CITY OF HIGHLAND
REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

July 18, 2023
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

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

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Angela Tafolla, Assistant Planner
Travis Trejo, Assistant Planner
Camille Goritz, Administrative Assistant III

MISSION STATEMENT

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

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

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 July 18, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the July 18, 2023 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
July 18, 2023 - 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 July 18, 2023, 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 June 20, 2023 Regular Meeting.

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

2. Minutes from the July 5, 2023 Regular Meeting.

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

PUBLIC HEARINGS

3. Design Review Application (DRA 23-008) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations and Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary. (southwest corner of Boulder Avenue and Greenspot Road, APN: 1201-361-29 & 1201-361-30, Boulder Holdings, LLC)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ approving Design Review Application (DRA 23-008) for the Site Plan, Grading Plan, Landscape Plan, and Building Elevations related to the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations, subject to the Conditions of Approval and the Findings of Fact;

2. Adopt Resolution No. 2023-____ approving Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary, subject to the Conditions of Approval, and the Findings of Fact; and

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

4. Design Review Application (DRA 21-009) for a 4-story, 40-unit apartment development Including Site Plan, Building Elevations, Rough Grading Plan, and Conceptual Landscape Plan. (Northside of Base Line, .75 west of Victoria Ave, APN: 1191-181-01&1191-191-06, Applicant: Francisco Javier Hernandez)

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2023 – ____ to Approve Design Review Application (DRA 21-009), subject to the Conditions of Approval and Findings of Fact and 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 July 2023 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: July 13, 2023

Camille Goritz Administrative Assistant III

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 18, 2023

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the June 20, 2023 Planning Commission Regular Meeting.

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

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

Approved _____	Motion _____	Second _____	Agenda Item No. 1
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

PLANNING COMMISSION REGULAR MEETING MINUTES
June 20, 2023 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

Public Speaker, Daniel Jumanji stated I am a resident in City of San Bernardino, and I am here today is to give you some of my notes on the Airport Gateway Specific Plan. I was a little bit disheartened to hear about a month ago when the City of Highland, the City Council said no, we do not want to go forward with being on the hook to oversee relocation services for some of the residents that are within the development zone in the project area. I feel that the city should oversee this process to make sure that it is fair and equitable. Residents in the development zone have been receiving eviction notices, which is a little bit problematic. One lady said she had a 60-day notice, and her 12-year-old son is helping to look for housing. On a separate note, I noticed that PAMA Management, as you will see a lot of investigative journalism, have a bit of a questionable reputation in terms of how they treat their tenants. I would like to see if the Planning Commission would be able to make a recommendation to the City Council based on these revelations.

CONSENT CALENDAR

1. Minutes from the May 16, 2023 Regular Meeting.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller, to approve as submitted. Motion carried, 3-0, with Commissioners Amaya and Sutorus being absent.

PUBLIC HEARINGS

2. Conditional Use Permit (CUP) No. 23-008 is a request to upgrade an existing State of California Alcohol Beverage Control (ABC) license, from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General), for the sale and off-site consumption of all alcoholic spirits for an existing convenience store, Airport Market. (24988 3rd Street, APN: 0279-141-58, Applicant: Gurnam Singh Johal)

   A MOTION was made by Chair Hamerly, seconded by Vice Chair Thomas, to accept the Applicant's withdrawal of Conditional Use Permit Application No. CUP 23-008. Motion carried, 3-0, with Commissioners Amaya and Sutorus being absent.

3. Conditional Use Permit (CUP 23-006) for the construction of a 120,000 square foot self-storage facility, onsite parking, and associated landscaping on a 1.6-acre site. Related entitlements include Design Review Application (DRA 23-005) for the site plan, landscape plan, and building elevations, and Lot Line Adjustment (LLA 23-001) to shift the northern property boundary. (South side of Greenspot Road, mid-block between Boulder Avenue and the 210 freeway. APN: 1201-34-171 & 1201-34-172, Applicant: Aysar Helo)

   Associate Planner Syed presented the staff report.

   Chair Hamerly stated the previous application used the existing common drive; this proposal is to use a common drive that is splitting two of the parcels that front Greenspot Road. Why did they choose that route instead of using the existing feeder that is coming into development along the eastern boundary?

   Assistant Public Works Director Matt Bennett stated it was easier coordination between their parcels for the circulation. Offsite coordination with the easterly and westerly properties were encouraged and a part of the original approvals. The end result was not a level of coordination, the determination was to not count access from the east side where Esporta gym is.

   Chair Hamerly opened the public hearing.

   Applicant Aysar Helo stated thank you for your time, the project we are proposing is needed at this time because the existing storage is 90% full. I am selling the back portion of that property and we are picking up those two front parcels.

   Applicant's Representative Larry Thom stated I am with American Recess. I want to give thanks to staff; they have been fantastic to work with. We are just looking forward to getting this project started and getting it built so we can serve the community and thanks the Planning Commission for your time as well.

   Chair Hamerly stated on Table I, the Planned Development document, this is the largest parcel of the planned development, and the height is 34 feet and noticed had a maximum building height of 60 feet. Is there any reason for that?
   Assistant Community Development Director Stater stated it is a leftover from our general commercial standards.

Applicant's Representative Larry Thom stated we would be ok with reducing that to 45 feet for the recommendation.

Chair Hamerly stated ok, noted. Let us make that modification.

Chair Hamerly stated regarding the parking layout, in the parking study and on the site plan, we have a 9 by 19 for parallel parking which is substandard. We need at least 5 feet of maneuvering space, so that you can move if somebody else's parking is 24 feet by 9. That might mean losing one or two parking spaces of the 11 parallel spots that are allocated there, and most of the people are pulling trailers. 19 feet would not be adequate if they are stacked up right next to each other. 26 feet depending on the size of the vehicle is not enough space to make a U-turn for the average vehicle. Is everybody planning to use the hammerhead?

Applicant's Representative Larry Thom stated that is correct.

Chair Hamerly stated regarding the city code requirements that are referenced in the parking analysis, is that an accurate reading for a warehouse that is used for storage? There would still be a 1 to 200 requirement because that is even more intense than an office application.

Associate Planner Syed stated that is under the Self-storage section in the code, and there is a specific development standard for self-storage facilities, not warehousing.

Chair Hamerly stated on Exhibit E elevations, the narrative said that most of the aesthetic feature was concentrated on the north and west facade due to visibility. Universal Self Storage, with the exception of the office facility, is the only two-story structure on that site. This is 34 feet tall, and the entire east facade is going to be visible from approximately 14 feet up, and we have 20 feet of exposed facade. It is going to be completely visible and there is not any vegetation on the Universal Storage site. The east elevation is block and is going to need a lot of help because that is a billboard right there. I would like to send that one back for another attempt. On the south elevation does a nicer job of breaking up the facade than the north elevation, which is your marquee facade. That is the one that is visible from the street, and there is an effort on the Conditions of Approval to mask to the greatest extent possible to break up the mass of the building with landscaping. I would recommend using some of the treatments that are on the west facade to wrap around to the north so that you have something that is a little more presentable. I would be more comfortable continuing the elevation portion of the DRA for another effort to see what they produce as opposed to approving it and pulling the DRA portion of it out of the motion tonight.

Vice Chair Thomas asked are you willing to make the east side look more like the west side?

Applicant's Representative Larry Thom stated I am not going to commit to replicating it, but I am committing to breaking it up with colors and materials to make it more visually appealing.

Chair Hamerly stated we cannot get to the west facade because it has horizontal offsets that are not available. It is going to have to be more subtle, however I think color will go a long way towards breaking up with the concrete block that is one color.

Vice Chair asked how can we get to a resolution without having it come back to a Planning Commission meeting?

Chair Hamerly stated there is not a verbal directive that I could give that I would feel comfortable saying. I think pulling the facade out as a separate review on the DRA portion of the application is a small ask.

Commissioner Miller stated I agree.

Chair Hamerly stated since we only have a 5-foot planter available, and there is a fairly large triangular area to be eventually landscaping, is that landscaping going to be done in tandem?

Applicant's Representative Larry Thom stated our property line terminates at the north side of the building plus the five feet.

Commissioner Miller asked do we know what direction the roof is going to drain?

Applicant's Representative Larry Thom stated I do not know at this time because we have not developed our architectural plans enough to show that, but obviously we would not be draining onto Universal Self Storage property.

Commissioner Miller stated looking at the Conditions of Approval, they state that all of the site's imperviousness will need to drain to the water quality features and it looks like there is a proposed ditch outlet on the northeast corner. We should drain the roof to the west so that we can get that into the WQMP facility and not allow that to bypass the ditch.

Assistant Public Works Director Matt Bennett stated the ditch that you are referring to just east of the project is the drainage for Universal Self Storage. It will have to be covered under the access road, which is post treatment from the Universal Self Storage, that discharge goes out to the street, runs into the gutter, and then picked up at the catch basin just east of In N Out. The site had access to a drainage system at the southwest corner and in iterations determined they were going to drain to the northwest corner and outlet from that point out to Greenspot Road.

Commissioner Miller stated we continue to allow development to occur in this drainage area and we do not have 100-year conveyance system that drains this area safely to the receiving waters.

Assistant Public Works Director Bennett stated we have a 100-year drainage system designed. It is monitored and you might see a city truck sitting there monitoring that discharge during rain events.

Chair Hamerly stated sheet A 1.0, the only trash enclosure that I could find on the site is an interior trash enclosure. Is that going to be accessible directly from the outside or is it only from the inside?

Applicant Representative Larry Thom stated in developments like this where space is constrained, it is a common practice to put dumpsters into a storage unit and then it is the

responsibility of the store manager to make sure that they're accessible to the trash collection company. The dumpsters themselves are not for the customers, they are strictly for the facility.

Chair Hamerly stated Planning Condition 6a is permanent vehicle parking, standard A stated each permanent parking space should be no less than 9 wide 19 deep and that is for perpendicular parking. There should be a second standard added to condition A for the parallel condition.

Assistant Community Development Director Stater stated we can add language to stay consistent with the Highland Municipal Code because we have requirements for parallel parking.

Chair Hamerly stated the Conditions of Approval for the design review portion, it is referencing tree sizes, time of installation and giving percentages. I was wondering if the massing standard or a performance standard for desired outcomes would be more appropriate to address the percentages or size at maturity at height in terms of canopy for the degree of screening? Item 16 is targeting a specific performance standard to mask the 34-foot height, but on item 15, it discusses the mix of larger tree sizes at planting.

Associate Planner stated that is one of the conditions that is often provided by our Landscape Architect. Are you asking to eliminate that or modify?

Chair Hamerly stated I was asking to modify that. This is addressing the size of the varieties that are being planted, but the narrative in the staff report was addressing how we can effectively screen with non-deciduous and deciduous trees. If we are looking at mitigating the mass of the building whether having the screening performance standards referenced. For example, we want a certain percentage to be this type of tree that is going to have an ultimate height of 60 to 80 feet and a certain percentage that are going to be more decorative, deciduous that might top out at 40 to 50 feet of maturity.

City Landscape Architect Rice stated that sounds like a good strategy. Is that something that the Planning Commission would want to amend in the condition to include a performance standard?

Chair Hamerly stated that is what I was suggesting, because the narrative in the staff report stated to have additional screening along that common drive between the two contiguous parcels.

Chair Hamerly closed the public hearing.

A MOTION was made by Chair Hamerly, seconded by Commissioner Miller, to continue the Design Review Application (DRA 23-005) to next regular meeting schedule July 5, 2023. Motion carried, 3-0, with Commissioner Amaya and Sutorus being absent.

A MOTION was made by Commissioner Miller, seconded by Vice Chair Thomas, to:

1. Adopt Resolution No. 2023-024 approving Conditional Use

Permit (CUP 23-006) for the construction of a 120,000 self-storage facility, onsite parking, and associated landscaping, subject to the Conditions of Approval, and the Findings of Fact;

2. Adopt Resolution No. 2023-025 approving Lot Line Adjustment (LLA 23-001) to shift the northern property boundary, subject to the Conditions of Approval, and the Findings of Fact; and

3. Direct staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 3-0, with Commissioners Amaya and Sutorus being absent.

