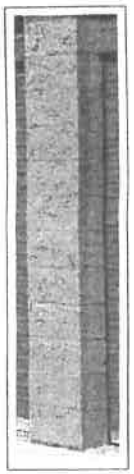
COLOR AND MATERIAL SAMPLE BOARD



TYPICAL SELF STORAGE BUILDING (FRONT ELEVATION)



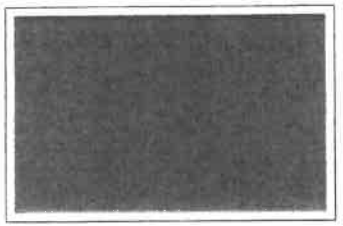
TYPICAL SELF STORAGE BUILDING (REAR ELEVATION)



1 CONCRETE BLOCK WALL (SPLIT-FACE) BY ANGELUS BLOCK CO.



2 CORRUGATED / BOX-RIB METAL ROLL-UP DOOR (COLONIAL RED COLOR) BY BERRIDGE MFG. CO.



3 CORRUGATED METAL ROOF AND METAL FASCIA (COLONIAL RED COLOR) BY BERRIDGE MFG. CO.

8/21/18

- PC Approved the colors and materials.
- The Applicant will revise the exterior elevations, adding vertical fluted columns at 40' O.C.

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 2, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Angela Tafolla, Assistant Planner AT

SUBJECT: Design Review Application (DRA 21-013) for the review of a site plan, building elevations, rough grading plan, conceptual landscape plan, and model home complex regarding the construction of 54 single-family homes.

LOCATION: A 21.6-acre site located on the North side of Santa Ana Canyon Road, approximately 500 feet West of Alta Vista Street, Highland CA.

Assessor's Parcel Number: 1210-371-51-0000

APPLICANT: Beazer Homes

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2021 – ____ to:

1) Make a finding under CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of subsequent environmental documents; and

2) Approve Design Review Application (DRA 21-013), subject to the Conditions of Approval and Findings of Fact.

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

Approved _____	Motion _____	Second _____	Agenda Item No. 4
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. The notice was posted on the City's website, mailed to property owners within 300 feet of the project site and to parties requesting notice. The notice was published in the Highland Community News on October 22, 2021.

PUBLIC COMMENT: At the time of preparing this staff report, Staff has received five (5) comment letters from surrounding property owners (Attachment 1). In general, the comment letters express concerns regarding noise, traffic, orange grove removal and public safety.

During the review and approval of Tentative Tract Map 12014 (TTM-18-001) potential issues pertaining to traffic, noise and citrus grove removal were reviewed and addressed through the Mitigated Negative Declaration (ENV-015-003). A copy of the projects mitigation and monitoring reporting program are included in the conditions of approval.

DESCRIPTION OF THE SITE: Tentative Tract 20142 is a 54-unit single family residential development proposed on a 21.6 gross acre site located north of Santa Ana Canyon Road and west of Alta Vista in the City of Highland, California (APN 1210-371-06, 10 and 11). Density would be 2.5 units per acres. The site is currently used for citriculture and has historically been used for agricultural purposes. Primary project access would be via Santa Ana Canyon Road and a new loop street through the development. Additional access would be provided via an extension of Cabo del Oste through the northern portion of the property. This street would connect to segments of Cabo del Oste located on the east and west side of the property. The extension of this street through the property would provide secondary/alternative access to Alta Vista on the east side and North Fork Road on the west side and then south to Santa Ana Canyon Road.

The site is bordered by existing single-family residential to the west and east and low density residential to the south. An undeveloped slope, a water district pipeline, a community trail, and single-family residential is located to the north. Construction is expected to begin in mid-2019 and complete by late 2020. Actual construction duration would be dependent on market demand.

PREVIOUS ACTION:

Tentative Tract Map No. 20142

On December 4, 2018, the Highland Planning Commission approved the tentative tract map and associated mitigated negative declaration (TTM 18-001). The tentative tract map subdivided 21.6 acres into 54 numbered lots ranging in size from 10,003 to 21,820 square feet, and one (1) 40,290 square foot lettered lot to accommodate the water quality management infiltration basin.

On December 17, 2018, the City received an appeal of the Planning Commission's decision (APP-18-001) requesting that the City Council reconsider certain Engineering conditions of approval within Resolution 2018-022.

On January 22, 2019, the Highland City Council reviewed and upheld the Planning Commission's approval of the tentative tract map and associated mitigated negative declaration, subject to amended Engineering Conditions of Approval.

PROJECT REVIEW/ANALYSIS:

The Applicant, Beazer Homes, is requesting the approval of Design Review Application (DRA 21-013) for fifty-four (54) detached single-family residences and an approximately 40,290 square foot water quality management basin (Exhibit 2 – Site Plan).associated with Tentative Tract Map No. 20142 (TTM-18-001). The project site is within the Low Density Residential (2.1 – 6.0 dwelling units per acre) General Plan land use designation and the R-1 10,000 Single-family Residential zone. The design review application consists of the site plan, precise grading plan, building elevations, floor plans, conceptual landscape plans and colors/materials boards.

Access/Circulation

Access into the development will be provided from newly constructed Street 'A' at Santa Ana Canyon Road and the connections of the two (2) Cabo del Oeste segments from the adjacent neighborhoods. As conditioned, the project will include widening of Santa Ana Canyon Road and installation of four (4) new intersections; one (1) on Cabo del Oeste, one (1) on Santa Ana Canyon Road and two (2) internally on Street 'A' and Street 'B'.

As depicted within the Circulation Element of the General Plan, Santa Ana Canyon Road is intended to be a collector street, providing access from Weaver Street to Alta Vista. Although Santa Ana Canyon Road is currently connecting Weaver Street to Alta Vista, the portion of the street adjacent to the project site is narrower than the minimum required for a collector street. Therefore, as conditioned, the project will install the improvements along the project frontage of Santa Ana Canyon Road to ensure the street meets the requirements for a collector street, as determined by the Engineering Division.

Traffic Calming

West of the project site at Water Street and Aplin Street, is Cram Elementary school which accommodates students from Kindergarten to 5th grade. As conditioned through Tentative Tract Map 20142 (TTM-18-001) the project includes "bulb-outs" (chicanes) at the intersection of Cabo del Oeste and Street 'A' to slow school related, cut-through traffic.

Easements/Restrictions

There is an 18 foot wide easement held by the East Valley Water District (EVWD) that runs east and west along the northern most boundary of the project site defining the location of the North Fork pipeline. There is a second 18-foot easement, over the same area as the EVWD easement, dedicated in favor of the City of Highland for use as a community trail known as the Red Hill Trail.

Design Elements

The design characteristics proposed by the Applicant include three (3) architectural styles; Craftsman, Prairie and Spanish, and nine (9) color/material schemes (Exhibit 3 –Elevations & Materials / Colors).

Craftsman

Typified by simple, gabled roofs capped with flat concrete tile, and warmed by a variety of blended earth-tones, the Craftsman elevation is designed to be compatible with these guidelines and conform to the architectural temperament of adjacent neighborhoods. Complementing this regional California style, each home is accentuated by essential details including painted vertical siding at the gable ends, wood outlookers, stone wainscotting, tapered wood columns at covered porches and patios, color accented stucco door/window trim and painted faux wood shutters.

Spanish

Wrapped entirely in smooth, even-textured stucco, this style reflects the character described as Mission. Characterized by fundamental details that include Spanish S-tile roofs, full arched openings at exterior covered porches and patios, color accented stucco wainscotting and door/window trims, faux tile gable vent accents and painted faux wood shutters, these elevations will blend with the surrounding residential community.

Prairie

Included in this palette as a style to complement and integrate with the California- and inspired theming of the community, the Prairie style blends elements of both of the previous architectural designs. This style incorporates a similar low-pitched hip roof, covered with compatible flat concrete tile. With an exterior that is primarily stucco with stucco-wrapped door/window trim and "belly-band", accented by a splash of adhered stone to accentuate the entry porch, and colored in warm earth-tones, these elevations meld naturally in this village of new homes.

Landscaping

The entirety of this project is located within the Very High Fire Hazard Severity Zone and is subject to the Defensible Space requirements of AB 38. As such the developer has included a conceptual Fuel Modification Plan (Exhibit 8 – Conceptual Fuel Modification Plan) and defensible space zones around each home that will include gravel ground cover, no woody plants and no flammable shrubs near windows.

The conceptual landscape plan, which includes a low maintenance, drought tolerant, and fire sensitive palette, has been reviewed by the City's landscape architect and all comments have been addressed and are in compliance with the conditions of approval specified for the Tentative Tract Map and Highland Municipal Code Section 16.40.390 (Water Efficient Landscape Requirements). In addition, the landscaped basin has been provided as a water quality management design feature and a condition of approval has been included which ensures the planting layout is consistent with the Water Quality Management Plan (WQMP).

The front yards will contain a drought tolerant palette with areas of spreading ground covers, shrubs, mulch, gravel and Western Redbud, Semi-Dwarf Citrus, Yuma Crape Myrtle or Purple Leaf Plum accent trees and one (1) Chinese Flame, Drake Evergreen Elm or Bradford Pear Tree. Lots adjacent to the existing residences to the northeast contain a portion of rear yard which slopes down to the boundary of the tract. This area will be maintained by the new residents and consists of Toyon, Catalina Cherry, and Coast Like Oak Trees, along with low ground cover. Per the city standards, the community is to feature 2 trees per interior residential lot and 3 trees for corner lots. Thus, the project has been conditioned to satisfy this requirement.

Perimeter landscaping along the portions of the development adjacent to Santa Ana Canyon Road will feature Bloodgood London Trees. Additionally, the primary entrance to the community from Santa Ana Canyon Road to Street 'A' will have a notable entry statement featuring the name of the community. Coast Live Oak Trees and flowering Purple Leaf Plum Trees and Yuma Crape Myrtle will accentuate the entry statement (Exhibit 4 – Landscape Plan).

Fencing

A variety of fences and walls will be utilized throughout the project that incorporates both security and aesthetics. As conditioned through Tentative Tract Map 20142, the existing six (6) foot tall masonry block wall along the westerly property line will be protected in place and extended to the north and south side yard screening wall of lots one (1) and twelve (12). Additionally, 6-foot high precision masonry walls with decorative caps are proposed along the easterly property lines, rear and side property lines along Cabo Del Oeste and all corner lots. The conceptual landscape plan depicts decorative masonry block walls along all side yards which are visible

from all surrounding and internal streets. As proposed, interior fences and the southerly property line of lots 37 and 36 will consist of vinyl at a maximum height of five (6) feet. Fencing around the basin and along all rear property lines of lots 13 to 51 consists of wrought iron at a maximum height of six (6) feet. Trail fencing along the south side of the 18' Red Hill Trail easement will be consistent with trail fence to the east of the property. (Exhibit 5 – Wall/Fencing Plan).

Parking

In compliance with the parking requirements the Highland Municipal Code Section 16.52.030, the Applicant has provided floor plans that each offer 2-car garage configurations, satisfying the minimum requirement. Additionally, each residence features an additional driveway space for guest parking respective to the number of garage spaces offered. Meaning, residences with 2 car garages offer 2 additional spaces on the driveway. Additional guest parking is also available along the local streets.

WQMP

Lettered Lot "A", as previously discussed, is dedicated as the water quality management basin for the treatment of storm water runoff from the residential development area. It will also be designed to be aesthetically compatible with its surroundings with native shrubs with access and 6-foot tall black tubular steel fencing around the perimeter. The projects preliminary WQMP was approved by the City's Public Works Division.

Plotting

All 54 lots meet the minimum size and dimension requirements specified within the Highland Municipal Code. The lots range in size from 10,00 square feet to 21,820 square feet and the layout includes a mixture of single-story and two-story residences. As depicted on the proposed floor plans, the size of the residences ranges from 2,936 square feet to 3,756. As indicated on the proposed plotting plan, each residence meets the setback requirements specified within Table 16.16.040.B of the Highland Municipal Code for R-1, Single-family Residential development (Attachment 6 – Plot Plan).

As outlined in Planning Condition Nos. 23 and 24, all corner lots must be one-story unless otherwise approved through design review and no more than three (3) two-story residences may be constructed on adjacent lots. The plotting plan indicates that these conditions have been met.

Grading

The project site slops uphill, northward approximately 148 feet. The lowest elevation of is approximately 1,460 feet along Santa Anna Canyon Road and the highest is

approximately 1,608 feet at its northern boundary. Building pad elevations are therefore terraced upward with the lowest at 1,471 feet and the highest at 1,547 feet. The progression of pad elevation rise ranges from approximately four to nine feet. All of the pad elevations adjacent to existing homes are anywhere from three feet to twelve feet above those of the proposed pads. Lots 13 - 21 are some of the largest lot in the tract however approximately half of these lots include the large existing slope which rises approximately 60 feet to the top of slope. At the top of the slope is an existing service road and community trail (Attachment 7 – Rough Grading Plan).

Model Home Complex

In addition to this development of 54 homes, the Applicant is also proposing the construction of three (3) homes as part of the Model Home Complex. Located at the south of the development, Lot numbers 38, 39, 40, and 37 will be a parking lot. The Model Home Complex and guest parking area that will be removed upon completion of the community. The three (3) model homes will be placed on the market once the remaining 51 homes within the development have each been purchased and construction is underway.

ENVIRONMENTAL REVIEW: This development of 54 single-family homes was anticipated in the 2018 Initial Study / Mitigated Negative Declaration certified by the City of Highland Planning Commission on December 4, 2018. The project shall thus comply with the Mitigation Monitoring and Reporting Program adopted concurrently with Mitigated Negative Declaration (ENV 15-003). No further action is required.

ANALYSIS: The proposed project complies with the conditions within City Council Resolution No. 2015-037 for Tentative Tract Map 18935 and the Highland Municipal Code and conditions of approval have been included which ensure development of the project in a manner that will enhance the surrounding area. Therefore, Staff recommends approval of the proposed project, subject to the draft resolution.

EXHIBITS:

1) Area Map
2) Plot Plan
3) Elevations & Materials / Colors
4) Landscape Plan
5) Wall/Fencing Plan
6) Rough Grading Plan
7) Conceptual Fuel Modification Plan

ATTACHMENTS:

1) Public Comments
2) Planning Commission Resolution No. 2021 - ____ for Design Review Application (DRA 21-013)
    A. Conditions of Approval

Exhibit 1:

Area Map

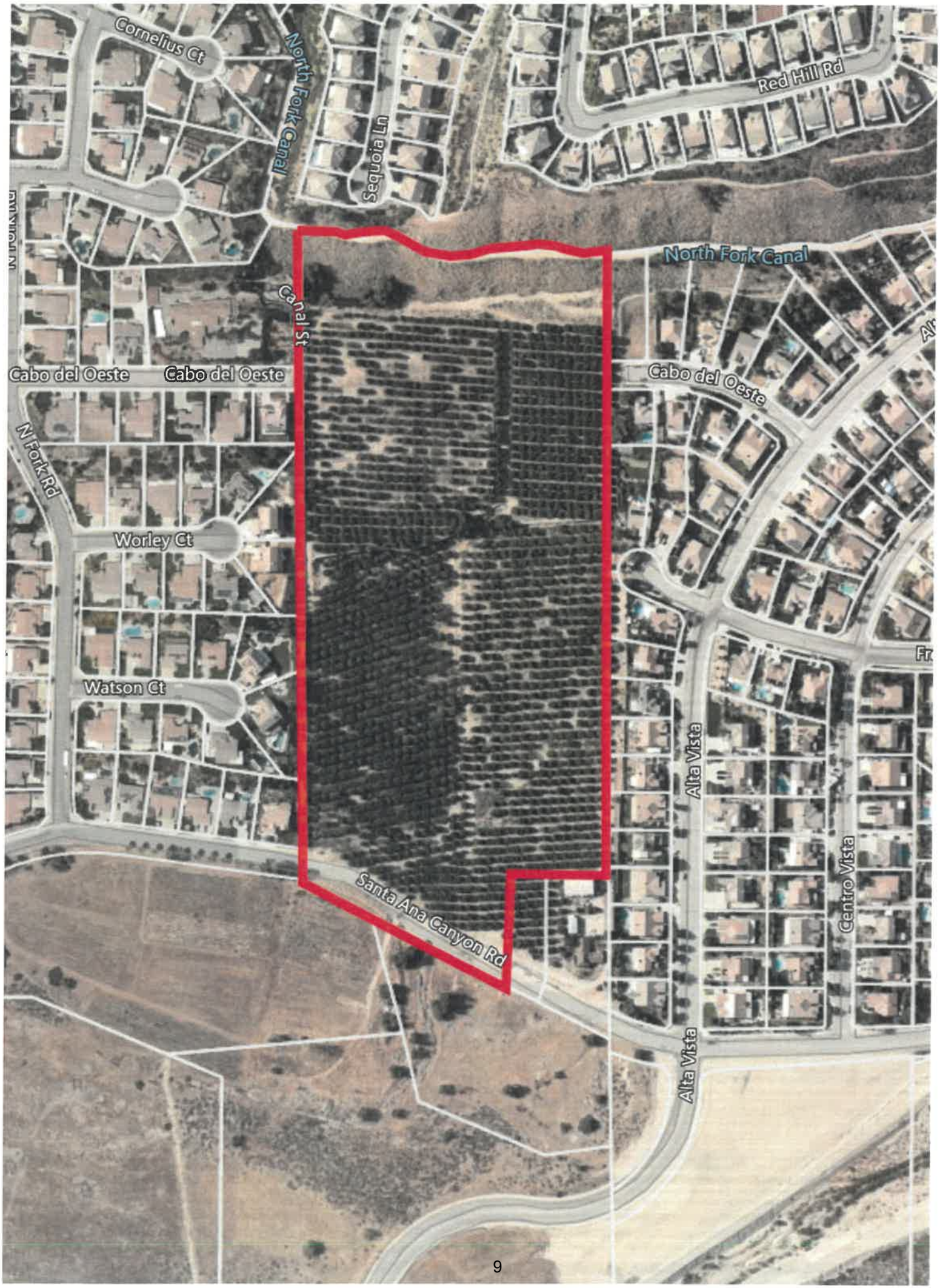
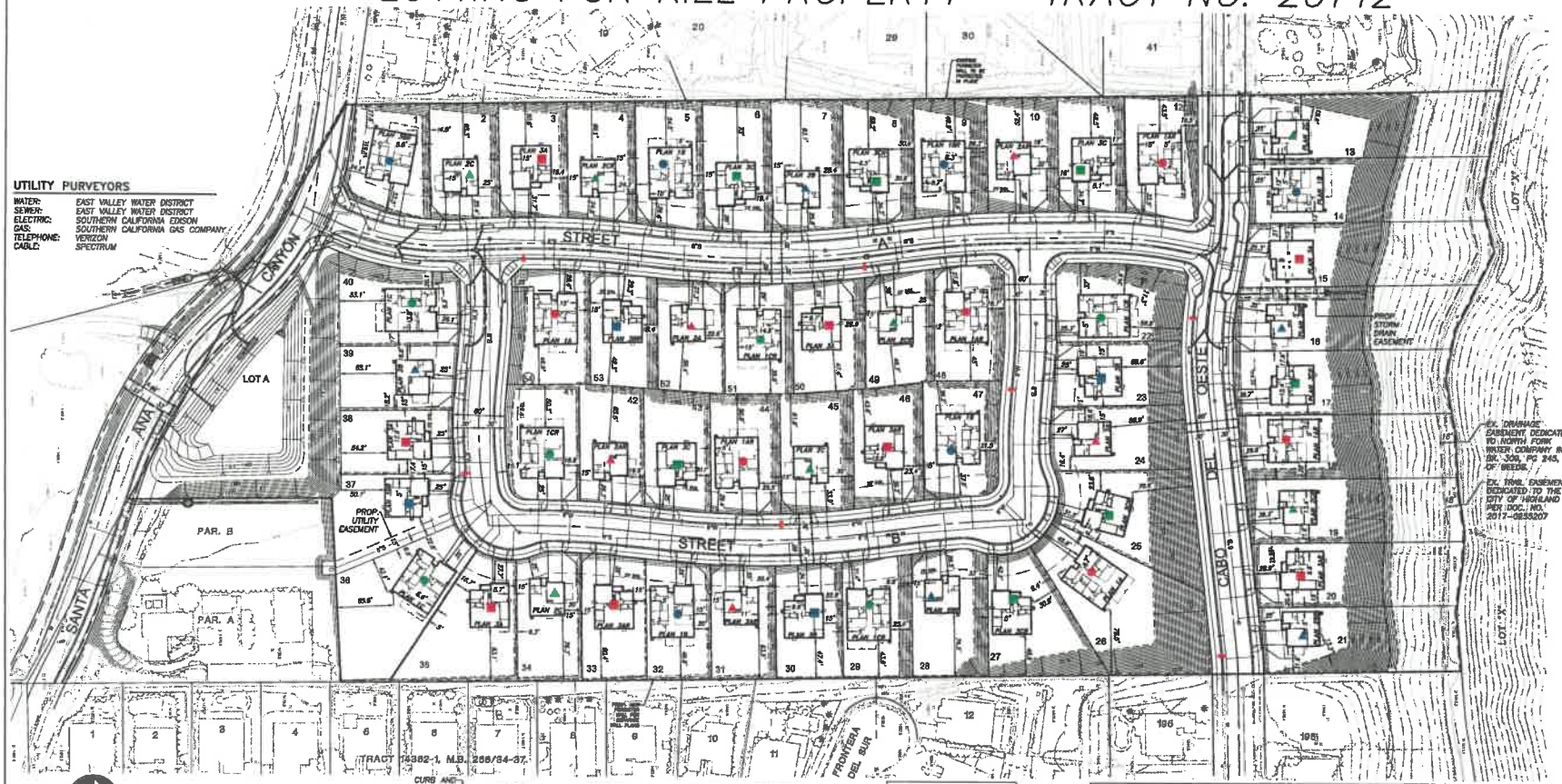

Cornelius Ct
North Fork Canal
Sequoia Ln
Red Hill Rd
North Fork Canal
Canal St
Cabo del Oeste
Cabo del Oeste
Cabo del Oeste
N Fork Rd
Worley Ct
Watson Ct
Alta Vista
Centro Vista
Santa Ana Canyon Rd
Alta Vista

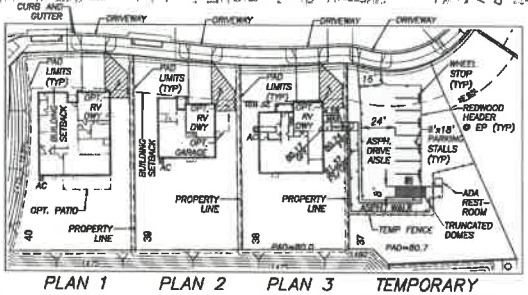
Exhibit 2:

Site Plan

IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

LOTTING FOR KIEL PROPERTY – TRACT NO. 20142



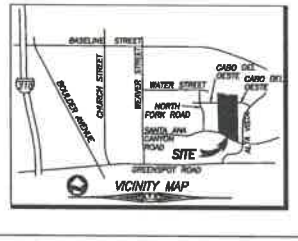


MODELS/TYPICAL LOT LAYOUT

PLAN	1	2	3
A	●	▲	■
B	●	▲	■
C	●	▲	■

PRODUCT QUANTITIES

HOUSE PLAN				
ELEVATIONS		1	2	3
SPANISH	A	6	5	8
CRAFTSMAN	B	7	6	4
PRAIRIE	C	5	6	7
	SUBTOTALS	18	17	19



ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

OWNER/APPLICANT
BEAZER HOMES HOLDING, LLC
ATTN: CHRIS COURTNEY
310 COMMERCE, SUITE 150
IRVINE, CA 92602
714-264-1524

ZONING/LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND OPEN SPACE
EXISTING ZONING:	R1-10,000, RC
PROPOSED ZONING:	R1-10,000, RC

LEGAL DESCRIPTION

PARCEL "D" OF CERTIFICATE OF COMPLIANCE NO. COC 015-006 FILE NO. LLA 016-004, RECORDED JUNE 06, 2019 AS INSTRUMENT NO. 2019-0184263 OF OFFICIAL RECORDS.

