

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

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

REGULAR MEETING

October 18, 2022
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

STAFF

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

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodation to include interpreters.

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: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on October 18, 2022 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the October 18, 2022 agenda, please identify the agenda item number in the subject line.

For those wishing to make public comments 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 close of the public hearing on the corresponding item to be considered part of the record. Please email your comments at publiccomment@cityofhighland.org.

Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
October 18, 2022 - 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 October 18, 2022, 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 4, 2022 Regular Meeting.

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

PUBLIC HEARINGS

2. Conditional Use Permit (CUP 22-009) to permit the development of a contractor's equipment rental business for construction and building equipment that includes a 3,900 office and shop/warehouse as well as outdoor storage. Related entitlements include Design Review Application DRA 22-012 for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, and Parcel Merger PM 22-001 to combine three (3) parcels into one (1). Continued from October 4, 2022. (Owner/Applicant: Crow Holdings Industrial/American Rentals, APN No. 1192-641-12, 22, & 23)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt Resolution No. 2022- _____ approving Conditional Use Permit CUP 22-009, Design Review Application DRA 22-021, and Parcel Merger PM 22-001 for the development of a contractor's equipment rental business, related site improvement plans and lot line adjustment, subject to the Conditions of Approval, and Findings of Fact;
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 13th of October 2022 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 13, 2022



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: October 18, 2022

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the October 4, 2022 Planning Commission Regular Meeting.

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

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

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

**PLANNING COMMISSION REGULAR MEETING MINUTES
October 4, 2022 – 6:00 P.M.**

CALL TO ORDER

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

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Jarrod Miller

Absent:	Commissioner	Edward Amaya
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Gary Chamber, Code Enforcement Officer
Barrie Owens, Code Enforcement Officer
Joel Ramos, Code Enforcement Officer
Matt Wirz, Building Official
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 20, 2022 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Chair Hamerly, to approve the minutes as amended. Motion carried, 3-0, with Commissioner Amaya and Commissioner Sutorus being absent.

PUBLIC HEARINGS

2. Conditional Use Permit (CUP 22-009) to permit the development of a contractors equipment rental yard for construction and building equipment that includes a 3,900 square foot warehouse and outdoor storage space. Related entitlements include Design Review Application (DRA 22-012) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, and Parcel Merger (PM 22-001) to combine three (3) parcels into one (1). (APN No.: 1192-641-12,22, & 23)

Chair Hamerly reiterated staff's recommendation to continue this item until October 18, 2022.

A MOTION was made by Chair Hamerly, seconded by Commissioner Miller, to continue the item to October 18, 2022.

3. 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 6956 Palm Ave, Highland, CA 92346, Tax Assessor's Parcel Number 1191-471-62.

Code Enforcement Officer Chambers presented the staff report.

Chair Hamerly stated regarding the last recital on the certificate, the property owners requested to obtain a Certificate of Appropriateness from the City's Historic and Cultural Preservation Board, is 60 days enough time for that to occur?

Code Enforcement Officer Chambers stated yes.

Chair Hamerly asked why was the building not condemned? The roof is in danger of collapsing. In my opinion, it would not be safe to enter to do an inspection and it looked like the parapet wall was getting ready to collapse as well. There is a solid crack that is all the way along the plate line where the roof elements intersect the wall.

Code Enforcement Officer Chambers stated I believe that would be the buildings historic value. We would not demolish it; we try to preserve it.

Chair Hamerly stated yes, it is the historic value of the building that's the only thing keeping it from being condemned.

Code Enforcement Officer Chambers stated yes.

Chair Hamerly opened the public hearing.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller, to conduct the required Public Hearing and adopt Appeals Board Resolution No 2022 - 036, declaring the existence of a public nuisance on the Property generally located at 6956 Palm Ave, Highland, CA 92346, and order the abatement thereof. Motion carried, 3-0, with Commissioner Amaya and Sutorus being absent.

RESOLUTION NO. 2022-036

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN 1191-471-62, GENERALLY LOCATED AT 6956 PALM AVE., HIGHLAND, CA 92346, AND ORDERING THE OWNER OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

4. 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 25191 5th St., San Bernardino, CA 92410, Tax Assessor's Parcel Numbers 0279-162-02, 0279-162-03, & 0279-162-04.

Vice Chair Thomas stated I would just like to add for the record that I previously had excused myself from the last hearing, but since there's no financial interest and I attend

the same church as the property owner, I feel like I can be objective and impartial and making the decision for this case.

Code Enforcement Officer Chambers presented the staff report.

Vice Chair Thomas asked has the property owner made any progress and if so, what was the percentage?

Code Enforcement Officer Chambers stated during today's inspection there was no progress, and it looked a little bit worse, to be honest with you.

Chair Hamerly asked has there been any contact with the property owners since the public hearing that we had when they appealed the original citation?

Code Enforcement Officer Chambers stated he's not made any contact.

Chair Hamerly opened the public hearing.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller, seconded by Vice Chair Thomas, to adopt Appeals Board Resolution No 2022 - 037, declaring the existence of a public nuisance on the Property generally located at 25191 5th St., San Bernardino, CA 92410 and order the abatement thereof. Motion carried, 3-0, with Commissioner Amaya and Sutorus being absent.

RESOLUTION NO. 2022-037

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTIES IDENTIFIED AS APNS: 0279-162-02, 0279-162-03, & 0279-162-04, GENERALLY LOCATED AT 25191 5TH ST., SAN BERNARDINO, CA 92410, AND ORDERING THE OWNERS OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

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 Properties generally located at the NW corner of 3rd St. & Central Ave., Highland, CA 92346, Tax Assessor's Parcel Numbers 1192-561-11, 1192-561-15, 1192-561-16, 1192-561-17, 1192-561-18, 1192-561-19, 1192-561-20, and 1192-561-21.

Code Enforcement Officer Chambers presented the staff report.

Vice Chair Thomas noted during the last correspondence regarding the property owner and the previous correspondence he had responded right away, did they respond to the last one?

Code Enforcement Officer Chambers stated they have not responded since the second email on June 14, 2022.

Chair Hamerly stated the last clause in the conclusion where it states obtain land use approvals or other applicable permits prior to the establishment of any future uses no later than 60 days. Is that requesting all the nuisance items be vacated or is it including the

Applicant to submit the land use approval within the 60 days? It looks like based on the configuration of the parcels that they are in the process of acquiring contiguous properties for doing another larger scale development which may or may not occur within 60 days. I am wondering if the abatement is a standalone clause within that conclusion.

Code Enforcement Officer Chambers stated they need to abate all violations on the properties within 60 days. I'm not sure if the property owner already has an application that has been submitted.

Community Development Director Mainez stated yes, this is our general language and I understand what you are saying. The proposed development for this property did come before the Planning Commission, and they received their entitlements already. It is the warehouse at the corner. Staff should have stated that in the staff report. Staff will make that connection in the Resolution prior to your signature.

Chair Hamerly stated yes, that is one of the recitals stating these were the actions or this is the chronology of the project, so I was trying to place this project in the context of that.

Public Speaker Thomas Magione stated he cleaned the graffiti up and is going to secure the building as of tonight. The graffiti has been cleaned up, the trash has been cleaned to one corner and been dumping it for them because I need access at one of the corners to empty a yard that is adjacent to it because the property owner has restricted me. They have stopped me from using the property to remove my vehicles from the property behind (the subject property) it. The person in the building will be gone, should have already been gone. The motorhome that is there will be gone. The trash will be removed, I have already hauled four loads to the dump. I'm working on it.

Chair Hamerly asked will the site be cleaned and secured within the 60 days from date of notice?

Public Speaker Thomas Mangione stated yes, I will secure it myself. If they don't want to I will secure it myself because I need access to a property adjacent to it (north of the subject property) and the only way I can empty my property or the property I have rented is to use that entrance there (through the subject property).

Chair Hamerly asked so the landlocked parcel that is indicated on here looks like the northernmost parcel that's represented by number 11, would that be the property that you're referring to?

Code Enforcement Officer Chambers stated it is parcel number 10, at 8460 Central Avenue, the parcel number he is referring to is 1192-561-10 which is above parcel 11.

Public Speaker Thomas Mangione stated so if I am allowed to move my vehicles through that gate, I need access to this property to put trucks, trailers, and things on to move them out such as forklifts. If the city will allow me to do that I will in turn keep this property clean and free of graffiti, and I will dump all the trash myself.

Chair Hamerly asked are those acceptable terms to the city?

Code Enforcement Officer Chambers stated we cannot authorize that, that would be between Mr. Mangione and the subject property owner.

Public Speaker Thomas Mangione stated I will contact the property owner myself.

Chair Hamerly stated the speaker is offering to do all the recitals that the city is issued. That is good, but the question before us is whether the citation was issued properly and whether or not there does exist a public nuisance, regardless of the state or abatement thereof at this point in time. So, the representations by the speaker are appreciated, but we would still be declaring the presence of a public nuisance as a matter of record and then it's up to the property owner to comply with the notice.

Community Development Director Mainez stated yes that is correct. I want to point out that the speaker is not an official representative of the property owner. We appreciate him coming and bringing up these points, but that should have no bearing in your decision tonight. It is a civil issue occurring right now, so the last part is accurate. Planning Commissioners need to determine that there is an existing public nuisance.

Chair Hamerly asked is Mr. Rice the owner of the property?

Community Development Director Mainez responded yes, he is

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller, to adopt Appeals Board Resolution No 2022 - 038, declaring the existence of a public nuisance on the Properties generally located at the NW corner of 3rd St. & Central Ave., Highland, CA 92346, and order the abatement thereof. Motion carried, 3-0, with Commissioner Amaya and Sutorus being absent.