RESOLUTION NO. 2023-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 23-006) FOR THE CONSTRUCTION OF A 120,000 SELF-STORAGE FACILITY, ONSITE PARKING, AND ASSOCIATED LANDSCAPING LOCATED ON A 1.6 ACRE SITE ON THE SOUTH SIDE OF GREENSPOT ROAD, MID-BLOCK BETWEEN BOULDER AVENUE AND THE 210 FREEWAY. RELATED ENTITLEMENTS INCLUDE DESIGN REVIEW APPLICATION (DRA 23-005) AND LOT LINE ADJUSTMENT (LLA 23-001).

RESOLUTION NO. 2023-025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT (LLA 23-001) TO SHIFT THE BOUNDARY LINE BETWEEN TWO (2) PARCELS IN ASSOCIATION WITH CONDITIONAL USE PERMIT (CUP 23-006) AND DESIGN REVIEW APPLICATION (DRA 23-005), FOR THE CONSTRUCTION OF A 120,000 SELF-STORAGE FACILITY, ON A 1.6 ACRE SITE ON THE SOUTH SIDE OF GREENSPOT ROAD, MID-BLOCK BETWEEN BOULDER AVENUE AND THE 210 FREEWAY.

4. Design Review Application (DRA 22-022) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 284,917 square foot warehouse and Tentative Parcel Map No. 20680 (TPM 22-011) to merge fourteen (14) existing parcels into one (1). (Northwest corner of Palm Avenue and Maines Street. APN: 1192-621-02 to 08, 1192-621-20 to 23, 1192-601-05, 09, & 43. Applicant: Lovett Industrial)

Associate Planner Syed presented the staff report.
Applicant's Representative Tyler Benson stated we are excited to invest in the city and we are very proud to be able to build something that we think the city, the staff and ourselves are excited to build. Our entire design team and Lovett Industrial team are here to answer any questions.

Building Official Wirz stated there was discussion of the Conditions of Approval for the project and how that might impact the construction process and phasing of it. Building and Safety's

Condition number 14 was amended to reflect how the construction development works on site and to maneuver equipment and heavy loads over the course of the development. We added fire access roadways must be constructed of material approved by the Fire Department capable of supporting a fire apparatus of 75,000 pounds during the construction activities. Also, flammable materials, such as trusses, shall be staged in an acceptable location within 150 feet of Fire Department access from a hydrant with adequate flow until permanent on-site water is established in accordance with the fire code.

Chair Hamerly opened the public hearing.

Public Speaker Eddie Campos stated I am a representative of the Southwest Mountain States Regional Council of Carpenters. I live, work, and enjoy the vicinity of the project. Southwest Mountain States Regional Council of Carpenters supports this project. The developer has committed to collaborating with contractors that will hire locally and utilized apprentices from a state certified apprenticeship training program. I would like to express my support for this project as I believe that it will benefit the environment and the local economy by practicing protocols that will protect workers, health, and safety and incorporate adequate environmental mitigations.

Chair Hamerly stated one point of concern has to do with the methodology of the parking study report, even if the facilities are the same size, the percentage of use or degree of utilization on the facility surveyed is concerning. The proximity and relative size or the primary means of selecting the facilities that were surveyed. The comps are only valid if they are measuring facilities that have similar usage and similar intensity of use. We do not have a way of knowing what the percentage of use is on the existing facilities. In the area are logistics facilities and the number of employees in those facilities is minimal at this time. The ratios that are expressed, the average parking comes in at a ratio between 1,150 and 1,615 parking spaces per thousand square feet. I would encourage staff to communicate that to future parking study consultants and conduct a wider range of surveys that have more than just two facilities.

Chair Hamerly stated I would like to compliment the design team; it is an attractive facility and was very well articulated.

Vice Chair Thomas stated I appreciate the color orange for the City of Highland.

Chair Hamerly stated the Conditions of Approval that were included by the City's Landscape Architect included trellis elements, and from the description it looks like they would be applied to the walls of the building for mass mitigation. Where would those elements be going on and how would that be implemented?

Applicant's Representative Joseph Kim stated regarding the trellis element we are proposing that to be on the southeast and southwest corner. That would be the trellis element to provide some shade.

Applicants Representative John Shardlow stated the green building code requires additional infrastructure at the point of the office. There will be bike racks, EV chargers, and we would not want to take away from the beautiful corner, architecture, and glazing. We would propose

some kind of low-level screening such as trellis. We have a landscape plan that we proposed and went through several revisions, and we are willing to continue to work with staff when that time comes in the plan check process.

Chair Hamerly stated I did not see how a trellis element connected or freestanding incorporates and complements what is going on with the architecture and how it be articulated. On the south side there is a setback, so you cannot do it there.

Applicant's Representative John Shardlow stated we would place it directly in front of the parking stalls at the front of the building. We can say in the Condition of Approval the trellises will be adjacent to the to the corners as opposed to in front the corners.

Chair Hamerly stated I think focusing on the mounding of low walls and plant massing would be a better call if you needed to comply Condition 18.

Applicant's Representative John Shardlow stated we can do that.

Chair Hamerly stated we do not need to modify Condition 18, but the directive is to ignore trellis.

Commissioner Miller stated it looks like the storm drain plan proposed outlet will be to the City Creek channel, is that correct?

Applicant's Representative Jeff Potter stated that is correct.

Commissioner Miller stated my recommendation is if you are retaining water within the storm drain system itself, in addition to the chambers that volume is retaining the storm drain, you also include that in your drawdown of your storm tech systems. That is retained volume that will need to draw down within a certain amount of time.

Applicant's Representative Jeff Potter stated that is correct and it should be in the calculations on the hydrology report as well as the WQMP.

Commissioner Miller stated the storm drain outlet that is going out to City Creek looks like the alignment of that is proposing to enter into City Creek at a 90-degree angle. Do you think there is any potential that we could get that to align better with the concentrated flow within City Creek to potentially reduce any impacts? Maybe bend that to come in at 30 or at least at 45-degree angle.

Applicant's Representative Jeff Potter stated can change the angle.
Chair Hamerly stated on condition of approval #24, it stated the street trees would need to be added along Meines and Palm, is there adequate space within the right of way to incorporate the trees that have been recommended?

City Landscape Architect Rice stated this is a huge building, so the scale of what the frontage is a lot bigger than it looks, you can use the parking spaces as reference, but this is a wide enough right of way on both sides to support the street trees.

Chair Hamerly asked what are those species?

City Landscape Architect Rice stated I do not have a copy right now to look it up. When we go to plan check we are going to be looking at the street trees and building elevations. The distance from the back of curb to the building base is about 30 feet and there is quite a bit of room.

Chair Hamerly stated that that is my point, 20 feet of that is the landscape area between the property line and face of building.

City Landscape Architect Rice stated the trees are crape myrtle, and we will work with the applicant.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller, to:

1. Adopt Resolution No. 2023-026 approving Design Review Application (DRA 22-022) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 284,917 square foot warehouse building and associated improvements, subject to the Conditions of Approval and the Findings of Fact;

2. Adopt Resolution No. 2023-027 approving Tentative Parcel Map No. 20680 (TPM 22-011), to merge fourteen (14) existing parcels into a single lot for the project, subject to the Conditions of Approval and the Findings of Fact; and

3. Adopt Resolution No. 2023-028 certifying the associated Mitigated Negative Declaration (ENV 23-004), and direct Staff to file a Notice of Determination with the County Clerk of the Board. Motion carried, 3-0, with Commissioners Amaya and Sutorus being absent.

RESOLUTION NO. 2023-026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 22-022) FOR THE SITE PLAN, BUILDING ELEVATIONS, ROUGH GRADING PLAN AND CONCEPTUAL LANDSCAPE PLAN PERTINING TO THE DEVELOPMENT OF A 284,917 SQUARE FOOT WAREHOUSE LOCATED ON A 12.8 ACRE SITE AT THE NORTHWEST CORNER OF PALM AVENUE AND MEINES STREET. RELATED ENTITLEMENTS INCLUDE TENTATIVE PARCEL MAP NO. 20680 (TPM 22-011) AND MITIGATED NEGATIVE DECLARATION (ENV 23-004).

RESOLUTION NO. 2023-027

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO.

20680 (TPM 22-011) TO MERGE FOURTEEN (14) EXISTING PARCELS INTO ONE (1) PARCEL IN ASSOCIATION WITH DESIGN REVIEW APPLICATION (DRA 22-022) TO DEVELOP A 284,917 SQUARE FOOT INDUSTRIAL WAREHOUSE, LOCATED ON A 12.8 ACRE SITE AT THE NORTHWEST CORNER OF PALM AVENUE AND MEINES STREET.

RESOLUTION NO. 2023-028

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (ENV 23-004) FOR THE DEVELOPMENT OF A 284,917 SQUARE FOOT WAREHOUSE LOCATED ON A 12.8 ACRE SITE AT THE NORTHWEST CORNER OF PALM AVENUE AND MEINES STREET. RELATED ENTITLEMENTS INCLUDE DESIGN REVIEW APPLICATION (DRA 22-022) AND TENTATIVE PARCEL MAP NO. 20680 (TPM 22-011).

ANNOUNCEMENTS

The next regular Planning Commission meeting is scheduled for July 5, 2023.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:49 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 18, 2023

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the July 5, 2023 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the revised 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. 2
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

PLANNING COMMISSION REGULAR MEETING MINUTES
July 5, 2023 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Public Works Director
Matt Wirz, Building Official

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. Design Review Application (DRA 23-005) for a Site Plan, Landscape Plan, and Building Elevations related to the entitlement of a 120,000 square foot self-storage facility, onsite parking, and associated landscaping on a 1.6-acre site. [Related entitlements include Conditional Use Permit (CUP 23-006) and Lot Line Adjustment (LLA 23-001) approved June 20, 2023]. **(Continued from June 20, 2023).** (Continued from June 20, 2023). (APN: 1201-34-171 & 1201-34-172, Applicant: Aysar Helo)

Associate Planner Syed presented the staff report.

Chair Hamerly opened the public hearing.

Chair Hamerly asked if the Applicant's Representative wanted to go over how they achieved the corrections the Planning Commission requested from the June 20, 2023 meeting.

Applicant's Representative Larry Thom stated we were able to make the first round of changes per the recommendations. We got feedback last week from staff and additional changes to the elevations were requested. So that's when we moved the green pop out onto the north elevation and the northeast elevation to continue the theme around the corner that would be

most visible to traffic and patrons. In addition to that, the first round of changes that we did is mixed in different elements of the CMU along the eastern elevations. We shifted the building 5 feet to the south and move the landscape strip that was at the southern portion to the northern portion of the property. We also took the opportunity to modify the parking stalls so that they are compliant, that allowed us to expand the spots to 22 feet and also include a 5-foot buffer in between each space there. We removed the landscaping that had been shown in the turnaround area.

Commissioner Amaya asked what kind of storage facility is being presented at this location?

Applicant's Representative Larry Thom stated we have a variety of different unit sizes. When we look at identifying the site, we look at the demographics in the area, population density, what type of businesses are around, and that determines the average unit. The first floor will be larger drive-up units and those are beneficial to local businesses that need to supply inventory or pieces of equipment. We have varying unit sizes on the upper floors to service people that are in transition or whatever needs they may.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to adopt Resolution No. 2023-029, approving Design Review Application (DRA 23-005) for a Site Plan, Landscape Plan, and Building Elevations. Motion carried, 4-0, with Vice Chair Thomas being absent.

RESOLUTION NO. 2023-029

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-005) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS PERTINING TO THE DEVELOPMENT OF A 120,000 SELF-STORAGE FACILITY LOCATED ON A 1.6 ACRE SITE ON THE SOUTH SIDE OF GREENSPOT ROAD, MID-BLOCK BETWEEN BOULDER AVENUE AND THE 210 FREEWAY. RELATED ENTITLEMENTS INCLUDE CONDITIONAL USE PERMIT (CUP 23-006) AND LOT LINE ADJUSTMENT (LLA 23-001). APPLICANT: AYSAR HELO

ANNOUNCEMENTS

None.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:14 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 18, 2023

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Ash Syed, Associate Planner

SUBJECT: Design Review Application (DRA 23-008) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations and Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary.