PROJECT AREA

PROJECT AREA: 21.8 AC GROSS

NUMBER OF PROPOSED LOTS

54 RESIDENTIAL LOTS, 1 BASIN

APN

1210-371-51

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT
SEWER:	EAST VALLEY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE:	VERIZON
CABLE:	SPECTRUM

TR 20142 LOT MATRIX

LOT	PLAN / ORIENTATION	PAD AREA (SF)	LOT AREA (SF)
1	PLAN 3BR	9,041	11,720
2	PLAN 2C	6,624	10,747
3	PLAN 3A	6,748	10,613
4	PLAN 2CR	9,029	10,936
5	PLAN 1B	9,754	11,462
6	PLAN 3C	10,291	12,156
7	PLAN 2B	10,403	12,716
8	PLAN 3CR	8,966	11,902
9	PLAN 1BR	8,009	11,620
10	PLAN 2AR	8,128	10,967
11	PLAN 3C	9,184	10,490
12	PLAN 1AR	9,833	11,872
13	PLAN 2C	8,515	21,820
14	PLAN 1B	7,769	20,538
15	PLAN 3A	7,406	21,302
16	PLAN 2BR	7,144	18,902
17	PLAN 3CR	7,650	18,690
18	PLAN 1AR	7,400	18,740
19	PLAN 2CR	7,606	18,628
20	PLAN 3AR	7,100	18,026
21	PLAN 2BR	7,094	17,554
22	PLAN 1CR	8,549	13,207
23	PLAN 3B	7,881	11,108
24	PLAN 2A	8,174	11,910
25	PLAN 3CR	8,484	16,634
26	PLAN 1A	12,967	21,820
27	PLAN 3CR	10,224	14,117
28	PLAN 2BR	9,953	12,959
29	PLAN 1CR	9,802	11,238
30	PLAN 3B	9,851	10,303
31	PLAN 2AR	9,158	10,003
32	PLAN 1B	9,327	10,332
33	PLAN 3AR	9,819	10,960
34	PLAN 2C	9,851	11,141
35	PLAN 3A	12,761	14,465
36	PLAN 1C	17,103	17,458
***37	PLAN 3BR	11,900	12,093
**38	PLAN 3A	9,122	9,795
*39	PLAN 2B	9,409	10,050
*40	PLAN 1C	9,534	13,091
41	PLAN 1CR	9,773	11,504
42	PLAN 2AR	9,189	10,305
43	PLAN 3C	9,109	10,802
44	PLAN 1AR	9,184	11,419
45	PLAN 2C	9,314	11,975
46	PLAN 3AR	9,228	11,281
47	PLAN 1B	9,124	11,851
48	PLAN 1AR	9,018	10,836
49	PLAN 2CR	9,247	10,481
50	PLAN 3A	9,160	10,794
51	PLAN 1CR	9,139	10,294
52	PLAN 2A	9,148	10,049
53	PLAN 3BR	9,301	10,302
54	PLAN 1A	9,168	12,306

* MODEL LOT
** SALES OFFICE
*** TEMPORARY MODEL PARKING

LOTTING FOR KIEL PROPERTY
TRACT NO. 20142

PREPARED FOR: BEAZER HOMES

adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel(951) 688-0241 • Fax(951) 688-0598

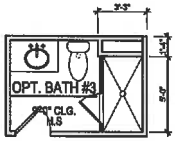
SHEET 1 OF 1

PLOT DATE: 10/14/2021 11:26 AM

Exhibit 3:

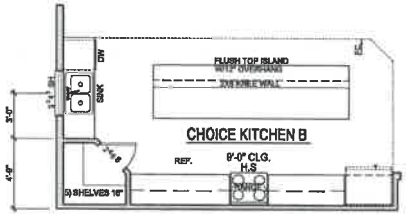
Elevations & Materials / Colors

Square Footages	
Area	
First Floor	2,442 SF
Total Living	2,442 SF
Garage	459 SF
Porch	35 SF
Total Under Roof	2,936 SF



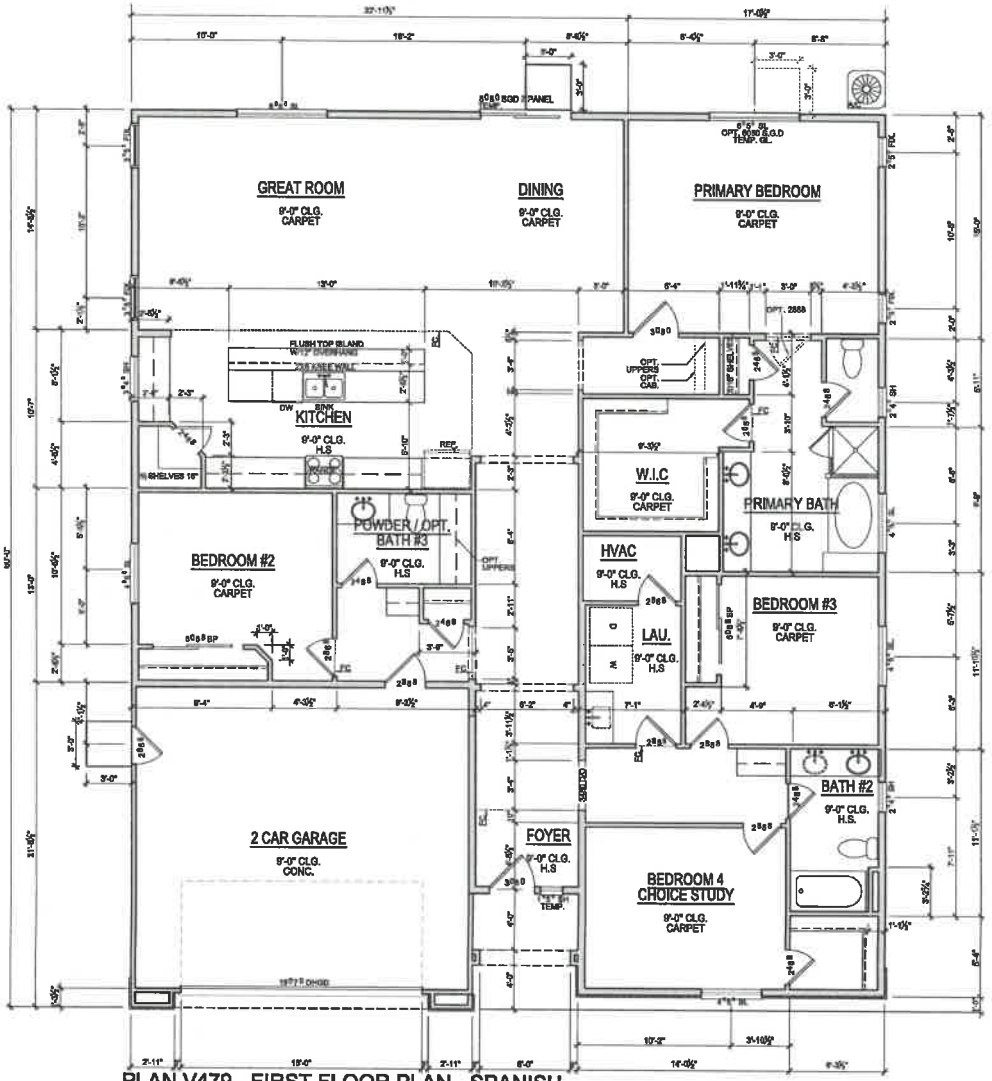
Optional Bath #3

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



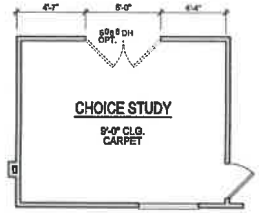
Choice Kitchen B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE) CHSH0103



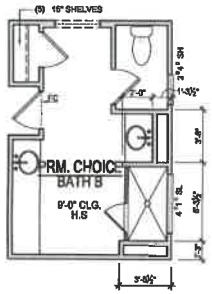
PLAN V479 - FIRST FLOOR PLAN - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



Choice Study

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



Choice Master Bath B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE) CH7H0203

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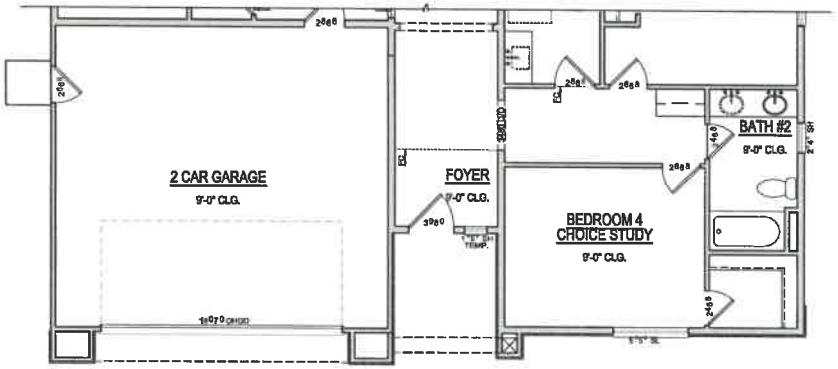
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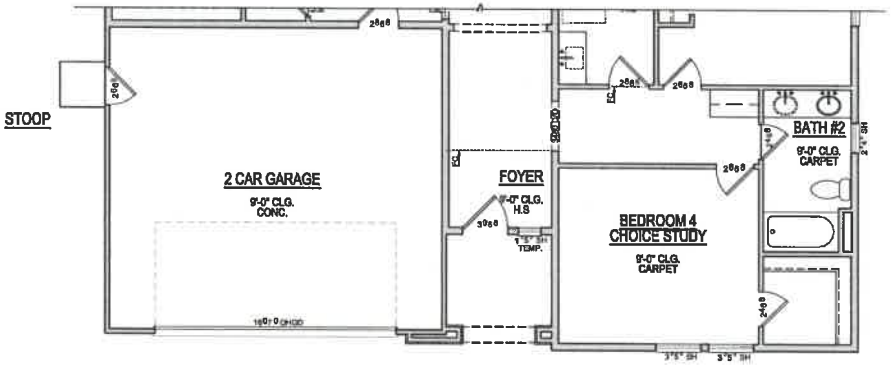
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Square Footages	
Area	
First Floor	2,442 SF
Total Living	2,442 SF
Garage	459 SF
Porch	35 SF
Total Under Roof	2,936 SF



PLAN V479 - FIRST FLOOR PLAN - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



PLAN V479 - FIRST FLOOR PLAN - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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PLAN V479 - FRONT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V479 - FRONT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V479-FRONT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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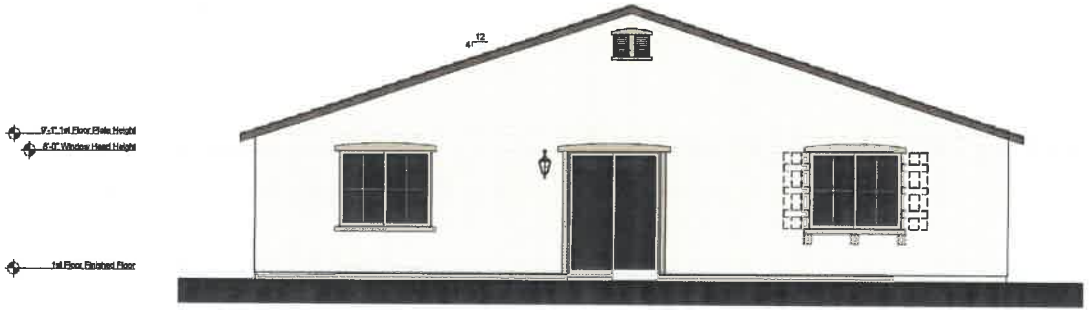
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PLAN V479 - FRONT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V479 - REAR ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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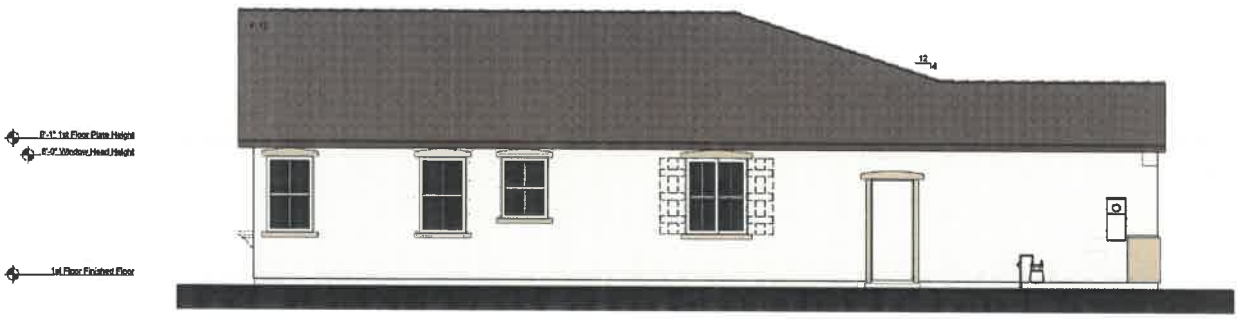
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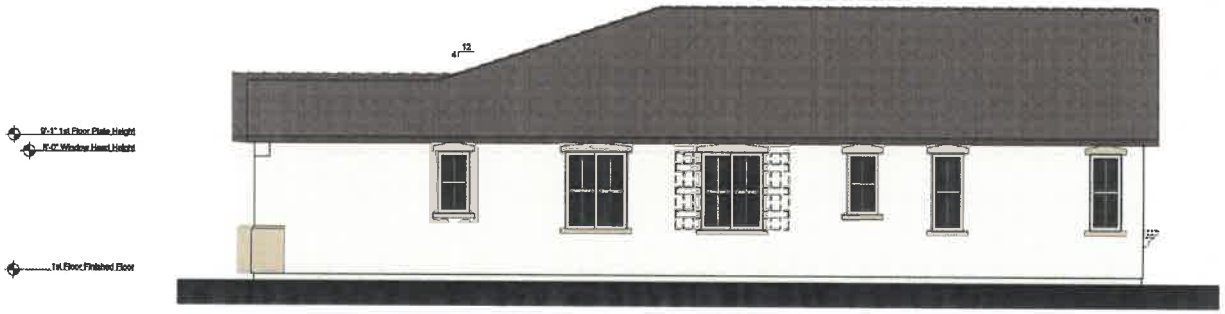
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PLAN V479 - LEFT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V479 - RIGHT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

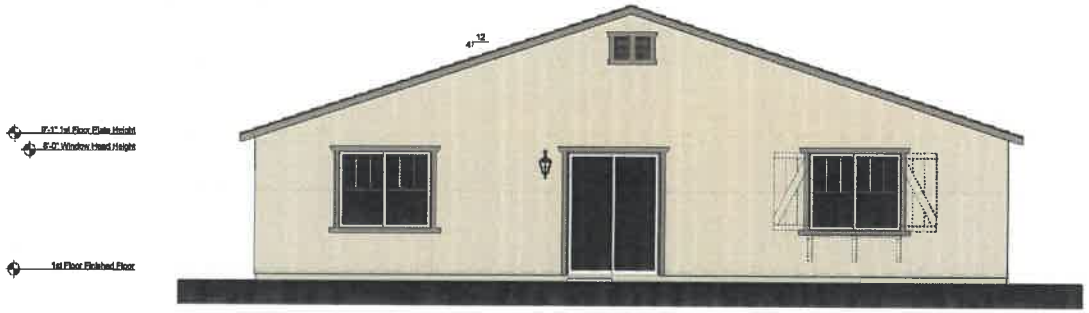
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PLAN V479-FRONT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

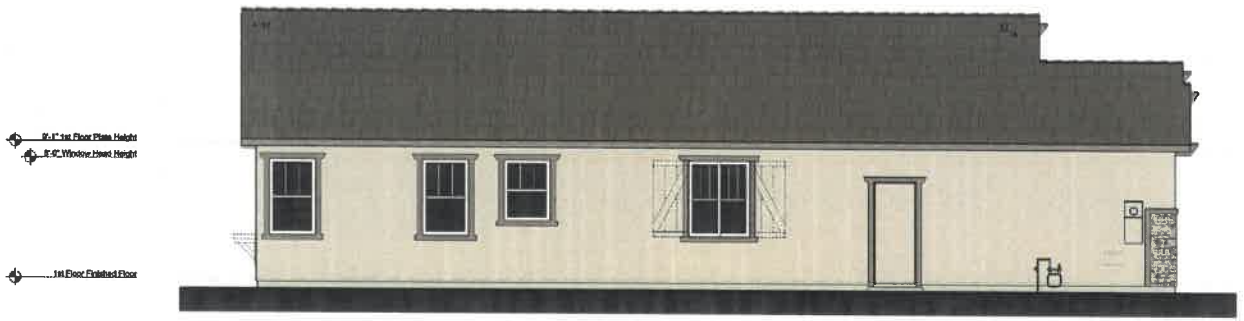


PLAN V479 - REAR ELEVATION - CRAFTMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

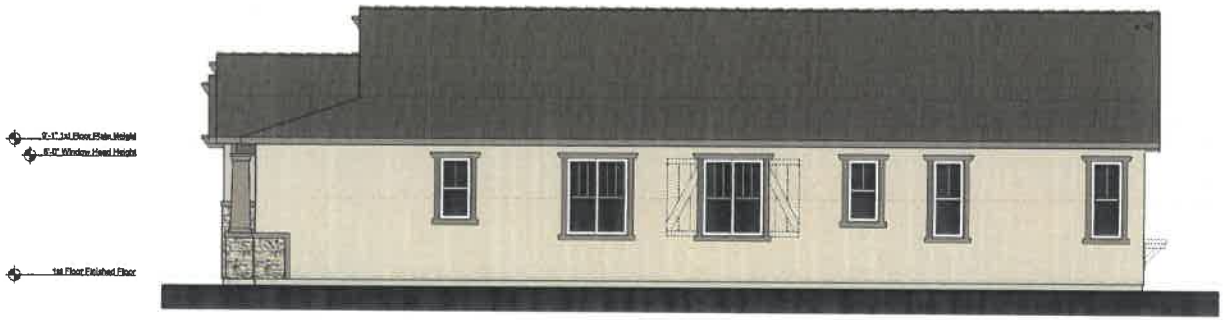
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PLAN V479 - LEFT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V479 - RIGHT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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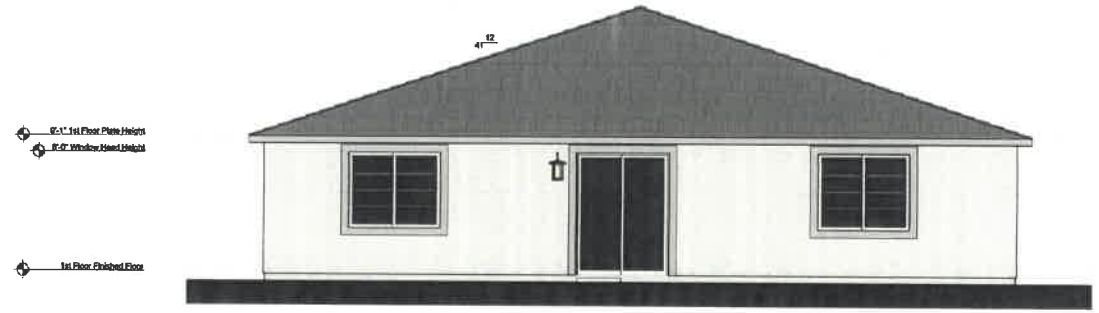
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PLAN V479 - FRONT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V479 - REAR ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

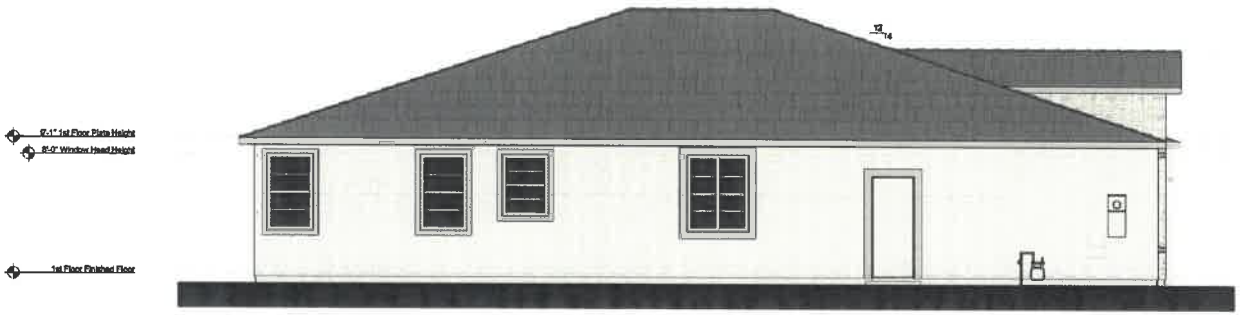
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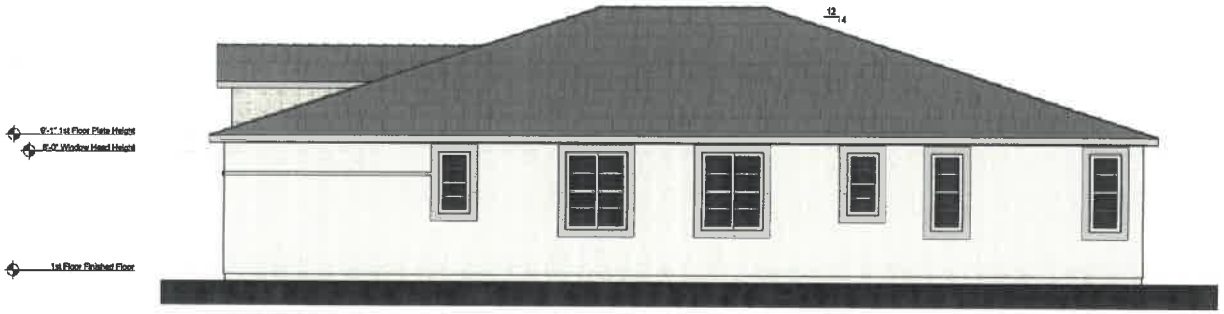
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PLAN V479 - LEFT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

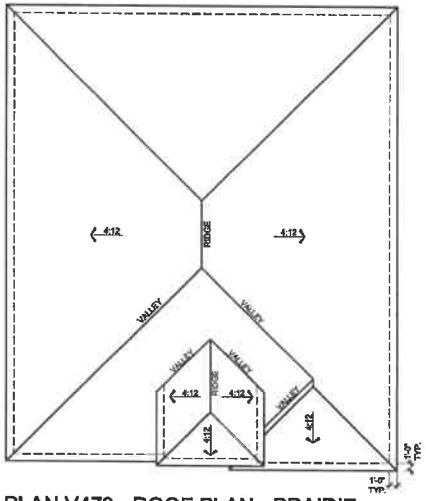


PLAN V479 - RIGHT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

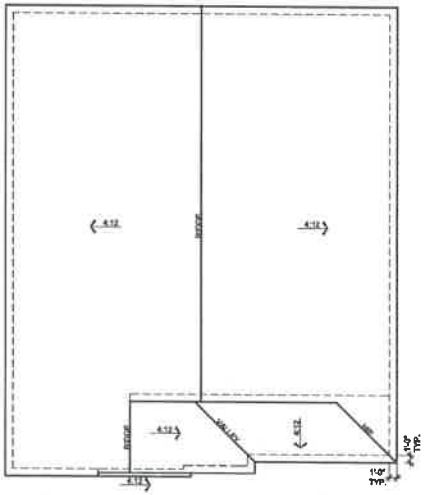
* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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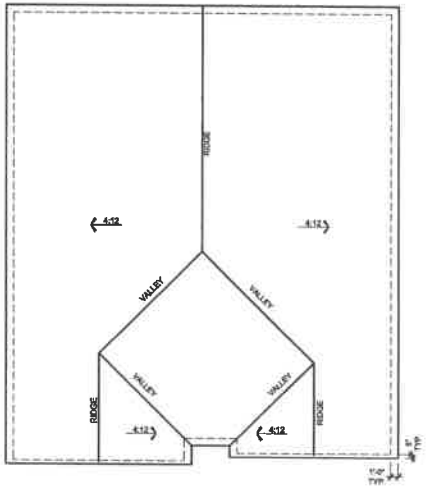
PLAN V479 - ROOF PLAN - PRAIRIE

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



PLAN V479 - ROOF PLAN - CRAFTSMAN

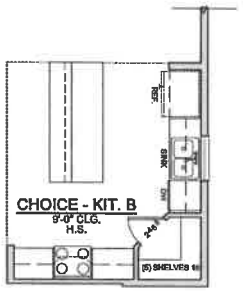
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PLAN V479 - ROOF PLAN - SPANISH

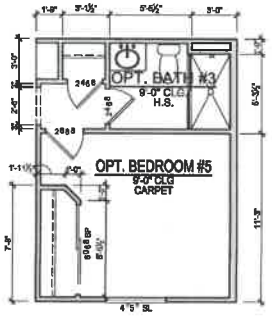
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SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)

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Choice Kitchen B

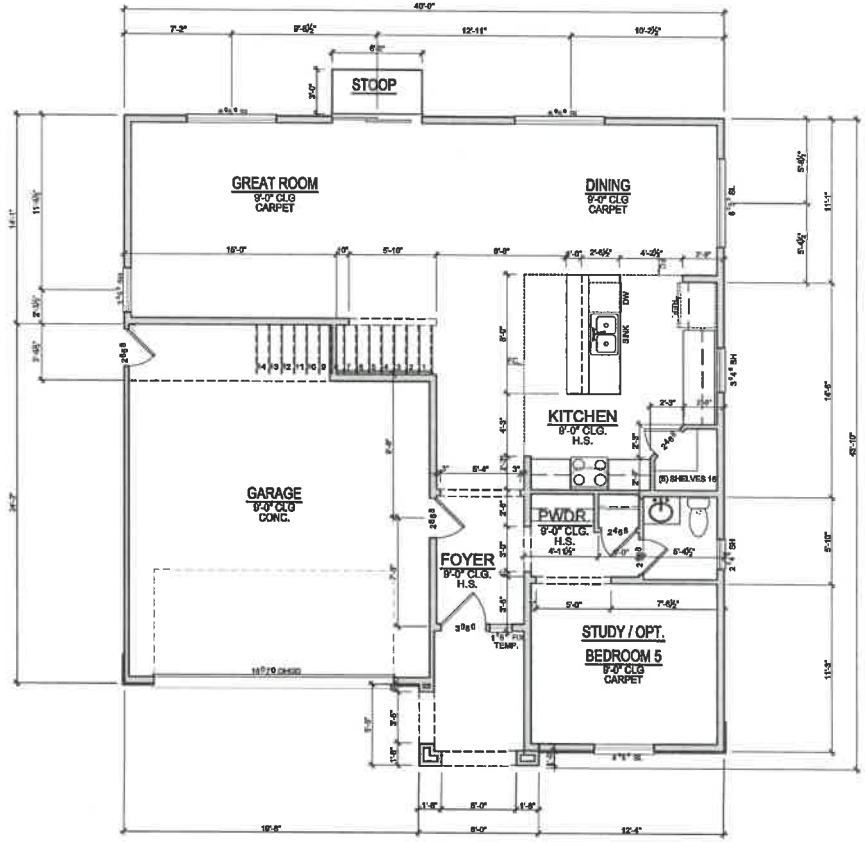
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SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



Optional Bedrm. #5, Bath #3

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

Square Footages	
Area	
First Floor	1,101 SF
Second Floor	1,540 SF
Total Living	2,641 SF
Garage	464 SF
Porch	61 SF
Total Under Roof	3,166 SF



PLAN V495 - FIRST FLOOR PLAN - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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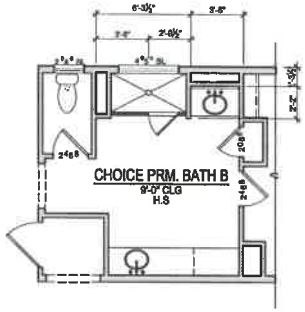
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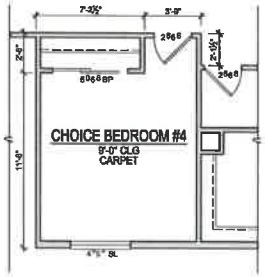
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Choice Prm. Bath B

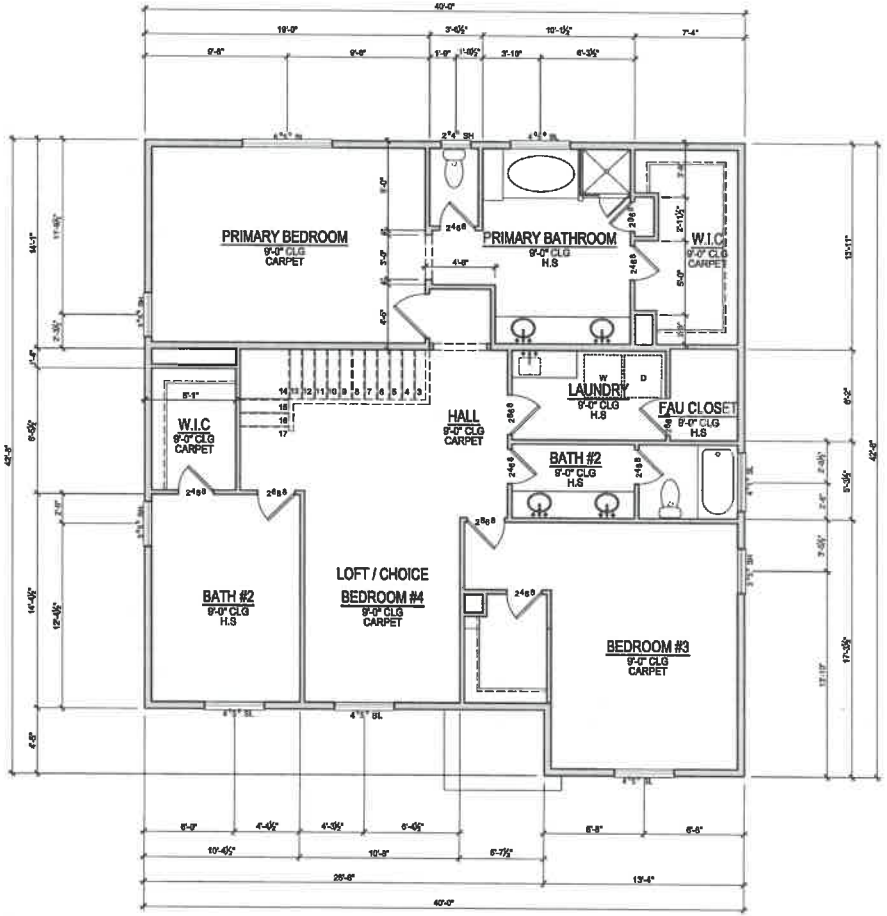
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SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



Choice Bedroom #4

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

Square Footages	
Area	
First Floor	1,101 SF
Second Floor	1,540 SF
Total Living	2,641 SF
Garage	464 SF
Porch	61 SF
Total Under Roof	3,166 SF



PLAN V495 - SECOND FLOOR PLAN - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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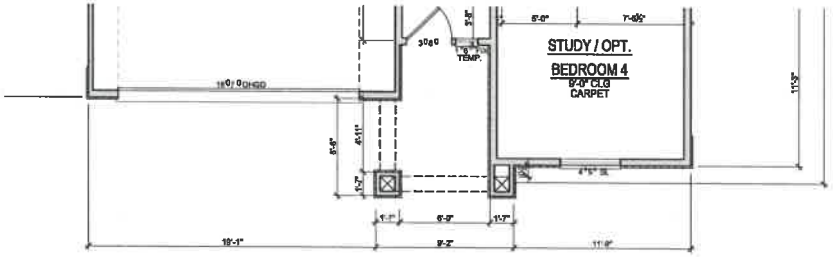
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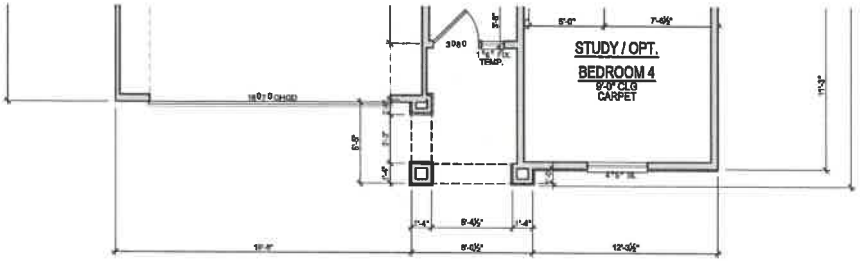
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PLAN V495 - FIRST FLOOR PLAN - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