RESOLUTION NO. 2022-038

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTIES IDENTIFIED AS APN's 1192-561-11, 1192-561-15, 1192-561-16, 1192-561-17, 1192-561-18, 1192-561-19, 1192-561-20, & 1192-561-21, GENERALLY LOCATED AT THE NORTHWEST CORNER OF 3RD ST. AND CENTRAL AVE. AND ORDERING THE OWNERS OF THE PROPERTIES TO ABATE THE NUISANCE CONTAINED THEREON.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled October 18, 2022.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:36 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: October 18, 2022

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director *VS*

SUBJECT: Conditional Use Permit (CUP 22-009) to permit the development of a contractor's equipment rental business for construction and building equipment that includes a 3,900 building and outdoor storage. Related entitlements include Design Review Application DRA 22-012 for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, and Parcel Merger PM 22-001 to consolidate three (3) parcels into one (1). **Continued from October 4, 2022.**

LOCATION: A 1.25 acre site spanning 3rd Street to 5th Street, approximately 900 feet west of Palm Avenue.
Assessor's Parcel Numbers: 1192-641-12, 22, & 23.

OWNER/REP.: CHPT Highland 210 / Crow Holdings Industrial

BUSINESS OPERATOR: American Rentals

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2022- _____ approving Conditional Use Permit CUP 22-009, Design Review Application DRA 22-021, and Parcel Merger PM 22-001 for the development of a contractor's equipment rental business, related site improvement plans and parcel merger, subject to the Conditions of Approval, and Findings of Fact;
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board.

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

FISCAL IMPACT: The Applicant submitted the required deposit for processing the entitlements. Staff time spent working on the applications is charged to this balance. In addition, the developer will be required to pay Development Impact Fees (DIFs) to offset the costs of public facilities and infrastructure and construct improvements related to the development.

PUBLIC NOTICE: As required by City Council Resolution, Notice of the Public Hearing was posted at the City's three designated posting locations within the City. On September 23, 2022, a Legal Ad regarding the item was published in the SB Sun newspaper. The Notice was posted on the City's Website and mailed to interested agencies and property owners within 300 feet of the site on August 18, 2022. No public comments were received.

PREVIOUS ACTION: The project was originally scheduled for public hearing on October 4, 2022. At the request of staff, it was continued to October 18, 2022, to permit the Applicant time to revise the development plans in compliance with Municipal Code standards.

DESCRIPTION OF THE SITE: The site is 1.25 gross acres located south of 5th Street, north of 3rd Street, east of Central Avenue, and west of Palm Avenue (Attachment 1 – Vicinity Map). It contains three (3) parcels, the most southerly of which contains a single family residence constructed in 1924. The two northerly lots, fronting 5th Street are currently vacant. The project proposes to merge the three lots resulting in a single lot measuring 541' long by 100' wide.

The site is located within the Business Park (BP) General Plan land use designation and Zone which covers 3rd to 5th Street, Palm Avenue west to Victoria Avenue and portions further west to Tippecanoe. The BP Zone accommodates light industrial, research and development and office-based uses as well as business support services and commercial uses requiring large parcels. The proposed use of a contractor's equipment rental business is in keeping with this land use designation.

This block is currently developed with a mix of business park, light industrial, retail and single family residential uses.

Location	Zoning Designations	Existing Land Use
Project Site:	Business Park (BP)	2 vacant lots on the north and one legal, non-conforming single family residence at the south
North:	Industrial (I)	5 th Street & one legal, non-conforming single family residence
South:	<i>City of San Bernardino</i> Alliance California Specific Plan (SP 95-01)	3 rd Street, a rocket/small engine testing facility & San Bernardino International Airport

East:	Business Park (BP)	"AAA Storage" self-storage facility
West:	Business Park (BP)	"American Rentals" contractor's equipment rental business on the north and two legal, non-conforming residences on the south

The site is relatively flat and is within an urbanized area. It is not within an area of Biological Sensitivity, Flood Risk, Landslide Susceptibility, Alquist-Priolo Fault Zone, Liquefaction, or Wildfire Hazard (Highland General Plan, Chapter 4, Figure 5.1, Chapter 6, Figure 11-14, 16). It is within an area of Archaeological Sensitivity and is conditioned to follow the appropriate protocol should artifacts be discovered during ground disturbance.

PROJECT REVIEW: This project is associated with the relocation of an existing Highland business, American Rentals, from its current location at 27111 5th Street. It is a contractor's equipment rental business that has available various contractor supplies, machinery, equipment and utility trailers. The American Rentals relocation is one component of a multi-phased plan by the Applicant to redevelop approximately 21 acres between 3rd and 5th Streets, east of Central Avenue. Future projects, not a part of this application, may include additional industrial development west of this site.

Conditional Use Permit

The proposed project will consist of a light industrial building intended to be used as the American Rentals office building, shop and warehouse. The remaining property will be used as a storage yard for their construction equipment for sale and/or rent. Storage areas will be designated for boom & scissor lifts, mobile light trailers and generator trailers, flat trailers, and a 500-gallon propane tank. The proposed use is permitted in the BP Zone subject to approval of a Conditional Use Permit.

Design Review

Site Plan

The linear site will present its main entrance on 5th Street with a 20' landscape planter and business sign. An 8' black tube steel fence will run along the project frontage and an 8' gate will control access during non-business hours. Landscape planters run the length of the side property lines and are 5'-5.5' wide. The 3rd Street entrance is similar with a 20' landscape buffer and fencing. The Site Plan indicates mounding at both entrances to accentuate the streetscape and soften the view into the site (Attachment 2 A1 – Site Plan).

Customer parking is just inside the 5th Street driveway and is marked with 11 parking stalls and an 15x45' loading area. A 24' drive aisle and fire lane runs the length of the

property. The office/shop building is south of the parking area with the main customer access on the north. The building is set back 20' from the westerly property line and 45' from the easterly property line. Per the Highland Municipal Code Section 16.24.040 Employment district development standards, the project is subject to a 20-foot setback area along each side of the property. Behind the building will be a 10x12' electrical transformer and 500-gallon propane tank. The heavy equipment and trailer storage area are along the west side. A trash enclosure is not shown on the site plan, but its location and design are conditioned for review by the Planning and Public Works/Services Divisions prior to the issuance of a Building Permit. It must have the same finish or color as the building, a solid roof and metal gates in compliance with the City's most current design criteria.

The project will be conditioned to reconstruct full height curb and gutter and drive approaches per their improvement plan at their 3rd and 5th frontage and to include sidewalks back of walk and sidewalk easements where necessary. They will be conditioned to pay an in-lieu fee for a future raised landscape median along their 5th Street frontage.

Parking & Circulation

The Municipal Code requires one (1) parking stall per 250 square feet of office space and (1) parking stall per 1,000 square feet of interior space and. Thus, the site would be required to provide 7 total spaces. The Site Plan shows 11 provided at least two (2) of which are ADA accessible. The driveways are each 30' wide adequate to accommodate passenger cars and the heavy duty trailers.

Development Standards

The project will be subject to the Business Park zoning district guidelines and standards for development and design. The project meets or exceeds all required development standards.

Development Standards	Required	Provided
Lot Coverage	FAR .45	7.16%
Building Height Maximum	35 feet	30 feet
Landscaping Setbacks	20-foot setbacks are required on all sides of the property	20-feet is provided for the Landscaping setbacks
Landscape Coverage	15% site area	16%

Development Standards	Required	Provided
<u>Walls/Fencing</u> Screenwalls behind the L/S setback areas	10 foot max.	8 foot tube steel
Parking Requirements		
Office <i>1/250 sq. ft. of gross floor</i>	4 stalls	4 stalls
Warehouse Parking: <i>1/1,000 sq. ft. of gross floor</i>	3 stalls	7 stalls
Parking Total	7 stalls	11 stalls

Building Elevations

As cited in the Applicant's project description, "The proposed building will consist of concrete tilt-up construction with painted and scored accents. The design will provide glazing and a variation of colors to provide relief along the length of the building. The elevations will utilize a combination of materials and colors. The main colors of the building will be Silver Feather with accents of Cool Slate, Antique Silver, and Phantom Mist with Solarcool Pacifica blue reflective glazing on the wall panels. The building corners and office areas will include Silver Feather and Phantom Mist accents with Solarcool Pacifica blue reflective glazing mullion system. The office areas will include clear anodized aluminum canopies over the entry to provide an attractive facility." Three metal roll up doors on the east elevation will be anodized aluminum. The height of the building is 28' with an additional 2' (30' overall) at the corner customer entry which is offset with the darker Phantom Mist color (Attachment 2 A3 – Elevations).

Grading Plan

The site is relatively flat, sloping down from east to west between 1% and 2%. From north to south the site drops less than one (1) foot. Storm drain catch basins and area drains are located throughout the property bringing water to the underground infiltration system located below the northerly parking lot off 5th Street (Attachment 2 PG - Preliminary Grading & Drainage Plan). Several existing easements, one at the southwest corner and one mid-project are shown to be quitclaimed. The driveways at each entrance will be constructed to City standard. All utilities are available for connection from 5th Street.

The project has also been conditioned to construct curb, gutter, and sidewalk along the 3rd and 5th Street frontages. There are no overhead utilities, thus no requirements for undergrounding.

Landscape Plan

The Conceptual Landscape Plan shows plantings around the perimeter of the site. Along the streets and in the parking lot are proposed (10) shade trees, all Coast Live Oak, varying in size from 24"-48" box. The remainder of the site will be covered with a hierarchy of drought tolerant shrubs and groundcovers including, but not limited to Flax Lily, Atlas Fescue, Red Yucca, Deer Grass, Tuscan Blue Rosemary, Dwarf Bottlebrush, Iceberg Rose, Texas Privet, Red Carpet Rose, and Hall's Honeysuckle (Attachment 2 L1.1 – Preliminary Landscape Plan).