LOCATION: A 1.38 acre site at the southwest corner of Boulder Avenue and Greenspot Road
Assessor's Parcel Numbers: 1201-361-29 & 1201-361-30

OWNER / APPLICANT: Boulder Holdings, LLC

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ approving Design Review Application (DRA 23-008) for the Site Plan, Grading Plan, Landscape Plan, and Building Elevations related to the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations, subject to the Conditions of Approval and the Findings of Fact;

2. Adopt Resolution No. 2023-____ approving Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary, subject to the Conditions of Approval, and the Findings of Fact; and

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

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

Recording Secretary

Community Development Director

PUBLIC NOTICE: On June 27, 2023, a Public Hearing Notice was posted on the City's website, and mailed to the property owners within 300 feet of the project site and to parties requesting notice. The Notice was published in the San Bernardino Sun newspaper on July 7, 2023. The Planning Commission Agenda was posted at the City's three designated posting locations on July 13, 2023.

PUBLIC COMMENT: At the time of preparing this report, staff had not received any public comments.

BACKGROUND: On August 21, 2018, the Planning Commission adopted Resolution No. 2018-012, approving Conditional Use Permit (CUP 17-002) for a Planned Development Document establishing development standards for the site, Tentative Parcel Map No. 19824 to subdivide the original 3.82 acre site into three (3) parcels, Design Review Application (DRA 17-005) for the construction of a 7-Eleven gas station and convenience store one of the parcels, and Sign Program (ASR 18-011) establishing sign regulations for the site. Construction of the 7-Eleven development was completed and occupied in late 2021.

DESCRIPTION OF SITE: The project site is located at the southwest corner of the Greenspot Road and Boulder Avenue intersection. As defined by the City's General Plan, Greenspot Road at this location is classified as a "Primary Arterial" roadway. The existing site is currently vacant aside from the 'L-Shaped' drive access from Greenspot Road to the 7-Eleven property to the east. No other surface improvements had previously been initiated. The site will offer a depth of approximately 396 feet along the eastern boundary, 482 feet on the western boundary, and a width of approximately 145 feet. Additional street dedication along Greenspot Road will not be required as the sidewalk, curb and gutter, and landscape parkway were already completed as part of the approval of Conditional Use Permit (CUP 17-002) and the construction of the adjacent 7-Eleven development.

Surrounding Land Uses

North: Carino Shopping Plaza
South: Plunge Creek Flood Control Channel (Santa Ana River Basin)
East: 7-Eleven Gas Station and Convenience Store
West: Edison Substation

Location	General Plan Designation	Zoning Designation
North:	General Commercial (CG)	General Commercial (CG)
South:	Planned Development (PD)	Planned Development (PD)
East:	Planned Development (PD)	Planned Development (PD)
West:	Planned Development (PD)	Planned Development (PD)

The project site is located approximately 1.5 miles southwest of the San Andreas Earthquake Fault and does not fall within the Alquist-Priolo Earthquake Fault Zone.

PROJECT REVIEW/ANALYSIS:

Design Review Application (DRA 23-008)

Site Plan

The proposed development is for a fully automated 3,596 square foot carwash that consists of a washing station and drying section. The drive lane for the carwash is approximately 250 feet in total length and 18 feet in width at the single aisle section just before the entrance to the carwash building. The drive lane begins in a 44-foot wide triple-aisle formation queuing up to the the pay station area to provide adequate space for five (5) vehicles in each lane, fifteen (15) total (Exhibit B – Site Plan).

There will be a full-time attendant onsite to assist carwash patrons as well as oversee operations to ensure that all machinery is functioning properly and arrange for maintenance and repairs when necessary. The carwash will otherwise be fully-automated with the vacuum stations self-operated by the users. The proposed hours of operation for the facility will be 7:00am to 9:00pm, seven (7) days a week.

Parking

After patrons pay and proceed through the carwash, they exit into the vacuum area. There are sixteen (16) vacuum stations and four (4) parking spaces for employees and deliveries. Three (3) dedicated onsite parking spaces meet the minimum standards per section 16.52.030 of the Highland Municipal Code.

Access

Access to the site will be provided from Greenspot Road through the existing driveway currently servicing the 7-Eleven development. The shared driveway will continue to provide access to 7-Eleven to the east but will be modified to provide access to the interior drive aisle to be constructed between this carwash development and the vacant parcel to the east.

Conceptual Grading Plan

The site is relatively flat, sloping down slightly to the southwest. Once graded, the elevation will fall approximately two and a half (2.5) feet from the northeast to the southwest. Roof drains and catch basins are located throughout the property

bringing surface water to the stormwater management basin located underground, below the entrance to the carwash at the north end of the site. The carwash facility itself will slope toward the north at 0.5% with a six (6) inch drop from south to north (Exhibit G – Grading Plan).

Elevations

The exterior of the carwash building consists primarily of a light gray CMU block with dark gray split-face CMU along the lower portion of the perimeter. The exterior is accented by a contemporary "Quick-Quack Green" color on the mid and upper trim of the building on all four sides as well as the curved canopies over the vacuum stalls and pay station area. The vehicle entrance to and exit from the building are further accentuated by "Decisive Yellow" arches. The exterior equipment cabinets near the carwash exit are finished in a "Backdrop Gray". The trash enclosure will also feature the same light gray CMU block wall exterior with "Quick-Quack Green" upper trim and "Snowbound White" metal swing-open gates (Exhibit C – Elevations).

Setbacks

The Planned Development Document established for this site implements the City's existing General Commercial (CG) development standards. Per section 16.20.040 of the Highland Municipal Code, within the General Commercial (CG) zone, the required 20-foot front setback area must feature landscaping of predominant plant materials. There are no further setback requirements pertaining to the rear or interior side property lines.

Due to the size and proximity of the lot to the adjacent Edison Substation on the west side and Plunge Creek Flood Control Channel on the south side, the Applicant has proposed twenty (20) feet of landscaping all around the site. While the shared drive aisle runs along the eastern boundary of the site, a 20-foot wide landscape buffer has been proposed between the drive aisle and vacuum stalls. Additionally, a 5.5-foot wide landscape island with a 12.5-foot wide bulb out has been proposed between the drive aisle and multi-lane queue for the pay station. The proposed design has satisfied the development standards for both lot coverage as well as landscape setbacks per the Municipal Code.

Conceptual Landscape

The conceptual landscaping proposed on the site includes various trees, shrubs, groundcovers and vines. Located along the Greenspot Road frontage is a mix of Double Red Bougainvillea trees with Mexican Fan Palms at the entrance to the site. Located along the western and southern boundaries of the property are Marina Strawberry Trees along with a variety of Red Yucca and Little John

Weeping Bottlebrush ground cover. Along the drive aisle on the east side of the property are Desert Museum Palo Verde, Arapaho Crape Myrtle, and True Green Lacebark Elm trees. Existing trees within the established parkway along the Greenspot Road frontage will be utilized as much as possible and will be further accentuated by Huntington Carpet Rosemary, Trailing Lantana, and various other groundcovers scattered throughout to further enhance the aesthetic appeal (Exhibit D – Landscape Plan).

The City's Landscape Architect reviewed the plans and provided the following conditions with respect to the Landscape Plan:

1) Applicant shall include location, heights, and types for review of planting needs for screening or issues with adjacent wildlife grazing.

2) Applicant shall include additional screening trees and shrubs between the building and property line, subject to SCE clearance requirements. No landscape other than ground cover is included on the west side of the carwash structure.

3) Applicant shall include a mix of larger tree sizes with the minimum size being24" box- 50% of total, 36" box 30% of total, and 48" box 20% of total.

4) Applicant shall add additional trees to the northwest planter adjacent to Greenspot and frontage to balance the proposed building height of 29'.

5) Applicant shall provide a mow curb or other form of separation at west property boundary to clearly identify where maintenance responsibilities fall in respect to SCE substation.

6) Applicant shall add additional shrub species to areas of current monocultures of Little John Bottlebrush to increase palette diversity and improve variance of color and texture of plant material.

7) Add concrete step outs adjacent to any parking stall and landscape areas (min. 12" wide)

The Conceptual Landscape Plan is compliant with the City's water efficient landscape requirements, per Section 16.40.390 of the Highland Municipal Code. A licensed landscape architect prepared the project plans, the plant selection, and the grouping of plants with similar water needs. The plants were selected appropriately based on their adaptability to the conditions of the site; no new turf is proposed; and invasive species were avoided to ensuring that the environmentally sensitive areas in the open space to the south will not be negatively affected.

Conceptual Signs

The Applicant will submit elevations for the "Quick-Quack" carwash signage along with an application for an Accessory Sign Review at a later date.

Lot Line Adjustment (LLA 23-002)

There were three (3) separate parcels created as part of Tentative Parcel Map No. 19824; APN No. 1201-361-28, 1201-361-29, and 1201-361-30. The 7-Eleven gas station and convenience store were developed on APN No. 1201-361-28 at the far east end of the site, fronting Boulder Avenue. The other two (2) parcels were created in tandem with APN No. 1201-361-29 fronting Greenspot Road and APN No. 1201-361-30 being landlocked. The proposed Lot Line Adjustment (LLA 23-002) will shift the existing property boundary between the parcels from its lateral configuration to a longitudinal position and provide frontage along Greenspot Road to both parcels. In the process, APN No. 1201-361-30 will be reduced in size from its current 1.3 acres to 1 acre and APN No. 1201-361-29 will be increased from its current 1.08 acres to 1.38 acres, creating the site on which the carwash will be constructed. The modified APN No. 1201-361-30 will be developed separately with another approved commercial use at a later date. An easement and shared driveway from the carwash will be constructed through APN No. 1201-361-30, providing access to Greenspot Road. Lot Line Adjustment (LLA 23-002) shall be recorded prior to the issuance of any grading permits related to the project.

ANALYSIS:

Vehicle Washing Development Standards

According to Section 16.44.240 of the City of Highland Municipal Code, proposed vehicle washing facilities must satisfy additional design criteria with regard to paving, enclosures, and onsite parking prior to Planning Commission review. The subject site features a fully paved carwash facility and parking area in addition to the required landscaping, satisfying the requirement of paved areas onsite. The process of vehicle washing and drying will take place entirely within the carwash building onsite, satisfying the requirement for all operations producing dirt, grime, and wastewater to take place within an enclosed facility. Lastly, the two (2) dedicated parking spaces and two (2) ADA accessible stalls fulfill the minimum requirement of three (3) total spaces provided on the site. Further development standards regarding storage, litter, and hazardous waste elimination have also been conditioned to be addressed and satisfied by the Applicant.

PLANNED DEVELOPMENT DOCUMENT: The Planned Development Document established for this site implements the City's existing General Commercial (CG) development standards. Per section 16.20.030 of the Highland Municipal Code, Automobile washing establishment are a permitted use within the General Commercial (CG) zone.

ENVIRONMENTAL DETERMINATION: The project meets the criteria for a Categorical Exemption and no further environmental analysis is needed. Under the California Environmental Quality Act, the project is exempt under Class 32, Section 15332, In-fill Development Projects in that it is consistent with the General Plan and Zoning Designations, is less than five (5) 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.

SUMMARY: The Applicant's proposal features design elements for the Planning Commission's consideration that provide a bold aesthetic appeal and complement the Golden Triangle policy area, as well as the adjacent 7-Eleven development. Staff recommends the Planning Commission conditionally approve the proposed project.