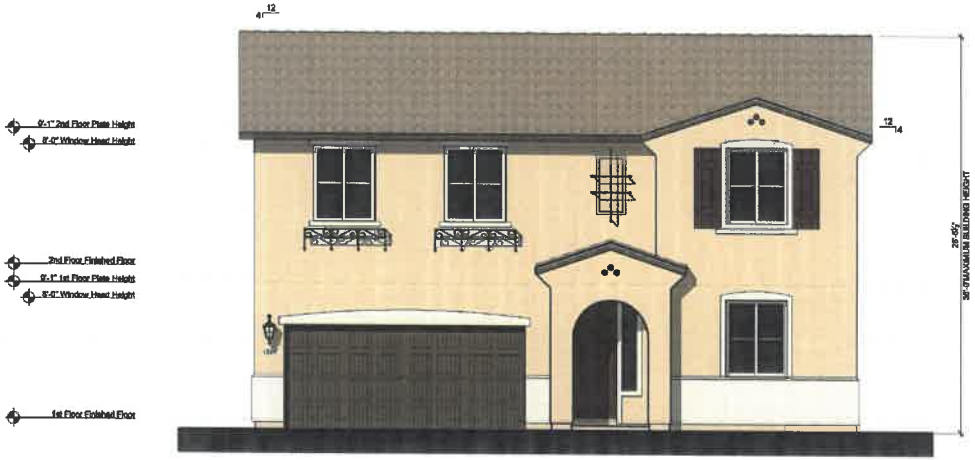


PLAN V495 - FIRST FLOOR PLAN - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

Square Footages	
Area	
First Floor	1,101 SF
Second Floor	1,540 SF
Total Living	2,641 SF
Garage	484 SF
Porch	81 SF
Total Under Roof	3,166 SF

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PLAN V495 - FRONT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - FRONT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - FRONT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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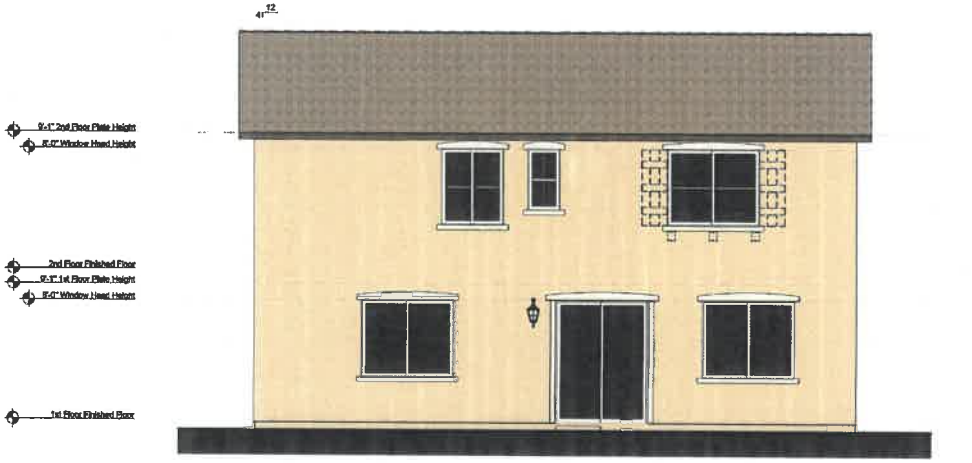
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PLAN V495 - FRONT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - REAR ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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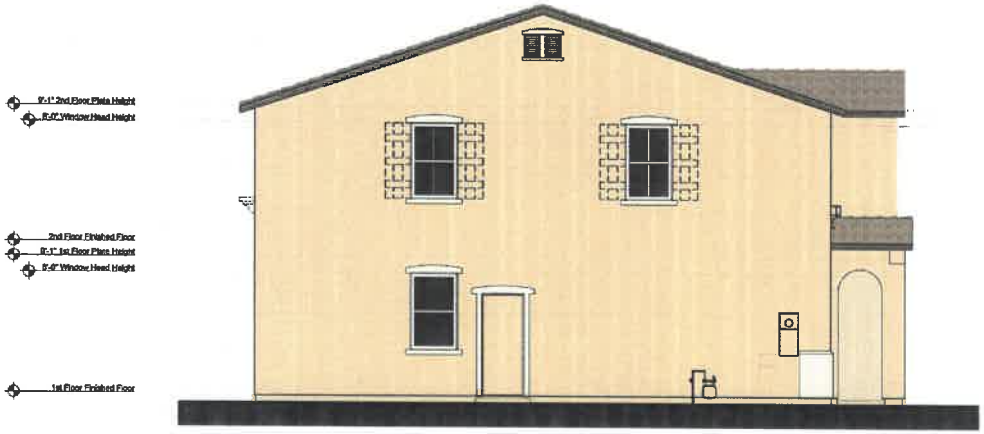
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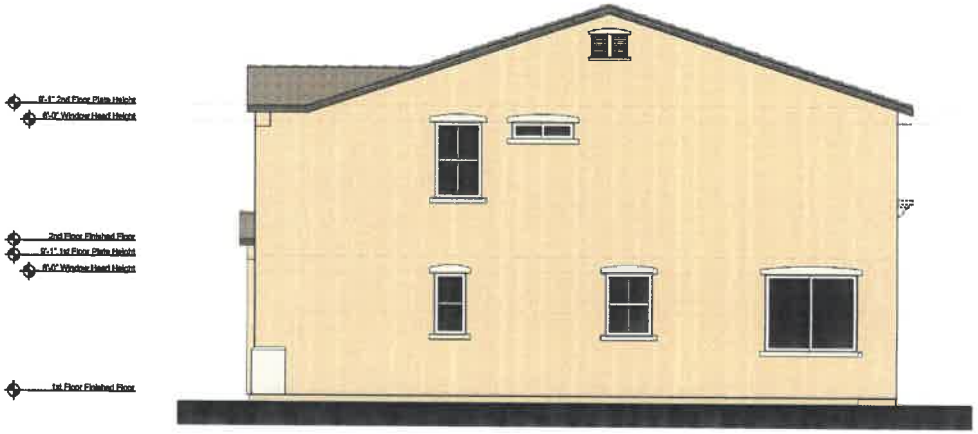
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PLAN V495 - LEFT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - RIGHT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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JOB # : 126-21145

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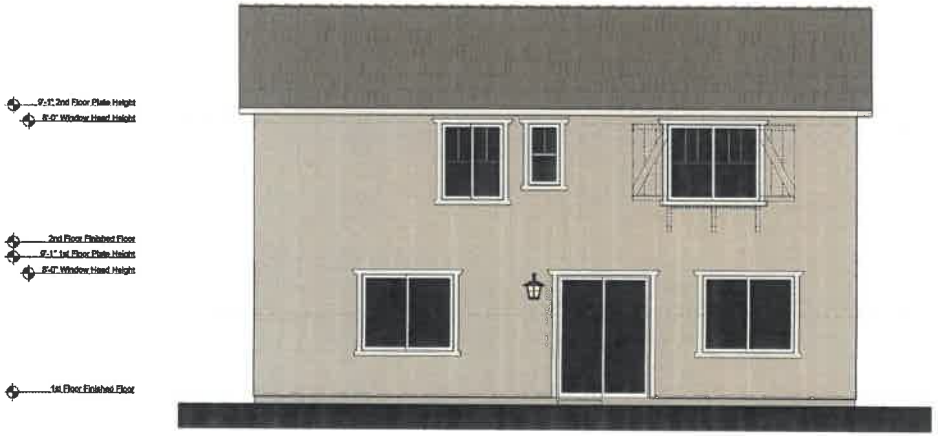
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PLAN V495 - FRONT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - REAR ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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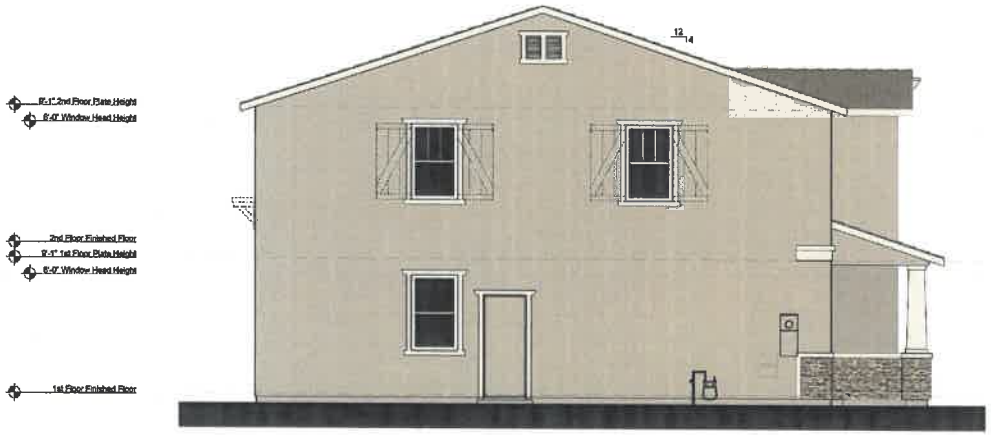
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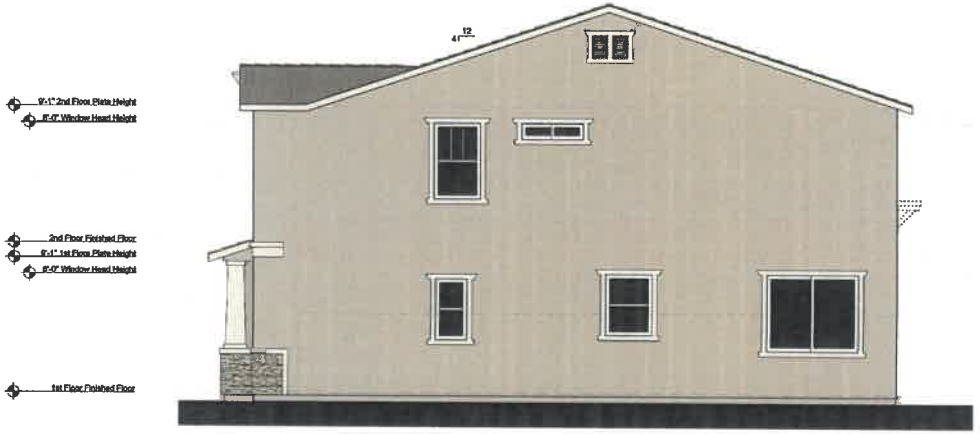
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PLAN 495 - LEFT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - RIGHT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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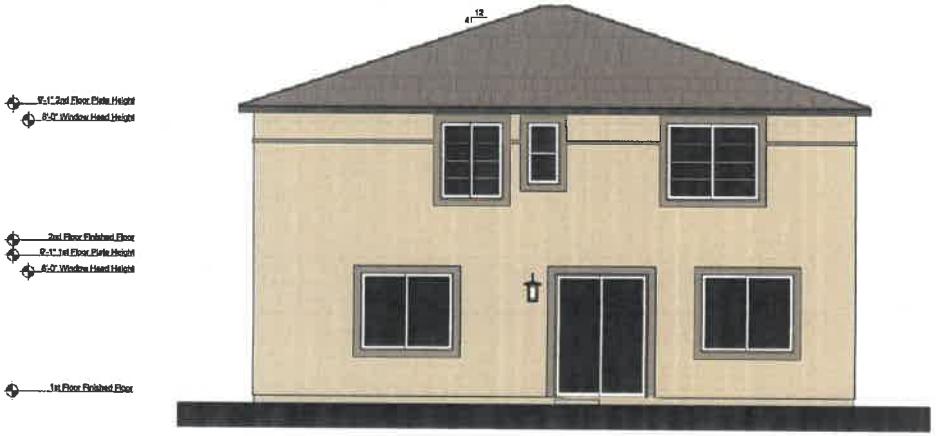
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PLAN V495 - FRONT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - REAR ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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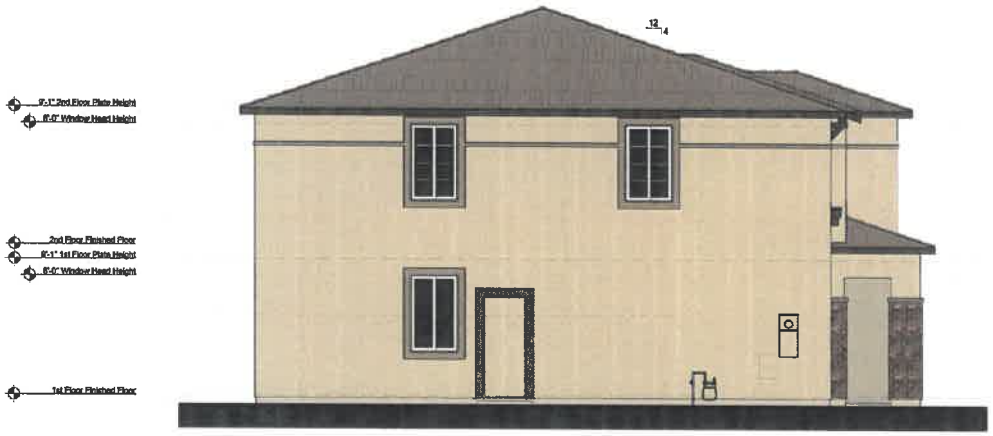
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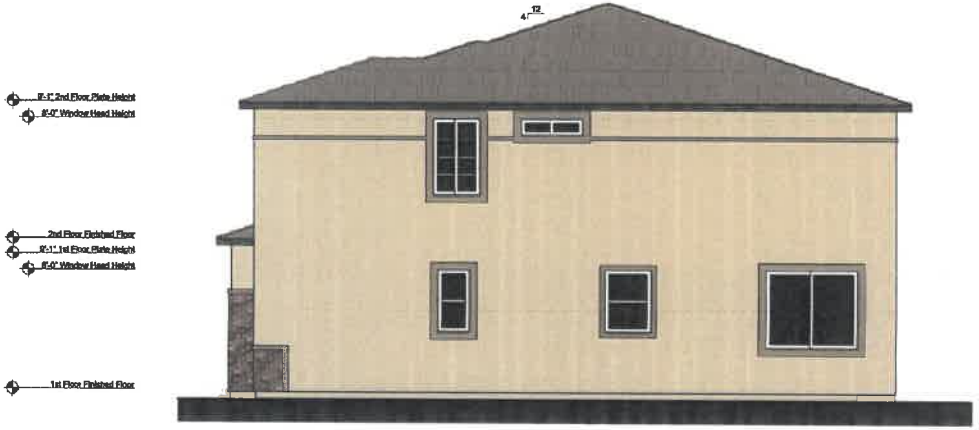
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PLAN V495 - LEFT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V495 - RIGHT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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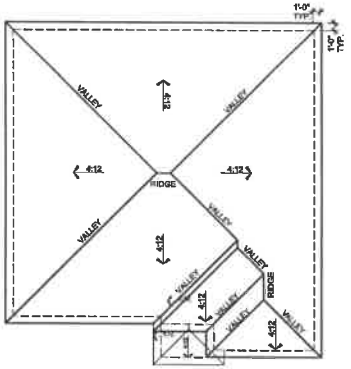
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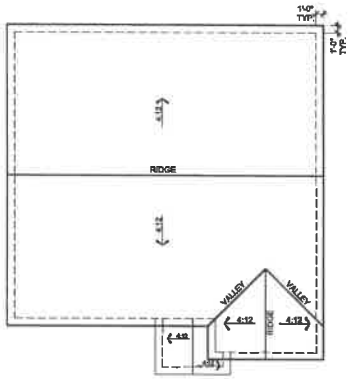
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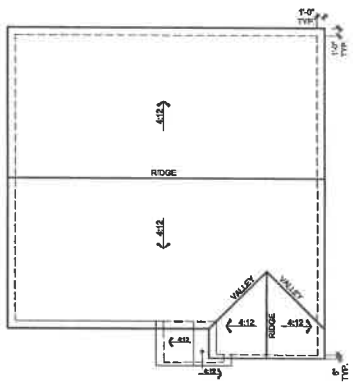
PLAN V495 - ROOF PLAN - PRAIRIE

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



PLAN V495 - ROOF PLAN - CRAFTSMAN

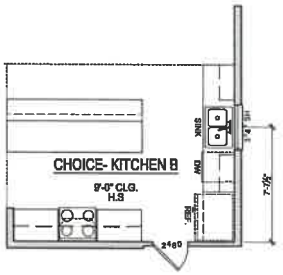
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SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



PLAN V495 - ROOF PLAN - SPANISH

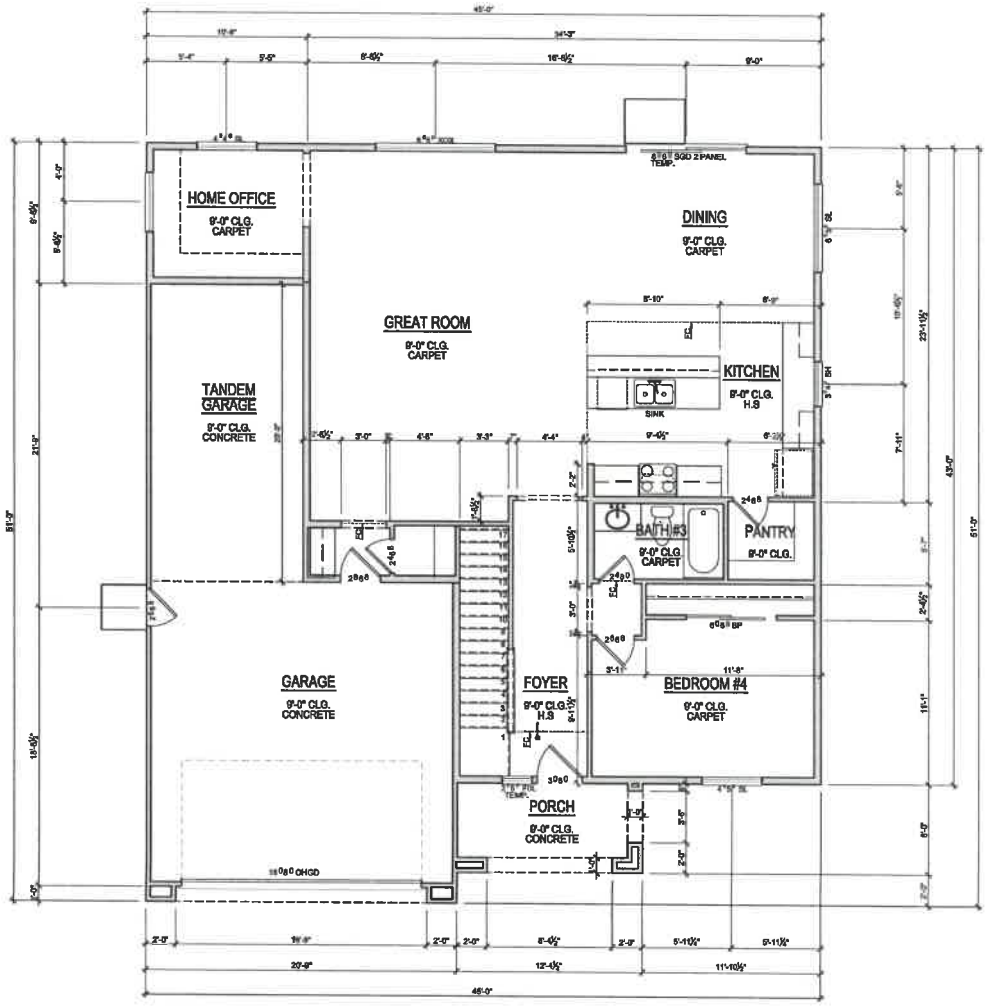
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)

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Choice Kitchen B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE) CHSH2101
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



PLAN V546 - FIRST FLOOR PLAN - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

Square Footages	
Area	
First Floor	1,450 SF
Second Floor	1,603 SF
Total Living	3,053 SF
Garage	629 SF
Porch	74 SF
Total Under Roof	3,756 SF

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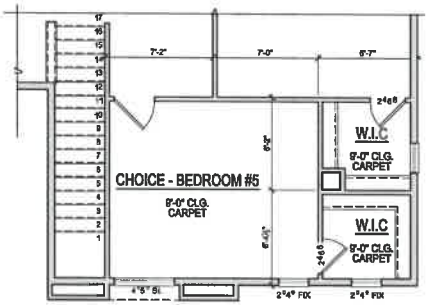
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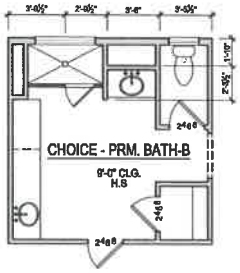
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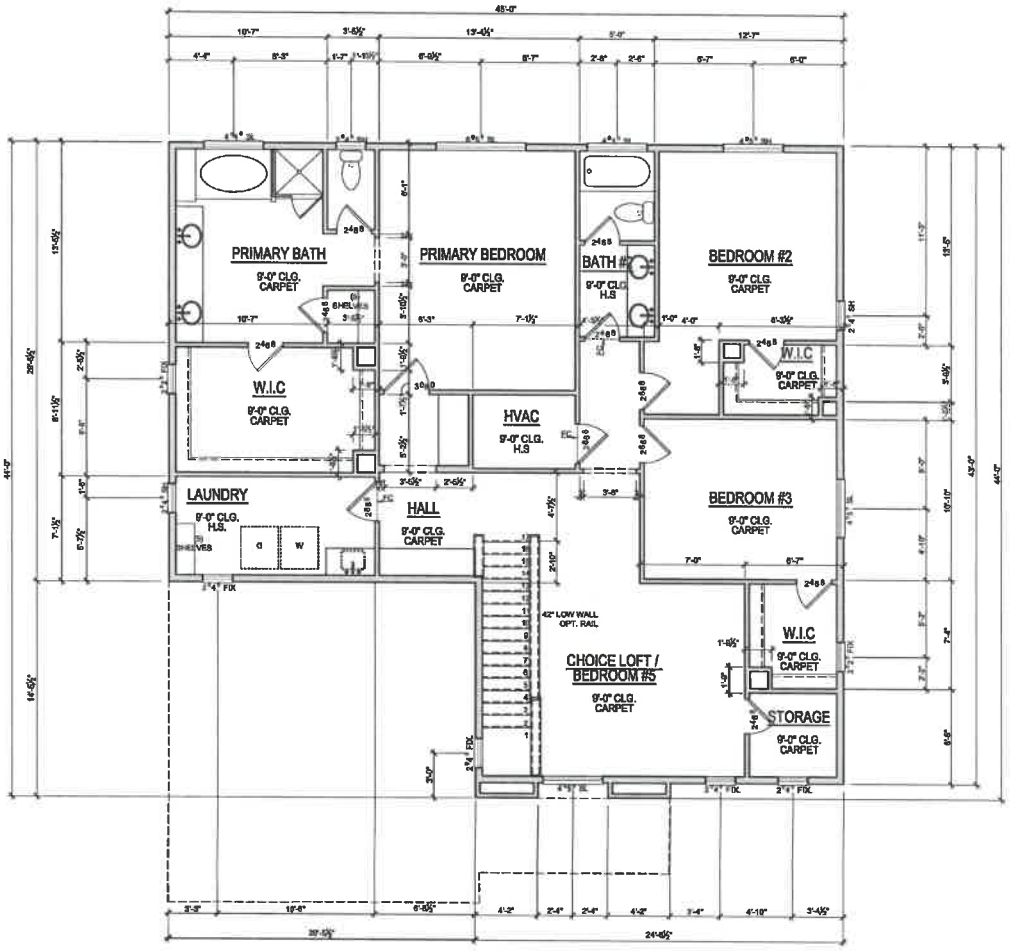
Choice Bedroom #5

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



Choice M. Bath B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



PLAN V546 - SECOND FLOOR PLAN - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

Square Footages	
Area	
First Floor	1,450 SF
Second Floor	1,603 SF
Total Living	3,053 SF
Garage	629 SF
Porch	74 SF
Total Under Roof	3,756 SF

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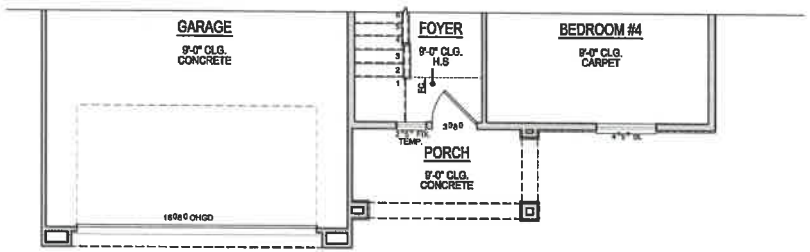
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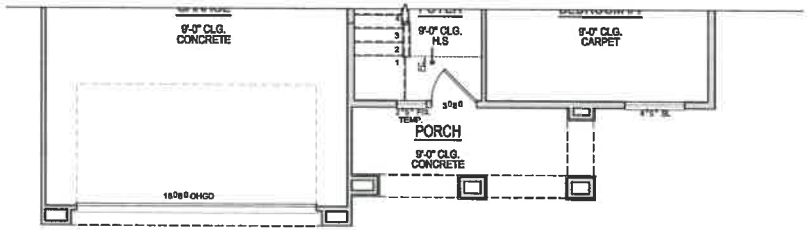
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PLAN V546 - FIRST FLOOR PLAN - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



PLAN V546 - FIRST FLOOR PLAN - PRAIRIE PROGRESSIVE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

Square Footages	
Area	
First Floor	1,450 SF
Second Floor	1,803 SF
Total Living	3,053 SF
Garage	629 SF
Porch	74 SF
Total Under Roof	3,756 SF

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PLAN V546 - FRONT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - FRONT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - FRONT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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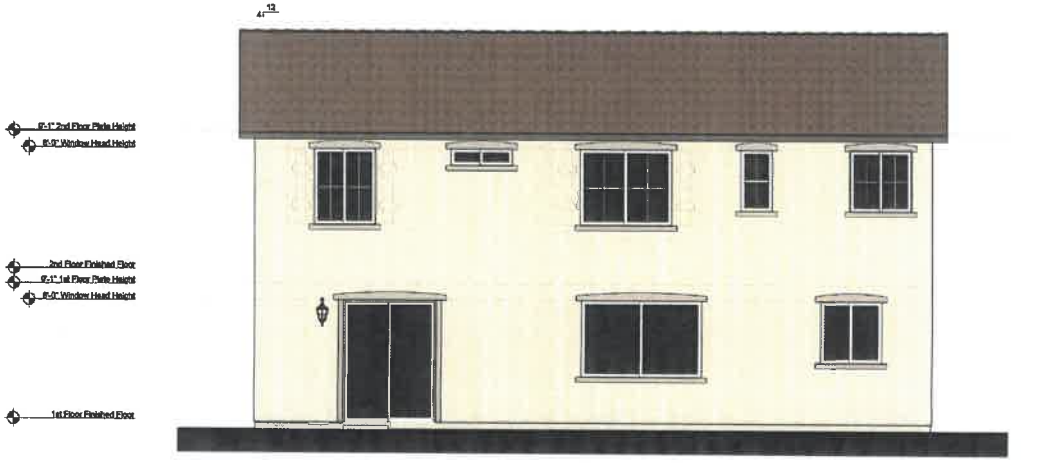
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PLAN V546 - FRONT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - REAR ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