The Landscape Plan was reviewed by the City's Landscape Architect who provided the following comments:

- Add two additional tree species including a deciduous and flowering variety
- Add trees to the parking area including diamonds to achieve 50% shading
- Add additional planting areas to buffer between the parking lot and building entry
- Ensure the landscape coverage of the site is a minimum of 15%
- Add taller columnar species to the background along east and west boundaries
- Landscape adjacent to the trash enclosure when a location is specified
- Verify no conflicts with futures signs in landscape planters
- Update the elevations to be in line with the landscape plans

These comments, in their entirety, are included as Planning Conditions of Approval. The Conceptual Landscape Plan must be revised for review and approval by the City's Landscape Architect prior to issuance of Building Permits.

Walls and Fences

An 8'0" black tube steel fence will be installed along the entire perimeter of the site with a sliding gate for access at the 3rd Street and 5th Street driveways.

Photometrics Plan

The Photometrics Plan includes all site lighting; nine (9) wall-mounted LED "Razar" lights, black in color, and five (5) pole lights at 27.5' tall (Attachment 2 FC – Photometrics Plan). The plan meets the City's standards for internal site lighting minimums, but exceeds the spill-over lighting intensity at several locations. The Plan is for reference only and Staff is recommending Planning requiring the Applicant to submit revised plans prior to issuance of Building Permits compliant criteria established in Section 16.48.080 *Light and glare* of the Highland Municipal Code.

Parcel Merger/Lot Line Adjustment

A Parcel Merger / Lot Line Adjustment is proposed in conjunction with the development to create a functional site and circulation plan. The Applicant will consolidate the three (3) existing lots into one (1) as mentioned above (Attachment 3 – Lot Line Adjustment Plat). The newly created lot meets the standards established by the Subdivision Map Act and the Highland Municipal Code Chapter 16 Land Use, Section 16.68 Subdivisions.

ENVIRONMENTAL REVIEW: A Phase I Environmental Site Assessment, dated March 1, 2022, was prepared for the property by Partner Engineering and Science, Inc. The assessment concluded that there were no environmental risks or conditions that merited further investigation. A Trip Generation Report was prepared by Urban Crossroads on July 29, 2022, which determined that, “Based on the most recent edition of the ITE Trip Generation Manual or other approved trip generation data, the Project is anticipated to generate fewer than 50 peak hour trips (see Table 1). As such, additional traffic analysis is not required for this Project based on the City’s Guidelines.” With respect to Vehicle Miles Traveled guidelines, “The Project was found to meet the Project Type screening criteria; no further VMT analysis required.”

The project meets the criteria for a Categorical Exemption and no further analysis is needed under the California Environmental Quality Act as described in Section 15332, *In-fill Development Projects* in that it is consistent with the general plan and zoning designations, is less than five acres and surrounded by urban uses, has no value as habitat for rare or endangered species, would not result in significant impacts to traffic, noise, air quality or water quality, and is adequately serviced with all utilities and public services.

CONCLUSION: The proposed use is permitted within the Business Park (BP) land use and zoning designation in which it is located. It meets the City’s Municipal Code standards as described in Chapter 16 *Land Use* as described above. Additionally, it is within the 5th Street Corridor Community Policy Area of the Highland General Plan. The Policy notes that industrial development will occur in the Highland area as land becomes less available west of Interstate 15 and it will bring a significant number of new jobs to the region on which Highland will be able to capitalize. It is a major employment center and gateway to the Airport. The City should ensure good circulation design, encourage the transition from non-industrial to industrial, adhere to the Community Design Element, protect nonconforming residential with appropriate buffers, and not create conflicts with the Airport.

The project meets the Community Design policies by having a quality architectural design with contemporary, clean and distinctive building, a visible entrance, façade

articulation, varying colors and materials, consolidation of smaller lots, screening with landscaping and berms, and buffering from the adjacent residence.

ATTACHMENTS:

- 1) Vicinity Map
- 2) Project Plan Set
 - A1 – Site Plan
 - A2 – Floor Plan
 - A3 – Elevations
 - PG – Preliminary Grading Plan
 - PG3.0 – Preliminary Utility Plan (for reference only)
 - L1.1 – Preliminary Landscape Plan Schematic Design
 - FC – Photometric Plan (for reference only)
- 3) Lot Line Adjustment Description and Plat
- 4) Resolution No. 2022 - _____

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2
Project Plan Set



CD		
ED		
PC		
DD		
SD		
MARK	DATE	DESCRIPTION
RGA PROJECT NO: 21072.00		
OWNER PROJECT NO: 00000.00		
CAD FILE NAME: 21072-00-A1-11		
DRAWN BY: MG		
CHECKED BY: CS		
COPYRIGHT RGA, OFFICE OF ARCHITECTURAL DESIGN		
SHEET TITLE		
SITE PLAN - EAST AMERICAN RENTALS		

GENERAL PROJECT INFO

GENERAL PLAN: BUSINESS PARK (BP)
ZONING: BP
ASSESSOR PARCEL NUMBER: 1192-641-20-0-000, 1192-641-21-0-000, 1192-641-22-0-000, 1192-641-23-0-000

PROJECT DATA

GROSS SITE AREA: 55,510 SF / 1.27 AC
NET SITE AREA: 54,434 SF / 1.25 AC

BUILDING AREA:
FIRST FLOOR OFFICE: 1,000 SF
SECOND FLOOR OFFICE: 0 SF
WAREHOUSE AREA: 2,900 SF
TOTAL: 3,900 SF

LOT COVERAGE: 7.16 %
F.A.R.: (50% MAX) 7.16 %

PARKING REQUIRED: (WAREHOUSE USE)
OFFICE - 1,000 SF @ 1/250 SF: 4 STALLS
WAREHOUSE - 1/1,000 SF: 3 STALLS
TOTAL STALLS REQUIRED: 7 STALLS

PARKING PROVIDED: 11 STALLS

REQUIRED BIKE SPACES: 1 BIKE SPACES

REQUIRED SITE LANDSCAPE AREA: (50,534 SF)
(SITE AREA MINUS BUILDING FOOTPRINT) 7,580 SF
15.0 %

PROVIDED SITE LANDSCAPE AREA: 8,753 SF
16.08 % OF TOTAL SITE

PAVED AREA: 41,781 SF
76.75 % OF TOTAL SITE

LOADING REQUIRED: 2 LOADING DOORS PROVIDED
1 SPACE PER 30,000 SF

GENERAL NOTES

1. ANY EXISTING STRUCTURES ONSITE ARE TO BE DEMOLISHED.
2. ALL PROPOSED NEW ONSITE UTILITY SERVICES SHALL BE UNDERGROUND.
3. CONCRETE BANDS, 24" IN WIDTH, SHALL BE PROVIDED AT LANDSCAPE FINGERS.
4. DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLANS.
5. STATE OF CALIFORNIA GENERAL CONSTRUCTION HPDES PERMITS AND WOOD NUMBERS MUST BE OBTAINED PRIOR TO PERMIT.
6. PARKING STALL DIMENSIONS: 9'W X 17'D WITH A 2'-0" OVERHANG - DOUBLE STRIPED PER CITY REQUIREMENTS, NO WHEEL STOPS ARE ALLOWED. CLEAN AIR / CARPOOL PARKING SHALL BE PROVIDED PER CALGREEN REQUIREMENTS AND CITY OF HIGHLAND.
7. FIRE DEPT. APPROVED KNOX LOCKS SHALL BE PROVIDED AT ALL GATES.
8. FIRE DEPT. ACCESS SHALL BE PROVIDED PER STANDARDS:
ACCESS LANE WIDTH: 24'-0"
ACCESS LANE HEIGHT: 14'-6"
INSIDE TURN RADIUS: 19'-0"
9. ALL ELECTRICAL SWITCH GEAR AND PANELS SHALL BE LOCATED WITHIN THE BUILDING. ALL TRANSFORMERS SHALL BE SCREENED WITH LANDSCAPE.
10. ALL TRASH ENCLOSURES WILL REQUIRE CANOPY TOP.
11. LANDSCAPING TO BE PROVIDED TO BLOCK CAR HEADLIGHTS FROM CREATING LIGHT GLARE.
12. ALL PAVED AREA TO BE CONCRETE SURFACES.
13. ALL LANDSCAPE WILL BE SEPERATED WITH A 6" CURB ALONG DRIVEWAYS AND PARKING AREAS.
14. ALL DOWNSPOUTS SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING WHEN VISIBLE FROM PUBLIC STREETS.
15. ALL SIGNS SHALL BE UNDERWRITERS LABORATORIES APPROVED, OR EQUAL.
16. A CONSTRUCTION WASTE MANAGEMENT PLAN WILL BE REQUIRED AT TIME OF PLAN CHECK SUBMITTAL.
17. PROVIDE COLORED CONCRETE PAVING AT ALL DRIVEWAY ENTRIES.
18. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH DENSE LANDSCAPE.