EXHIBITS:

A) Area Map
B) Site Plan
C) Elevations
D) Landscape Plan
E) Grading Plan
F) Photometric Plan

ATTACHMENTS:

1) Resolution No. 2023-____ for Design Review Application (DRA 23-005)
   Exhibit 1: Site Plan
   Exhibit 2: Landscape Plan
   Exhibit 3: Building Elevations
   Exhibit 4: Conditions of Approval (DRA 23-005)
2) Resolution No. 2023-____ for Lot Line Adjustment (LLA 23-002)
   Exhibit 1: Conditions of Approval (LLA 23-002)

Attachment 1:

Resolution No. 2023-____ for

Design Review Application (DRA 23-005)

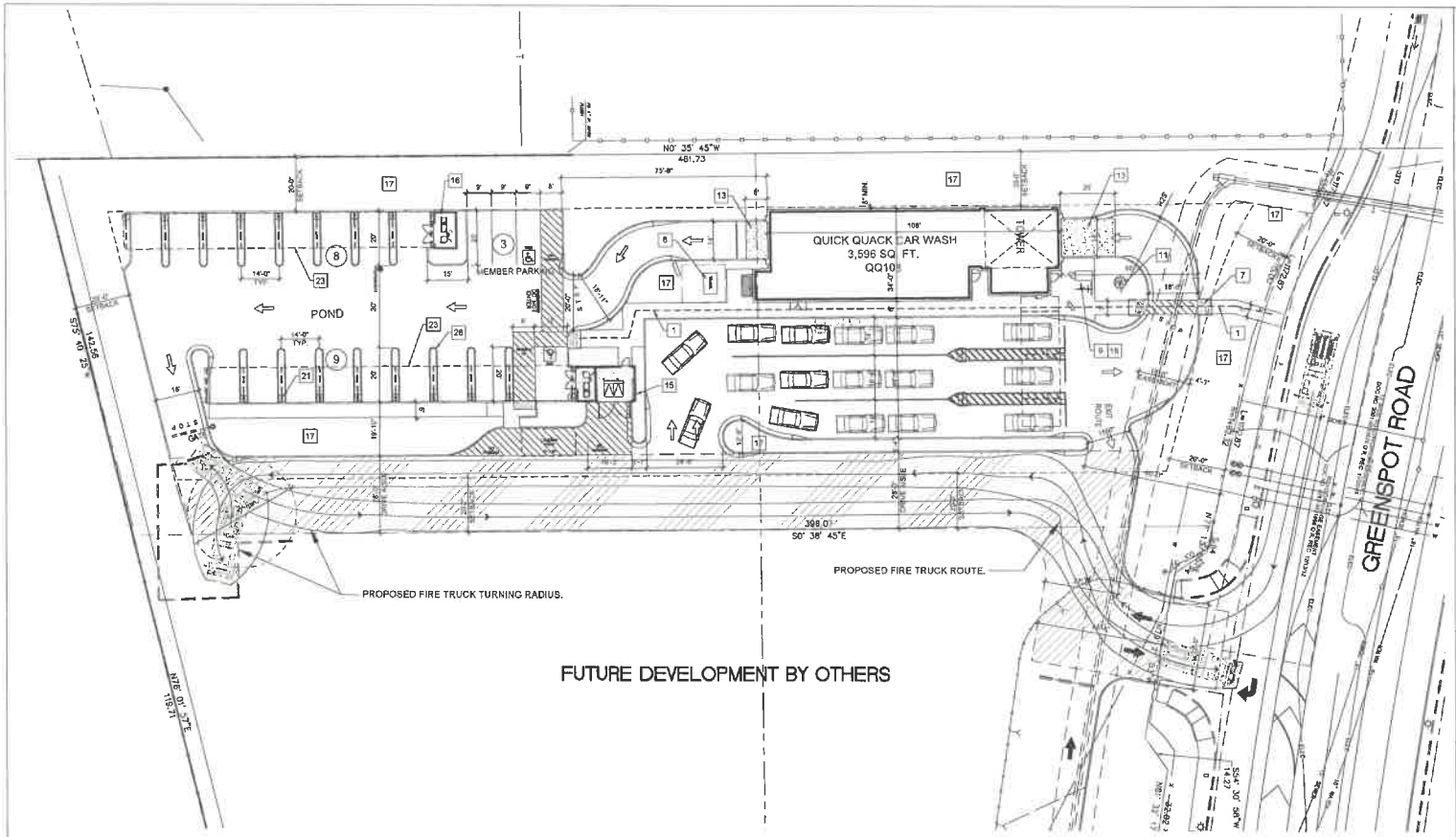
Exhibit A:

Area Map


Webster St
Boulder Ave
Chaparral Dr
Wild Rose Ln
Wild Rose Ln
Sunflower St
Sunflower St
Webster St
Boulder Ave
Greenspot Rd
Greenspot Rd
Boulder Ave
N

Exhibit B:

Site Plan



1 A100 PROPOSED SITE PLAN - HIGHLAND CITY

1/16" = 1'-0"

N

SCOPE OF WORK:

CONSTRUCTING A NEW QUICK QUACK WASH FACILITY ON AN UNDEVELOPED SITE. NEW BUILDING CONSTRUCTED ALONG WITH DRIVE LANES FOR PAYING AND VACUUM STALLS, CONCRETE SIDEWALK ON SITE, CURBS, LANDSCAPING, VACUUM STATIONS WITH CANOPIES, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT AND SIGNAGE.

BUILDING DATA:

CAR WASH BLDG.:	3,596 S.F.
CCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	29'-0" (MAIN BLDG. PARAPET)

CONT. BUILDING DATA:

CANOPIES:

EAST VACUUM CANOPY:	1,802 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
WEST VACUUM CANOPY:	1,506 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
QUEING CANOPY:	636 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
TRASH/VACUUM ENCLOSURE CANOPY:	293 S.F.
OCCUPANCY:	N/A
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	11'-0"
VACUUM ENCLOSURE CANOPY:	170 S.F.
OCCUPANCY:	N/A
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	10'-0"

KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL. FINAL LOCATION OF PATH OF TRAVEL LOCATION TO BE COORDINATED WITH SHOPPING CENTER DRAWINGS
3. DEMO EXIST. CONCRETE CURBS, SEE CIVIL DRAWINGS
4. NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE
5. NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYP. 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
7. NEW TRUNCATED DOMES
8. ELECTRICAL TRANSFORMER. SITE TO BE DETERMINED WITH ELECTRIC COMPANY.
9. NEW LONG TERM BIKE LOCKER
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. 20 FOOT FLAG POLE. FOR REFERENCE ONLY UNDER SEPARATE PERMIT
12. NEW CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 6% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL PLANS
13. NEW CONCRETE CURB SLAB WITH #4 BARS AT MID SLAB 24" O.C. EACH WAY. HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC PER SOILS REPORT RECOMMENDATIONS - SEE CIVIL PLANS
14. NEW 6" CONCRETE CURB (TYPICAL)
15. NEW TRASH/VACUUM ENCLOSURE.
16. NEW VACUUM EQUIPMENT ENCLOSURE.
17. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
18. NEW BICYCLE RACK
19. NEW 4" CONCRETE FILLED PIPE BOLLARD (TYPICAL 4 PLACES) PROVIDE 4" AT STACKING LANES
20. NEW UNDERGROUND GREASE INTERCEPTOR
21. NEW TRASH RECEPTACLES.
22. NEW PAY CANOPY.
23. NEW VACUUM CANOPY.
24. NOT USED.
25. ELECTRICAL SWITCHGEAR CABINET.
26. (E) STORMWATER UNDERGROUND TANK.
27. NEW HIGHWAY PAINT WHITE 18" "DO NOT ENTER."
28. NEW HIGHWAY PAINT YELLOW 4" WIDE STRIPING.
29. NEW HIGHWAY PAINT WHITE PAVEMENT MARKINGS (TYPICAL)
30. NOT USED
31. NOT USED.
32. NOT USED
33. NOT USED.
34. NOT USED.
35. 24" ROLLED CONCRETE CURB.
36. NOT USED.
37. NEW TRENCH DRAIN - SEE CIVIL DRAWINGS

PLAN PREPARER:

ARCHITECTURAL

STANTEC ARCHITECTURE, INC
224 S. MICHIGAN AVENUE, SUITE 1400
CHICAGO, IL. 60604
PHONE: (312) 453-7094
CONTACT: ROBERT CHANDLER, PROGRAM MANAGER
EMAIL: Robert.Chandler@stantec.com

BUILDING INFOMATION:

SITE NUMBER: 44-294-077
BUILDING: QQ-105
SITE AREA _____

STACKING LANES 3 LANES
STACKING WIDTH EACH @ 14' - 0" MINIMUM

VACUUM STALLS 23 STALLS @ 14' - 0" x 20' - 0"
VACUUM PRODUCER 2 UNIT @ 40HP

ADA PARKING: (2) @ 12' - 0" x 20' - 0"
PARKING STALLS: 2 MEMBERS STALLS @ 9' - 0" x 20' - 0"

BUILDING AREA: 3,596 S.F.
BUILDING SPRINKLED: NO
QB STATION ATTACHED: YES

BUILDING LENGTH: 108' - 0"
SHOWROOM LENGTH: 105' - 6"

CONVEYOR TRENCH LENGTH: 106' - 6"
CONVEYOR LENGTH: 105' - 6"
CONVEYOR TYPE: REAR WHEEL PUSH

PARKING ANALYSIS

NEW 9'-0" X 20'-0" STANDARD STALL	2 STALLS
NEW 12'-0" X 20'-0" ADA STALL (VAN)	2 STALLS
NEW 14'-0" x 20'-0" VACUUM STALLS	18 STALLS
NEW TOTAL PARKING STALLS	20 STALLS
NEW BIKE PARKING SPACES	1 SPACE
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

Stantec

Revision | By | Appd. | YY.MM.DD

CUP PARKING SUBMITTAL | TS AM | 20.10.02

Quick Quack CAR WASH

Client/Project
QUICK QUACK CAR WASH #26-077
28343 E. GREENSPOT ROAD
HIGHLAND CITY, CA.

Permit-Seal

Title
PROPOSED SITE PLAN - HIGHLAND CITY

Project Number: 2007130104
File Name:

Drawn | Chkd | Dsgn | YY.MM.DD

Drawing No.
Revision | Sheet
A100 of

ORIGINAL SHEET - ARCH D

Exhibit C:

Elevations



East Elevation



North Elevation

Color Legend:

Sherwin Williams # 7004 "Snowbound"

Sherwin Williams # 7658 "Gray Clouds"

Sherwin Williams "Quick Quack Green"

Sherwin Williams # 6902 "Decisive Yellow"

Sherwin Williams # 7025 "Backdrop"

Basalite - Split Face CMU #790 "Dark Gray"

Basalite - Precision Face CMU Sill "Dark Gray"

Basalite - Smooth Honed Face CMU # 225 "Light Gray"

Standard - Design Visualization Version 6-17-2021

Stantec

Quick Quack CAR WASH Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA



West Elevation



South Elevation

Color Legend:

Sherwin Williams #7004 "Snowbound"

Sherwin Williams #7658 "Grey Clouds"

Sherwin Williams "Quick Quack Green"

Sherwin Williams #6902 "Decisive Yellow"

Sherwin Williams #7025 "Backdrop"

Basalite - Split Face CMU #790 "Dark Gray"

Basalite - Precision Face CMU Sill "Dark Gray"

Basalite - Smooth Honed Face CMU #225 "Light Gray"

Standard - Design Visualization
Version 6-19-2023

Stantec

Quick Quack CAR WASH
Don't Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA



Vacuum Enclosure Side Elevation



Vacuum Enclosure Front Elevation



Trash & Vaccum Enclosure Side Elevation



Trash & Vaccum Enclosure Front Elevation

Color Legend:

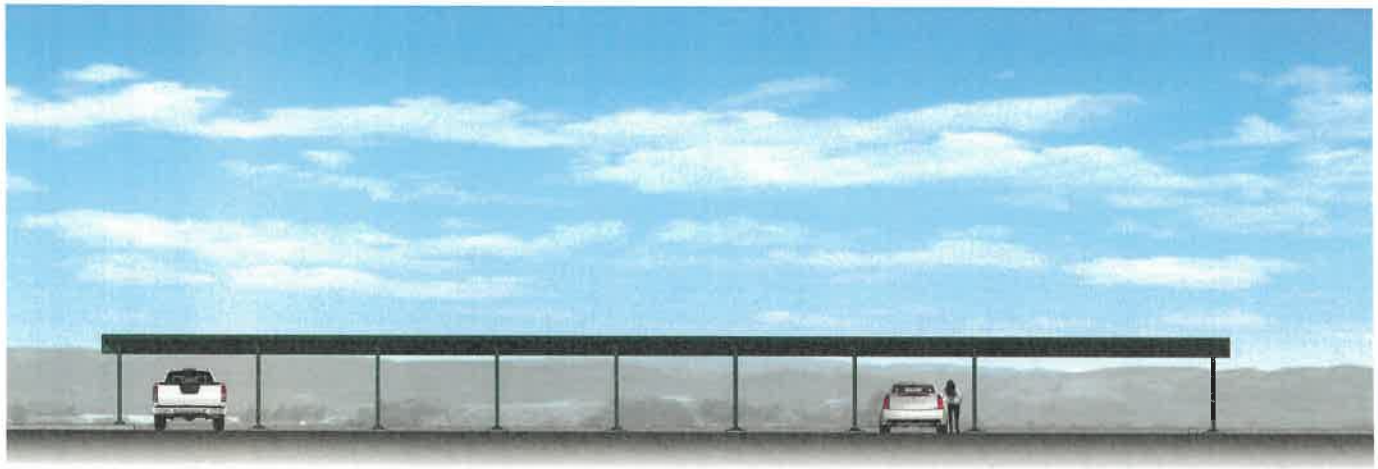


Standard - Design Visualization
Version 6-19-2023

Stantec

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA



Vacuum Canopy Elevation



Canopy Elevation



Pay Station Canopy Elevation

Color Legend:

Sherwin Williams #7004 "Snowbound"

Sherwin Williams #7658 "Gray Clouds"

Sherwin Williams "Quick Quack Green"

Sherwin Williams #6902 "Decisive Yellow"

Sherwin Williams #7025 "Backdrop"

Basalite - Split Face CMU #790 "Dark Gray"

Precision Face CMU Sill Dark Gray

Boral Smooth Honed Face CMU #225 "Light Gray"

Standard - Design Visualization
Version 6-19-2023

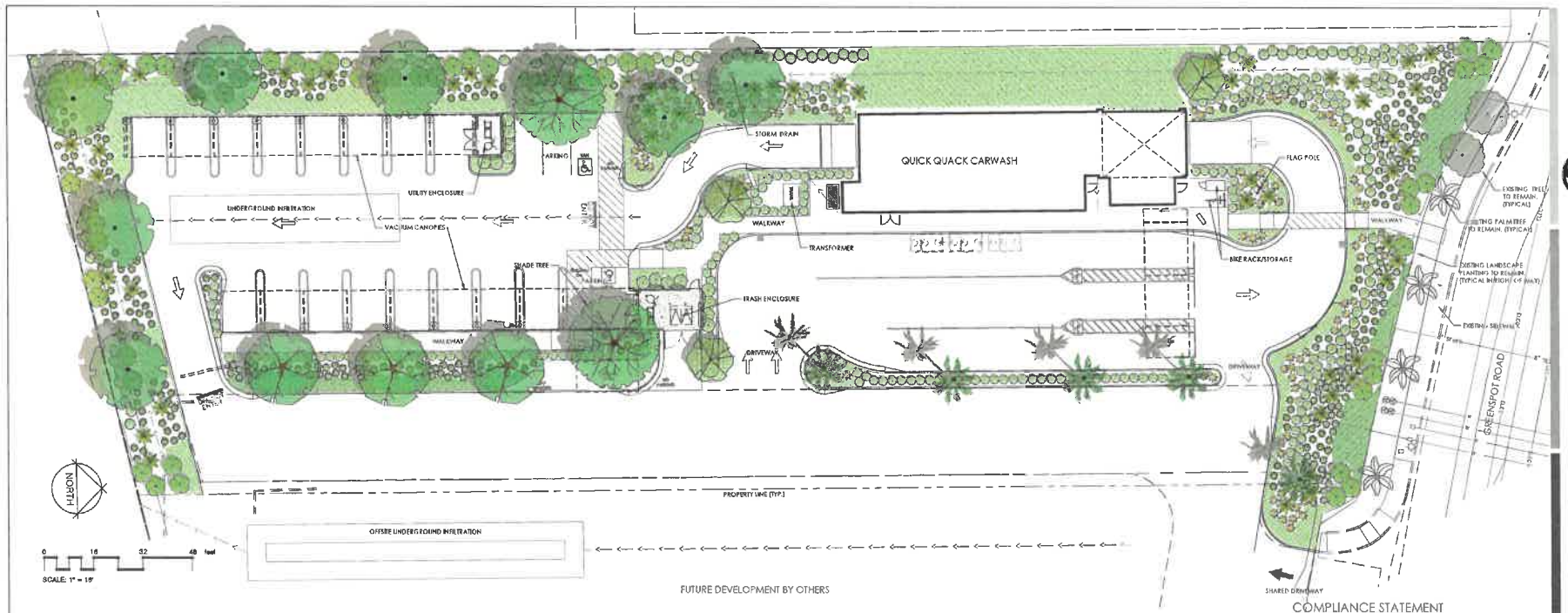
Stantec

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA

Exhibit D:

Landscape Plan



PLANT SCHEDULE

TREES

QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
7	Arbutus x 'Marina' / Marina Strawberry Tree Standard	15 gal.	Moderate
3	Lagerstroemia indica x fauriei 'Arapaho' / Arapaho Crape Myrtle	24" box	Moderate
3	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	36" box	Low
2	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	48" box	Moderate
5	Washingtonia robusta / Mexican Fan Palm	10' BTH (skinned)	Low

SHRUBS

QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
55	Agave americana / Century Plant	15 gal.	Low
59	Bougainvillea x 'Double Red' / Double Red Bougainvillea	5 gal	Low
255	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
202	Hesperaloe parviflora / Red Yucca	5 gal.	Low
112	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low
14	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Low
143	Pennisetum orientale / Oriental Fountain Grass	1 gal.	Low
112	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal	Low

VINES/ESPALLIERS

QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
7	Magnolia grandiflora 'Little Gem' Espallier / Dwarf Southern Magnolia	15 gal.	Moderate

GROUND COVERS

QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
187	Lantana montevidensis / Trailing Lantana	1 gal.	Low	36" o.c.
177	Myoporum parvifolium / Trailing Myoporum	1 gal.	Low	60" o.c.
106	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	1 gal	Low	42" o.c.

COMPLIANCE STATEMENT

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

Rodney Stevenson 3-27-23

GENERAL NOTES

1. All landscape planting areas shall receive a minimum 3" layer of non-combustible organic wood chip mulch top dressing.
2. All new trees located within 5' of pavement or permanent structure shall have a root barrier.
3. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Highland Water Conservation Standards.
4. Existing offsite trees and shrubs to remain shall be protected and preserved in place.
5. Landscape Maintenance shall be the responsibility of the property owner.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS)	.3	DRIP	.81	.37	20,271	7,500	258,340 GAL.
MODERATE WATER USE PLANTS (TREES)	.5	BUBBLER	.81	.62	620	384	13,237 GAL.
				TOTALS	(A) 20,891	7,884	
						ETWU Total	271,777 GAL.

Maximum Applied Water Allowance (MAWA): MAWA= (ETo) (Conversion factor) (ETAF) (Landscape Area)) + ((1-ETAF) x SLA)
(55.6) (.62) (.45 x 20,271) + (1-.45) X 0) = 314,542 GALLONS

Estimated Total Water use (ETWU): ETWU= (ETo) (Conversion factor) (ETAF) (Area))
(53.6) (.62) (7,884) = 271,777 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 7,834
Total Area	(A) 20,891
Average ETAF	(B / A) .37

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8590
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Stantec
Architecture Inc.

Client/Project
QUICK QUACK CAR WASH #44-294
28343 E. GREENSPOT ROAD
HIGHLAND CITY, CA.

Title
PROPOSED LANDSCAPE PLAN

Permit-Seal

Project Number: 2007190264
File Name:

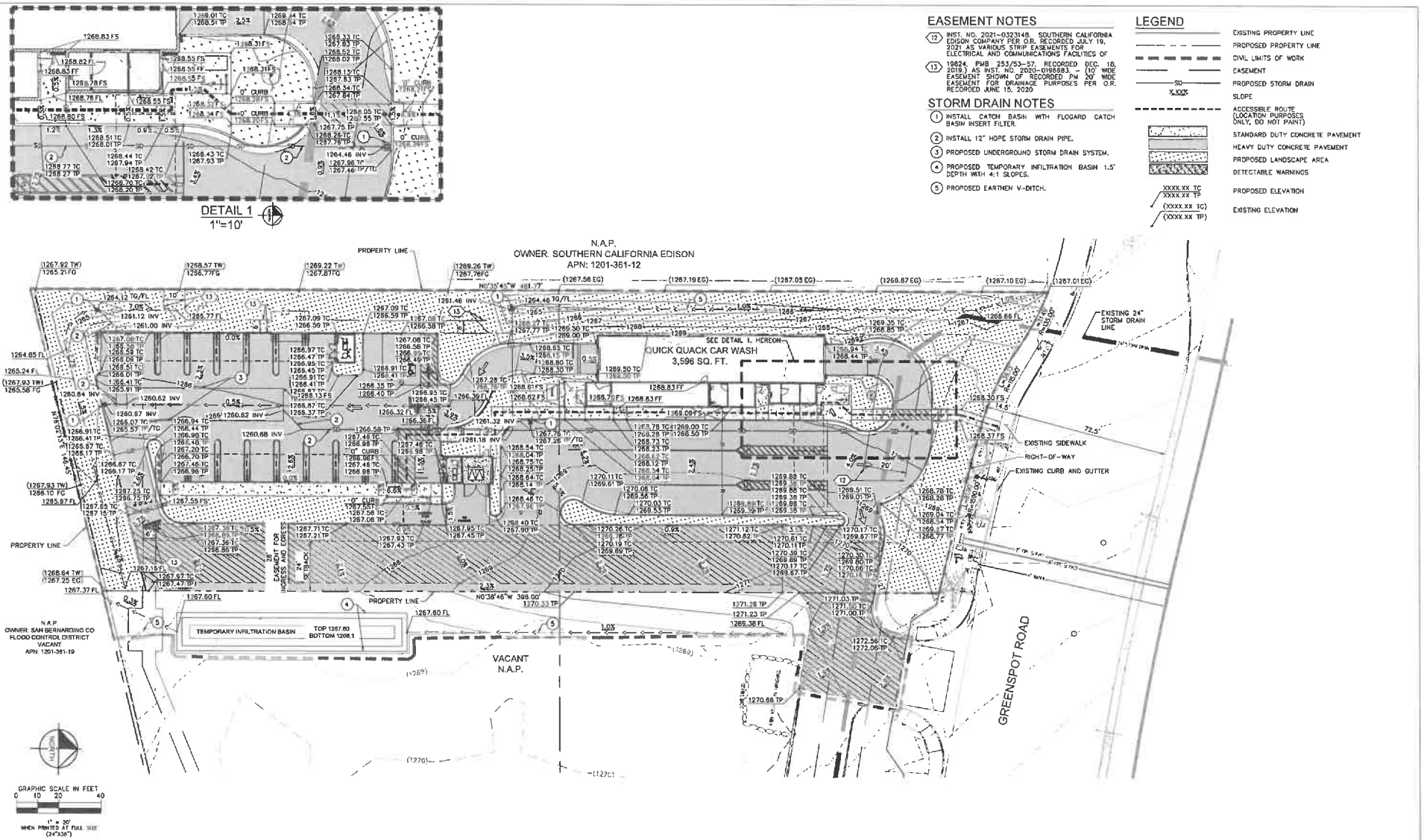
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Drawing No.
Revision:
Sheet L1 of

ORIGINAL SHEET - ARCH D

Exhibit E:

Grading Plan



DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
NGS BENCHMARK (NF 32 (PIDEV9337) – ELEVATION = 1291.90' (NAVD88) SOUTH ALONG ORANGE STREET FROM THE INT. WITH 5TH STREET 88 FEET EAST OF THE CENTERLINE OF ORANGE STREET AT THE ENTRANCE TO C.L. PYMPOSE SAND AND GRAVEL INC. IN THE TOP OF 1' HIGH PLANTER AND DIVIDER AT THE PLANT ENTRANCE. SURVEY DISK STAMPED NF 32 1993

SEAL
PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: 3/29/23
LETICIA ALVAREZ R.C.E. NO. 94675 EXP. 06/30/23

PLANS PREPARED BY:
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
Phone: 951-543-9868
3801 UNIVERSITY AVENUE, STE. 300
RIVERSIDE, CA 92501

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND
RECOMMENDED BY
APPROVED BY
BUILDING AND SAFETY

PRELIMINARY GRADING PLAN
QUICK QUACK CAR WASH #44-294
HIGHLAND GREENSPOT
PRELIMINARY GRADING PLAN
DRAWER NO.
SHEET 2 OF 2

Exhibit F:

Photometric Plan



Catalog #: Project:
Prepared By: Date: Type:

Mirada Bollard (MRB)

Low Level Lighting

IP66

Lumen Package	5000 - 7,000
Wattage Range	23 - 39
Efficacy Range (LPW)	73 - 84
Weight lbs (kg)	40 (18)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision 2oc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-4/8" OD one-piece extruded aluminum heavy wall .125 inch (min) seamless shaft. Various heights are available in 6" increments starting at a minimum of 36" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" (9mm) with welded U shaped reinforcement 3/8" diameter 303 stainless steel roll pins with X1000 lb shear load
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3500K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 Hz. Optional High Voltage 347-480 Vac input available.
- L91 Calculated Life: >100k Hours calculated in 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). Cold-weather emergency battery backup reset for -20°C minimum ambient.
- Power factor ≥ 90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277V integral emergency battery pack is available. The 90- minute batteries provide constant power as the LED system, ensuring code compliance. A rear switch/indicator button is installed on the housing for ease of maintenance.

Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty-page for more information.

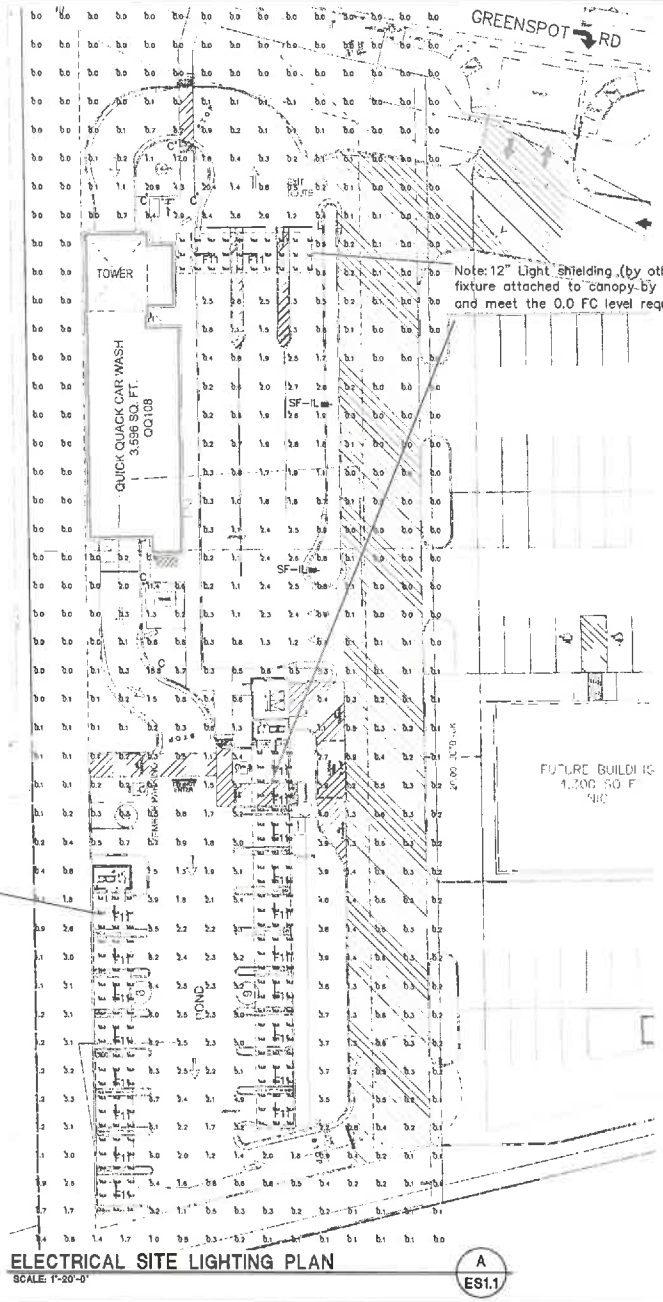
Listings

- Listings
- Listed to UL 1598 and UL 8750
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598
- IDA compliant, with 3000K or 2700K color temperature selection.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 | www.lsicorp.com
(800) 236-7800 • LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Page 1/1 Rev. 06/21/22
MRB_111.A.1.US

Note: 12" Light shielding (by others) required on street side of fixture attached to canopy by others to eliminate light trespass and meet the 0.0 FC level requirement.



Note: 12" Light shielding (by others) required on street side of fixture attached to canopy by others to eliminate light trespass and meet the 0.0 FC level requirement.

ELECTRICAL SITE LIGHTING PLAN

SCALE: 1"-20'-0"

A
ES1.1

Stantec

Architecture Inc.
3161 Green Valley Parkway Suite 200
Henderson, NV 89014
Tel. 480.627.8100
www.stantec.com

Revision	By	Appd.	Issued
-			YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CAR WASH #26-077
28343 E. GREENSPOT ROAD
HIGHLAND CITY, CA.

Permit-Seal

Title
ELECTRICAL SITE LIGHTING PLAN

Project Number: 2007130204

Dsn.	Chkd.	Dwn.	YY.MM.DD

Drawing No.

Revision Sheet
ES1.1 of

ORIGINAL SHEET - ARCH D

RESOLUTION NO. 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-008) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS PERTINING TO THE CONSTRUCTION OF A 3,596 SQUARE-FOOT DRIVE-THRU CARWASH WITH 16 VACUUM STATIONS ON A 1.38 ACRE SITE AT THE SOUTHWAST CORNER OF BOULDER AVENUE AND GREENSPOT ROAD. RELATED ENTITLEMENTS INCLUDE LOT LINE ADJUSTMENT (LLA 23-002).

ASSESSOR'S PARCEL NUMBERS: 1201-361-29 & 1201-361-30

OWNER / APPLICANT: BOULDER HOLDINGS, LLC

A. RECITALS

1. On April 6, 2023, the Applicant submitted an application for Design Review Application (DRA 23-008) for the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations. The Application includes a Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan. Related entitlements include Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary.

2. The site is located on an approximately 1.38 acres at the southwest corner of Boulder Avenue and Greenspot Road. Assessor's Parcel Number(s): 1201-361-29 & 1201-361-30

3. On July 18, 2023, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and concluded the hearing on that date.

4. Pursuant to CEQA, project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines.

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. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated July 18, 2023, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Findings of Fact Design Review Application (DRA 23-008):

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

      Response: The project is located within the Planned Development (PD) General Plan land use designation. The approval of Conditional Use Permit (CUP 17-002) adopted a Planned Development Document that established the development standards consistent with City's existing General Commercial (CG) development standards. Per section 16.20.030 of the Highland Municipal Code, Automobile washing establishment are a permitted use within the General Commercial (CG) zone.

      The proposal for this carwash facility is an appropriate use and described in the General Plan as part of the vision for the Golden Triangle policy area. The new carwash and recently constructed 7-Eleven gas station on the parcel to the east provide the community with a necessary service. The exterior elevations, site circulation, and onsite landscaping are consistent with the general plan and the project's development plans are consistent with the development policies of the City.

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

      Response: The site is located within the Planned Development (PD) Zone District designation. The Planned Development Document established for this site implements the City's existing General Commercial (CG) development standards. Per section 16.20.030 of the Highland Municipal Code, Automobile washing establishment are a permitted use within the General Commercial (CG) zone. The Applicant's proposal features design elements that provide a bold aesthetic appeal and complement the Golden Triangle policy area as well as the adjacent 7-Eleven development.

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

Response: The proposed development is for a fully automated 3,596 square foot carwash that consists of a washing station and drying section. The drive lane for the carwash is approximately 250 feet in total length and 18 feet in width at the single aisle section just before the entrance to the carwash building. The drive lane begins in a 44-foot wide triple-aisle formation queuing up to the the pay station area to provide adequate space for five (5) vehicles in each lane to stack up without protruding into the area designated for vacuuming.

The Conceptual Landscape Plan is compliant with the City's water efficient landscape requirements, per Section 16.40.390 of the Highland Municipal Code. A licensed landscape architect prepared the project plans, the plant selection, and the grouping of plants with similar water needs. The plants were selected appropriately based on their adaptability to the conditions of the site; no new turf is proposed; and invasive species were avoided to ensuring that the environmentally sensitive areas in the open space to the south will not be negatively affected.

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 carwash and vacuum stations 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. All project related 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.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 23-008) proposing the construction of a 3,596 square foot drive-thru carwash with sixteen (16) vacuum stations on a 1.38 acre parcel at the southwest corner of Boulder Avenue and Greenspot Road.

C. ADOPTION OF RESOLUTION.

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

Exhibit 1 includes the Site Plan

Exhibit 2 includes Landscape Plan

Exhibit 3 includes Building Elevations

Exhibit 4 includes the Conditions of Approval for DRA 23-008

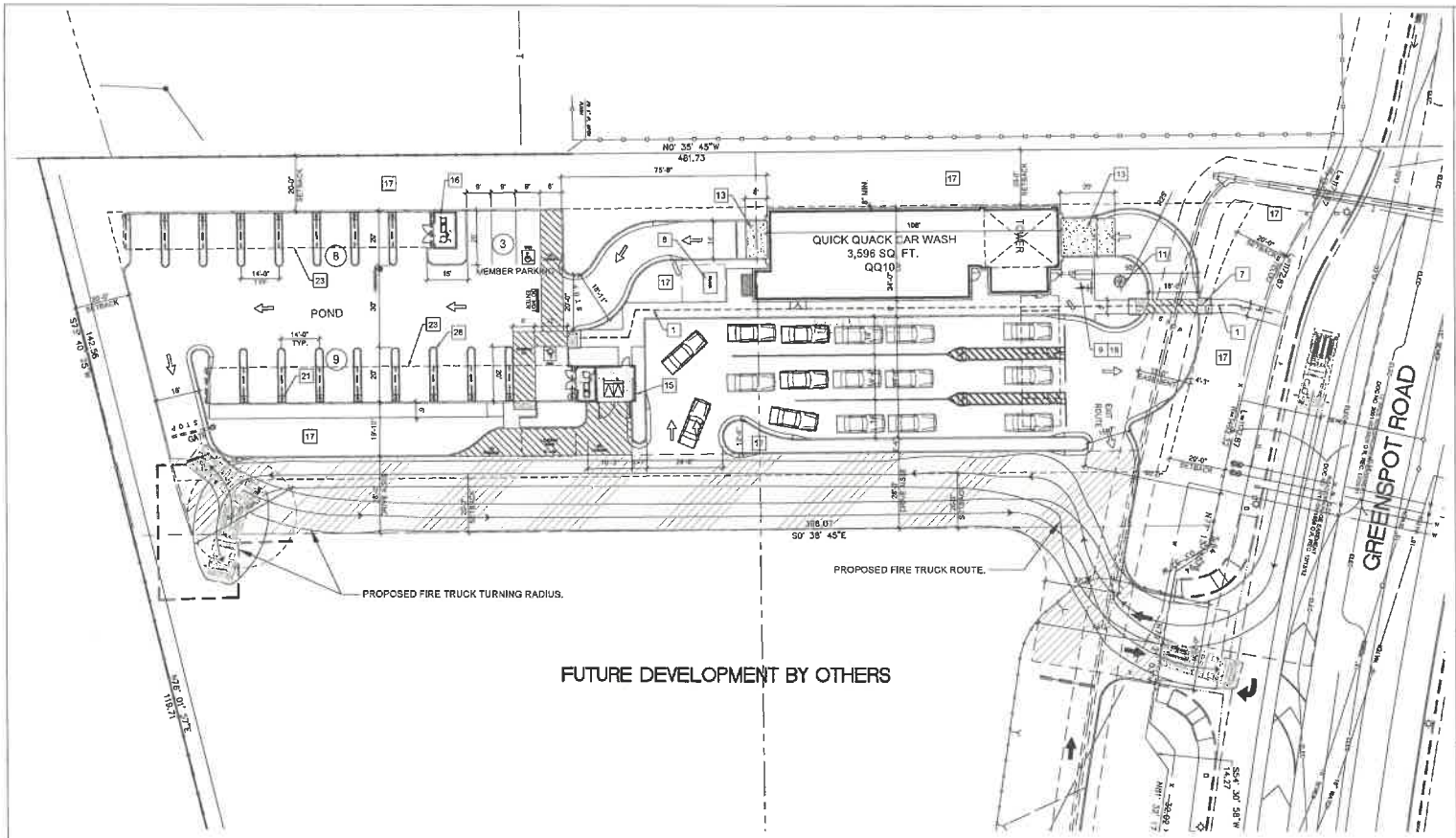
PASSED, **APPROVED,** and **ADOPTED** this 18th day of July, 2023.