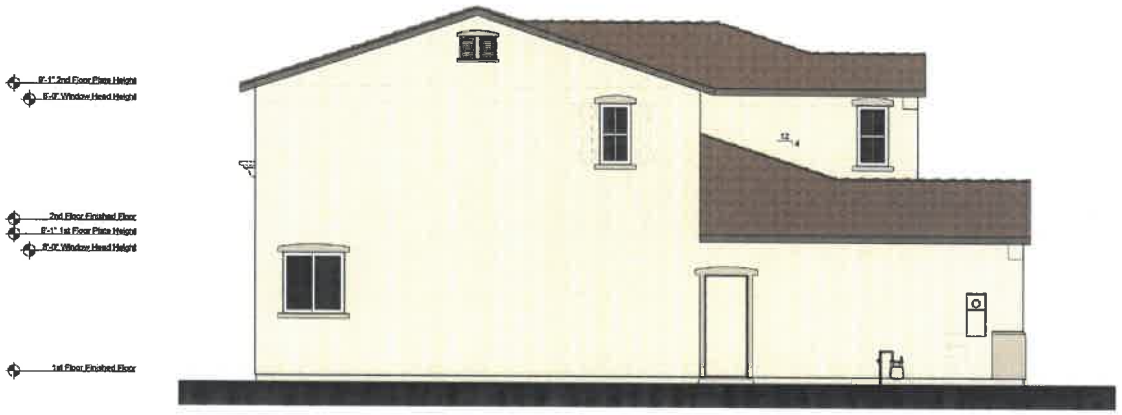
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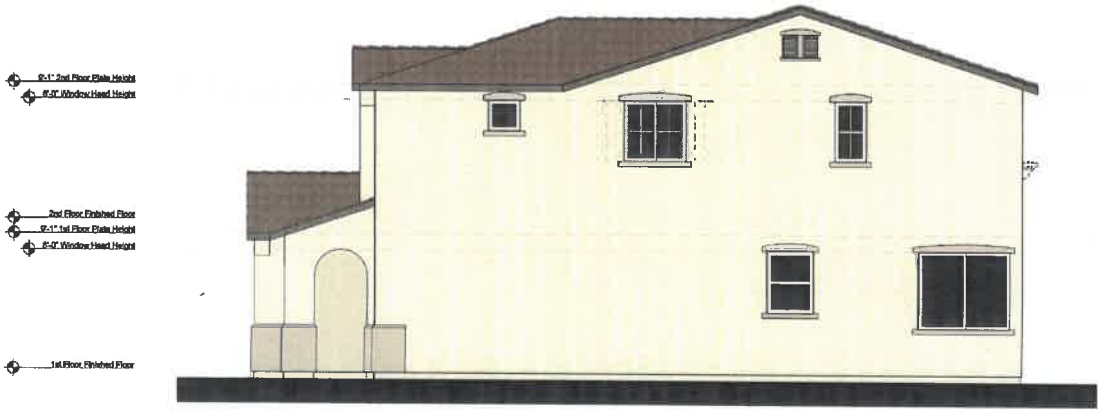
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PLAN V546 - LEFT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - RIGHT ELEVATION - SPANISH

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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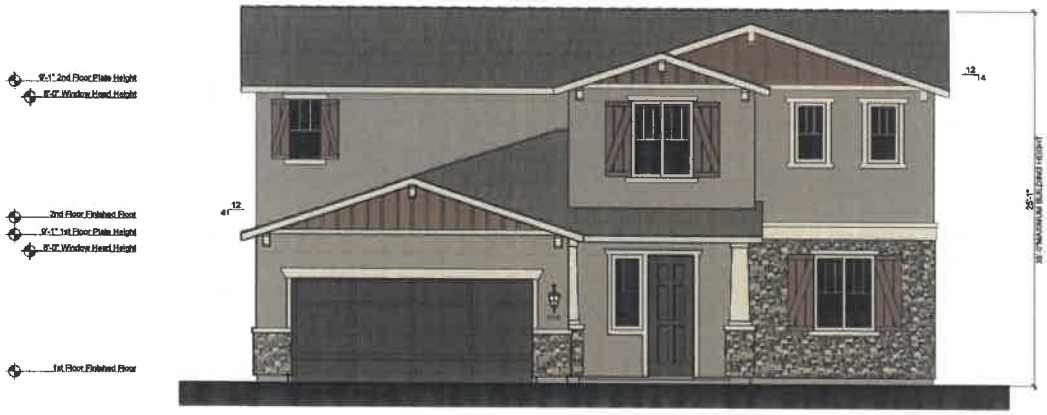
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PLAN V546 - FRONT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - REAR ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

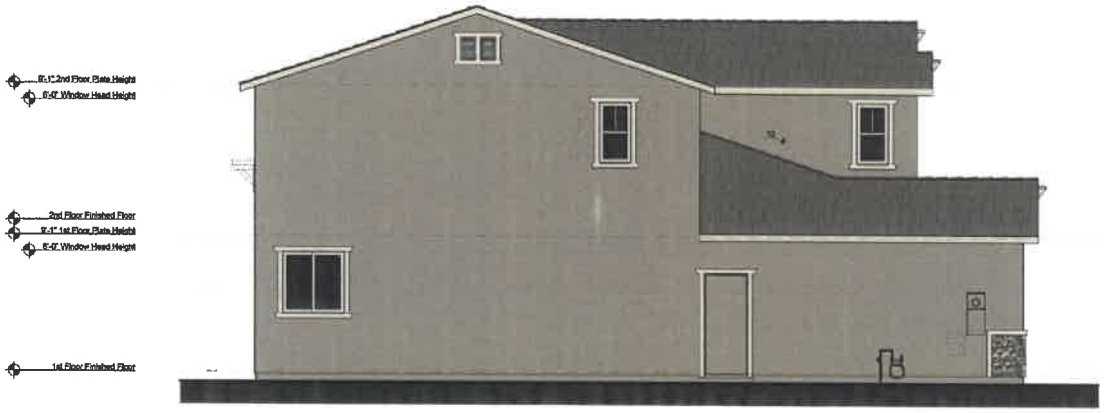
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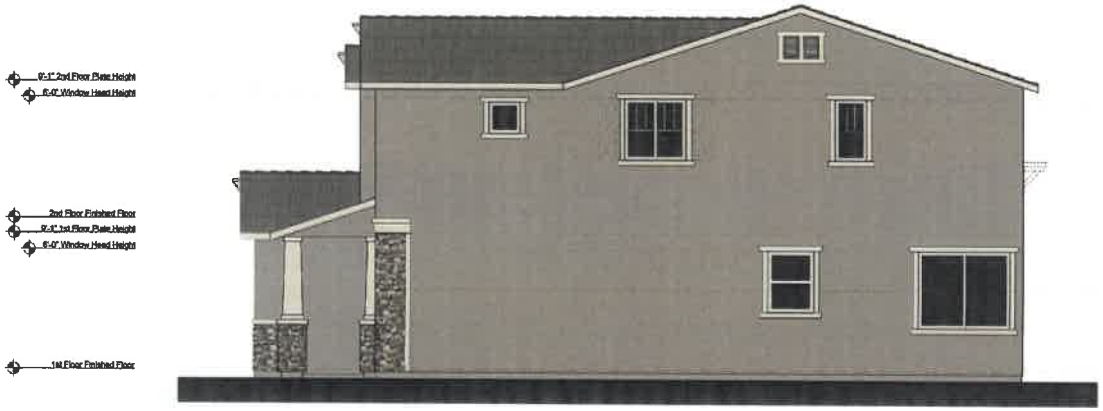
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PLAN V546 - LEFT ELEVATION - CRAFTSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - RIGHT ELEVATION - CRAFSMAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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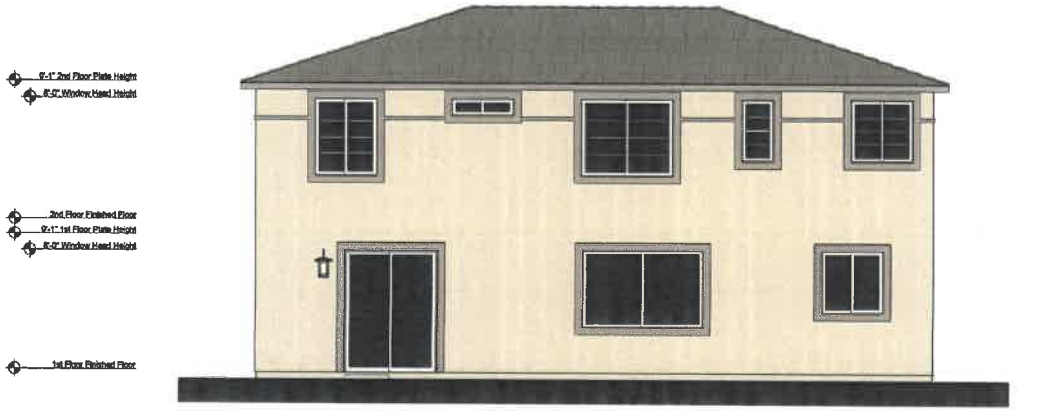
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PLAN V546 - FRONT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - REAR ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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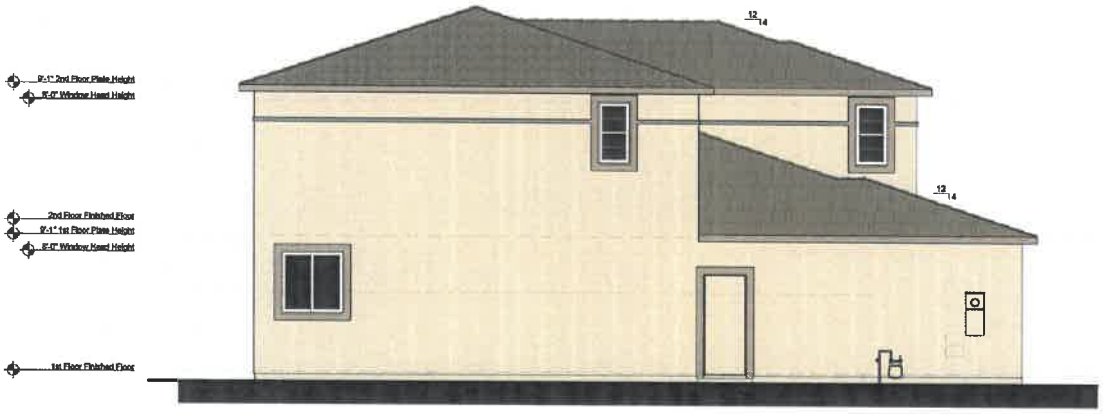
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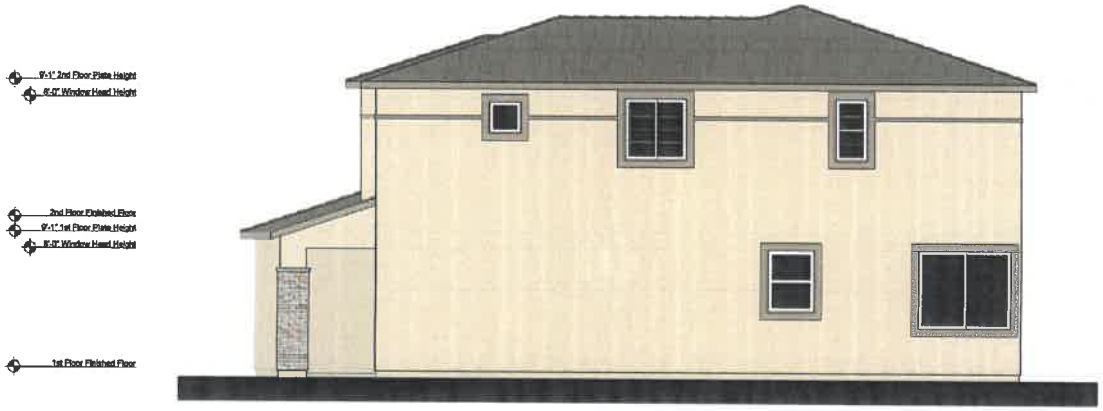
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PLAN V546 - LEFT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS



PLAN V546 - RIGHT ELEVATION - PRAIRIE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

* DASHED ELEMENTS INDICATE STANDARD FEATURE AT ENHANCED LOTS

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SDK ATELIER INC. | Architecture + Planning
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'A' ELEVATIONS
SPANISH

SCHEME #1

BODY STUCCO

SW 7551 GREEK VILLA

TRIM

SW 9111 ANTLER VELVET

SHUTTERS

SW 6257 GIBRALTAR

ENTRY DOOR

SW 6257 GIBRALTAR

GARAGE DOOR

SW 2856 FAIRFAX BROWN

FASCIAS & EAVES

SW 2856 FAIRFAX BROWN

FAUX CLAY PIPES

SW6061 TANBARK

ROOFING



SCHEME #2

BODY STUCCO

SW 6107 NOMADIC DESERT

TRIM

SW 7101 FUTON

SHUTTERS

SW 2801 ROOKWOOD DARK RED

ENTRY DOOR

SW 2801 ROOKWOOD DARK RED

GARAGE DOOR

SW 7026 GRIFFIN

FASCIAS & EAVES

SW 7026 GRIFFIN

FAUX CLAY PIPES

SW6061 TANBARK

ROOFING



SCHEME #3

BODY STUCCO

SW 7541 GRECIAN IVORY

TRIM

SW7506 LOGGIA

SHUTTERS

SW 9126 HONED SOAPSTONE

ENTRY DOOR

SW 9126 HONED SOAPSTONE

GARAGE DOOR

SW 7515 HOMESTEAD BROWN

FASCIAS & EAVES

SW 7515 HOMESTEAD BROWN

FAUX CLAY PIPES

SW6061 TANBARK

ROOFING



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'B' ELEVATIONS
CRAFTSMAN

SCHEME #4

BODY STUCCO
SW 7542 NATUREL

TRIM
SW 0038 LIBRARY PEWTER

SIDING
SW 7047 PORPOISE

SHUTTERS
SW 7047 PORPOISE

FASCIAS, EAVES & CORBELS
SW 0038 LIBRARY PEWTER

ENTRY DOOR
SW 7639 ETHEREAL MOOD

GARAGE DOOR
SW 7639 ETHEREAL MOOD

ROOFING

EAGLE ROOFING- PONDEROSA 5687 BROWN GRAY RANGE OR EQUAL

STONE VENEER

ELDORADO- LEDGE CUT 33 - OCEAN FLOOR OR EQUAL

SCHEME #5

BODY STUCCO
SW 7045 INTELLECTUAL GRAY

TRIM
SW 7526 MAISON BLANCHE

SIDING
SW 2848 ROYCROFT PEWTER

SHUTTERS
SW 2848 ROYCROFT PEWTER

FASCIAS, EAVES & CORBELS
SW 7526 MAISON BLANCHE

ENTRY DOOR
SW 7020 BLACK FOX

GARAGE DOOR
SW 7020 BLACK FOX

ROOFING

EAGLE ROOFING- PONDEROSA 5689 BROWN RANGE OR EQUAL

STONE VENEER

ELDORADO- STACKED STONE DRY CREEK OR EQUAL

SCHEME #6

BODY STUCCO
SW 6151 QUIVER TAN

TRIM
SW 7511 BUNGALOW BEIGE

SIDING
SW 6061 TAN BARK

SHUTTERS
SW 6061 TAN BARK

FASCIAS, EAVES & CORBELS
SW 7511 BUNGALOW BEIGE

ENTRY DOOR
SW 7054 SUITABLE BROWN

GARAGE DOOR
SW 7054 SUITABLE BROWN

ROOFING

EAGLE ROOFING- PONDEROSA 5809 LOMITA RANGE OR EQUAL

STONE VENEER

ELDORADO- CLIFFSTONE- MONTECITO OR EQUAL

BEAZER HOMES
Beazer Homes
310 Commerce, Suite 150, Irvine, CA
www.beazer.com

KIEL
HIGHLANDS, CA
JOB #: 126-21145

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'C' ELEVATIONS
PRAIRIE

SCHEME #7

BODY STUCCO

SW7015 REPOSE GRAY

TRIM

SW7017 DORIAN GRAY

ENTRY DOOR

SW7630 RAISIN

GARAGE DOOR

SW7019 GAUNTLET GRAY

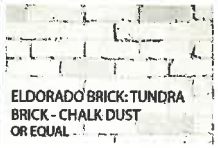
FASCIAS & EAVES

SW7017 DORIAN GRAY

ROOFING



BRICK VENEER



SCHEME #8

BODY STUCCO

SW7528 WINDSOR GREIGE

TRIM

SW7550 RESORT TAN

ENTRY DOOR

SW2846 ROYCROFT BRONZE GREEN

GARAGE DOOR

SW7048 URBANE BRONZE

FASCIAS & EAVES

SW7048 URBANE BRONZE

ROOFING



BRICK VENEER



SCHEME #9

BODY STUCCO

SW7569 STUCCO

TRIM

SW2827 COLONIAL REVIVIAL STONE

ENTRY DOOR

SW7622 HOMBURG GRAY

GARAGE DOOR

SW7047 PORPOISE

FASCIAS & EAVES

SW2827 COLONIAL REVIVIAL STONE

ROOFING



BRICK VENEER



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Exhibit 4:

Landscape Plan

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Conceptual Landscape Master Plan

Sheet LC-1



STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MWELO ZONE 4
	STREET TREES: 24" BOX			
	Santa Ana Canyon Road FLATANUS A. 'BLOODGOOD'	BLOODGOOD LONDON PLANE (STD.)	14	M
	INTERNAL STREET TREES: 24" BOX			
	Cabo del Oeste KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	55	L
	A Street ULMUS P. 'DRAKE'	DRAKE EVERGREEN ELM	40	L
	B Street PYRUS C. 'BRADFORDII'	BRADFORD PEAR	54	M
	FLOWERING ACCENT TREES: 24" BOX			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	13	L
	CITRUS SPP. SEMI-DWARF	SEMI-DWARF CITRUS	16	M
	LAGERSTROEMIA 'YUMA'	YUMA CRAPE MYRTLE	15	M
	PRUNUS C. 'PURPLE PONY'	PURPLE LEAF PLUM	13	M

(See sheet LC-3 for full Planting Legend)

Total Landscape Area = 377,377 s.f.

North

0 30' 60' 180'

Scale 1" = 60'

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October 15, 2021

Kiel Highland

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Conceptual Details

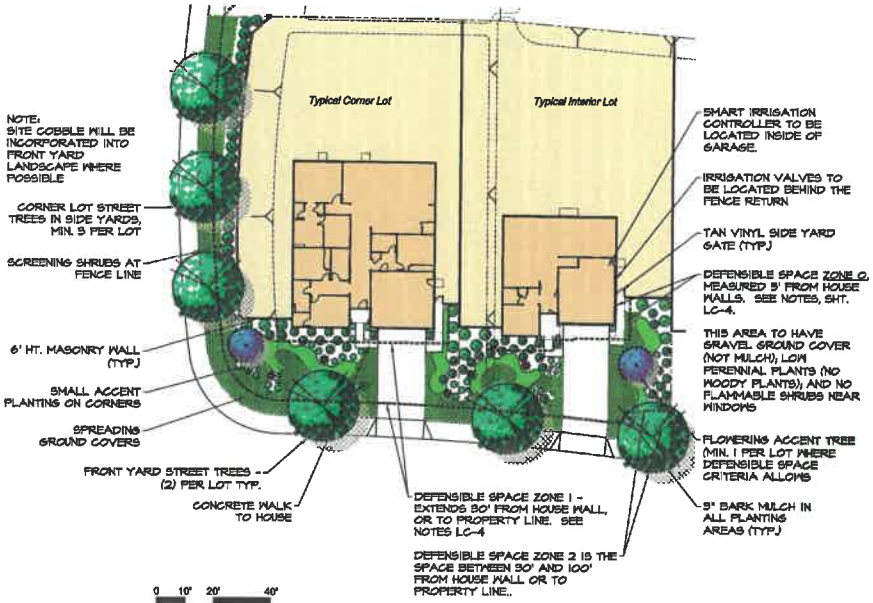
Sheet LC-3

Landscape Notes:

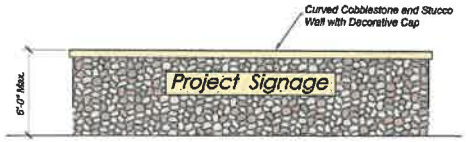
1. All common area landscaping shall be maintained by the Homeowner Association.
2. Street trees shall be located minimum of:
   - 7' from sewer, water, electrical & drainage lines
   - 10' from street lights
   - Outside of street corner sight lines
3. All planted areas with less than 3% slope shall receive a min 3" layer of shredded wood bark mulch. project landscaping shall comply with the requirements in Chapter 14.0 of the City Municipal Code.
4. Landscaping complies with requirements of the City of Highland MC 16.40.390 Water Efficient Landscape Requirements.
5. All landscaped areas shall be irrigated with a permanent automatic irrigation system utilizing a smart controller with weather sensing capabilities and rain sensing override, low precipitation rate rotors or drip irrigation.
6. No invasive plant species shall be used.
7. Perimeter fencing at open space to be tubular steel.
8. All slopes over 5 ft. height shall have jute netting to control erosion.
9. Private irrigation sub-meters shall be installed at each residence.
10. Landscaping shall utilize native and naturalized plant material which is drought tolerant and fire resistive.

Design Statement:

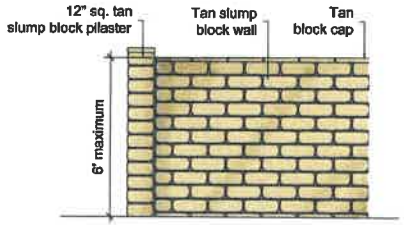
The Community has been designed utilizing native and naturalized plant material, with a state of the art irrigation system, for a landscape which is attractive as well as low maintenance, drought tolerant, and fire sensitive. Both the landscaped street frontage on Santa Ana Canyon and the street theme connections to existing adjacent neighborhoods blend into the surrounding community.



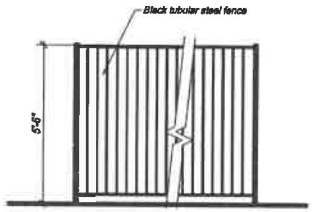
Typical Front Yard Landscaping Enlargement



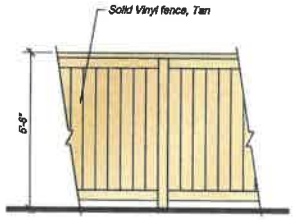
(A) Entry Monument Preliminary Concept



(B) Masonry Wall Preliminary Concept



(C) Tubular Steel View Fence Preliminary Concept



(D) Vinyl Fence Preliminary Concept

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	HYDRO-ZONE 4	% OF TOTAL
	SLOPE TREES, 15 GAL.				
	HETEROMELES ARBUTIFOLIA	TOYON	4	L	1.7%
	PRUNUS LYONII	CATALINA CHERRY	4	L	1.7%
	QUERCUS AGRIFOLIA	COAST LIVE OAK	18	L	7.8%
	STREET TREES, 24" BOX				
	Santa Ana Canyon Road PLATANUS A. 'BLOODSGOOD'	BLOODSGOOD LONDON PLANE (STD.)	14	M	6.0%
	INTERNAL STREET TREES, 24" BOX				
	Cabo del Oeste KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	33	L	15.0%
	A Street ULMUS P. 'DRAKE'	DRAKE EVERGREEN ELM	40	L	17.4%
	B Street PYRUS C. 'BRADFORDII'	BRADFORD PEAR	59	M	25.5%
	FLOWERING ACCENT TREES, 24" BOX				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	13	L	5.6%
	CITRUS SPP. SEMI-DWARF	SEMI-DWARF CITRUS	16	M	7.0%
	LAGERSTROEMIA 'YUMA'	YUMA CRAPE MYRTLE	15	M	6.5%
	PRUNUS C. 'PURPLE PONY'	PURPLE LEAF PLUM	13	M	5.6%
	GRADED SLOPES, SHRUBS, (40% 5 GAL / 60% 1 GAL.)				
	ALOE SPP.	ALOE		L	
	EPILOBIUM SPP.	CALIFORNIA FUCHSIA		L	
	HESPERALOE PARVIFLORA	RED YUCCA		L	
	RHUS INTEGRIFOLIA	LEMONADE BUSH		L	
	GRADED SLOPE GROUNDCOVER, FLATS @ 12" O.C.				
	BACCHARIS P. 'PIGEON POINT'	COYOTE BUSH		L	
	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM		L	
	COMMON AREA AND FRONT YARD SHRUBS, (80% 5 GAL / 20% 1 GAL.)				
	ABUTILON PALMERI	INDIAN MALLOW		L	
	AGAVE SPP.	AGAVE SPECIES		L	
	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE		L	
	CISTUS SPP.	ROCKROSE		L	
	DIETES BICOLOR	FORTNIGHT LILY		L	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		L	
	VERBENA L. 'DE LA MINA'	DE LA MINA VERBENA		L	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY		L	
	PARKWAY AND FRONT YARD GROUND COVER, FLATS @ 12" O.C. / 1 GAL. @ 5' O.C.				
	ALOE SPP.	ALOE		L	
	CISTUS SPP.	ROCKROSE		L	
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY		L	
	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM		M	
	SENECIO SERPENS	BLUE CHALKSTICKS		L	
	ORNAMENTAL VINES, (5 GAL. @ 10' O.C.)				
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE		M	
	MACFADYENA UNGUIS CATI	CATS CLAW VINE		L	
	BIOFILTRATION BASIN GRASSES, 1 GAL. @ 12" O.C.				
	CAREX TUMILICOLA	FOOTHILL SEDGE		L	
	JUNCUS P. 'CANYON GREY'	GRAY RUSH		L	
	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE		L	
	MUHLENBERGIA RIGENS	MUHLY GRASS		L	

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Conceptual Maintenance and Water Use Plan
Sheet LC-5



Maintenance Legend

- HOA Maintained Open Space
- HOA Maintained Slopes
- HOA Maintained Basin
- HOA Maintained Parkways & Easement
- Private Homeowner Maintained Slopes
- Private Homeowner Maintained Front Yards
- * 3 ft. wide Black Tubular Steel Maintenance Access Gate
- ** Black Tubular Steel Maintenance Vehicular Access Gate
- HOA Maintained Drainage Channel

Preliminary Water Efficient Landscape Worksheet

Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	PF/IE	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Reference (Evapotranspiration (ET$_o$))				Project Type	Residential		0.55
Hydrozone # / Planting				ETAF			
Regular Landscape Areas							
HOA Open Space - LW	0.2	Overhead	0.75	0.27	68,326	18,220	628,089
HOA Slopes - LW	0.2	Drip	0.81	0.25	27,309	6,743	232,445
HOA Parkways - LW	0.3	Drip	0.81	0.37	9,669	3,581	123,448
HOA Slope - LW	0.3	Overhead	0.75	0.40	19,750	7,904	272,453
Private Front Yards	0.5	Drip	0.81	0.37	132,732	49,180	1,694,844
Private Slopes - LW	0.5	Overhead	0.75	0.40	119,562	47,833	1,648,802
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	377,377	133,441	4,599,909
Special Landscape Areas							
			1			0	0
				Totals	0	0	0
						ETWU Total	4,599,909
						Maximum Allowed Water Allowance (MAWA)	7,154,917

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	133,441
Total Area	377,377
Average ETAF	0.35

All Landscape Areas

Total ETAF x Area	133,441
Total Area	377,377
Average ETAF	0.35

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

North

0 30' 60' 180'

Scale 1" = 60'

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san diego ca 92101 619 718 9660

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Exhibit 5:

Wall/Fencing Plan

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Beazer Homes

Conceptual Wall and Fence Plan

Sheet LC-2



Wall and Fence Legend

- Trail Fence to match existing trail fence to the east of property
- 6 ft. Tan Slump Block Wall with 4" CMU cap and 12" square pilasters at corners (B LC-3)
- 6'-6" Tan, Solid Vinyl Yard Fence with 3 ft. wide gate at garage return (D LC-3)
- Existing Tan Slump Block Wall with 4" cap
- 6'-6" Black Tubular Steel Fence (C LC-3)
- Entry Monument (A LC-3)
- * 3 ft. wide Black Tubular Steel Maintenance Access Gate
- ** Black Tubular Steel Maintenance Vehicular Access Gate