OWNER:

CHIPT HIGHLAND 210
527 W. 7TH STREET, SUITE 200
LOS ANGELES, CA 90014
ATTN: JORGE GARCIA
PH: 909-358-7715

APPLICANT:

CROW HOLDINGS INDUSTRIAL
527 W. 7TH STREET, SUITE 200
LOS ANGELES, CA 90014
ATTN: JORGE GARCIA
PH: 909-358-7715

ARCHITECT:

RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92673
ATTN: JACOB HUBER
PH: 949-341-0920

VICINITY MAP



SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO/TRUCK DRIVEWAYS - NATURAL COLOR
- CHIMNEY
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

UTILITIES

WASTE PROVIDER:
BURRTEC WASTE INDUSTRIES, INC.
909-889-1999

WATER PURVEYOR:
EAST VALLEY WATER DISTRICT
909-888-8986

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
800-990-7788

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
800-427-2000

CABLE:
TIME-WARNER CABLE
888-TW-CABLE

LEGAL DESCRIPTION

THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 62 AND THAT PORTION OF LOT 27, LYING SOUTH OF EAST FIFTH STREET OF TRACT NO. 2060, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29, PAGE 65 OF MAPS, IN THE OFFICE OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF LOT 28, TRACT NO. 2060, BLUE RIBBON FARMS, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 29, PAGE 65 OF MAPS LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC, OF THE STATE OF CALIFORNIA BY DEED RECORDED JULY 10, 1946 IN BOOK 2259, PAGE 455, OFFICIAL RECORDS.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND AS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTH 1/2 OF LOT 61, TRACT NO. 2060, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

PARCEL 2:
THE NORTHERLY 150 FEET OF LOT 60, TRACT NO. 2060, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

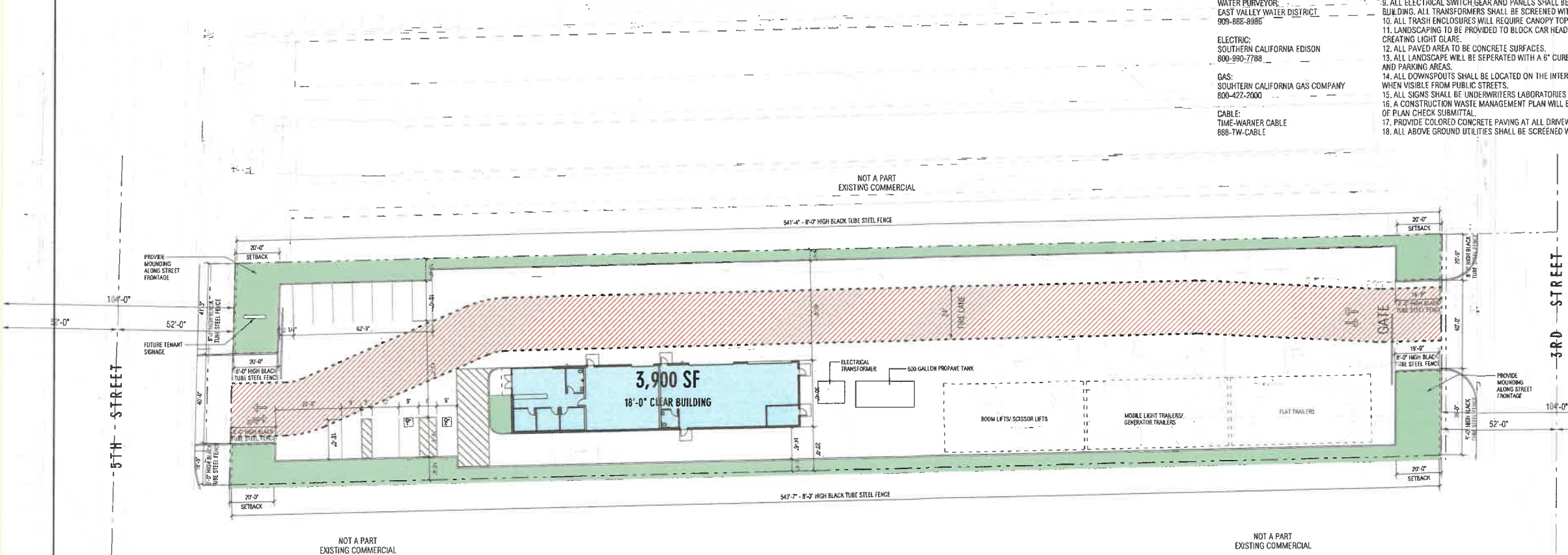
PARCEL 3:
AN EASEMENT FOR ALLEY AND ROAD PURPOSES, 20 FEET IN WIDTH, LYING TO FEET ON EACH SIDE OF A CENTER LINE CONSTITUTING THE BOUNDARY LINE BETWEEN LOTS 60 AND 61, TRACT NO 2000, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT LYING WITHIN PARCEL 1 AND PARCEL 2 ABOVE DESCRIBED.

PARCEL 4:
LOT 60 OF TRACT NO. 2060 BLUE RIBBON FARMS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE 65, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHERLY 150 FEET THEREOF.

PARCEL 5:
THE SOUTH ONE HALF OF LOT 61, TRACT NO. 2060 BLUE RIBBON FARMS, IN THE COUNTY OF SAN BERNARDINO AS PER MAP RECORDED IN BOOK 29, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SITE PLAN
SCALE: 1" = 20'-0"



NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.
2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CANOPY OVER ENTRY.
4. ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
5. PAINTED 20' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
6. PAINTED 10' X 10' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
7. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.



Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

3RD / 5TH STREET
STREET DEVELOPMENT

00000 5TH STREET
CITY OF HIGHLAND, CA



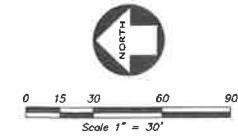
CROW HOLDINGS
INDUSTRIAL

527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

[illegible]

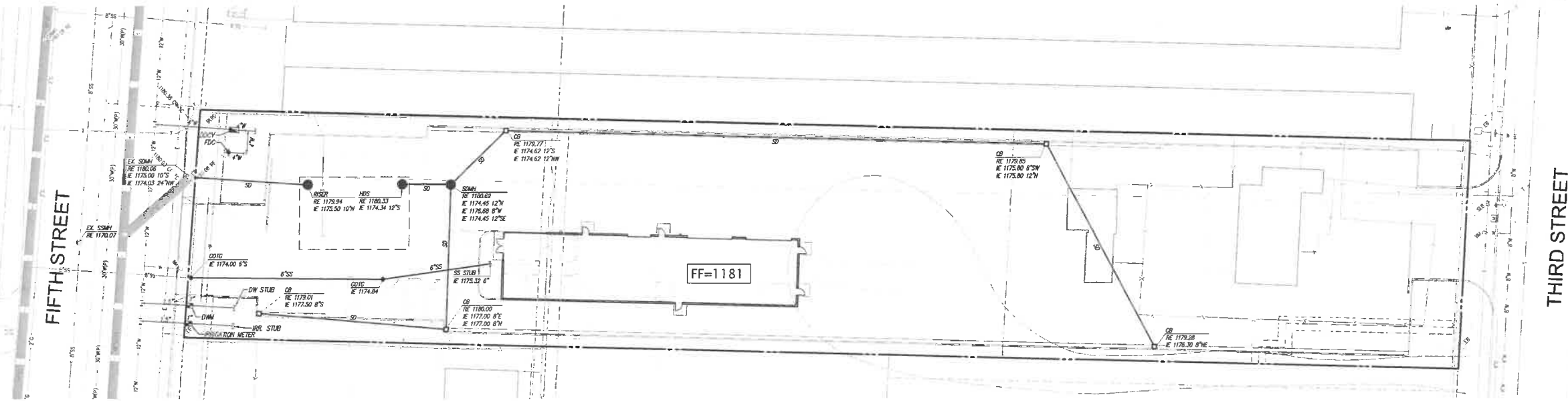
RGA PROJECT NO:	21072.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21072-00-A3-1
DRAWN BY:	JH
CHECKED BY:	JH
COPYRIGHT	
RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

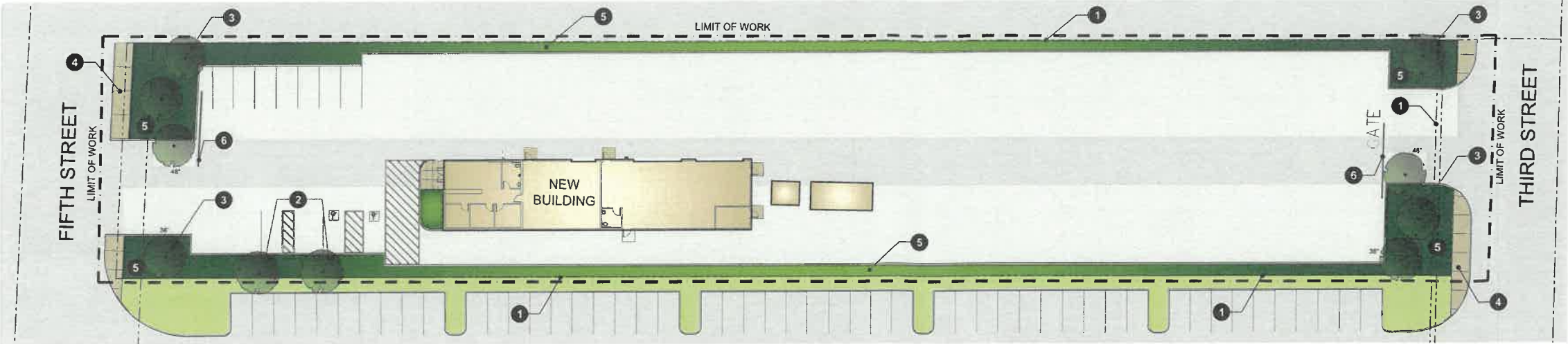
HIGHLAND EAST
AMERICAN RENTALS
ELEVATIONS



LEGEND

- | | |
|------|---|
| ASR | AUTOMATIC SPRINKLER RISEN |
| RE | RM ELEVATION |
| WC | TOP OF CURB |
| TS | WATER SERVICE |
| → | EXISTING UTILITY TO BE ABANDONED BY REMOVAL |
| FS | FIRE SERVICE |
| SS | SANITARY SEWER |
| CDTG | CLEANOUT TO GRADE |
| ASD | STORM DRAIN LINE |
| A | ASL DRAIN |
| □ | STORM DRAIN CATCH BASIN |
| □ | STORM DRAIN JUNCTION BOX |
| — | STORM DRAIN MANHOLE |
| — | BACK FLOW PREVENTION DEVICE |
| — | FIRE DETUMENT CONNECTION |
| ⊕ | FIRE HYDRANT & VALVE |
| — | POST INDICATOR VALVE |
| SSM | SANITARY SEWER MANHOLE |
| SM | SINGLE CHECK VALVE |
| SM | STORM DRAIN MANHOLE |
| W | WATER |
| HDS | HYDRODYNAMIC SEPARATOR |
| BFP | BACKFLOW PREVENTER |
| DHW | DOMESTIC WATER MAIN |