ATTEST:

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

Exhibit 1:

Site Plan



1 A100 PROPOSED SITE PLAN - HIGHLAND CITY

1/16" = 1'-0"

N

SCOPE OF WORK:

CONSTRUCTING A NEW QUICK QUACK WASH FACILITY ON AN UNDEVELOPED SITE. NEW BUILDING CONSTRUCTED ALONG WITH DRIVE LANES FOR PAYING AND VACUUM STALLS, CONCRETE SIDEWALK ON SITE, CURBS, LANDSCAPING, VACUUM STATIONS WITH CANOPIES, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT AND SIGNAGE.

BUILDING DATA:

CAR WASH BLDG.:	3,596 S.F.
OCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	29'-0" (MAIN BLDG. PARAPET)

CONT. BUILDING DATA:

CANOPIES

EAST VACUUM CANOPY:	1,802 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
WEST VACUUM CANOPY:	1,506 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
QUEING CANOPY:	636 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
TRASH/VACUUM ENCLOSURE CANOPY:	293 S.F.
OCCUPANCY:	N/A
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	11'-0"
VACUUM ENCLOSURE CANOPY:	170 S.F.
OCCUPANCY:	N/A
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	10'-0"

KEYNOTES

1. ADA PATH OF TRAVEL (SHOWN DASHED)
2. NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL. FINAL LOCATION OF PATH OF TRAVEL LOCATION TO BE COORDINATED WITH SHOPPING CENTER DRAWINGS
3. DEMO EXIST. CONCRETE CURBS, SEE CIVIL DRAWINGS.
4. NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
5. NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYP. 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
7. NEW TRUNCATED DOMES.
8. ELECTRICAL TRANSFORMER. SITE TO BE DETERMINED WITH ELECTRIC COMPANY.
9. NEW LONG TERM BIKE LOCKER
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. 30 FOOT FLAG POLE, FOR REFERENCE ONLY UNDER SEPARATE PERMIT
12. NEW CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 2% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL PLANS
13. NEW CONCRETE DRIVE SLAB WITH #4 BARS AT 48D SLAB 24" O.C. EACH WAY, HEAVY BROOM FINISH PERPENDICULAR TO TRAFFICE PER SOILS REPORT RECOMMENDATIONS - SEE CIVIL PLANS
14. NEW 6" CONCRETE CURB (TYPICAL)
15. NEW TRASH/VACUUM ENCLOSURE.
16. NEW VACUUM EQUIPMENT ENCLOSURE
17. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
18. NEW BICYCLE RACK
19. NEW 4" CONCRETE FILLED PIPE BOLLARD (TYPICAL 4 PLACES) PROVIDE 4" AT STACKING LANES
20. NEW UNDERGROUND GREASE INTERCEPTOR
21. NEW TRASH RECEPTACLES.
22. NEW PAY CANOPY.
23. NEW VACUUM CANOPY.
24. NOT USED.
25. ELECTRICAL SWITCHGEAR CABINET.
26. (E) STORMWATER UNDERGROUND TANK.
27. NEW HIGHWAY PAINT WHITE 18" "DO NOT ENTER".
28. NEW HIGHWAY PAINT YELLOW 4" WIDE STRIPING.
29. NEW HIGHWAY PAINT WHITE PAVEMENT MARKINGS (TYPICAL)
30. NOT USED.
31. NOT USED.
32. NOT USED.
33. NOT USED.
34. NOT USED.
35. 24" ROLLED CONCRETE CURB.
42. NOT USED.
43. NEW TRENCH DRAIN - SEE CIVIL DRAWINGS

PLAN PREPARER:

ARCHITECTURAL

STANTEC ARCHITECTURE, INC.
224 S. MICHIGAN AVENUE, SUITE 1400
CHICAGO, IL 60604
PHONE: (312) 483-7084
CONTACT: ROBERT CHANDLER, PROGRAM MANAGER
EMAIL: Robert.Chandler@stantec.com

BUILDING INFOMATION:

SITE NUMBER: 44-284-077
BUILDING: QQ-108
SITE AREA: ____

STACKING LANES: 3 LANES
STACKING WIDTH: EACH @ 14' - 0" MINIMUM

VACUUM STALLS: 23 STALLS @ 14'-0" x 20' - 0"
VACUUM PRODUCER: 2 UNIT @ 40HP

ADA PARKING: (2) @ 12'-0" x 20'-0"
PARKING STALLS: 2 MEMBERS STALLS @ 9' - 0" x 20' - 0"

BUILDING AREA: 3,596 S.F.
BUILDING SPRINKLED: NO
QB STATION ATTACHED: YES

BUILDING LENGTH: 108' - 0"
SHOWROOM LENGTH: 105' - 6"

CONVEYOR TRENCH LENGTH: 106' - 8"
CONVEYOR LENGTH: 105' - 6"
CONVEYOR TYPE: REAR WHEEL PUSH

PARKING ANALYSIS

NEW 9'-0" X 20'-0" STANDARD STALL	2 STALLS
NEW 12'-0" X 20'-0" ADA STALL (VAN)	2 STALLS
NEW 14'-0" x 20'-0" VACUUM STALLS	16 STALLS
NEW TOTAL PARKING STALLS	20 STALLS
NEW BIKE PARKING SPACES	1 SPACE
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

Stantec Architecture Inc.

No.	Description	Date	By
1	DUTY PARKING SUBMITTAL	20231215	Appvd. TY/MA/DD

Quick Quack CAR WASH

Client/Project: QUICK QUACK CAR WASH #26-077
28343 E. GREENSPOT ROAD
HIGHLAND CITY, CA.

Permit-Seal

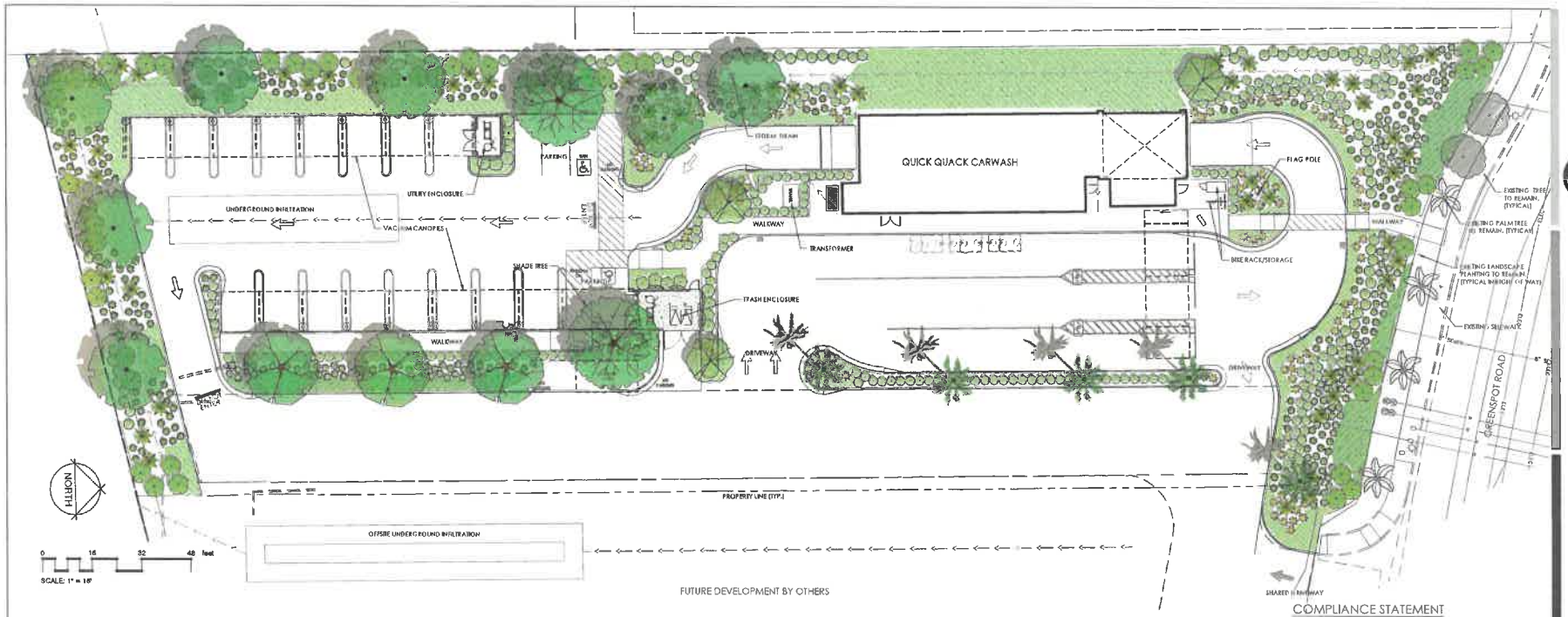
Title: PROPOSED SITE PLAN - HIGHLAND CITY

Project Number: 2007130204
File Name:

Date: Chkd: Dsgn: TY/MA/DD
Drawing No.
Revision Sheet
A100 of

Exhibit 2:

Landscape Plan



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	7	Arbutus x 'Marina' / Marina Strawberry Tree Standard	15 gal.	Moderate
	3	Lagerstroemia indica x fauriei 'Arapaho' / Arapaho Crape Myrtle	24" box	Moderate
	3	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	36" box	Low
	2	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	48" box	Moderate
	5	Washingtonia robusta / Mexican Fan Palm	10' BTH (skinned)	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	55	Agave americana / Century Plant	15 gal.	Low
	59	Bougainvillea x 'Double Red' / Double Red Bougainvillea	5 gal	Low
	255	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
	202	Hesperaloe parviflora / Red Yucca	5 gal.	Low
	112	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low
	14	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Low
	143	Pennisetum orientale / Oriental Fountain Grass	1 gal.	Low
	112	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal	Low

VINES/ESPALIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	7	Magnolia grandiflora 'Little Gem' Espallier / Dwarf Southern Magnolia	15 gal.	Moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	187	Lantana montevidensis / Trailing Lantana	1 gal.	Low	36" o.c.
	177	Myoporum parvifolium / Trailing Myoporum	1 gal.	Low	60" o.c.
	106	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	1 gal	Low	42" o.c.