North

0 30' 60' 180'

Scale 1" = 60'

rla 2581

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October 15, 2021

Exhibit 6:

Rough Grading Plan

CITY OF HIGHLAND, CALIFORNIA
ROUGH GRADING PLAN
TRACT 20142

GRADING NOTES

GENERAL

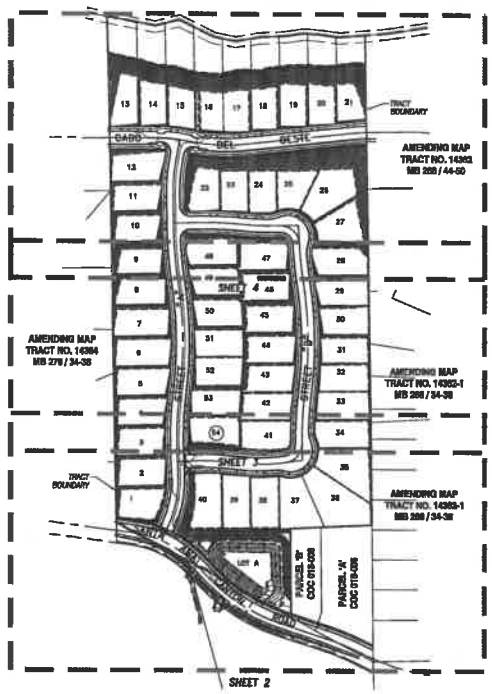
1. ALL GRADING SHALL CONFORM TO THE CURRENT CITY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND THESE PROVISIONS.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY _____ DATED _____ 20____, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOLOGICAL ENGINEER STATING THAT THE ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS THAT ARE REQUIRED SHALL BE PROVIDED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE FINE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN IS REQUIRED PRIOR TO OCCUPANCY PERMITS BEING ISSUED.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
7. ANY ON-SITE RETAINING WALLS WILL REQUIRE APPROVAL AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF GRADING. APPROVED SEQUENCED GRADING WITH 1-1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR START OF GRADING PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN.)
8. ANY IMPROVEMENT CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER.
9. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
10. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES, TO THE SATISFACTION OF THE SOILS ENGINEER.
12. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY ENGINEER'S OFFICE AT (909) 864-8732, EXT. 240, FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION MAY BE REJECTED AND, IF REJECTED, SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
14. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PRE-GRADING MEETING TWO WORKING DAYS PRIOR TO THE START OF WORK.
15. ALL ACTIVE IRRIGATION LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED WITH 12-GAUGE DIPPED AND WRAPPED WELDED STEEL PIPE.
16. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
17. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
18. THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOILS REPORT.
19. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO PROVIDE A BOND WITH NEW FILL, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D1557-78 OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER.
20. IF ANY UNFORESEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
21. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
22. AN AS-GRADED GRADING PLAN AND THE CERTIFICATION OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES ARE TO BE SUBMITTED TO THE CITY ENGINEER PRIOR TO RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
23. ANY DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO CITY OF HIGHLAND STANDARDS. NOTE THAT 4' OF SIDEWALK AT A 2% SLOPE SHALL BE MAINTAINED BEHIND DRIVE APPROACHES PER TITLE 24 AND ADA REQUIREMENTS.
24. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 811, TWO WORKING DAYS BEFORE DIGGING. NO INSPECTION WILL BE PROVIDED BY THE CITY ENGINEER'S OFFICE, AND NO CONSTRUCTION PERMIT ISSUED INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
25. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF HIGHLAND. PRIOR TO PERMIT ISSUANCE, SUBMITTAL OF CORRESPONDENCE FROM THE RWQCB STATING THE BOND NUMBER IS REQUIRED.
26. FOR INSPECTION PURPOSES, THE NORMAL WORK DAY SHALL BE CONSIDERED AS 7:00 A.M. TO 3:30 P.M., MONDAY THROUGH FRIDAY, EXCLUDING LEGAL HOLIDAYS RECOGNIZED BY THE CITY. NEITHER THE SUBDIVIDER, HIS CONTRACTORS, NOR HIS SUBCONTRACTORS SHALL PERFORM ANY WORK OUTSIDE THE ABOVE ENUMERATED WORKING HOURS WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER, AND THE POSTING OF A DEPOSIT IN AN AMOUNT DETERMINED BY THE CITY ENGINEER TO BE USED AS PAYMENT FOR OVERTIME INSPECTION SERVICES.
27. IF THE DEVELOPER IS TO INSTALL FRONT YARD LANDSCAPING, THEN SAID LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.



IN-TRACT STREETS
T.I.=5.5
A.C.

AMENDING MAP TRACT NO. 14364 MB 278 / 34-38

TR 18033 MB 239 / 98-101



INDEX MAP

0 150 450
75 300 600
SCALE: 1" = 150'

LEGEND

BC = BEGIN CURVE	= RETAINING WALL
BVC = BEGIN VERTICAL CURVE	= 2:1 SLOPE
CL = CENTER LINE	
EC = END CURVE	
EVC = END VERTICAL CURVE	= INDEX CONTOURS
FF = BUILDING FINISH FLOOR	
FG = FINISHED GRADE	
FL = DRAINAGE FLOW LINE	= DAYLIGHT LINE
FS = FINISH SURFACE	
LP = LOW POINT	= FLOW ARROW
PCC = POINT OF COMPOUND CURVE	
PI = POINT OF INTERSECTION	= DISTURBED AREA
TC = TOP OF CURB	

SOILS ENGINEER'S STATEMENT:

I, THE UNDERSIGNED SOILS ENGINEER, HAVE REVIEWED THESE PLANS AND AM SATISFIED THAT THEY ARE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED FOR THIS SITE, DATED _____ 20____, AND ANY AMENDMENTS THEREOF.

SIGNATURE: _____

REGISTRATION NO.: _____

PRINT NAME: _____

PHONE: _____

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT CONC. DOWN DRAIN PER DETAIL A, SEE SHEET 5.
2	CONSTRUCT CONC. TERRACE DRAIN PER DETAIL B, SEE SHEET 6.
3	CONSTRUCT SPLASH WALL PER DETAIL A, SEE SHEET 5.
4	CONSTRUCT 2'x2' GRATING CATCH BASIN-ALLEY (LONGITUDINAL) PER SPPWC STD. PLAN NO. 304-4.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "C" OF CERTIFICATE OF COMPLIANCE NO. COC 018-008, FILE NO. LLA 018-004, RECORDED JUNE 06, 2019 AS INSTRUMENT NO. 2019-0194283 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89° 17' WEST AND 878 FEET DISTANT FROM THE CENTER OF SAID SECTION 1 AS SHOWN ON MAP RECORDED IN BOOK 10B, PAGES 33-34 OF RECORDS OF SURVEY, SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF TRACT 14362-1 AS RECORDED IN MAP BOOK 288, PAGES 34-37, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00° 33' 33" WEST, ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 1028.87 FEET TO A POINT IN THE CENTER OF THE NORTH FORK DITCH, SAID CENTER OF NORTH FORK DITCH ALSO BEING THE SOUTH BOUNDARY LINE OF TRACT 19033 AS RECORDED IN MAP BOOK 239, PAGES 98-101, RECORDS OF SAID COUNTY;

THENCE WESTERLY ALONG THE CENTER OF SAID DITCH, SOUTH 85° 17' 02" WEST, A DISTANCE OF 68.35 FEET; THENCE NORTH 62° 21' 18" WEST, A DISTANCE OF 0.00 FEET;

THENCE NORTH 89° 14' 51" WEST, A DISTANCE OF 37.84 FEET;

THENCE SOUTH 81° 28' 28" WEST, A DISTANCE OF 48.66 FEET;

THENCE SOUTH 67° 04' 05" WEST, A DISTANCE OF 66.30 FEET;

THENCE SOUTH 80° 02' 26" WEST, A DISTANCE OF 64.81 FEET;

THENCE NORTH 79° 45' 15" WEST, A DISTANCE OF 58.62 FEET;

THENCE NORTH 63° 20' 33" WEST, A DISTANCE OF 103.01 FEET;

THENCE SOUTH 75° 53' 05" WEST, A DISTANCE OF 63.63 FEET;

THENCE NORTH 79° 23' 17" WEST, A DISTANCE OF 139.71 FEET TO A POINT 676 FEET DISTANT AT RIGHT ANGLES FROM THE SAID WEST BOUNDARY LINE, SAID POINT ALSO BEING ON THE NORTHERLY PROJECTION OF THE EASTERLY BOUNDARY LINE OF TRACT 14364 AS RECORDED IN MAP BOOK 278, PAGES 34-38, RECORDS OF SAID COUNTY, AS SHOWN ON SAID MAP;

THENCE SOUTHERLY ALONG SAID NORTHERLY PROJECTION LINE, SOUTH 01° 28' 52" EAST, A DISTANCE OF 835.29 FEET;

THENCE SOUTH 00° 06' 35" EAST, A DISTANCE OF 314.23 FEET;

THENCE SOUTH 01° 03' 19" EAST, A DISTANCE OF 197.33 FEET;

THENCE SOUTH 00°20' 43" EAST, A DISTANCE OF 98.00 FEET;

THENCE SOUTH 00°01' 54" EAST, A DISTANCE OF 93.14 FEET;

THENCE SOUTH 01° 02' 27" EAST, A DISTANCE OF 416.16 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 14364;

THENCE SOUTH 01° 24' 35" EAST, A DISTANCE OF 224.83 FEET;

THENCE NORTH 00° 33' 52" WEST, PARALLEL TO SAID WEST BOUNDARY LINE, A DISTANCE OF 235.54 FEET;

THENCE NORTH 87° 16' 43" EAST, A DISTANCE OF 270.15 FEET TO A POINT ON SAID WEST BOUNDARY LINE;

THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00° 33' 52" WEST, A DISTANCE OF 244.35 FEET; THENCE NORTH 00° 33' 52" WEST, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ALL WATER RIGHTS AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 353, PAGE 353 OF DEEDS AND IN DOCUMENT RECORDED APRIL 14, 1903 AS INSTRUMENT NO. 63-072390 OF OFFICIAL RECORDS.

APN: 1210-371-01

OWNER/APPLICANT

BRAZER HOMES HOLDINGS CORP.
ATTN: KIM MOLINA
310 COMMERCE, SUITE 150
IRVINE, CA 92602
(714) 505-3933

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504

TOPOGRAPHY SURVEYOR

AERO-WEST MAPPING CORPORATION
1867 BUSINESS CENTER DRIVE, SUITE 5A
SAN BERNARDINO, CA 92408
TELEPHONE: (909) 889-2420
DATE OF AERIAL SURVEY: 10/04/2017

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT
SEWER:	EAST VALLEY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE:	AT&T, VERIZON
CABLE:	TIME WARNER

EARTHWORK QUANTITIES

CUT: 65,200 C.Y. FILL: 65,200 C.Y.
IMP: 0 C.Y.

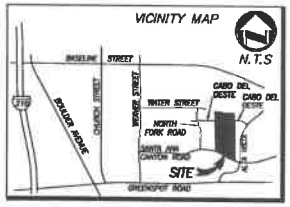
THE QUANTITY SHOWN ABOVE IS FOR BONDING PURPOSES ONLY. SHRINKAGE, SUBSIDENCE AND SURFACE LOSS FACTORS ARE NOT INCLUDED. THE CONTRACTOR IS TO BUILD THE PROJECT PER PLAN AND BID PER THEIR OWN QUANTITY "TAKE-OFF"

NO. OF PROPOSED LOTS

54 RESIDENTIAL LOTS, 1 BASIN

SHEET INDEX

SHEET 1	INDEX MAP, GENERAL NOTES
SHEET 2	ROUGH GRADING PLAN
SHEET 3	ROUGH GRADING PLAN
SHEET 4	ROUGH GRADING PLAN
SHEET 5	DETAILS
SHEET 6	SECTIONS
SHEET 7	EROSION CONTROL PLAN



DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
ELEVATION: 1327.363
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN, 75' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 30.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 80814
EXP. 3-31-23
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0288
Under the Supervision of: Robert N. Nunn, REE, 80814 Date

REVISIONS			
MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

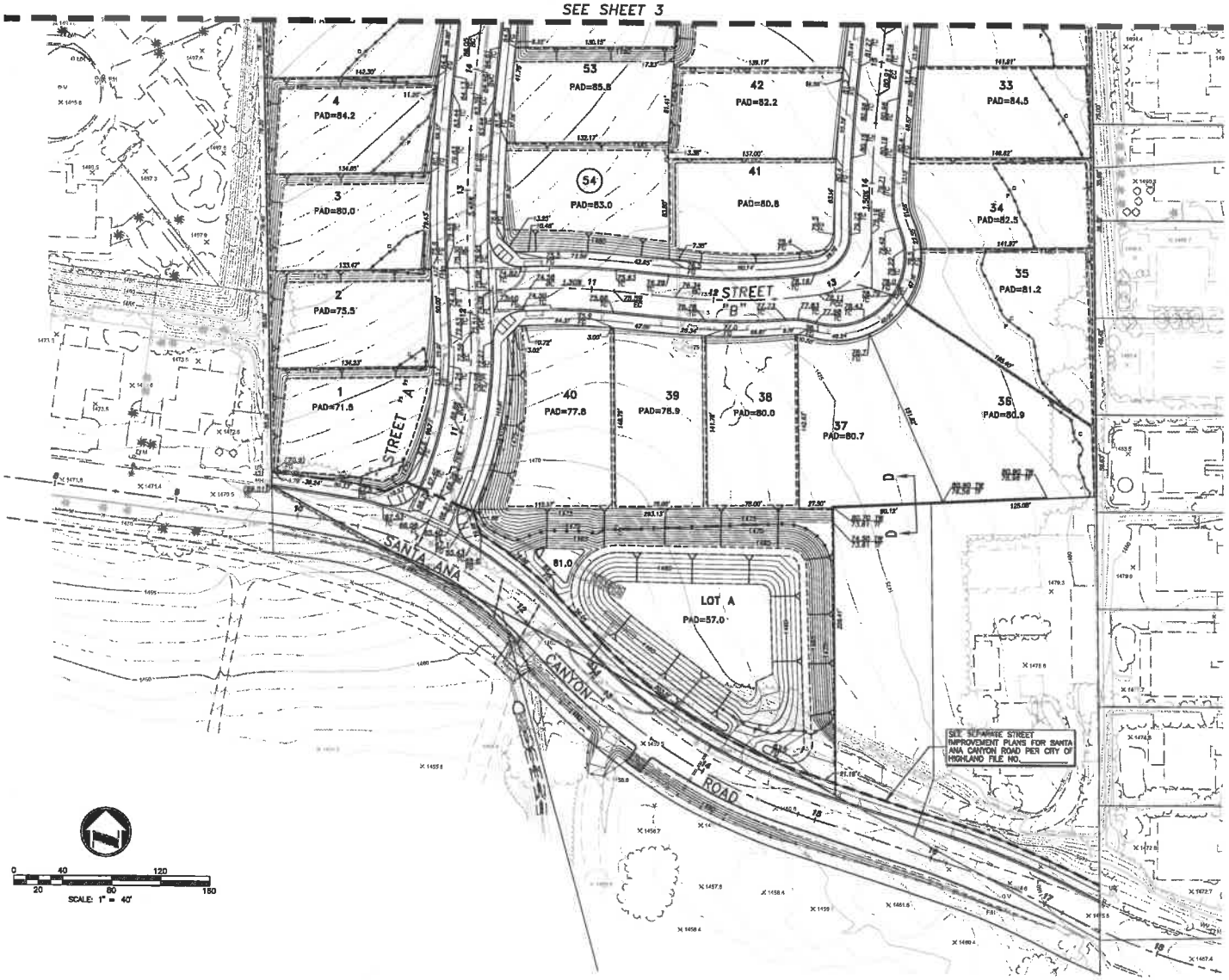
APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

ROUGH GRADING PLAN
TRACT 20142
HIGHLAND, CA. 2346
TITLE SHEET

DRAWER NO.

SHEET 1 OF 7

Plot Date: 8/5/2021



DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK:
ELEVATION: 1327.363
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN, 78' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6979 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0588

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

ROUGH GRADING PLAN

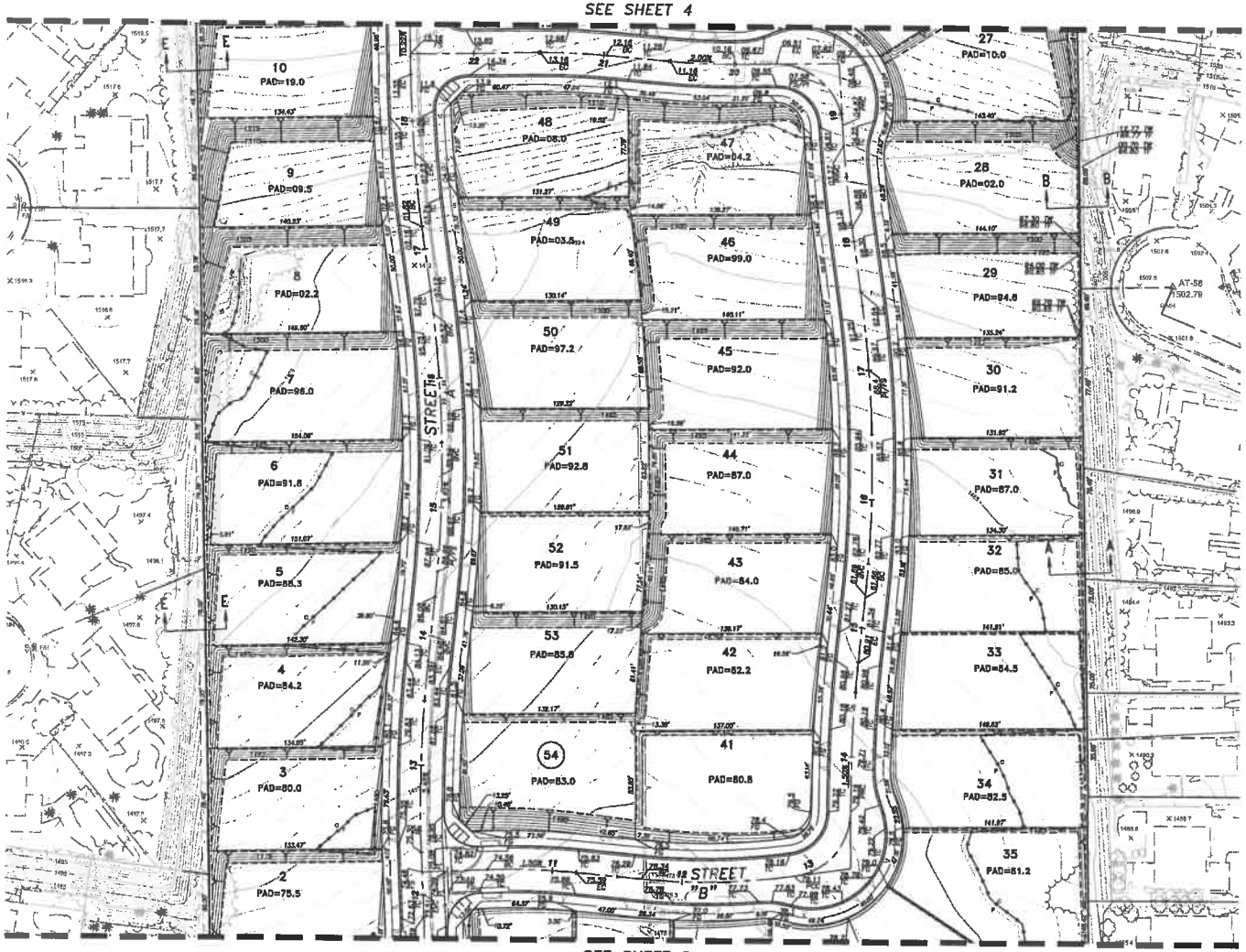
TRACT 20142
HIGHLAND, CA. 2346
ROUGH GRADING PLAN

DRAWING NO.

SHEET 2 OF 7

Plot Date: 8/3/2021

SEE SHEET 4



SEE SHEET 2

0 40 120
20 80 160
SCALE: 1" = 40'

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
ELEVATION: 1327.363
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN, 76' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 33.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL
REGISTERED PROFESSIONAL ENGINEER
NO. 69614
EXP. 9-31-23
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0244

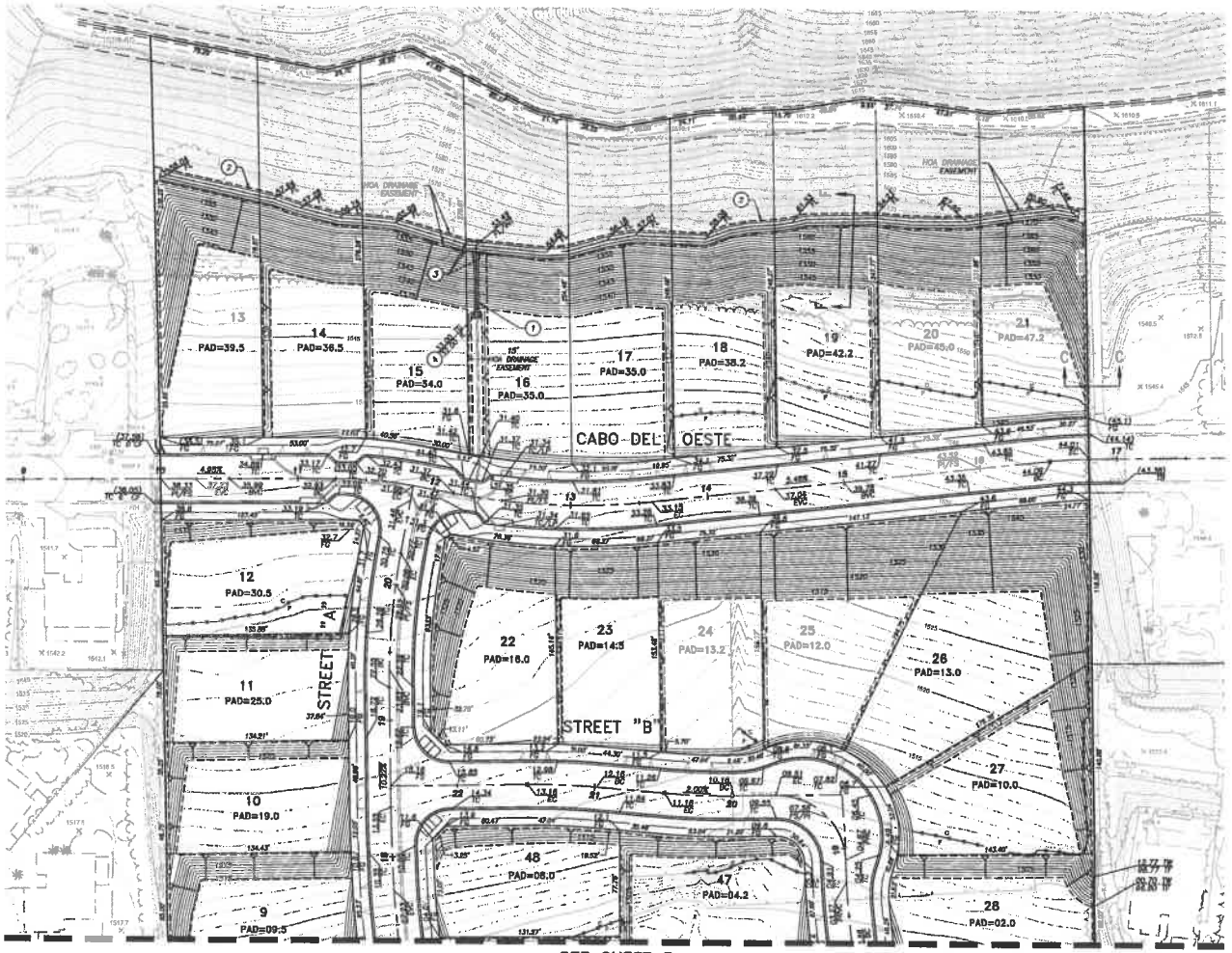
REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND
APPROVED BY _____ PLANNING
APPROVED BY _____ BUILDING AND SAFETY

ROUGH GRADING PLAN
TRACT 20142
HIGHLAND, CA. 2346
ROUGH GRADING PLAN

DRAWER NO.
SHEET 3 OF 7
Plot Date: 8/3/2021



SEE SHEET 3

SCALE: 1" = 40'

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT CONC. DOWN DRAIN PER DETAIL A, SEE SHEET 5.
2	CONSTRUCT CONC. TERRACE DRAIN PER DETAIL B, SEE SHEET 6.
3	CONSTRUCT SPLASH WALL PER DETAIL A, SEE SHEET 5.
4	CONSTRUCT 2'x2' GRATING CATCH BASIN-ALLEY (LONGITUDINAL) PER SPPWC STD. PLAN NO. 304-4.

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
ELEVATION: 1327.383
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN. 78' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL
REGISTERED PROFESSIONAL ENGINEER — RICHARD B. BROWN — NO. 60116 — EXP. 3-31-23 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6875 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0266
Under the Supervision of: Richard B. Brown, R.C.E. 60116 Date

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

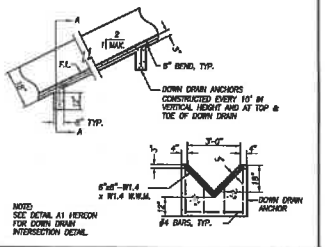
ROUGH GRADING PLAN

TRACT 20142
HIGHLAND, CA. 2346
ROUGH GRADING PLAN

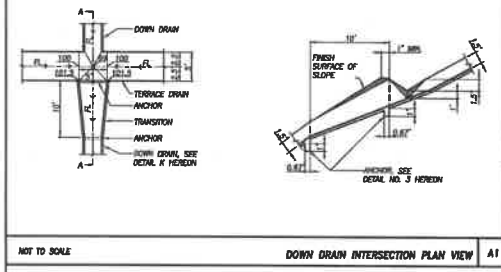
DRAWING NO.

SHEET 4 OF 7

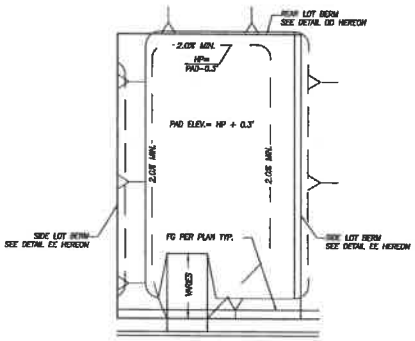
Plot Date: 8/5/2021



NOT TO SCALE — DOWN DRAIN — A

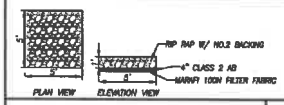


NOT TO SCALE — DOWN DRAIN INTERSECTION PLAN VIEW — A1

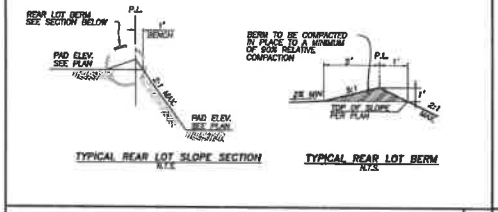


TYPICAL LOT DETAIL
N.T.S

NOT TO SCALE — TYPICAL LOT DETAIL — CC



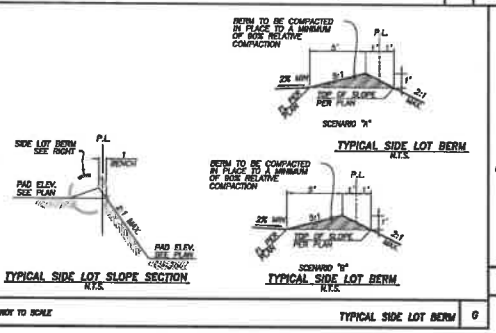
NOT TO SCALE — RIP-RAP DETAIL FOR TYP. 5'X5' PAD — H



TYPICAL REAR LOT SLOPE SECTION
N.T.S

TYPICAL REAR LOT BERM
N.T.S.