[illegible]



- LEGEND
- 1 PROPERTY LINE
 - 2 PROPOSED PARKING SHADE TREES
 - 3 PROPOSED SCREEN TREES
 - 4 PUBLIC SIDEWALK
 - 5 DROUGHT TOLERANT SHRUB PLANTING
 - 6 METAL GATE

- CITY LANDSCAPE NOTES:
- MINIMUM 50% OF TREES TO BE 24" BOX.
 - MINIMUM 15% OF TREES TO BE 36" BOX.
 - MINIMUM 15% OF TREES TO BE 48" BOX.
 - MINIMUM 80% OF SHRUBS TO BE 5 GALLON
 - MINIMUM 20% OF SHRUBS TO BE 1 GALLON
 - GROUND COVER TO BE PLANTED TO ACHIEVE 100% COVERAGE WITHIN (1) YEAR.
 - 24" BOX TREES SHALL HAVE MINIMUM 3/4" CALIPER, 9' HEIGHT AND 4' SPREAD.

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD X CAL. (MIN.)	WATER USE	DESCRIPTION	%	QTY.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	9'H X 4"W X 1-3/4" C	L	PARKING AREA SHADE CANOPY	70	6
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	11" H X 5"W X 2-1/2" C	L		15	2
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX STD.	14" H X 6"W X 3-1/2" C	L		15	2

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	48" O.C.	M	LARGE FLOWERING
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL.	36" O.C.	L	SCREENING HEDGE
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	48" O.C.	L	INFORMAL SCREENING HEDGE
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGERS	5 GAL.	60" O.C.	L	LARGE FLOWERING

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	RHAMPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	36" O.C.	L	CALIFORNIA NATIVE

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	36" O.C.	L	FLOWERING ACCENT
	LOMANDRA LONGIFOLIA 'LOMLON'	LOMLON MOOR GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	36" O.C.	L	EVERGREEN LOW SHRUB

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8" O.C.	VL	EVERGREEN GROUND COVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUND COVER
	LONICERA J. 'HALLIANA'	HALL'S HONEYSUCKLE	1 GAL.	36" O.C.	L	FLOWERING GROUND COVER
	ROSA X 'FLOWER CARPET RED'	RED CARPET ROSE	1 GAL.	36" O.C.	M	FLOWERING GROUND COVER
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUND COVER

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL / STAKED	PER PLAN	M	FLOWERING VINE

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (ALSO REFERRED TO AS WUCOLS IV) FOR CITY OF HIGHLAND

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY



FESTUCA MAIREI /
ATLAS FESCUE



HESPERALOE PARVIFLORA /
RED YUCCA



LOMANDRA LONGIFOLIA
'LOMLON' /
LOMLON MOOR GRASS



COTONEASTER DAMMERI
'LOWFAST' /
BEARBERRY COTONEASTER

MIDGROUND SHRUBS



MUHLENBERGIA RIGENS /
DEER GRASS



RHAMPHOLEPIS UMBELLATA
'MINOR' /
DWARF YEDDO HAWTHORN



ROSMARINUS O. 'TUSCAN BLUE' /
TUSCAN BLUE ROSEMARY



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH

BACKGROUND SHRUBS



ROSA 'ICEBERG' /
ICEBERG ROSE



LIGUSTRUM JAPONICA 'TEXANUM' /
TEXAS PRIVET



OLEA X MONTRA 'LITTLE OLLIE' /
LITTLE OLLIE



LEUCOPHYLLUM F. 'GREEN CLOUD' /
TEXAS RANGERS

GROUNDCOVERS



ACACIA REDOLENS 'LOW BOY' /
PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' /
DWARF COYOTE BRUSH



LONICERA J. 'HALLIANA' /
HALL'S HONEYSUCKLE



ROSA X 'FLOWER CARPET RED' /
RED CARPET ROSE



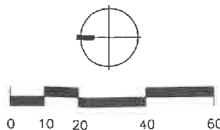
ROSMARINUS O. 'HUNTINGTON
CARPET' / PROSTRATE ROSEMARY



3RD/CENTRAL/5TH
STREET DEVELOPMENT
CITY OF HIGHLAND, CA

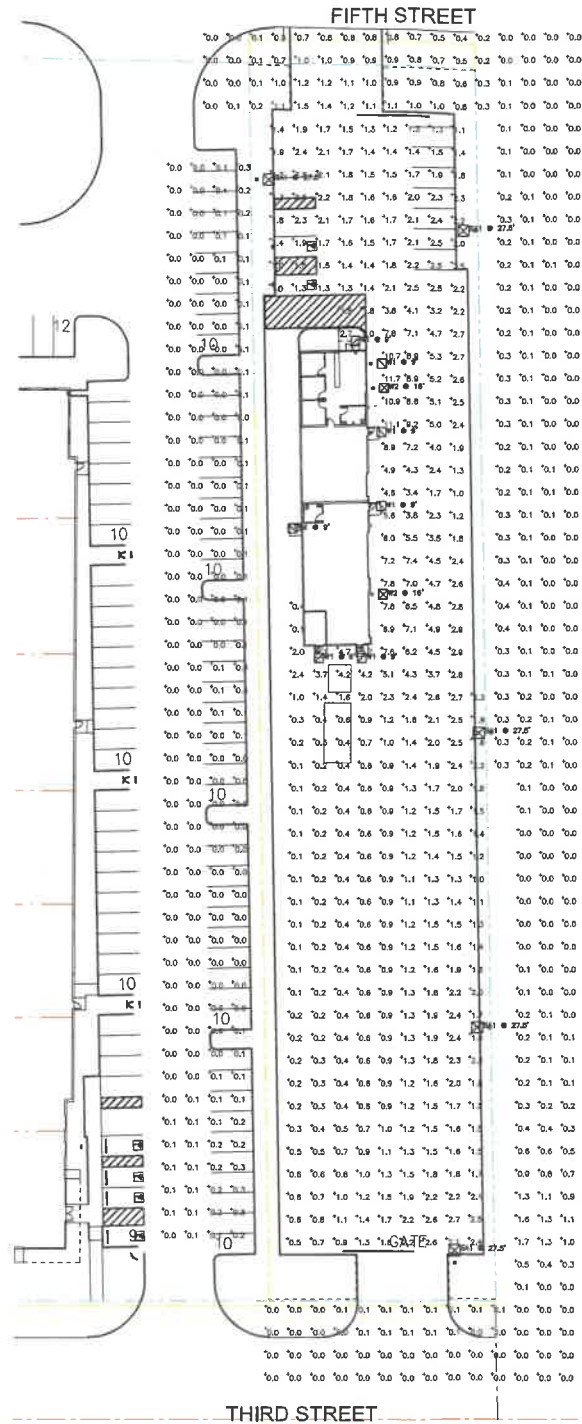
PRELIMINARY LANDSCAPE PLAN
SCHEMATIC DESIGN

L1.1
JOB # 22068
10.07.2022



8841 RESEARCH DR
SUITE 200
IRVINE - CA 92618
949.387.1323
RIDGELA.COM





ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	W1	7	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLD-B-W-100LED-350mA-40K DM1 WALL MT AT 9 FT HIG BUSHING BUG RATING B1 UO G1	CAST BLACK PAINTED FINISHED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	151	0.9	21.4
	W2	2	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLD-B-W-100LED-700mA-40K DM1 WALL MT AT 16 FT AFG MSF 211 BUG RATING B3 UO G3	CAST BLACK PAINTED FINISHED METAL HOUSING.	60 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	60	295	0.9	130.2
	SA1	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLD-B-W-100LED-525mA-NW-HS POLE MT AT 27.5 FT AFG BUG RATING B1 UO G3 25 FT POLE 2.5 FT BASE	CAST BLACK PAINTED FINISHED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	128.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 f	5.1 f	0.0 f	N/A	N/A
Calc Zone #2	+	0.2 f	1.5 f	0.0 f	N/A	N/A
Calc Zone #3	+	2.0 f	13.4 f	0.1 f	134.0:1	20.0:1

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED SPECIFICATIONS

OPTICAL HOUSING
Heavy duty low copper aluminum (A36 alloy, 40 2% copper) housing with integral cooling fins. The optical reflector assembly is milled and polished to a specular finish. Electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish.

ELECTRICAL HOUSING
Heavy duty low copper aluminum (A36 alloy, 40 2% copper) housing with integral cooling fins. The electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish.

LED OPTICAL MODULES
The RZR-WM1 and RZR-WM2 are mounted on a metal core PCB panel with each LED module mounted on a copper thermal transfer pad and enclosed in an LED reflector. LED reflector is milled and polished to a specular finish. The LED reflector is milled and polished to a specular finish. The LED reflector is milled and polished to a specular finish.

LED DRIVERS
Constant current electronic with a power factor of > 0.9 and a maximum operating temperature of 40°F-140°F. Drivers are UL listed and CE marked. Drivers are UL listed and CE marked. Drivers are UL listed and CE marked.

LED EMISSIONS
High output LED is used with a color temperature of 4000K. High output LED is used with a color temperature of 4000K. High output LED is used with a color temperature of 4000K.

FINISH
Electrocoat applied R5C Polyester Powder Coat on aluminum housing. Electrocoat applied R5C Polyester Powder Coat on aluminum housing. Electrocoat applied R5C Polyester Powder Coat on aluminum housing.

PROJECT NAME: _____

PROJECT TYPE: _____

RZR-WM1

RZR-WM2

RZR-WM3

SOLID STATE AREA LIGHTING

VALUUM SERIES-PLD SPECIFICATIONS

OPTICAL HOUSING
Heavy duty low copper aluminum (A36 alloy, 40 2% copper) housing with integral cooling fins. The optical reflector assembly is milled and polished to a specular finish. Electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish.

ELECTRICAL HOUSING
Heavy duty low copper aluminum (A36 alloy, 40 2% copper) housing with integral cooling fins. The electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish. The electrical housing is milled and polished to a specular finish.

LED OPTICAL MODULES
The VLL-PLD is mounted on a metal core PCB panel with each LED module mounted on a copper thermal transfer pad and enclosed in an LED reflector. LED reflector is milled and polished to a specular finish. The LED reflector is milled and polished to a specular finish. The LED reflector is milled and polished to a specular finish.

LED DRIVERS
Constant current electronic with a power factor of > 0.9 and a maximum operating temperature of 40°F-140°F. Drivers are UL listed and CE marked. Drivers are UL listed and CE marked. Drivers are UL listed and CE marked.

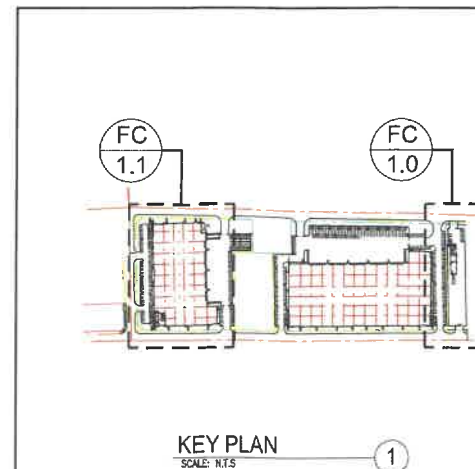
LED EMISSIONS
High output LED is used with a color temperature of 4000K. High output LED is used with a color temperature of 4000K. High output LED is used with a color temperature of 4000K.

FINISH
Electrocoat applied R5C Polyester Powder Coat on aluminum housing. Electrocoat applied R5C Polyester Powder Coat on aluminum housing. Electrocoat applied R5C Polyester Powder Coat on aluminum housing.

PROJECT NAME: _____

PROJECT TYPE: _____

VLL-PLD



KEY PLAN

SCALE: 1"=30'-0"

RG&A

Office of Architectural Design

15231 Altos Parkway, Suite 100
Irvine, CA 92618

T 949-341-0930
F 949-341-0922

CONSULTANT

RPM

Engineer in
THE DISCOVERY
Irvine, CA 92618
Tel: 949-450-2250
Fax: 949-450-1664
Contact: David Du
e-mail: david@rpm.com

PROFESSIONAL SEALS

PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 015598
Exp. 12-31-2023

PROJECT NAME

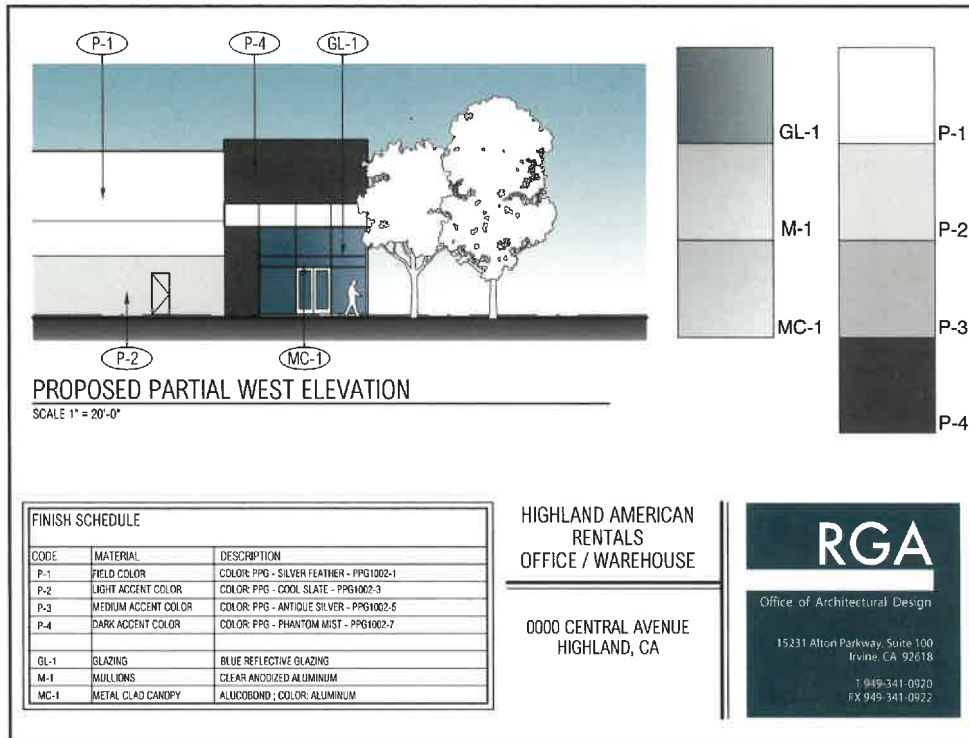
HIGHLAND WEST DEVELOPMENT

0000 CENTRAL AVE,
CITY OF HIGHLAND, CA

SHEET

FC-1.0

NO.	DATE	DESCRIPTION
1	2013.12.20	RG&A PROJECT NO.
2		OWNER PROJECT NO.
3		CAD FILE NAME
4		DRAWN BY
5		CHECKED BY
6		COPYRIGHT
7		RG&A, OFFICE OF ARCHITECTURAL DESIGN
8		SHEET TITLE



ATTACHMENT 3

Lot Line Adjustment Description and Plat

CITY OF HIGHLAND
LOT LINE ADJUSTMENT
EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

BEING ALL OF PARCEL 61, AND A PORTION OF PARCEL 28, LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC, OF THE STATE OF CALIFORNIA BY DEED, RECORDED JULY 10, 1948 IN BOOK 2259, PAGE 455, OFFICIAL RECORD, BOTH PARCELS AS SHOWN ON THAT CERTAIN TRACT MAP OF BLUE RIBBON FARMS, FILED FOR RECORD IN [REDACTED], 1926, AS BOOK 29 OF MAPS, PAGE 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

POINT OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 61, AND THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET (100 FEET WIDE) AS SHOWN ON SAID TRACT MAP;

1. THENCE ALONG SAID RIGHT-OF-WAY, NORTH 86° 58' 00" WEST, 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 61;
2. THENCE LEAVING SAID 3RD STREET, AND ALONG THE WESTERLY LINE OF SAID PARCEL 61, NORTH 01° 41' 00" EAST, 400.06 FEET TO THE SOUTHWESTERLY OF SAID LOT 28;
3. THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 28, NORTH 01° 41' 00" EAST, 185.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5TH STREET (82.5 FEET WIDE);
4. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 85° 41' 06" EAST, 100.08 FEET;
5. THENCE LEAVING SAID 5TH STREET, SOUTH 01° 41' 00" WEST, 156.45 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 28;
6. THENCE CONTINUING ALONG SAID LOT 61, SOUTH 01° 41' 00" WEST, 400.05 FEET
POINT OF BEGINNING.

CONTAINING 55,745 SQUARE FEET, OR 1.2797 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

ROD A. STEWART II, PLS 9225



7/13/2022

MEINES STREET

(50' WIDE PUBLIC R/W)

20 M 65
(POR. OF LOT 20)

POR. OF
LOT 28
(29 M 65)

POR. OF
LOT 27
(29 M 65)

FOUND GIN SPIKE W/WASHER
"ILLEGIBLE" (NRM-SET BY UNKNOWN)

FOUND 1" I.P. W/TAG "ILLEGIBLE"
PER (114 M 26)



0 50' 100' 200'
Scale 1" = 100'

FIFTH STREET

(82.5' WIDE PUBLIC R/W)

S85°41'06"E

41.25' 41.25'

20 M 65
(POR. OF LOT 20)

100.08' R2
29 M 65
(PORTION
OF
LOT 28)
111 M 43
APN 1192-64-12

POR. OF
LOT 27
(29 M 65)

S86°57'00"E

100.00' R1
LOT LINE TO
BE ABANDONED

PARCEL 1
1.28± ACRES

20 M 65
(POR. OF LOT 60)

200.03' 200.025'
29 M 65
(PORTION
OF
LOT 61)

APN 1192-64-22

S86°57'07"E

100.00' R1
LOT LINE TO
BE ABANDONED

LOT 62
(29 M 65)

20 M 65
(POR. OF LOT 60)

200.03' 200.025'
29 M 65
(PORTION
OF
LOT 61)

APN 1192-64-23

100.00' R1

N86°58'00"W R1

POB

THIRD STREET

(100' WIDE PUBLIC R/W)

LEGEND

BOUNDARY OF SUBJECT PROPERTY
LINES TO BE REMOVED
ADJOINER LINES
CENTER LINES

APN: ASSESSORS PARCEL NUMBER
POB POINT OF BEGINNING
POR. PORTION
NRM MONUMENT NOT OF RECORD

REFERENCES

R1 TRACT NO. 2060 29 M 65
R2 R/S NO. 99-0024 111 M 34

BASIS OF BEARINGS

THE BEARING OF NORTH 00° 07' 00" EAST TAKEN ON THE CENTER LINE OF PALM AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 111, PAGE 34, SAN BERNARDINO COUNTY WAS USED FOR THE BASIS OF BEARINGS FOR THIS SURVEY.



KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

EXHIBIT "B" PLAT
FOR LOT LINE ADJUSTMENT
AG-CRG HIGHLAND OWNER, LLC
SAN BERNARDINO COUNTY, HIGHLAND, CA.

DATE	JULY, 2022
SCALE	1" = 50'
BY	AKB
JOB NO.	A22078-1
SHEET	1 OF 1

ATTACHMENT 4
Resolution 2022 - _____

RESOLUTION NO. 2022-031

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 22-009) FOR A CONTRACTOR'S EQUIPMENT RENTAL BUSINESS THAT INCLUDES A 3,900 SQAURE FOOT BUILDING AND OUTDOOR STORAGE; DESIGN REVIEW APPLICATION (DRA-22-012) FOR THE SITE PLAN, BUILDING ELEVATIONS, PRELIMINARY GRADING PLAN AND CONCEPTUAL LANDSCAPE PLAN; AND PARCEL MERGER (PM-22-001) TO CONSOLIDATE THREE PARCELS INTO ONE LOCATED ON A 1.25 ACRE SITE ON THE SOUTH SIDE OF 5TH STREET, 900 FEET WEST OF PALM AVENUE.

ASSESSOR'S PARCEL NUMBERS: 1192-641-12, 22, & 23

APPLICANT: CHPT HIGHLAND 210 / CROW HOLDINGS INDUSTRIAL

A. RECITALS

1. On August 3, 2022, the Applicant submitted an application for Conditional Use Permit (CUP 22-029) to entitle the development of a contractor's equipment rental yard including a 3,900 square foot building and outdoor storage. Related applications were also filed for Design Review Application (DRA 22-012) for the project Site Plan, Building Elevations, Preliminary Grading Plan, and Conceptual Landscape Plan; and Parcel Merger (PM 22-001) to consolidate three (3) parcels into one (1).
2. The site is located on an approximately 1.25 acres south of 5th Street, north of 3rd Street, between Palm Avenue and Central Avenue, approximately 900 feet west of Palm Avenue within the City's Business Park (BP) Zoning and General Plan Land Use Designations;
3. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the proposed project. The project meets the criteria for a Categorical Exemption and no further analysis is needed under the California Environmental Quality Act as described in Section 15332, *In-fill Development Projects* in that it is consistent with the general plan and zoning designations, is less than five acres and surrounded by urban uses, has no value as habitat for rare or endangered species, would not result in significant impacts to traffic, noise, air quality or water quality, and is adequately serviced with all utilities and public services.
4. On October 18, 2022, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project 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:

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. Pursuant the California Code of Regulations, the City of Highland Planning Commission hereby finds that a Mitigated Negative Declaration 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 staff report, and the comments received during the public review process, prior to approving the project.
3. Based upon substantial evidence presented to the Planning Commission during the October 18, 2022 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.
4. **Findings of Fact for Conditional Use Permit (CUP 22-029):**
 - 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: A contractor's equipment rental business, such as the one proposed, is permitted within the Business Park (BP) Zone upon approval of a Conditional Use Permit. Applicable provisions in Title 16, *Land Use*, include but are not limited to, Chapter 16.24 *Employment Zones*, 16.40 *General Development Standards*, 16.54 *Parking*, and 16.68 *Land Divisions* with respect to the Parcel Map. The project satisfies the standards established in the chapters.

The General Plan goals and policies relevant to the project include its inclusion in the 5th Street Corridor Community Policy Area, and general standards applicable to the Land Use Element, Circulation Element, and Community Design Element. The project meets all relevant goals and policies.

- 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 project would be developed in compliance with the Highland General Plan and Municipal Code standards related to the Business Park (BP) District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, circulation, etc.

It has a high quality architectural design with contemporary, clean and distinctive building, a visible entrance, façade articulation, varying colors and materials complementary to the Policy Area guidelines.

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

Response: The site and its surrounding vicinity are developed with a mix of industrial, business park, retail, service and residential land uses. The project site is appropriate for a contractor's equipment rental businesses and is being relocated from nearby. The development will combine three (3) parcels for a total of 1.25 acres. It is relatively flat and will require the demolition of one (1) existing single-family home. There are no geographic or man-made impediments to the development. There are utilities available within the adjacent right-of-way along 5th and 3rd Streets and drainage is good for on-site water retention and water quality treatment. There is access to the site from the north and the south and the site is adjacent to other Business Park and Industrially zones parcels.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed for 7.16%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

- 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 adjacent to the site within the public right-of-way. All utility providers were given notice of the project and none expressed concern. Public health and safety was addressed with the design and conditioning of the project.

- 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 development will be in compliance with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. The necessary ingress and egress are provided and all public utilities and services will be in place. There is no indication that the project would 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: A Phase I Environmental Site Assessment concluded that there were no environmental risks or conditions that merited further investigation. A Trip Generation Report determined that additional traffic analysis is not required for this Project based on the City's Guidelines. With respect to Vehicle Miles Traveled guidelines the Project was found to meet the Project Type screening criteria; no further VMT analysis required. The project meets the criteria for a Categorical Exemption and no further analysis is needed under the California Environmental Quality Act as described in Section 15332, *In-fill Development Projects* in that it is consistent with the general plan and zoning designations, is less than five acres and surrounded by urban uses, has no value as habitat for rare or endangered species, would not result in significant impacts to traffic, noise, air quality or water quality, and is adequately serviced with all utilities and public services.

5. Findings of Fact for Design Review Application (DRA 22-012):

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

Response: The General Plan designation for the site is Business Park (BP), which allows for a "variety of light industrial, research and development and office uses that provide pleasant and attractive working environments." Appropriate uses include the proposed contractor's equipment rental business.

Additionally, the General Plan goals and policies relevant to the project involve its inclusion in the 5th Street Corridor Policy Area, Circulation Element, and Community Design Element. The project meets all relevant goals and policies.

- 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 project would be developed in compliance with the Highland Municipal Code standards related to Business Park (BP) District. Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed a lot coverage of for 7.16%. It satisfies the minimum lot size, with regard to lot width and depth, as well as required building setbacks and landscape coverage.

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

Response: The Highland General Plan describes specific criteria related to this location in the Land Use and the Community Design Elements. The project lends to an attractive and visually unified major arterial corridor through coordinated site planning and architectural design. As conditioned by the City's Landscape Architect, the project must exhibit specialized landscaping at entrances.

The design satisfies the intent of General Plan Goal 10.8 Policy 10.8.1 which encourages "contemporary, clean and distinctive buildings with clearly visible entrances" and General Plan Goal 10.8 Policy 10.8.3 to "avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping." It consolidates smaller lots into larger parcels to create a more functional use. Service areas are screened from public view with mounding along both project frontages with the required 20-foot landscaped setback.

- 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 project will be in compliance with the Highland Municipal Code, Fire, and Building & Safety codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. The necessary ingress and egress as well as all public utilities and services will be in place. There is no indication that the project would be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

6. Findings of Fact for Parcel Merger (PM 22-001):

- a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The project meets General Plan Goal 2.5 to, "promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character." It is not located within a Specific Plan area.

- b. That the design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

Response: The subdivision and contractor's equipment rental business are consistent with the design criteria of the General Plan's 5th Street

Corridor Community Policy Area, including allowing for a mix of light industrial and commercial uses, and encouraging the consolidate of parcels to promote quality, planned development and to consolidate smaller parcels and improve traffic flow.

It meets the policies of General Plan Goal 10.8 to, “ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.”

- c. That the site is physically suitable for the type of development.

Response: The project site is appropriate for the development as it combines three (3) parcels for a total of 1.25 acres. It is relatively flat and will require the demolition of one (1) existing single-family home. There are no geographic or man-made impediments to the development on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment.

There is access to the site from 3rd and 5th Streets and is adjacent to other Business Park and Industrial zones the north, east, and west.

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

Response: Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 7.16%. It meets the minimum lot size, lot width and dept as well as required building setbacks and landscape coverage.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Site lies in an urbanized area and was analyzed for impacts through its CEQA Initial Study and is Categorically Exempt per Section 15332 Infill Development.

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

Response: The proposed project has been reviewed and conditioned by the City’s Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will meet all local, state and federal codes as they relate to the proposal. It is in an urbanized area and will improve onsite conditions.

- g. That 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. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Response: The merging of parcels, and the new parcel design, will not conflict with easements for access through, or use of, property within the proposed subdivision. There is a single owner and any needed easement are on the map. The project is conditioned so as not to conflict with any easements of record or judgement of court.

7. This project is not within a high fire severity zone. Findings required by Government Code section 66474.02 are not applicable.
8. The project is not subject to the Williamson Act. Findings required by Government Code section 66474.4 are not applicable.
9. That 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. As described in the Recitals above, the Planning Commission considered the project, and all testimony, comment and evidence regarding the same, at noticed public hearings conducted in accordance with State Law and the City Municipal Code;
10. Based on the Findings and Conclusions set forth above, the Planning Commission approves Conditional Use Permit (CUP 22-029), Design Review Application (DRA-22-012), and Parcel Merger (PM-22-001) facilitating the development of a contractor's equipment rental business with related building and outdoor storage. All improvements will be completed subject to the Conditions of Approval attached hereto and the development plans incorporated by reference.
11. The Planning Commission hereby directs Staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board of Supervisors, pursuant to the Public Resources Code and State CEQA Guidelines.

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 18th day of October, 2022.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: October 18, 2022
File/Index: Conditional Use Permit CUP-22-009,
Design Review Application DRA-22-012 &
Parcel Merger PM-22-001
Proposal: Development of a contractor's equipment rental business for
construction and building equipment that includes a 3,900 building
and outdoor storage. Site Plan, Building Elevations, Grading Plan
and Conceptual Landscape Plan, and Parcel Merger to consolidate
three (3) parcels into one (1).
Location: A 1.25 acre site spanning 3rd Street to 5th Street, approximately 900
feet west of Palm Avenue.
Assessor's Parcel Numbers: 1192-641-12, 22, & 23.
Owner/Rep: CHPT Highland 210 / Crow Holdings Industrial
Business Operator: American Rentals

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 Building and Safety, Engineering, and 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.