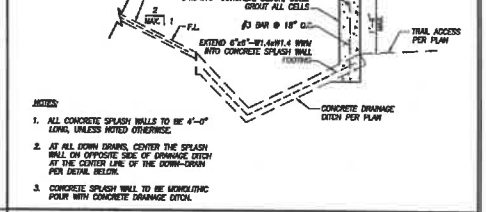
NOT TO SCALE — TYPICAL REAR LOT BERM — F



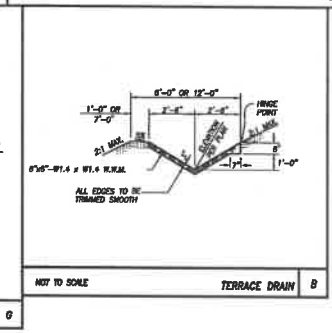
TYPICAL SIDE LOT SLOPE SECTION
N.T.S.

TYPICAL SIDE LOT BERM
N.T.S.

NOT TO SCALE — TYPICAL SIDE LOT BERM — G



NOT TO SCALE — SPLASH WALL - DETAIL — D



NOT TO SCALE — TERRACE DRAIN — B

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
ELEVATION: 1327.363
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN. 78' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL — REGISTERED PROFESSIONAL ENGINEER — No. 80814 — EXP. 9-30-23 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0288

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

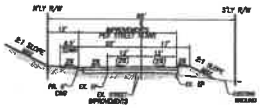
ROUGH GRADING PLAN

TRACT 20142
HIGHLAND, CA. 2346
GRADING DETAILS

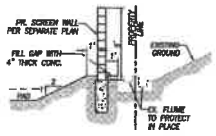
DRAWER NO.

SHEET 5 OF 7

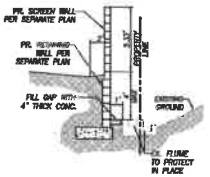
Plot Date: 8/3/2021



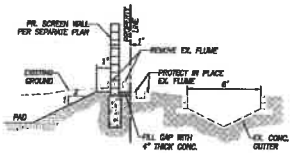
SANTA ANA CANYON ROAD
TYPICAL SECTION
N.T.S.



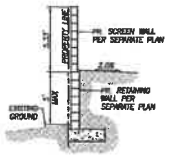
SECTION A-A
N.T.S.



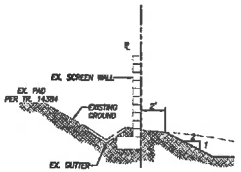
SECTION B-B
N.T.S.



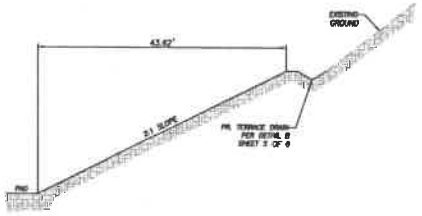
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



SECTION F-F
SCALE 1" = 10'

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
ELEVATION: 1327.363
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE DITCH BASIN, 78' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 80814
EXP. 3-31-23
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan
ENGINEERS
Civil Engineering · Surveying · Planning
5879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-2359

Under the Supervision of: _____ Date

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY | APPROVED BY

PLANNING | BUILDING AND SAFETY

ROUGH GRADING PLAN

TRACT 20142
HIGHLAND, CA. 2346
SECTIONS

DRAWING NO.

SHEET 6 OF 7

Plot Date: 8/5/2021

EROSION CONTROL NOTES

1. [illegible] AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
2. THE DESIGN CIVIL ENGINEER SHALL SUPERVISE EROSION CONTROL WORK AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
3. ALL REMOVABLE PROTECTIVE DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN PROBABILITY EXISTS.
4. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, DESILTING BASINS, ETC.
5. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
7. DESILTING BASINS WHEN UTILIZED, ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL AREAS ARE COMPLETED PER THE ROUGH GRADING PLANS.
8. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
9. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
10. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE RAINY SEASON, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO A STREET, STORM DRAIN OR NATURAL WATER COURSE.
11. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELIZED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
12. CONFORMANCE WITH THE EROSION CONTROL PLAN DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO PROTECT ADJACENT PROPERTIES FROM POSSIBLE DAMAGE WHICH MAY ARISE AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT. EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND ANY OTHER MEASURES WHICH ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
13. SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15. SLOPES CONSTRUCTED AFTER OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREMENTS OF 25 FEET OR LESS MEASURED VERTICALLY.
14. FILL AREAS, WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN TOE OF SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTHWORK OPERATIONS ARE NOT IN PROGRESS.
15. TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
16. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND WHICH ARE SUBJECT TO RUNOFF DURING THE PERIOD OF THE RAINY SEASON. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING.
17. AT THE COMPLETION OF ROUGH GRADING BUT DURING UNDERGROUND UTILITY INSTALLATION, EROSION CONTROL DEVICES NEED NOT BE PLACED IN AREAS OF ACTIVE CONSTRUCTION BUT SHALL BE AVAILABLE ON-SITE. WHEN RAIN PROBABILITY EXISTS EROSION CONTROL MEASURES SHALL BE IMPLEMENTED.
18. AT THE COMPLETION OF STREET PAVING, EROSION CONTROL SHALL BE PLACED IN ACCORDANCE WITH ONE OF THE FOLLOWING ALTERNATES:

    A. SANDBAG VELOCITY REDUCERS, A MINIMUM OF 2 SANDBAGS HIGH, SHALL BE PLACED AT AN ANGLE OF 45° WITH THE CURB AND SHALL BEGIN AT THE CURB AND EXTEND A DISTANCE OF 8' FROM THE CURB (MEASURED PERPENDICULAR TO THE CURB). THE DISTANCE BETWEEN VELOCITY REDUCERS SHALL BE AS FOLLOWS:

STREET GRADE	DISTANCE
LESS THAN 4%:	200' MAXIMUM
4% TO 8%:	100' MAXIMUM
GREATER THAN 8%:	50' MAXIMUM

    NOTE THAT HAY BALES SHALL NOT BE USED ON PAVED STREETS.

    B. PROVIDE EROSION CONTROL ON INDIVIDUAL LOTS INCLUDING, BUT NOT LIMITED TO SANDBAG VELOCITY REDUCERS ON THE LOTS AND IN THE PARKWAY AND CONTINUOUS PLACEMENT OF SANDBAGS ALONG THE TOP OF CURB.

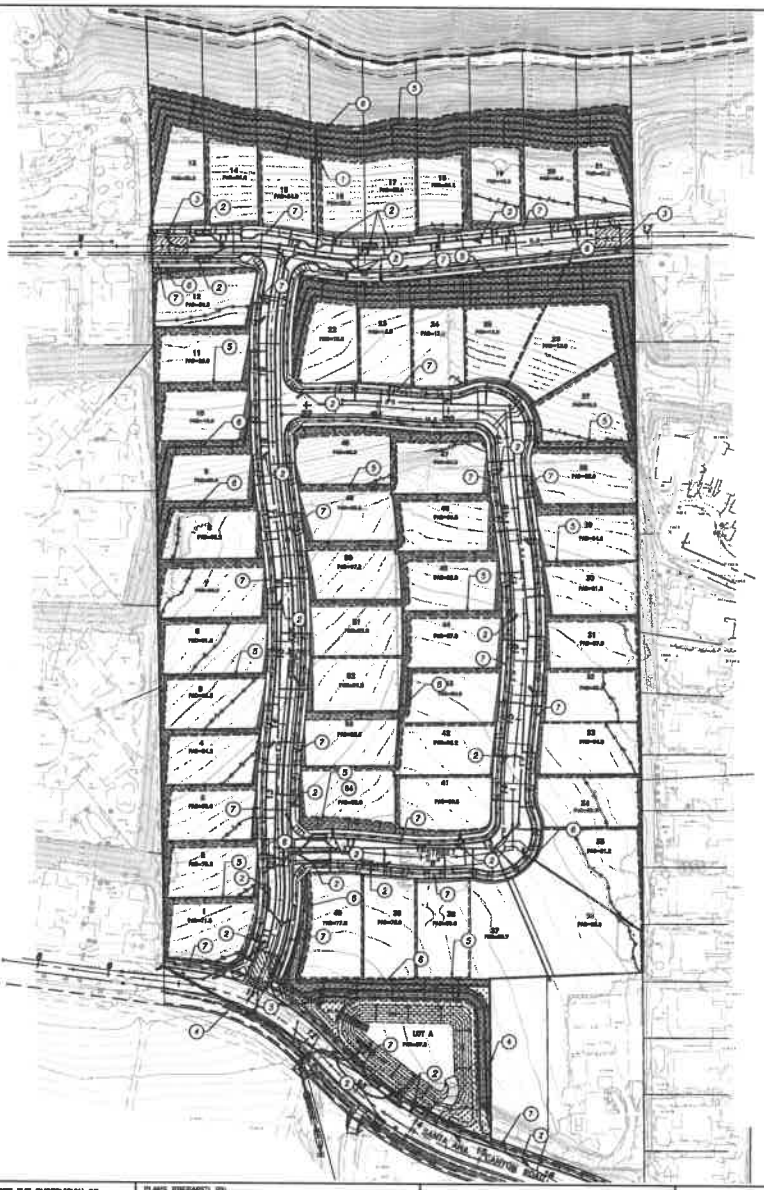
19. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

LEGEND

- GRAVELBAG BARRIER
- FLOWLINE OF PROPOSED CURB CUT-BACK
- SCE — STABILIZE CONSTRUCTION ENTERANCE W\GRAVEL
- SILT FENCE DETAIL
- FIBER ROLL DETAIL
- HYDROSEED OR TEMPORARY STABILIZATION (5)

NOTE—ALL BMP'S ON SITE ARE AS NEEDED FOR CONSTRUCTION PURPOSES & APPROVED BY THE QSP. PLEASE NOTIFY QSD IF LOCATIONS OF BMP'S ARE REMOVED OR RELOCATED. IN THE EVENT OF A NON-VISABLE POLLUTANT BREACH ALL DOWNSTREAM INLETS WILL REQUIRE SAMPLING AS OUTLINED WITH THE SWPPP MANUAL.

0 40 80 160 240 320
SCALE: 1" = 80'



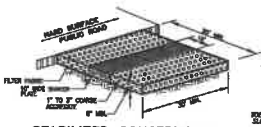
CITY OF HIGHLAND, CALIFORNIA
EROSION CONTROL PLAN
TRACT 20142



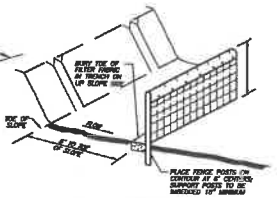
(1) INLET PROTECTION DETAIL
N.T.S.



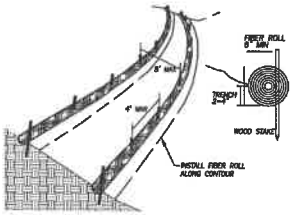
(2) GRAVEL BAG BARRIER DETAIL
N.T.S.



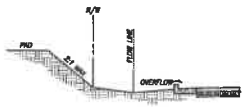
(3) STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



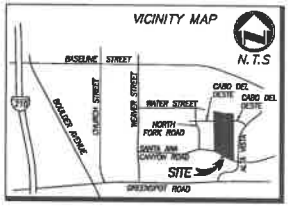
(4) SILT FENCE DETAIL
N.T.S.



(6) FIBER ROLL DETAIL
N.T.S.



(7) CURB CUT-BACK DETAIL
N.T.S.



DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
ELEVATION: 1327.383
DESCRIPTION: 1 1/2" BRASS CAP SET IN SOUTH END OF CONCRETE CITCH INGSN. 78' NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5' EAST OF CENTERLINE OF CHURCH STREET.

SEAL
REGISTERED PROFESSIONAL ENGINEER — No. 25014 — EXP. 3-31-23 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
Under the Supervision of: Robert M. Nunn, REE 25014 Date

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

ROUGH GRADING PLAN
TRACT 20142
HIGHLAND, CA. 2346
EROSION CONTROL PLAN

DRAWER NO.
SHEET 7 OF 7

Plot Date: 6/13/2021

Exhibit 7:

Conceptual Fuel Modification Plan

Kiel Highland

Beazer Homes

Conceptual Fuel Modification Plan

Sheet LC-4



Fuel Modification Plan Legend

- *Irrigated Zone 1 - Homeowner Maintained Private Yard and Slopes. All portions of a resident's flat, level building pad plus portions located on slopes within 50 feet of any habitable structure shall be planted with fire resistant vegetation and maintained to Irrigated Zone 1 criteria. Maintenance will be on-going throughout the year as needed.*
- *Thinning Zone 2 - HOA Maintained Common Open Space (100 feet) This area may include single or small clusters of trimmed, fire resistant native plants up to 18 inches in height and trimmed native trees limbed up to 6 feet above the ground, where 50% of the vegetation is removed. Selected native plant clusters must be separated by at least 1-1/2 times the mature height of the retained plants. The ground cover, native plants, and grasses below the tree canopies shall be weed whipped and maintained to 4" or less in stubble height.*
- FH *Fire Hydrants - Proposed locations. Final locations to be determined by Engineering.*
- * *Emergency / Fire Access Way Entrance - three (3) means of access are provided.*

North

0 30' 60' 180'

Scale 1" = 60'

rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 fourth avenue, suite 302
san diego ca 92101 619 718 9660

October 15, 2021

Attachment 1:

Public Comments

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, Ext: 258 Fax: (909) 862-3180
Contact: Angela Tafolla, Assistant Planner, atafolla@cityofhighland.org
Kim Stater, Assistant Community Development Director, kstater@cityofhighland.org

RECEIVED
SEP 08 2021
CITY OF HIGHLAND

PROJECT NOTICE

The proposal listed below has been filed with the City of Highland Planning Department. You are invited to comment because you may own property or have a regulatory interest in development in the area.

FILE/INDEX: Design Review Application (DRA 21-014) Beazer Homes

APPLICANT: Beazer Homes - Kim Molina

LOCATION: 21.6 Acre parcel north of Santa Ana Canyon Rd. west of Alta Vista (APN No.: 1210-371-51-0000)

PROPOSAL: For the design review of a precise grading plan, building elevations and conceptual landscape plan for fifty-four (54) detached single-family residences associated with Tract No. 20142 (TTM-18-001)

COMMENTS:

Your comments must be received by this office no later than **September 22, 2021**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

Chris Fisher
PRINTED NAME

SIGNATURE

9-4-21
DATE

(Location Map on reverse.)

I am 49 years old and have lived in the city of Highland my entire life. My family has lived in this region, in our current house, for 20 years. We have watched the city add numerous developments of houses, condos, and townhomes, in this region. Often removing orange groves, as is the case with this development. We purchased our current location because of the proximity to groves, mountains and washes. When the city has added these developments, obviously for tax revenue, they have failed to add equivalent public safety. Specifically, police services. The officer to resident ratio is alarming, and much less than surrounding cities. When looking at call for service data, it's clear the majority of law enforcement resources are on the west end of highland. With this development you can anticipate an increase of calls for service in this region with already limited officers per shift. Please share with the residents a plan on how this will be addressed before moving forward with another development and drain on resources.

This development will also bring in many more vehicles on the local roadways. The city has already been derelict in the public works area for our roadways, as is obvious in many areas of the city. The additional vehicles will cause increased noise and deterioration to our roadways and without traffic enforcement as mention above. Cram Elementary is already greatly impacted with traffic and congestion daily without proper enforcement.

The development will also impact roadways with a significant amount of construction traffic. These numerous and large commercial vehicles will be very destructive for the roadways and cause extended traffic delays as is already increasing on Greenspot Road for morning and evening work travel. Again, the city doesn't properly staff public safety services for law enforcement in the city, but more specifically in this region.

The construction work itself will cause serious noise issues for local residents for more than a year. This was a huge problem for residents with the development south of Cram Elementary, in the same region. These projects greatly decrease the quality of life for the surrounding community.

Construction also impacts the community's water quality. During the construction phase, pollutants can end up in the water supply. Once construction is over, the water quality can still be a problem due to an increased demand for water, as well as increased pollution due to additional residents. We are also entering a significant drought, and the addition of 54 homes during a drought is irresponsible.

The city has been negligent and delinquent when it comes services in the east end of Highland. The city adds more and more residents but fails to provide quality family dining options. The city seems only able or willing to bring in fast food restaurants, gas stations, yogurt shops, and nail salons. The majority of east end Highland residents leave Highland for dining options and spend possible tax dollars in the city of Redlands, Riverside, or Rancho Cucamonga.

I strongly oppose this development until the city can implement proper and planned infrastructure for this region. I would encourage the city council to have public safety, public

works, and other necessary resources in place before just building more homes. I understand that Highland residents do not often come forward for public comment on these issues, but believe me, they are being discussed in the community and causing some great citizens to view other locations to live.

Thank you

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, Ext: 258 Fax: (909) 862-3180
Contact: Angela Tafolla, Assistant Planner, atafolla@cityofhighland.org
Kim Stater, Assistant Community Development Director, kstater@cityofhighland.org

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COMMENTS:

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I WISH TO STRONGLY OBJECT TO THE DEVELOPMENT OF THESE HOUSES IN THIS LOCATION FOR THE FOLLOWING REASONS:

NOISE AND DISTURBANCE
LOSS OF PRIVACY
VISUAL AMENITY
HAZARDOUS MATERIALS
LOSS OF TREES

LISA COFFMAN
PRINTED NAME

09/15/21
DATE

SIGNATURE

(Location Map on reverse.)

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, Ext: 258 Fax: (909) 862-3180
Contact: Angela Tafolla, Assistant Planner, atafolla@cityofhighland.org
Kim Stater, Assistant Community Development Director, kstater@cityofhighland.org

RECEIVED
SEP 16 2021
CITY OF HIGHLAND

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This notice is quite a disappointment, but reality dictates that it will happen. We just ask that construction not start before 8 A.M. and that it finish by 5 P.M. at the latest. Orange Groves should be allowed to thrive here, but it seems that "economic growth" will win out, as it almost always does, so please just be considerate of the surrounding residents.

ROMAN TROCHANOWSKI
PRINTED NAME

SEPT. 8, 2021
DATE

SIGNATURE

(Location Map on reverse.)

Angela Tafolla

From: Lauren Rout (Newmark ES) <lauren.rout@sbcusd.k12.ca.us>
Sent: Friday, September 17, 2021 3:23 PM
To: Angela Tafolla; Kim Stater
Subject: Beazer Homes Concern

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

To whom it may concern:

I'm writing in response to the letter I received regarding the Beazar Homes plan for my neighborhood. It is very concerning and upsetting that the city is planning to put in MORE homes in this area. There is already a strain on Greenspot and the traffic is terrible, especially in the mornings and evenings. There is currently already a home project underway further up Greenspot across from the Water District that will be a strain on the roads and now you want to do this. Our community is too small and cannot handle more homes. There is another plan in the mix ON Greenspot near the freeway entrance as well.That would be 3 housing projects with hundreds of homes and cars on the road. The city council members need to look out for the members of the community and the impact all these homes are having on the area. I didn't even mention the Harmony Project that you keep trying to pass. You are not doing anything positive for our community other than putting a strain on the people that live here, a strain on the resources (medical/first responders), a strain on the shops/grocery stores with overcrowding and the city streets. I am highly against ANOTHER housing development that our city council wants to approve.

--
Lauren Rout

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, Ext: 258 Fax: (909) 862-3180
Contact: Angela Tafolla, Assistant Planner, atafolla@cityofhighland.org
Kim Stater, Assistant Community Development Director, kstater@cityofhighland.org

PROJECT NOTICE

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COMMENTS:

Your comments must be received by this office no later than **September 22, 2021**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

First & foremost, my wife and I have lived at 29886 Watson Ct. for the past twenty years. We have enjoyed the orange grove for the privacy and view our lot has. The development of that land would completely take that away from us. The wildlife that exists in that orange grove includes coyotes, rabbits, squirrels, opossums, fox, bobcat and very possibly the Kangaroo rat (protected) that has been found in adjacent properties. The City of Highland would lose one of it's last orange groves with it's historic stone wall running through it.

Jeff Miller
PRINTED NAME

9-19-21
DATE

SIGNATURE

(Location Map on reverse.)

RECEIVED
SEP 21 2021
CITY OF HIGHLAND

Attachment 2

Planning Commission Resolution No. 2021 - ____ for Design Review Application (DRA 21-013)

RESOLUTION NO. 2021-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA NO. 21-013) INCLUDING THE REVIEW OF A SITE PLAN, BUILDING ELEVATIONS, ROUGH GRADING PLAN, CONCEPTUAL LANDSCAPE PLAN, AND MODEL HOME COMPLEX REGARDING THE CONSTRUCTION OF FIFTY-FOUR (54) DETACHED SINGLE-FAMILY RESIDENCES AND A WATER QUALITY BASIN LOCATED ON APPROXIMATELY 21.6 ACRES NORTH OF SANTA ANA CANYON ROAD WEST OF ALTA VISTA (APN NO. 1210-371-51-0000)

APPLICANT: BEAZER HOMES

A. RECITALS

1. On August 18, 2021, the Applicant submitted Design Review Application (DRA No. 21-013), for the review of a site plan, building elevations, rough grading plan, conceptual landscape plan, and model home complex regarding the construction of 54 single-family homes associated with Tentative Tract Map No. 18-001 (TPM No. 20142), located on approximately 21.6 acres north of Santa Anna Canyon Road west of Alta Vista (APN No. 1210-371-51-00001) within the Low Density Residential (2.1 – 6.0 dwelling units per acre) General Plan land use designation and R-1 10,000 single-family residential zone.

3. This development of 54 single-family homes was anticipated in the 2018 Initial Study / Mitigated Negative Declaration certified by the City of Highland Planning Commission on December 4, 2018. The project shall thus comply with the Mitigation Monitoring and Reporting Program adopted concurrently with Mitigated Negative Declaration (ENV 15-003). No further action is required.

6. On November 2, 2021, the Planning Commission of the City of Highland conducted a public meeting on the subject application and concluded the meeting on that date.

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

B. RESOLUTION

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

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

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due

consideration of all evidence and reports offered at said meeting, including the staff report to the Planning Commission dated November 2, 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. Design Review Application Findings of Fact

a. That the proposed project is consistent with the General Plan or Specific Plan.

Response: The project site is within the Low Density (2.1 – 6.0 dwelling units per acre) General Plan land use designation and Single-family Residential (R-1 10,000) zone. The proposed use of the site for construction of fifty-four (54) detached single-family residences with a density of 2.5 dwelling units per acre, is a permitted use within the land use and zone. As required by Planning Condition No. 14 within Planning Commission Resolution No. 2018-022 for the underlying Tract Map (TTM-18-001), approval of a design review application is required prior to construction. In addition to conditions specified within Resolution No. 2018-022, reasonable conditions of approval have been applied to the project to ensure consistency with the Highland Municipal Code and surrounding land uses. Furthermore, a specific plan has not been approved, nor is one required for the site.

b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: The site plan, precise grading plan, building elevations, floor plans, and conceptual landscape plan have been reviewed and conditioned to ensure compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code and the purposes of the land use district in which the site is located. This includes meeting development standards such as minimum lot size, coverage, setbacks, building size and height. The proposed development compliments the surrounding residential land uses while creating an attractive, cohesive combination of architectural styles and landscaping.

c. That the proposed use complies with the City design and landscape standards and criteria.

Response: The proposed landscape plans have been preliminary reviewed by the City's Landscape Architect in accordance with City ordinances and

regulations. As required by Planning Conditions within Resolution No. 2018-022 for the underlying Tract Map (TTM-18-001), approval of landscape plans is required prior to construction. In addition to conditions specified within Resolution No. 2018-022, reasonable conditions of approval have been applied to the project to ensure consistency with the Highland Municipal Code and surrounding land uses. Furthermore, prior to installation of any landscape improvements associated with the project, the Applicant will be required to submit the landscape plans into plan check and receive approval prior to installation of landscaping.

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 development has been reviewed by the City and it has been determined that the single-family residences will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity. The conditions of approval have been modified to ensure compliance with applicable development policies and standards within the city. Also, the proposed project will be constructed in compliance with applicable building codes and conditions.

4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA No. 21-013) for fifty-four (54) detached single-family residences.

C. ADOPTION OF RESOLUTION

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

PASSED, APPROVED AND **ADOPTED** this 2nd day of November 2021

ATTEST:

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

ATTACHMENT "A"

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: October 22, 2021

Applicant: Beazer Homes

File/Index: Design Review Application (DRA 21-013)

Proposal: A site plan, building elevations, rough grading plan, conceptual landscape plan, and model home complex regarding the construction of 54 single-family homes.

Location: A 21.6-acre site located on the North side of Santa Ana Canyon Road, approximately 500 feet West of Alta Vista Street, Highland CA. (APN: 1210-371-51-0000)

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that include the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application (DRA 21-013) is conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. These entitlements 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 conditional use permit, design review and tentative tract map application have occurred within thirty-six (36) months from the approval date, this conditional use permit 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 a one-year extension of time, up to 3 times, for a period of not to exceed an additional thirty-six (36) months from the initial approval date off the project. 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 community development department no less than 30 calendar days

nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The proposed entitlements permit the 54 single-family homes and 1 40,290 square foot detention basin. Submittal includes a site plan, wall and fencing plan, architectural elevations, rough grading plans, and landscaping plans.

3. The operator and recorded 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. Plan check shall begin prior to receipt of this signed documentation.

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

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

6. Design Review No. 21-013 shall comply with the Conditions of Approval for Tract Map No. 20142 (TTM-18-001) as provided in Planning Commission Resolution No. 2018-022.

7. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

8. If the property will remain undeveloped for longer than 6 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust control.

Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.

9. The applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.

10. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.

11. Conceptual Landscape Plan submitted for review by the City's Landscape Architect shall include the following:

    a. The type and location of all trees, shrubs and groundcover.

    b. All garden and retaining walls noted on the project plans. All walls and fences shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-block face, columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence.

    c. Landscape plans in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code (HMC). A minimum of three (3) copies of the landscape plan shall be submitted to the Planning Division for plan check in conjunction with the construction plans, and landscaping shall be installed prior to final inspection. The landscape plans shall incorporate all requirements of HMC Chapter 16.40.390.

    d. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.

    e. Interior residential lots must feature 2 trees onsite. Corner residential lots must feature 3 trees.

12. The Development Impact Fees shall be paid in accordance with City policy.

13. The Project shall comply with the City's Inclusionary Housing Ordinance.

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study-Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Keil 54 – Tentative Tract Map No. 20142 Project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

> *... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The City of Highland as the lead agency will be primarily responsible for monitoring and reporting the implementation of the mitigation measures.