The Project 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 or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit CUP-22-009 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, and have occurred within thirty-six (36) months from the approval date 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 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 Conditional Use Permit allows the development of a contractor's equipment rental business for construction and building equipment that includes a 3,900 building and outdoor storage as illustrated in the approved plans. The Design Review Application Approval includes the project's Site Plan, Building Elevations, Preliminary Grading Plan, and Conceptual Landscape Plan. The Parcel Merger permits the consolidation of three lots into one.
 - a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives (if any) shall be submitted to the planning Department within two weeks of this project's approval.
3. The project site has been reviewed and approved for an equipment rental business. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.
4. 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 cannot begin prior to receipt of this signed documentation.
5. 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.
6. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately

enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

7. 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. Development Impact Fees shall be paid in accordance with City policy.
9. A Trash Enclosure shall be installed on-site in accordance with City standards. The location and design of the enclosure shall be submitted to the Planning and Engineering/Public Services Divisions for review and approval prior to the issuance of Building Permits.
10. A Sign Review Application shall be submitted in accordance with City policy prior to installation of any building mounted or freestanding sign.
11. Noise generated from the site during construction and on-going business operations shall be in accordance with standards established by the Highland Municipal Code and General Plan.
12. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.
13. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.
14. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.
15. A revised photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.
 - a) The amount of illumination projected onto a residential use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.

- b) Lights shall be shielded and directed away from surrounding properties and right-of-way.
 - c) Parking lot light standards shall not exceed twenty-five feet (27.5') in height measured from grade.
 - 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.
- 16. Only one tree species is listed which creates a monoculture susceptible to total loss due to environmental conditions or disease. Applicant shall add two additional species including a deciduous and flowering variety to the planting palette.
 - 17. Applicant shall add additional trees to the parking area including plating diamonds to achieve 50% shading at maturity.
 - 18. Applicant to add additional plating areas to create a buffer with parking lot and at building pedestrian entry area. Planting needs to be of scale to soften mass/height of Office structure and focus visual entry point.
 - 19. Applicant to verify meeting 15% landscape coverage of the site.
 - 20. Applicant to add taller columnar species to Background shrubs to break up landscape areas along property lines on east and west boundaries.
 - 21. Applicant to verify location, finish, and any landscaping of a trash enclosure if required.
 - 22. Applicant to locate anticipated signage for verification of size and impact on landscape area.
 - 23. Easements of Record not shown on the Parcel Merger Map shall be relinquished or relocated. Lots affected by Easements or Easements of Records, which cannot be relinquished or relocated, shall be redesigned subject to review and approval of the Assistant Community Development Director.
 - 24. Prior to recordation of the Parcel Merger Map, the new legal description and plat map shall be submitted separately for review and approval with the Engineering Division. Prior to recordation of the parcel map the owner/applicant shall pay all applicable plan check fees.

25. Notice of this Map shall be filed with the county of San Bernardino and proof of recordation of the deed or record of survey shall be provided to the Engineering Division within one (1) year of approval of this parcel map.
26. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
27. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
28. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

City of Highland

Engineering Department

Conditions of Approval

(CUP 22-009 & DRA 22-012 & PM 22-001) – MIG Inc.

- A
- 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

- E 1. Design grading and landscaping plans to 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 2. 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 thereof as approved 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.
- E 4. Submit the structural design and location for 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 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, 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 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.
- E 8. 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 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration basins and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basins until the site is stabilized for erosion and sedimentation.
- B 12. 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 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C* 14. Remove existing improvements along 3rd and 5th Street and construct new street improvements across the project frontage to accommodate the Project's new drive approaches shown by the site plan. Construct new street improvements including, but not limited to, 6" curb and gutter, 6'-wide curb-adjacent sidewalk, drive approach and relocate existing street light on 3rd Street. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 15. Construct commercial drive approaches with curb returns per City Standard 213. Note 4.5' sidewalk easement will be required back of commercial drive approach (Std. 213).
- E 16. Submit engineering plans for street improvements 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. Provide ADA access to site from right of way.
- C 17. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C 18. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 19. 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. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C* 20. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- C 21. 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* 22. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, 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. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to 3rd Street as necessary.
- B 23. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 24. Register the underground chambers with EPA as a Class V Injection Well.
- E 25. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- E 26. Submit engineering plans for public and private drainage systems 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 the street and storm drain improvement checklist.

DEDICATION/ANNEXATION/ PARCEL MERGER

- B* 27. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting District (LMD) for future maintenance of the 3rd and 5th Street median landscaping across the project frontage. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment. The City will maintain the median landscaping utilizing LMD revenue.
- B* 28. Obtain City approval of a Lot Merger to merge the three existing parcels (APN 1192-641-12, 1192-641-22, and 1192-641-23) into one parcel in accordance with the following:
- a. Submit a current title report (less than three months old) to ensure that the properties or portions thereof are not encumbered with liens, delinquent taxes, trust deeds, and/or utility easements which would conflict with the requested parcel merger. The ownership of all parcels must be identical.
 - b. Submit legal descriptions and plats which describe the boundaries of the new parcel, which will be made a part of and recorded with Certificates of Compliance. The City will prepare the Certificates of Compliance.
 - c. Submit a deed accompanied by a legal descriptions and plat, signed (notarized) by the property owner(s), which describes the boundary of the new parcel. The deed shall include the following statement: "This document is being recorded pursuant to Parcel No. _____ as evidenced by Certificate of Compliance No. 19-_____, recorded on _____ as Instrument No. _____, Official Records of said County." The City will provide the parcel merger and certificate of compliance numbers.
- B* 29. Submit traverse calculations (if applicable), copies of any recorded maps and deeds used as reference and/or showing original land division. The traverse calculation sheets shall show error of closure. Inverse calculations will not be accepted for plan check review. Upon approval, the City will record the parcel merger documents and forward copies to the applicant.
- D 30. Dedicate to the City, via a separate instrument, public right-of-way to provide a 52-foot half-width public street across the 3rd and 5th Street frontage.

FEES/PERMITS

- C. 31. Submit a \$910.00 deposit for review and processing of the deed and legal description. Additional deposits may be required and/ or a refund will be determined at the end of the project.
- C* 32. Pay an in lieu fee for the design and construction of the future raised landscape median of 3rd and 5th Street, as determined by the City Engineer.
- C* 33. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 34. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural 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.

- D 35. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 36. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- E 37. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 38. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 39. 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 after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C 40. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 41. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 42. 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 projects WDID number.
- B 43. 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 44. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 45. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 46. Design and construct a trash enclosure per City Standard 700.
- C 47. Install 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.

- B* 48. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.
- B 49. Underground existing overhead utilities along Grape Street frontages per Ordinance 434.

Building and Safety Division Conditions of Approval

Date: October 04, 2022
Project: 3,900 sq/ft warehouse building – appx 900 ft West of Palm Ave. from 3rd St. to 5th St.
Applicant: MIG Inc.
Site Location: Appx 900 ft West of Palm Ave. from 3rd St. to 5th St.
Project Numbers: **CUP:** 22-009, **DRA:** 22-012, **PM** 22-001
APN(s): 1192-641-12, 1192-641-22, 1192-641-23

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

- (3) Architectural Plans
- (3) Conditions of Approval from all departments:
To be included in Architectural plan set at plan submittal
- (3) Structural Plans
- (2) Structural Calculations
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Exiting Plans
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (2) Roof and Floor Truss Plans
- (2) Title 24 Energy Calculations
- (2) Soils Report
- (3) Precise Grading Plans
- * Grading, Photometric, or Landscape Plans:
Please mark "FOR REFERENCE ONLY"
- (3) Site Disabled Access Plan
- (3) Temporary Fence Plan
- (1) Fire Flow Test – With hydrant location Dimensioned on the site plan

2. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C"

(ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.

3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
6. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
7. 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.
8. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
9. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business 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 to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased

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

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 NPDES 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. Fire flow tests shall be obtained by East Valley Water District.
15. The building is to be connected to the public sewer system, when provided. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
17. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino Unified School Districts)
18. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
19. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
20. 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)
21. All deferred plan items are to be identified on the plans cover sheet.
22. 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.
23. All dead and removed trees and foliage is to be properly removed from the site.
24. 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.
25. 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.
26. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the project/ preliminary drawing plans:

27. Demolition permits shall be obtained for all structures to be demolished. An individual permit will be required for each parcel.
28. The trash enclosure shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure to the building it serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)
29. Vehicle Spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (CBC Section 11B-208.5.4)
30. Accessible route shall be provided within the site from the Public Street and sidewalk to the facility entrance. (CBC Section 11B-206.2.1)
31. For the removal of storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Any Fuel storage tank removal would require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department.



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

DATE : September 14, 2022

Page 1 of 6

APPLICANT : MIG Inc.

APN : 1192-641-12, 22, & 23

SITE LOCATION: North side of 3rd 900 feet west of Palm Ave

FILE / INDEX No.: CUP 22-009 DRA 22-012 PM 22-001

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
3. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
4. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
5. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
6. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
7. **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. **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. **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
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 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:

18. **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.

19. **HF29:** Fire hydrant spacing shall be:

Single family residential: 600 FEET

Multi-family residential: 300 FEET

High density residential: 300 FEET

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:** 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**

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 300 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

FIRE PROTECTION & ALARM SYSTEMS:

26. **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**

27. **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**

28. **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**

29. **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**
30. **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.
31. **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.
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