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
Air Quality						
AQ-1	**Site Preparation PM_{10} Reduction.** Contractor will be conditioned to apply water to soils being actively disturbed during site preparation occurring within 25 meters of the nearest residence such that the moisture content reaches 15%. Water shall be applied using an active sprinkler system or water truck. The moisture content will be verified using a lab sample or moisture probe. Further, the construction window must be limited to four hours per day when working within 25 meters of residences. During site preparation, equipment use must be limited to no more than two bulldozers and two tractors.	On-site construction manager and City of Highland Engineering Division	Verification of implementation in the field during site preparation.	As needed during grading.		
Biological Resources						
BIO-1	**Nesting Bird Surveys and Avoidance.** Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance	On-site construction manager & City of Highland Planning Division	Perform survey not more than 14 days in advance of construction.	Not more than 14 days in advance of ground disturbing activities. Applicant to provide a report of other evidence of completion to the City of Highland Planning Division.		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
	survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.					
Cultural Resources						
CUL-1	Due to the heightened cultural sensitivity of the proposed project area, the project shall require an archaeological monitor with at least 3 years of regional experience in archaeology and a Tribal monitor representing San Manuel Band to be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. The Applicant shall provide compensation (hourly wages, mileage, etc.) for all archaeological and San Manuel Band Tribal monitors	On-site construction manager & City of Highland Planning Division	Verification of implementation in the field during grading and construction.	Prior to site disturbance and grading.		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	and the services these individuals provide as part of the monitoring effort for the Project. A Monitoring and Treatment Plan (MTP) shall be drafted by the archaeologist and reviewed/approved by SMBMI and the Lead Agency prior to project implementation.					
CUL-2	A Monitoring and Treatment Plan (MTP) shall be drafted by the archaeologist and reviewed/approved by SMBMI and the Lead Agency prior to project implementation. If a cultural resource, prehistoric/historic/protohistoric, is discovered within the project area, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The treatment plan shall be reflective of the project's mitigation measures and be implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource(s) for significance under CEQA criteria. This research design will acknowledge the necessity of gathering information from the SMBMI Cultural Resources Department, to include historical information, ethnographic information, culturally-appropriate treatment, etc., about the resource(s) and also acknowledge the necessity of providing gathered historical information regarding the resource(s) to the SMBMI Cultural Resources Department for Tribe's use during analysis of the resource(s) as a Tribal Cultural Resource (TCR). Avoidance and preservation in place shall be the preferred treatment for all resources. Should the	City of Highland Planning Division	Conditions of approval City of Highland Planning Division.	Prior to issuance of grading permit.		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
	Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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	resource(s) not be a candidate for avoidance or preservation in place, the treatment plan shall include a resource-specific mitigation plan. Should the mitigation plan include archaeological data recovery, the aforementioned research design will include a recovery plan that details fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices exhausts the research potential of the resource in accordance with current professional archaeology standards. Additionally, should the mitigation plan include archaeological data recovery and the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience, there shall be a section within the plan regarding resource processing, analysis, curation, and reporting protocols and obligations. Should the mitigation plan include archaeological data recovery, artifacts shall then be reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall occur after, but not to exceed sixty (60) days after, all ground-disturbing activities associated with the Project have been completed. Should it occur that avoidance, preservation in place,					

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Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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	or on-site reburial are not an option for some or all artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. The Applicant shall provide the resource(s) to the aforementioned, identified curation facility within sixty (60) days of project completion. All draft plans and reports regarding discovery, treatment, significance, disposition, monitoring, etc. shall be submitted to the Lead Agency and the SMBMI Cultural Resources Department for review and approval. All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI Cultural Resources Department.					
CUL-3	Prior to the commencement of construction activities, the project proponent shall provide for a qualified paleontologist to provide construction personnel with orientation and awareness training on potential paleontological resources. Such training shall include	City of Highland Planning Division	Verification of implementation in the field during grading and construction.	As needed during grading and construction.		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
	familiarization with the stop-work restrictions, noticing, and handling procedures, and ultimate disposition of ratifications. An information package shall be provided for construction personnel not present at the initial preconstruction briefing. The operator shall provide the City of Highland Planning Division with verification of the employees completing the orientation.					
CUL-4	If paleontological resources are discovered, the contractor shall stop all earth-moving activities within and around the immediate discovery area and the project proponent shall retain a qualified paleontologist to evaluate the significance of the finding and appropriate course of action. The person who made the discovery shall contact the City of Highland Planning Division so that they may coordinate an appropriate plan of action. If the find is determined by paleontologists to require further treatment, the area of discovery will be protected from disturbance while qualified paleontologists and appropriate officials, in consultation with a recognized museum repository (e.g., the San Diego Natural History Museum or the University of California Museum of Paleontology), determine an appropriate treatment plan.	On-site construction manager & City of Highland Planning Division	Verification of implementation in the field during grading and construction.	As needed during grading and construction.		
CUL-5	Should any human remains be encountered during project implementation, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Lead Agency and the landowner shall immediately contact the San Bernardino County Coroner and the SMBMI Cultural Resources Department. If the Coroner recognizes the	On-site construction manager & City of Highland Planning Division	Verification of implementation in the field during grading and construction.	As needed during grading and construction.		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Plan

	Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from the landowner or the NAHC, as required by California Public Resources Code § 5097.98. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity", as that term is used in the applicable statutes, and the MLD shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects, as well as ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The landowner should accommodate on-site reburial in a location mutually agreed upon by					

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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	the Parties. The term "human remains" encompasses more than human bones because some local Tribes' traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, affected parties, and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).					
Geology/Soils						
GEO-1	A geotechnical/fault assessment study is required prior to the submittal of any application for development of habitable structures. The study will determine if a fault is located on the project site and will define the building standards required for construction of the residential units on the proposed site.	City Building Department	Verification of document preparation.	Prior to issuance of grading permit.		
Hazards/Hazardous Materials						
HAZ-1	Prior to issuance of a grading permit, a qualified contractor shall test on-site soils for contamination by	City Planning	Verification of	Prior to issuance of		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
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	agricultural chemicals (Dieldrin and DDE). If present in concentrations above California Office of Environmental Health Hazard Assessment Soil-Screening Levels for residential, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Planning and Engineering Divisions including written documentation indicating no contaminated soils are present, or review and approval of documentation of disposal of contaminated soils if contaminated soils are encountered in conformance with all applicable regulations.	Division	document preparation.	grading permit.		
Tribal Cultural Resources						
TCR-1	Due to the heightened cultural sensitivity of the proposed project area, the project shall require an archaeological monitor with at least 3 years of regional experience in archaeology and a Tribal monitor representing San Manuel Band to be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. The Applicant shall provide	On-site construction manager & City of Highland Planning Division	Verification of implementation in the field during grading and construction.	As needed during grading and construction.		

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Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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	compensation (hourly wages, mileage, etc.) for all archaeological and San Manuel Band Tribal monitors and the services these individuals provide as part of the monitoring effort for the Project. A Monitoring and Treatment Plan (MTP) shall be drafted by the archaeologist and reviewed/approved by SMBMI and the Lead Agency prior to project implementation.					
TCR-2	A Monitoring and Treatment Plan (MTP) shall be drafted by the archaeologist and reviewed/approved by SMBMI and the Lead Agency prior to project implementation. If a cultural resource, prehistoric/historic/protohistoric, is discovered within the project area, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The treatment plan shall be reflective of the project's mitigation measures and be implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource(s) for significance under CEQA criteria. This research design will acknowledge the necessity of gathering information from the SMBMI Cultural Resources Department, to include historical information, ethnographic information, culturally-appropriate treatment, etc., about the resource(s) and also acknowledge the necessity of providing gathered historical information regarding the resource(s) to the SMBMI Cultural Resources Department for Tribe's use during analysis of the resource(s) as a Tribal Cultural Resource (TCR).	City of Highland Planning Division	Conditions of approval.	Prior to issuance of grading permit.		

Keil 54 – Tentative Tract Map No. 20142 Project Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan					
Mitigation Measure	Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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Avoidance and preservation in place shall be the preferred treatment for all resources. Should the resource(s) not be a candidate for avoidance or preservation in place, the treatment plan shall include a resource-specific mitigation plan. Should the mitigation plan include archaeological data recovery, the aforementioned research design will include a recovery plan that details fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices exhausts the research potential of the resource in accordance with current professional archaeology standards. Additionally, should the mitigation plan include archaeological data recovery and the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience, there shall be a section within the plan regarding resource processing, analysis, curation, and reporting protocols and obligations. Should the mitigation plan include archaeological data recovery, artifacts shall then be reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall occur after, but not to exceed sixty (60) days after, all ground-disturbing activities associated with the Project have been					

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Mitigation Measure		Responsible Department	Monitoring Action	Implementation Schedule	Verification of Completion	
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	completed. Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some or all artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. The Applicant shall provide the resource(s) to the aforementioned, identified curation facility within sixty (60) days of project completion. All draft plans and reports regarding discovery, treatment, significance, disposition, monitoring, etc. shall be submitted to the Lead Agency and the SMBMI Cultural Resources Department for review and approval. All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI Cultural Resources Department.					

City of Highland

Engineering Conditions of Approval
Tract No. 20142 (Kiel)
(North of Santa Ana Canyon Road between North Fork Road and Alta Vista Drive)

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

SOILS/GEOLOGY/GRADING

PC Approved 12/4/2018
CC Amended 1/22/2019

E* 1. Comply with recommendations of the Preliminary Soil Investigation and Infiltration Tests Report, prepared by Soil Exploration Company, Inc. dated March 5, 2018, as approved by the City Engineer, including but not limited to:

a. The Project Geotechnical Engineer shall submit a soils report for review and approval by the City Engineer. All grading, earthwork, and structural design shall comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
b. The Project Geotechnical Engineer shall provide recommendations for the southerly portion of the site that is considered a zone with high liquefaction potential.
c. The Project Geotechnical Engineer shall perform grading inspections and density testing, and submit a report with a map that summarizes the locations and results of compaction testing performed, and indicates whether grading has been conducted in accordance with the recommendations of the approved geotechnical report.
d. The Project Geotechnical Engineer shall inspect and approve footing excavations prior to pouring of concrete.
e. Large rocks encountered in grading operations may be disposed as detailed in Appendix E of the Preliminary Soil Investigation and in accordance with City of Highland Grading Ordinance.

B* 2. Remove the existing irrigation and drainage grouted rock ditch and block wall along the Santa Ana Canyon Road frontage of the project including Parcels A and B. Construct grading, retaining wall and paved driveways to provide improved access from Parcels A and B to Santa Ana Canyon Road.

C* 3. Protect in place the existing concrete ditch, block wall, and fencing, etc. along the west project boundary between Cabo Del Oeste and Santa Ana Canyon Road. Extend existing block wall along the back yards of Lot 1 and 12 in alignment with the existing block wall to the respective Lot 1 and 12 sideyard screening wall to be constructed by the project.

C* 4. Remove existing flume/ ditch structure and construct new block wall along the west project boundary north of Cabo Del Oeste to the proposed wrought iron fence in Lot 13. Accept cross-lot drainage flows from the westerly adjoining property located north of the proposed perimeter block wall.

C* 5. Modify/ reconstruct the existing flume/ditch structure along the east project boundary south of Cabo Del Oeste to accommodate only the conveyance of cross-lot drainage across Lots 5 thru 12 and Lot 195 of the easterly adjoining Tract No.14362-1. Construct a new perimeter block wall along the east project boundary south of Cabo Del Oeste, entirely within the project boundary.

C* 6. Remove the entire existing flume/ditch structure serving the existing orange grove and construct a new perimeter block wall along the east project boundary north of Cabo Del Oeste entirely within the project boundary. Grade the area east of the existing flume/ditch structure to drain to the existing concrete drainage structure.

C 7. Grade and drain the entire area in Parcels A and B to Santa Ana Canyon Road.

E 8. 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 9. 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.

E 10. Submit structural design and location of any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.

E* 11. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.

E 12. Comply with the City's sight distance requirements at public street intersections in grading and landscaping design. Walls, fencing, monument signs, slope, landscaping, utility structures, etc. in the line of sight must not exceed 30-inch in height measured from the flowline of the street.

E 13. 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 and after grading work as required by the City Engineer.

E 14. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control 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* 15. Construct a temporary sedimentation basin for use during the grading and construction period of the project. Do not start using the proposed infiltration basin in Lot A until the site is stabilized for erosion and sedimentation.

D 16. 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 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

B 17. 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 18. Submit original wet signed and stamped final grading certification from the grading engineer to the City Engineer.

E 19. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration basin and to accommodate overflows as necessary.

C 20. Grade existing trail to drain to existing drainage ditch located along the north project boundary. Construct trail improvements as required by the Community Development Director.

STREET IMPROVEMENTS

E* 21. Remove existing pavement section, grove rock wall, grove irrigation and drainage facilities, and construct new street improvements across the entire Santa Ana Canyon Road frontage of the project including Parcels A and B. Construct new street improvements including, but not limited to, 6" curb and gutter located 22' north of street centerline, 6'-wide curb-adjacent sidewalk, 6" asphalt dike located 12' south of street centerline, a 5'-wide graded shoulder adjoining the asphalt dike, standard drive approaches and paved access for parcels south of Santa Ana Canyon Road at locations determined in final engineering, asphalt concrete pavement with class II aggregate base, and street lights. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.

C* 22. Construct street improvements on all interior streets including, but not limited to, 6" curb and gutter, asphalt concrete pavement, class II aggregate base, 6"-wide curb adjacent sidewalk, and one driveway approach per lot. The minimum street grade shall be one percent on all new streets. Street width shall be 36' curb to curb, within a 60'-wide right-of-way.

C* 23. Construct traffic calming devices at the intersection of Cabo Del Oeste and A Street including curb bulb-outs, landscaping and signage as required by the City Engineer. Construct sidewalk adjacent to street right-of-way to accommodate larger landscaped areas at the curb bulb-outs along the street frontage of Lot 15.

A* 24. Remove existing street termini barricades/curbs/signs and complete curb, gutter, sidewalk, drive approach, parkway and pavement improvements along the north

and south sides of Cabo Del Oesta within the two existing tracts abutting the east and west project boundaries.

C* 25. Install new street lights along the north side of Santa Ana Canyon Road across the entire project frontage including Parcels A and B and along all interior streets. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.

C*. 26. Construct irrigation systems for landscaping within the infiltration basin in Lot A and the curb bulb-outs at the Cabo Del Oeste/ A Street intersection and the parkway area along the south side of Cabo Del Oeste with a separate meter and controller for City maintenance through a Landscape Maintenance District. Install landscaping in accordance with landscape plans approved by the City Engineer and the Community Development Director.

E* 27. Submit street improvement plans to the City Engineer for review and approval. Comply with City design standards as shown on the street and storm drain improvement checklist. Comply with horizontal and vertical sight distance requirements in accordance with the Caltrans Highway Design Manual. Apply a design speed of 40 mph for Santa Ana Canyon Road and 30 mph for interior streets. Indicate on final plans and profiles the location and disposition of any existing utility/facility which would affect construction.

E 28. Design public improvements including sidewalk, drive approach with curb returns and access ramps in accordance with the State of California Accessibility Standards, Title 24 of the California Administrative Code.

C* 29. Submit a pavement design from a soils engineer for structural sections to be constructed on Santa Ana Canyon Road and all interior streets including pavement transitions. Design the pavement structural section for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum pavement structural section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes to be used in the pavement design.

D 30. After all houses are constructed, slurry seal Santa Ana Canyon Road and the interior streets prior to final bond release or submit cash payment in lieu of slurry seal.

C 31. Submit "Record Revisions" to all design plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/DRAINAGE

E 32. 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 Conceptual 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 residential 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 standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

E 33. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 34. Submit two 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."

C* 35. Construct an infiltration basin and forebay in accordance with the approved F-WQMP. The side slope of the infiltration basin shall not be steeper than 4:1. The side slope of the basin above the highest possible water level may be steeper than 4:1 but shall not exceed 2:1. Adjust the size of Lot A and the basin, if necessary, to fully accommodate water quality infiltration and storm water detention. Lot A shall be fenced and landscaped as approved by the Community Development Director and the City Engineer.

C 36. Prior to transfer of maintenance responsibilities for the infiltration basin in Lot A to the City, perform infiltration tests of the basin bottom in accordance with the WQMP requirements for infiltration tests. Repair or reconstruct the basin as necessary in order to achieve the minimum infiltration rates used in the F-WQMP design of Lot A infiltration basin.

C* 37. Construct on-site drainage system to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. (*Amended CC 1/22/19*)

C* 38. Construct catch basins at the intersections of A Street/Cabo Del Osete, A Street/ B Street, and A Street/ Santa Ana Canyon Road to intercept street flows upstream of the intersections. Install trash racks in all catch basins to be constructed by the project.

C* 39. Construct a catch basin on the north side of Santa Ana Canyon Road south of Lot A to intercept street runoff, including flows from Parcels A and B, to drain to the proposed infiltration basin. Incorporate a flapgate at the basin end of the catch basin connector pipe to allow the full treatment volume to be retained in the infiltration basin.

E* 40. Remove existing 18" CMP on Santa Ana Canyon Road and replace it with a infiltration basin outlet pipe consisting of one RCP, with size as approved by City Engineer, located beyond the ultimate street right-of-way on the south side of Santa Ana Canyon Road.

C* 41. Construct grading and drainage improvements downstream of Santa Ana Canyon Road to a point that will facilitate drainage flows to reach an existing drainage course in an unimpeded, self-cleaning, and non-erosive manner.

C* 42. Intercept off-site drainage flows from private properties and street flows on Cabo Del Oeste, located west of the project, which currently drain to the existing private ditch within the westerly adjoining Tract No. 14384 (Three Palms Ranch). Convey the intercepted off-site flows via storm drains to the project infiltration basin.

C* 43. Construct private concrete ditch in each individual lot for Lots 13 thru 21 to intercept slope drainage from the existing hillside along the northerly portion of the project.

E 44. Submit drainage improvement plans to the City Engineer for review and approval. Comply with the City design standards as shown on the street and storm drain improvement checklist.

C* 45. Protect in place existing 18" CSP culvert in Santa Ana Canyon Road conveying flows from the back of Lots 1, 19, 20, 29, 30, 41 of the westerly adjoining Tract No. 14384 to the point where the two existing 18" laterals are located. Remove the two existing 18" laterals and reconstruct the 18" CSP culvert with RCP and outlet structure downstream from lateral connections following the current alignment.

E* 46. Prepare studies showing how drainage flows from and through the project site will be handled without adversely affecting downstream properties. Identify in the hydrology study storm runoff quantities tributary to downstream properties. Include hydraulic calculations to determine the size and type of on-site and off-site drainage facilities.

DEDICATION/ANNEXATION

A* 47. Prior to recordation of the Final Map, obtain City approval of a lot line adjustment in order to separate out Parcels A and B from the Tentative Map. Otherwise, incorporate Parcels A and B into the Final Map as numbered lots.

A* 48. Convey to the City the fee title of Lot A for City maintenance of the infiltration/detention basin.

A* 49. Acquire and dedicate to the City the full 66'-wide street right-of-way along both sides of Santa Ana Canyon Road across the project frontage as shown on the Tentative Map dated July 2018. Acquire street right-of-way from Parcels A and B and from private properties located on the south side of Santa Ana Canyon Road.

A* 50. Acquire and dedicate to the City a public drainage easement for maintenance of off-site drainage improvements to be constructed by this project within private property located south of Santa Ana Canyon Road. The width of the drainage easement shall be as required by the City Engineer.

E* 51. If the project will increase, divert or concentrate drainage flows that will affect properties downstream of Santa Ana Canyon Road, obtain written drainage acceptance from the affected property owners.

C* 52 In the event the developer, after a verifiable good faith effort, fails to acquire the required off-site property interests, the developer shall, prior to approval of the Final

Map, enter into an agreement with the City to complete the improvements pursuant to Government Code Section 66462 at such time as the City acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by the City to acquire the off-site property interests (right of way dedications, drainage easements, drainage acceptance letters, and permission to grade and construct as applicable) required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount estimated by the City based on an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal. (*Amended CC 1/22/19*)

C* 53. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for City maintenance of parkway landscaping along the north side of Santa Ana Canyon Road abutting Lot A and Lot 1, east side of A Street abutting Lot 40, basin landscaping within Lot A, landscaping in the traffic calming curb bulb-outs at the Cabo Del Oeste/A Street intersection, and parkway landscaping along the south side of Cabo Del Oeste. Sign the ballots prepared by the City agreeing to the annexation and the amount of assessment. Make a cash payment equivalent to one year of City maintenance cost as initial start-up funds for the Landscape Maintenance District.

A* 54. Apply to the City to annex the project into the City's Trail Maintenance District for City maintenance of community trail along the north project boundary. Sign ballots prepared by the City agreeing to the annexations and amounts of assessment.

A* 55. Apply to the City to annex the project into the City's Street and Drainage Maintenance District for City maintenance of the infiltration/detention basin and on-site and off-site public drainage facilities to be constructed by the project. Sign the ballots prepared by the City agreeing to the annexation and the amount of assessment.

FEES/PERMITS/BONDING

E 56. Obtain a grading and/or construction permit from the City Engineer prior to any on-site grading or construction within the City's right-of-way.

E* 57. Obtain approval of a tree removal permit and comply with the permit conditions.

D 58. Pay appropriate City fees for district annexations, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map update, microfilming and storage of maps and plans, and other required fees.

E 59. Post cash deposit to guarantee installation and maintenance of required erosion control measures. The amount of deposit shall be as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.

E 60. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide an approved Rainfall Erosivity Waiver or written verification from the Regional Water Quality Control Board specifying the project's WDID number.

E* 61. Obtain written permission from adjoining property owner(s), including Parcels A and B, and lots within the easterly and westerly adjoining tracts, and properties south of Santa Ana Canyon Road, prior to start of any grading, removal or construction work located within the affected properties. (*Amended CC 1/22/19*)

B* 62. Coordinate with property owners of Lots 5 thru 12 and Lot 195 of the easterly adjoining Tract No. 14362-1 to abandon an existing irrigation easement in favor of the project for grove irrigation purposes.

A 63. Submit bonds for all required street, drainage, grading, and LMD landscaping.

UTILITIES/CONSTRUCTION

B* 64. Coordinate, and where necessary, pay for the relocation of any existing public utilities located on Santa Ana Canyon Road as necessary.

B* 65. Underground existing overhead utilities on the north side, and remove utility poles on the north and south sides of Santa Ana Canyon Road across the entire project frontage.

B 66. Provide all utility services to each lot, including sanitary sewers, water, electric, cable, internet, gas, and telephone. All new and existing utilities located within the project are to be underground.

B 67. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of damaged pavement as determined by the City Engineer.

B 68. Destroy any abandoned wells or other underground structures located within the project as approved by the City Engineer to avoid contamination of underground waters.

B 69. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

C 70. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

D 71. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 72. Remove existing utility poles and underground existing overhead utility lines located on-site.

Building and Safety Division – Conditions of Approval

Date:	8-14-18
Applicant:	Charles Kiel
Site Location:	29996 Santa Ana Canyon Rd
TTM:	TTM 018-001, TTM 20142-Kiel 54
APN:	1210-371-06, 10, 11

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	(2) Title 24 Energy Calculations
(3) Structural Plans	(2) Geology Report
(2) Structural Calculations	(2) Soils Report
(3) Plot/Site Plans	(3) Precise Grading Plans
(3) Electrical Plans	(3) Site Disabled Access Plan
(3) Electrical Load Calculations	(2) Condition of Approval Packages
(3) Plumbing Plans/Isometrics	(3) Temporary Fence Plan
(3) Mechanical Plans	(1) Approved Health Department Plans
(3) HVAC Duct Layout Plans	(2) Energy Commissioning Plan
(2) Roof and Floor Truss 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 110 (ULT) MPH, at exposure "C", and Energy Climate Zone 10.

3. All onsite utilities are to be installed underground. As approved by the Planning Division, utility cabinets are exempt.

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

5. 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 City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to utilize, this is the responsibility of the property owner or contractor.

Alternate unapproved code materials may be submitted for City approval at the time of plan submittal.

6. 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.

7. 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.

8. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services or interceptors, need to obtain those permits prior to building permit issuance.

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

10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times.

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

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

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

    a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private

property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

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

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

17. 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)

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

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

20. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to all paths of travel. All route(s) of travel shall comply as accessible route(s) of travel.

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.

22. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan. The Commissioning Plan shall include the following:

a. General project information
b. Commissioning goals
c. Systems to be commissioned

d. An explanation of the original design intent
e. Equipment and systems to be tested, including the extent of the test
f. Functions to be tested.
g. Conditions under which the test shall be performed
h. Measurable criteria for acceptable performance
i. Commissioning team information
j. Commissioning process activities, schedules and responsibilities.
k. Plans for the completion of the commissioning shall be included.

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

DATE : September 9, 2021

APPLICANT : Beazer Homes

ADDRESS : Tract 20142

PARCEL No. : 1210-371-51-0000

FILE / INDEX No.: DRA 21-013

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.

Note: The City of Highland has 2 areas within the '**FIRE SAFETY OVERLAY DISTRICT**' designated as **FR-1** and **FR-2.** Both areas may border or overlap areas identified by the State/CalFire as '**High Fire Severity Zone**' or '**Very High Fire Severity Zone**'. See **HMC** for construction requirements.

GENERAL.

1. **HF1:** This project is in **fire safety review area 1**. This is a **'very high fire hazard'** area. The project shall comply with the construction and development standards for a **FR-1 area**, and California Building Code Chapter 7A. Contact the city building & safety division for construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**

2. **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**

3. **HF4:** An additional fuel modification zone of 100 feet shall be provided on the north side(s) of the proposed lot(s) 13 through 21. Fuels in this zone are to be thinned and/or removed or otherwise modified to provide a reasonable level of fire defense protection to the proposed structure(s). **CFC & HMC**

4. **HF5:** A greenbelt or fuel modification zone plan is required for this project. Fuel modification plan requirements shall be site specific to this project. The applicant shall submit a fuel modification plan to the fire department for review and comments or approval. Maintenance of the fuel modification zone, located in designated open space, and enforcement of the fuel modification zone, within the property of individual property owners, shall be the responsibility of a homeowners' association or other approved maintenance authority. **CFC / CBC / HMC**

5. **HF6:** Prior to delivery of combustible building materials, the entire fuel modification zone, as approved by the fire department shall be completed. Any phased implementation of the fuel modification zone shall be done only with **prior** approval of the fire department. **CFC / CBC / HMC**

6. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

7. **HF49:** An alternative type of construction may be considered, if it provides an equivalent level of fire resistance. Contact the fire department or city building official for more information. **CFC, CBC**

8. **HF50:** High fire hazard areas FR-1 & FR-2: One-hour fire resistive construction is required for exterior(s) wall(s). **HMC / CBC**

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

10. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

11. **HF53:** A solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

12. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings. **CFC; CBC; CMC**

13. **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.

14. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

15. **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**

16. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

17. **HF9:** Residential driveways shall be paved (asphalt/concrete) and shall provide a minimum width of twelve (**12**) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 10% in grade. **HMC**

18. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

19. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty eight **(48)** feet. **CFC / APPENDIX D**

20. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

21. **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**

22. **HF14:** In **FR-1/FR-2** areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**

23. **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**

24. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**

25. **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**

26. **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:

27. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.
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.

28. **HF29:** Fire hydrant spacing shall be:
Single family residential: 500 FEET
High density residential: 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.

29. **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**

30. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

31. **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**

32. **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 400 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:

33. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC Note:** Permanent signage shall meet City standards as required by Planning.

34. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**

35. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

36. **HF34:** Residential automatic fire sprinklers shall be installed according to NFPA 13D **or** CRC R313 and fire department requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations for fire dept. review and approval prior to any installation. Submit copy of California C-16 license.

37. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the 13D fire sprinkler system. Minimum pipe size beyond the water meter shall be hydraulically calculated. **CFC; CBC; HMC; NFPA**

38. **HF46:** **SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**

39. **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.

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

STAFF REPORT

TO THE APPEALS HEARING BOARD

DATE: November 2, 2021

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Justin Ramirez, Code Compliance Officer

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property generally located at 25362 3rd Street, San Bernardino, CA 92410

RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2021 ____, declaring the existence of a public nuisance on the property located at 25362 3rd Street, San Bernardino, CA 92410 and order the abatement thereof.

CITEE: Claudia Orian

PROPERTY OWNER: Doyle La Mountain, Pizza Plus Properties Inc.

FISCAL IMPACT: The full cost to the City regarding the abatement of the Public Nuisance is currently unknown. Staff has accounted for its time in its attempt to abate the nuisance conditions on the Property. Staff will present the Property Owner(s) of record with the cost of the City's efforts to abate the violations at the time all violations are remedied. If the Property Owner(s) elect not to pay for the City's cost to abate the violations, a Public Hearing will be held to assess the property for the cost of the abatement process.

Approved _____	Motion _____	Second _____	Agenda Item No. 5
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

Appeals Board Hearing
November 2, 2021
Appeals Board Case No. 8232

PUBLIC NOTICE: Pursuant to Chapter 8.32, Public Hearing Notices were mailed First Class Mail, and Certified Mail to the property owner(s) on October 20, 2021. (Attached hereto as Exhibit "1" and incorporated herein by reference). In addition, on October 20, 2021, staff posted the Public Hearing Notice at the subject property and the agenda was posted at three designated locations in accordance with City policy, and a copy of said Agenda was placed on the City's Website (see Affidavit of Posting / Mailing and attached hereto as Exhibit "2" and incorporated herein by reference).

BACKGROUND:

July 14, 2021 San Bernardino County Sheriff's Deputy Lopez requested Code Enforcement assistance at the property for multiple Building Code violations that were observed while responding to a 911 call for service at the location. I was assisted at the property by the following: Building Inspector John Baker, Building Official Matt Wirz, Fire Marshall Craig Sanchez, and San Bernardino County Animal Control Officers Grim and Sanchez reported to the location to inspect and document the violations. During the inspection the Property Manager/Caretaker (Joseph) nailed closed the only two emergency access doors on the structure, both of which are located on the rear of the building. During our inspection we observed **multiple live baby Ostriches in a hay bale on the floor**. Two large electronic egg incubator machines that were full of **Ostrich eggs** that were actively in the incubation process. We documented **30 large freezers** completely full of frozen exotic processed animal meats, **2 animal carcasses** stored unwrapped in two of the freezers. Areas of **blood, feces, and egg embryos** were scattered throughout the inside of the building. **A smell of rotted meat and animal waste** was present on the interior and exterior of the property. San Bernardino County Animal Control determined the infant Ostriches and Eggs were not showing any signs of ill health. Fire Marshall Craig Sanchez observed **multiple Fire Code Violations** that consisted of the following: **missing fire extinguishers, missing smoke detectors, no access emergency exits, and exposed/tampered electrical panels.** As a result, Building Official Matt Wirz red tagged the building for the numerous violations. The Property Manager/Caretaker stated that the baby Ostriches, freezers, and incubation equipment would be removed in 24 hours. He was advised that failure to remove all equipment and animals from the unpermitted building, would result in the Building Official submitting a request to discontinue al utilities at the property.

July 14, 2021 After the completion of the inspection, I met with Lawrence Mainez (Community Development Director), Angela Tafolla (Assistant Planner), and Matt Wirz (Building Official) to discuss the Exotic Meat Market inspection. Due to the business owner, (Anshu Pathak)

making contact with the City Attorney regarding this case, the City Attorney was then made aware of the results of the inspection. It was confirmed by Angela that the Exotic Meat Business was operating **without a business license, Planning approval, or a Conditional Use Permit to operate any category of business at the property.**

July 14, 2021 Contact made with Mr. Doyle La Mountain whose business, Pizza Plus Properties Inc., owns the violation address. Mr. La Mountain was made aware of the condition of the property and the unpermitted, unlicensed exotic meat business that is owned by Mr. Pathak. We met at the property on this day to allow Mr. La Mountain the opportunity to observe the severity of the violations. Per Mr. La Mountain, he was unaware of the modification to the building, and the unpermitted exotic meat business. Mr. La Mountain confirmed with me that he would actively pursue eviction proceeding due to breach of lease contract. An open trench was observed in front of the property that posed a safety threat, the trench was then repaired by Mr. La Mountain's maintenance crew after he requested they arrive to the property and repair the trench.

July 16, 2021 During my inspection I observed that the trench had been properly repaired. The Property Manager/Caretaker then arrived and stated that he had continued on in the process of removing the eggs, birds, equipment, and meat freezers. A Public Nuisance letter was posted on the front of the building, and a copy of the letter provided to the Property Manager/Caretaker.

July 19, 2021 Inspection conducted at the property in coordination with the Fire Marshall Craig Sanchez, the two of us were allowed access to inspect the building by the Property Manager/Caretaker of the building. Live animals were not observed during the inspection, however, there were **30 freezers remaining** filled with exotic meat and all previously observed Fire Code violations were still existing. San Bernardino County Public Health was contacted to make them aware of the unsanitary, unpermitted storage of the exotic meat at the property.

July 26, 2021 Attended meeting with the Building Official Matt Wirz and Community Development Director Lawrence Mainez. We informed Mr. Mainez that progress had been made, however, violations were still present at the property. Code Enforcement will continue to monitor the property. Discussion continued regarding emails recently received from the Business Owner Mr. Anshu Pathak. Mr. Pathak emailed our Office stating that the unpermitted business would be removed by August 2, 2021. Mr. Wirz stated that he would continue to reach out

to the Public Health Department regarding the exotic meat stored at the property.

July 28, 2021 Inspection completed with the Property Manager/Caretaker of the violation address revealed that **25 freezers still remaining**. The Property Manager/Caretaker stated that he has been continuing to relocate the freezers and meat to a cold storage facility.

July 29, 2021 Inspection scheduled with San Bernardino County Public Health to complete a joint inspection of the building.

July 30, 2021 Scheduled inspection cancelled and rescheduled by the Property Manager/Caretaker.

August 3, 2021 Inspection completed with the Property Manager/Caretaker of the violation address. Ten additional freezers had been removed from the property; an update was provided to the property owner, Doyle La Mountain of Pizza Plus Properties Inc.

August 10, 2021 Inspection completed with the Property Manager/Caretaker and minimal progress was made towards removing the freezer filled with exotic meat. I observed what could be described as "a couple" additional freezers being removed. I then left a voice mail message with Mr. La Mountain to advise him of the current status of his businesses building.

August 17, 2021 Inspection completed with the Property Manager/Caretaker and observed that there are now **19 freezers still remaining** that are fully and partially storing exotic meat.

August 23, 2021 Inspection completed with the Property Manager/Caretaker and observed that there are now **17 freezers still remaining** that are fully and partially storing exotic meat.

August 25, 2021 Attended meeting with the Building Official Matt Wirz and Community Development Director Lawrence Mainez to discuss the status of the case. Mr. Mainez was informed of the property having **nearly 20 remaining meat freezers** on the property. All meeting attendees agreed that Code Enforcement would continue to monitor the progress of the Property Manager/Caretaker as well as the business owner. Building Official Matt Wirz will have the utilities removed from the location once the frozen meat is removed from the location.

August 30, 2021 Inspection completed with the Property Manager/Caretaker and observed that there are now **13 freezers still remaining** that are fully and partially storing exotic meat.

September 7, 2021 Inspection completed with the Property Manager/Caretaker and observed that there are now **12 freezers still remaining** that are fully and partially storing exotic meat.

September 13, 2021 Inspection completed with the Property Manager/Caretaker and observed that there are now **10 freezers still remaining** that are fully and partially storing exotic meat.

September 15, 2021 Attended meeting with the Building Official Matt Wirz and Community Development Director Lawrence Mainez to discuss the status of the case. Mr. Mainez was informed of the property having **10 remaining meat freezers** on the property with some fully and partially storing exotic meats. At this time Mr. Mainez directed me and the Building Official to pursue removing the utilities from the property due to the amount of time that has been provided to the business and property owners.

September 20, 2021 Inspection completed with the Property Manager/Caretaker and observed that the meat freezers are still on the property storing exotic meats.

September 22, 2021 I verified that there was 28 freezers located in the Property. Of those **28 stored only about 12 were plugged in and had stored frozen meat**. The other **16** were brought back into the building to be temporally stored until moved away permanently.

September 22, 2021

Inspection Notes of Building Official Matt Wirz:

Joseph (Property Manager/Caretaker) answered the door on speaker phone with a gentleman who identified himself as Anshu. He told me that they are working on removing the freezers from the property. I reiterated that the building was supposed to be cleared out by this time and it doesn't appear they are working on much of anything. There still looked to be about **28 freezers** in the building along with **4-5 stand up refrigerators**. I asked Joseph if they are empty, and he stated that when he gets one emptied, he removes the freezer from the property. Mr. Anshu then stated he could call an additional cold storage to make an appointment for transport. I asked

how long it takes to pack a freezer and move it to which they replied, "a day." If there were 30 freezers to start with, that is 30 days, therefore in two months everything should be gone and it has been 3 months. Mr. Anshu and the Property Manager/Caretaker said they can have everything gone in 2-3 weeks and I told them that was not enough. They need to do a lot more; this has continued too long, and nothing was done. They started with 30 or so freezers and there's still 20 or more at the property filled with meat.

Joseph and I talked about the urgency and the safety issues. I asked him how much meat is held in a freezer and pointed to one to open. We opened it and he stated that was about 400 lbs of meat some with game hide still intact, but the entire freezer was bad meat that needs to be thrown away. He exclaimed that a lot of it is throw away because it's gone bad, but he can't just toss meat in the trash. I asked him if it was all bad meat as the freezers are open from frosting over and he said "no." He opened another freezer and showed me prepackaged meats and counted about 350 lbs. out.

I told him I do not want him working and shipping foods and pointed to a US Priority mailbox and tape gun. He stated, "they were quail eggs, and they were no good and that he was throwing them away." He opened a refrigerator to show me all the bad cheese and eggs that were rotted or broken. I told him I was going to post a new Notice on the door and I do not want anyone in the building without communicating it with me first.

September 27, 2021 Attended meeting with the Building Official Matt Wirz and Community Development Director Lawrence Mainez to discuss the status of the case. I was directed by Mr. Mainez to issue an Administrative Citation to the business owner if significant progress had not been made.

September 27, 2021 I was accompanied by Matt Wirz (Building Official) to inspect the property; no one was present at the property to allow access for the inspection. I revisited the property at a later time, and no one was present at that time to allow access for an inspection.

September 29, 2021 Inspection completed with the Property Manager/Caretaker and observed that there are now **20 freezers remaining** that are fully and partially storing exotic meat.

October 4, 2021 Administrative Citation No. 16270 issued and mailed certified.

October 4, 2021 During my inspection I met with Joseph (Property Manager/Caretaker) and he allowed me to inspect the property. I verified that there were **19 freezers** filled with meat remaining on the property.

October 13, 2021 Phone call placed to Joseph (Property Manager/Caretaker), Joseph stated that he is still working on removing the remaining stored frozen exotic meat.

October 13, 2021 Final Notice informing the Property/Business Owner of the intent to declare the property a public nuisance mailed certified to the property owner address in Las Vegas, NV.

October 18, 2021 I was accompanied by Matt Wirz (Building Official) to inspect the property and verify how much of the stored exotic meat was still at the. We met with Joseph (Property Manager/Caretaker), and he allowed us to inspect the property. We verified that more progress has been made to remove the remaining stored freezers of frozen exotic meat. There are now only **13 freezers** left.

CONCLUSION: As evidenced by all inspections conducted and the exhibits incorporated herein by reference, the property has existed in violation of the following sections of the Highland Municipal & Development Code, and therefore constitutes a public nuisance. Specifically, the property is in violation of the following provisions of the Municipal & Development Code:

I. Highland Municipal Code Section 8.32.020 C (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).

II. 2019 California Building Code Section III/ California Building Code 105.1, improper occupancy; permit required.

III. 2019 California Building Code Section II6.1, unsafe structure.

IV. 2019 California Building Code Section 112.1, authority related to utility service.

The Citee is requested to remove all products and equipment associated with the illegal unpermitted shipping, storage, and raising of exotic meats by no later than seven (7) days from the issuance of an order of the Appeals Board in accordance with Chapter 8.32 of Title 8 of the Highland Municipal Code.

Exhibit "1" Appeals Board Resolution 2021_____, inclusive of the following attachments:

A. Public Nuisance Notice of Violation Letter dated 07-16-2021

B. Administrative Citation 16270 issued September 29, 2021

C. Notice of Public Hearing (Public Posting Copy)

D. Notice of Public Hearing/Affidavit of Mailing (Owner Copies)

E. Case Photo Documentation History

EXHIBIT 1

APPEALS BOARD RESOLUTION

RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERT IDENTIFIED AS APN 0279-192-22-0000 AND LOCATED AT THE ADDRESS 25362 3RD STREET, SAN BERNARDINO, CA 92410 AND ORDERING THE CITEE TO ABATE THE NUISANCE CONTAINED THEREON.

(CODE CASE #8232)

A. RECITALS

1. On July 14, 2021, the City received a complaint that the property identified as San Bernardino County APN 0279-192-22-0000 was being used for commercial unpermitted and unlicensed storage of incubation equipment used to hatch and raise Ostriches. Additionally, further inspection revealed an estimated 30 large meat freezers were used for the storage of frozen and rotted exotic meats and animal carcasses. Numerous Fire and Safety Code violations were present on the interior and exterior of the property.

2. The City of Highland has since inspected the Property numerous times and discovered the Property being maintained and permitted to exist in violation of multiple sections of the Highland Municipal Code, and therefore constitutes a public nuisance.

3. Public Nuisance NOV posted and mailed on;
7/16/2021 (Attachment A)

4. Administrative Citation, #16270, issued/mailed on;
07/16/2021 (Attachment B)

5. Notice of Public Hearing (Public Posting Copy) posted on;
10/20/2021 (Attachment C)

6. Notice of Public Hearing/Affidavit of Mailing (Owner Copies) mailed on;
10/20/2021 (Attachment D)

7. Case Photo Documentation History (Attachment E)

8. Pursuant to Chapter 8.32 of the Highland Municipal Code, a Notice of Public Hearing was mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on October 20, 2021. A copy of the notice was also posted at the Properties (Attachment E).

B. RESOLUTION

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

1. All of the facts set forth in the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.

2. Staff timely notified the owners of the Properties that the Planning Commission/Appeals Board would be holding a Public Hearing on November 2, 2021; that Notice is attached hereto as Attachment D. The Appeals Board held a Public Hearing on that Hearing Date, at which time, all written and oral evidence and testimony from the owner of the Properties, the Public, and Staff were considered.

3. All necessary hearings and opportunities for testimony, and comment have been conducted in compliance with the Municipal Code of the City of Highland.

4. The Public Nuisance Hearing has independently considered all relevant information of both the public, and Staff testimony, written and oral, including the Staff Report and its exhibits which are incorporated herein by this reference.

Order Finding and Ordering Abatement of Public Nuisance

5. Based upon substantial evidence in the record, the Planning Commission/Appeals Board hereby declares that a public nuisance, as defined by Highland Municipal Code 8.32.020, has been allowed to exist on the Property 25362 3rd Street, San Bernardino, CA 92410, since at least July 14, 2021.

6. Specifically, based upon the evidence and testimony presented to the Planning Commission/Appeals Board during the above-referenced Hearing, the Planning Commission/Appeals Board finds as follows:

   I. Highland Municipal Code Section 8.32.020 C (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).

   II. 2019 California Building Code Section III/ California Building Code 105.1, improper occupancy; permit required.

   III. 2019 California Building Code Section II6.1, unsafe structure.

IV. 2019 California Building Code Section 112.1, authority related to utility service.

a. Highland Municipal Code Section 5.04.030 A (No person shall conduct any business in the city without first having obtained a business license, paid the appropriate license fee, and complied with any and all applicable provisions of this code).

7. The Planning Commission/Appeals Board of the City of Highland hereby finds that the aforementioned Violations constitute a public nuisance, and hereby orders the Citee to abate the aforementioned Violations, **within seven (7) days**. The Planning Commission/Appeals Board of the City of Highland hereby sets forth the actions necessary to abate the public nuisance from the Property as follows:

a. Immediately cease operation of the unpermitted and unlicensed business at this location, remove all incubation equipment associated with the raising of any and all animals for slaughter and sales, and remove all meat storage freezer and their contents including any and all food products.

b. Obtain Land use approvals and any other applicable permits prior to the establishment of any future uses on the properties.

8. The administrative and incidental costs and expenses incurred in abating the nuisance, which are proved in accordance with provision of Highland Municipal Code Section 8.32.180, shall be assessed against the Properties and shall result in a lien until paid.

9. Pursuant to Highland Municipal Code Section 8.32.110, the Planning Commission/Appeals Board of the City of Highland authorizes the abatement of the public nuisance by the city as follows:

(a) If the cite, owner, agent of the owner, lessee, occupant, or person in possession of the Properties who are served with a notice of the final decision of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance, shall fail to take the required action within seven (7) days as specified above, the City shall commence with the lawful procedures to have the Property abated.

(b) The costs and expenses of demolition, removal, and abatement by the City, including any additional administrative and legal and incidental

expenses, pursuant to Highland Municipal Code Section 8.32.110, shall also be assessed and result in a lien upon the Properties until paid.

10. Any owner, occupant, or other party who has a legal or equitable interest in the Property may appeal the final order of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance pursuant to Highland Municipal Code Section 8.32.210. The appeal must be in writing and must be filed with the City Council no later than 10 days from the date of service of this Planning Commission/Appeals Board Resolution finding and ordering the abatement of a public nuisance. After 10 days from the date of service of the Planning Commission/Appeals Board resolution finding and ordering the abatement of the public nuisance, the order is deemed final and may no longer be appealed.

11. A property owner also has a right to appeal the order ordering liability incidental and administrative expenses incurred and ordering the abatement of a public nuisance

PASSED, APPROVED AND ADOPTED this 2nd day of November 2021.

_____

Randall Hamerly,
Planning Commission/Appeals Board Chairman

ATTEST:

_____

Lawrence A. Mainez,
Community Development Director

ATTACHMENT A

City of Highland
Community Development Department
Notice of Violation
Public Nuisance Violations

To: Anshu Pathak Date: 07/16/2021

Property Located at: 25362 3rd Street, San Bernardino, CA 92410

YOUR PROPERTY IS IN VIOLATION OF THE CITY OF HIGHLAND MUNICIPAL CODE

- ☐ **Title 16, Chapter 52, Section, 16.52.060 B.4.b.i**
  Parking on unimproved/landscaped areas is prohibited
- ☐ **Title 16, Chapter 52, Section, 16.52.060 B.4.a.iii**
  Any vehicle parked in plain view, must be currently registered to operation a street or road way.
- ☐ **Title 8, Chapter 32, Section, 8.32.020 B.3**
  Trash containers shall generally be placed out of direct public view.
- ☑ **8.32.020 Declaration of public nuisance**
  A public nuisance is created by every building or structure which:
  - ☑ Dilapidation, dangerous or at risk of collapse from neglect
  - ☑ Is a breeding place for rodents, vermin, or vagrants
  - ☑ Is boarded up, abandoned, destroyed and is allowed to remain in a state of partial construction
  - ☐ Allows access through doors, windows, into vacant structure
- ☐ **Title 6, Chapter 6.04, Section, 6.04.020C/SBCC 32.0209**
  Every Resident in the City who owns, who has an interest, harbors feeds, takes care of, charge or custody of shall be required to obtain a city Dog license at 4 months of age
- ☑ **Title 16, Chapter 44, Section, 16.44.040.D.1.a**
  All lots smaller than 20,000 square feet-each residential parcel shall not exceed (4) four adult dogs or four (4) adult cats, or a combination totaling not more than four adult animals.
- ☐ **Title 15, Chapter 15.52.040, Section, 15.52.040**
  Residential rental without a business license.
- ☑ Other : Violation of Fire & Building Codes
- ☑ Violation of condition of site approval or conditional use permit
- ☑ Has overgrown weeds, trash accumulation, has noxious smell
- ☐ Is unsafe, has graffiti, is left unpainted
- ☐ Attractive nuisance to children

CA13 Firecode - 505.1

☐ **Premises Identification** - 4" minimum address numbers. Numbers shall be placed on front of the building, said numbers shall be on contrasting background.

☐ **CA13 Electrical Code 590.3 B** - Temporary Installations (Holiday Lights)

Title 10, Chapter 10.20, Section 10.20.040

☐ **Public nuisances - Vehicle Abatement**

The accumulation and storage of dismantled, wrecked, inoperative, junked, abandoned vehicles or parts thereof, on private or public property is found to create a condition tending to reduce the value of private or public property, to promote blight and deterioration, invite plundering, to create fire hazards, to constitute an attractive nuisance, creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare of the public.

Please correct conditions by taking the following actions:
REMOVE ALL LIVE AND ICUBATING ANIMALS FROM THE PROPERTY. ALSO, REMOVE ALL PERISHABLE MEATS FROM THE PROPERTY. ALL UTILITIES TO INCLUDE ELECTRTICITY WILL BE REMOVED ON MONDAY JULY 19, 2021 DUE TO FIRE AND BUILDING HAZARDS AT THE PROPERTY.

You have 3 days to complete the abatement of this violation. A reinspection of this property is scheduled for 7/19/21

Failure to correct the existing condition will result in further action. You may be charged for any corrective action taken by the City if you fail to correct the violation.

No person shall violate any provision, or fail to comply with any of the requirements to the Municipal Code, unless a different penalty is prescribed for violation of the Municipal Code, every act prohibited is declared unlawful, and every failure to perform an act made mandatory by the Municipal Code is punishable as a misdemeanor. The City Attorney may specify an accusatory pleading that the offense shall be an infraction. Each person shall be deemed guilty of a separate offense for each, and every day during any provision of the Municipal Code committed, continued, or permitted by such person, and shall be punishable accordingly. City administrative costs may be assessed to the property for noncompliance.

The City of Highland appreciates your cooperation. If you have any questions, contact a Code Compliance officer, at Phone: (909) 864-8732 Ext. 222 Fax (909) 862-3180

Accepted By: _____ Justin Ramirez

Thank You, Code Compliance Officer

City of Highland, 27215 Base Line, Highland, CA 92346

ATTACHMENT B

CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

CITATION NO. 16270

ADMINISTRATIVE CITATION

Date: 9/29/21 Time: 1100 (Violation Observed)

☐ WARNING

☑ 1st Citation - $ 500.00 ☐ 2nd Citation - $ _____

☐ 3rd Subsequent - $ _____

The payment listed above is due by 10/29/21. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 10/13/21. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: *LAST FIRST MIDDLE*

Grian, Claudia O.

DL #: **DOB:**

MAILING ADDRESS:

71. E. Agate Ave, # 208 Las Vegas, NV 89123

VIOLATION ADDRESS:

25362 3rd St. San Bernardino, CA 92410

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
2019 CBC sec. 111 & 105.1	Improper occupancy, permits required
2019 CBC 116.1	Unsafe Structure
2019 CBC 112.1	authority to disconnect service utilities

CORRECTIONS REQUIRED: Remove all structural exterior metal & correct the above building code violations

J. Ramirez 9/29/21

Signature of Issuing Officer *Issued Date*

J. Ramirez Hoss

Printed Name of Issuing Officer

Acknowledgement of Receipt (Signature)

READ REVERSE SIDE FOR IMPORTANT INFORMATION

WHITE COPY: FINANCE

ATTACHMENT C

CITY OF HIGHLAND
NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

Date: October 20, 2021

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND APPEALS BOARD TO CONSIDER DECLARING THE FOLLOWING DESCRIBED PROPERTY A PUBLIC NUISANCE DUE TO THE OPERATION OF BUSINESS WITHOUT AN APPROVED COMMERCIAL LICENSE.

File Number:	APPEALS BOARD PUBLIC NUISANCE HEARING CASE # 8232
SUBJECT:	A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code on the following address: 25362 3rd Street, San Bernardino, CA 92410.
PROPERTY OWNER:	Pizza Plus Properties Inc
VIOLATION ADDRESS/APN:	25362 3rd Street, San Bernardino, CA 92410 APN: 0279-192-22-0000
HEARING LOCATION:	Highland City Hall Council Chambers 27215 Base Line Highland, CA 92346
DATE AND TIME OF HEARING:	**Tuesday November 2, 2021, at 6:00 PM (Or soon thereafter)**

ATTACHMENT D

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED
AND FIRST-CLASS MAIL

CITY OF HIGHLAND
NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

CITY OF HIGHLAND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

This notice is to inform you of a hearing to be held before the City of Highland Appeals Board, to determine whether certain conditions and/or uses exist on the property identified as, APN # 0279-192-22-0000 25362 3rd Street, San Bernardino, CA 92410 (referred to hereafter as ("The Property") continues to constitute a public nuisance pursuant to the Highland Municipal Code & Ordinances of the City of Highland at the following place, date, and time.

TIME AND DATE OF HEARING: Tuesday, November 2, 2021, at 6:00PM OR soon thereafter.

LOCATION OF HEARING: City Hall Council Chambers 27215 Base Line Highland, CA 92346

You may bring any witnesses, pictures, photographs, reports, or any other exhibits to this hearing which you feel will establish or prove The Property is not a public nuisance. You may be represented by an attorney. You will have an opportunity to examine all evidence and witnesses testifying against you.

If the Appeals Board determines at the end of the hearing, that this Property is in fact a public nuisance, you will be ordered to abate the public nuisance or the condition thereof, and your property will be assessed the City's administrative and incidental costs incurred up to that stage in the abatement process. This assessment will result in a lien upon your property until paid. Thereupon, if you fail to obey the Appeals Board's order to abate this nuisance, the City may do so for you, in accordance with applicable statutes [HMC Section 8.28.010 (A)(B)]. The costs and expense of abating the nuisance including the City's incidental and administrative expenses, may be recovered in an appropriate civil action, and will result in a lien upon the Property until it is paid. (HMC Section 8.28.020).

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED
AND FIRST-CLASS MAIL

The conditions of the Property constituting a public nuisance are as follows:

1. Violation of site approval conditions (SRP-18-008): Commercial storage of meat freezers for the purpose of selling exotic meat on site, use of incubation equipment.

2. Operating a business without an approved Commercial Business License.

3. Operating a business without approved permits from the Building and Safety Division.

You may voluntarily abate the nuisance yourself by doing the following things:

Stop all business operations on the site and remove all remaining meat storage freezers and equipment associated with the operation of the unapproved/unpermitted business.

If you choose to voluntarily abate this nuisance prior to this hearing, you may notify the Community Development Director at least three (3) days prior to the date of the hearing, for a prehearing inspection.

Lawrence A. Mainez

Community Development Director

Cc: Matt Wirz

Code Enforcement File

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

I am a citizen of the United States, over the age of eighteen years of age, not a party to this action, and I am a resident of and or employed in San Bernardino County where the mailing took place. My business address is City of Highland, 27215 Base Line, Highland, CA 92346.

On October 20, 2021, I caused to be served a copy of the attached Public Hearing Notice Certified Mail, Return Receipt Requested, to the following party: Claudia Orian, owner of Pizza Plus Properties Inc. Said service was made by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail, at Highland, California, and addressed to the Parties as more fully detailed below.

Pizza Plus Properties Inc.
Claudia Orian
71 E. Agate Ave #208
Las Vegas, NV 89123

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

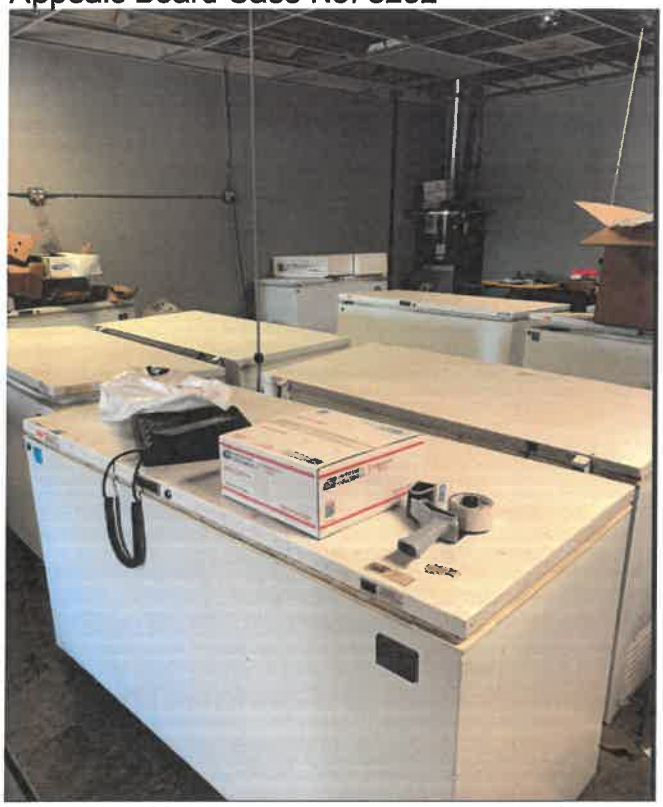
Dated: October 20, 2021

Shannon Wisniewski,
Administrative Assistant III
City of Highland

ATTACHMENT E



07-14-2021



07-14-2021



08-03-2021

Appeals Board Hearing
November 2, 2021
Appeals Board Case No. 8232



09-22-2021



09-22-2021



09-22-2021



09-22-2021

Appeals Board Hearing
November 2, 2021
Appeals Board Case No. 8232



09-28-2021