COMPLIANCE STATEMENT

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

Rodney Dennison 3-27-23

GENERAL NOTES

1. All landscape planting areas shall receive a minimum 3" layer of non-combustible organic wood chip mulch top dressing.
2. All new trees located within 5' of pavement or permanent structure shall have a root barrier.
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OLIVE STREET LANDSCAPE ARCHITECTURE
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Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Stantec
Architecture Inc.

Client/Project
QUICK QUACK CAR WASH #44-294
28343 E. GREENSPOT ROAD
HIGHLAND CITY, CA.

Title
PROPOSED LANDSCAPE PLAN

Permit-Seal

Project Number: 2007110204
File Name:

Drawn Chkd Dsgn YY.MM.DD
Drawing No.
Revision Sheet
L1 of

Exhibit 3:

Building Elevations



East Elevation



North Elevation

Color Legend:

Sherwin Williams #7004 "Snowbound"

Sherwin Williams #7658 "Gray Clouds"

Sherwin Williams "Quick Quack Green"

Sherwin Williams #6902 "Decisive Yellow"

Sherwin Williams #7025 "Backdrop"

Basalite - Split Face CMU #790 "Dark Gray"

Basalite - Precision Face CMU Sill "Dark Gray"

Basalite - Smooth Honed Face CMU #225 "Light Gray"

Standard - Design Visualization
Version 6-19-2023

Stantec

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA



West Elevation



South Elevation

Color Legend:

Sherwin Williams #7004 "Snowbound"

Sherwin Williams #7658 "Gray Clouds"

Sherwin Williams "Quick Quack Green"

Sherwin Williams #6902 "Decisive Yellow"

Sherwin Williams #7025 "Backdrop"

Basalite - Split Face CMU #790 "Dark Gray"

Basalite - Precision Face CMU SII "Dark Gray"

Basalite - Smooth Honed Face CMU #225 "Light Gray"

Standard - Design Visualization
Version 6.19.2023

Stantec

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA



Vacuum Enclosure Side Elevation



Vacuum Enclosure Front Elevation



Trash & Vaccum Enclosure Side Elevation



Trash & Vaccum Enclosure Front Elevation

Color Legend:

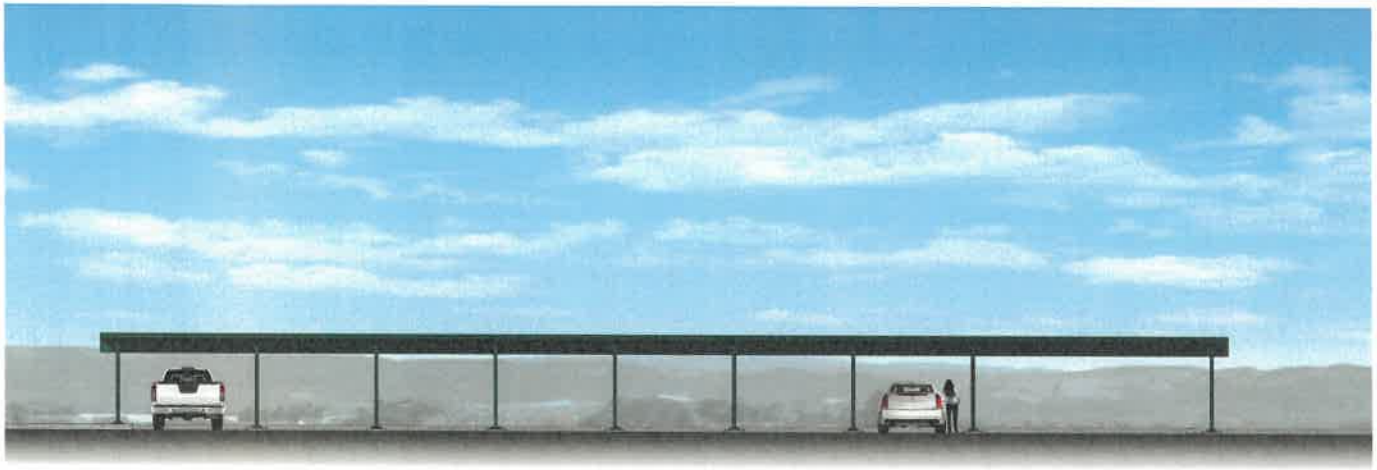


Standard - Design Visualization
Version 6 - 1-9-2023

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA

Stantec



Vacuum Canopy Elevation



Canopy Elevation



Pay Station Canopy Elevation

Color Legend:

- Sherwin Williams #7004 "Snowbound"
- Sherwin Williams #7658 "Gray Clouds"
- Sherwin Williams "Quick Quack Green"
- Sherwin Williams #6902 "Decisive Yellow"
- Sherwin Williams #7025 "Backdrop"
- Basalite - Split Face CMU #790 "Dark Gray"
- Precision Face CMU Sill Dark Gray
- Boral Smooth Honed Face CMU #225 "Light Gray"

Standard - Design Visualization
Version 6.19.2023

Stantec

Quick Quack CAR WASH
Dont Drive Dirty.com

Quick Quack Carwash
Site# 44-294
28343 E. Greenspot Rd.
Highland City, CA

Exhibit 4:

Conditions of Approval (DRA 23-005)

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 18, 2023
Applicant: Boulder Holdings, LLC
File/Index: Design Review Application (DRA 23-008) – [Lot Line Adjustment (LLA 23-002)]
Proposal: Construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations.
Location: A 1.38 acre site at the southwest corner of Boulder Avenue and Greenspot Road.
Assessor's Parcel Numbers: 1201-361-29 & 1201-361-30

PLANNING CONDITIONS OF APPROVAL

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

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

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

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

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

2. This Design Review Application is for the Site Plan, Landscape Plan, and Elevations pertaining to the construction of a 3,596 square foot drive-thru carwash with sixteen (16) vacuum stations on a 1.38 acre site.

a. The approval of the Design Review Application is applicable to the proposed use, Site Plan, Grading Plan, Landscape Plan, and design features proposed on the carwash building.

3. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the requirements of the City's Municipal Code. A minimum of three (3) dedicated parking stalls excluding the vehicle vacuum stations are required on-site (Parking Requirement = 3 space / vehicle wash station).

4. Materials, textures, colors, and design of all walls shall be compatible with on-site development and adjacent properties as approved by the Planning Commission.

5. The mechanical process of vehicle washing and drying shall take place entirely within the carwash building.

6. The three (3) designated exterior parking spaces shall be used for employee and customer parking only, and not for the storage of vehicles. Hand drying of vehicles is permissible by customers

7. The premises shall be kept in a neat and orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled vehicles may be stored onsite for longer than 72 hours.

8. Obtain all required building/occupancy permits from the Highland Building and Safety Division.

9. The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

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

11. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may participate at its own expense

in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

12. The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

13. All parking spaces shall be provided with nighttime security lighting. Lighting must be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the northern, eastern, and western property boundaries and 0 foot candles along the southern property boundary.

14. The hours of operation for the facility will be 7:00am to 9:00pm, seven (7) days a week.

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

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

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

Landscaping

18. Applicant shall include location, heights, and types for review of planting needs for screening or issues with adjacent wildlife grazing.

19. Applicant shall include additional screening trees and shrubs between the building and property line, subject to SCE clearance requirements. No landscape other than ground cover is included on the west side of the carwash structure.

20. Applicant shall include a mix of larger tree sizes with the minimum size being24" box- 50% of total, 36" box 30% of total, and 48" box 20% of total.

21. Applicant shall add additional trees to the northwest planter adjacent to Greenspot and frontage to balance the proposed building height of 29'.

22. Applicant shall provide a mow curb or other form of separation at west property boundary to clearly identify where maintenance responsibilities fall in respect to SCE substation.

23. Applicant shall add additional shrub species to areas of current monocultures of Little John Bottlebrush to increase palette diversity and improve variance of color and texture of plant material.

24. Add concrete step outs adjacent to any parking stall and landscape areas (min. 12" wide)

Building and Safety Division Conditions of Approval

Date:	June 30, 2023
Project:	Multi-lane drive-thru carwash on a 1.38 acre site.
Applicant:	Boulder Holdings, LLC
Site Location:	Southwest corner of Boulder Ave and Greenspot Rd.
Project Numbers:	**DRA:** 23-008; **LLA:** 23-002
APN(s):	1201-361-29 & 1201-361-30

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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) Project Condition of Approval from all departments:
    To be included in Architectural plan set at plan submittal.
    (3) Structural Plans
    (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
    (3) Precise Grading Plans
    **Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
    (3) Site Disabled Access Plan
    (3) Temporary Construction Fence Plan
    (2) Roof and Floor Truss Plans
    (2) Title 24 Energy Calculations
    (2) Soils Report
    (2) Structural Calculations
    (1) Approved Health Department Plans &/Or
    San Bernardino municipal water department - environmental control section (as applicable for construction plan approval/permit issuance)
    (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 at the time of submittal (Currently the 2022 codes),

including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

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

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

5. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.

6. 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 from each site arrival point.

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

8. 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.

9. 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.

    a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

10. The building is to be connected to the public sewer system, when provided.

    a. 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.

11. Prior to building permit issuance - submit copy of the San Bernardino municipal water department (SBMWD) - environmental control section approval to the Boulding & Safety staff. Discharges into the sewer collection system and POTW could potentially introduce hazardous or undesired matter into the sewage infrastructure.

    a. For additional information, please contact a member of the EC Section staff at (909) 453-6250. Thank you for your cooperation.

12. Prior to the 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.

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

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

15. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
    (Redlands Unified School Districts)

16. 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.

17. 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.

18. 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.

19. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities preformed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.

20. 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.

21. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable 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.

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

23. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Commercial and industrial projects, see Policy 295.

24. 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.

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

DATE : 5/8/2023

APPLICANT : Boulder Holdings, LLC

ADDRESS : 28343 E. Greenspot Road

SITE LOCATION: 1201-361-29 SE Corner of Boulder Ave & Greenspot Road

FILE / INDEX No.:

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

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

Fire Department Review of all projects is required.

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

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

Note: The City of Highland has 2 areas within the '**FIRE SAFETY OVERLAY DISTRICT**' designated as **FR-1** and **FR-2**. Both areas may border or overlap areas identified by the State/CalFire as '**High Fire Severity Zone**' or '**Very High Fire Severity Zone**'. See **HMC** for construction requirements.

GENERAL.

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

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

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

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

5. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

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

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

8. **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.

9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **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**

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

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

13. **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**

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

15. **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**

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: **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:
Commercial retail: 300 FEET
CFC / APPENDIX B AND C.

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

20. **HF26:** Two sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**

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

22. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

23. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

24. **HF32:** A temporary water storage and delivery system for use during grading and foundation work (no combustible material), meeting fire dept. Fire flow requirements shall be installed prior to framing construction or delivery of combustible materials to project site. **CFC; NFPA – 1142**

25. **HF33:** In areas without water-serving utilities, a water storage and delivery system for permanent use, shall be based on nfpa-1142 and the California Fire Ccode. The system shall be a minimum storage capacity of 5,000 gallons or an approved nfpa-13. 13d or 13r automatic fire sprinkler system with 10 minute storage. Fire suppression system shall be installed prior to construction and shall be maintained as a condition of occupancy. **NFPA – 1142**

26. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

27. **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

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**

30 **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.

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

City of Highland

Engineering Department
Conditions of Approval
DRA 22-018 Quick Quack Car Wash
SWC of Greenspot Road and Boulder Ave. APNs 1201-361-29 & 1201-361-30

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/ GRADING/ DRAINAGE

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 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 4. 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 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, gravel 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 system 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 systems 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

E 14. Submit engineering plans 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 15. Design and construct public improvements including but not limited to access ramps, as needed, 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 16. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

E 17. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

E 18. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices approved at time of C-WQMP approval, 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.

E 19. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP .

C 20. 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* 21. 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 the existing 24" onsite storm drain.

E* 22. Design the onsite drainage system such that the total peak discharge from Parcels 1 thru 3 and offsite tributary areas into the existing 24" onsite storm drain lateral located at the northwest corner of Parcel 3 does not exceed 25.32 cfs, which is the design flow rate used in the hydrology study of the existing storm drain in Greenspot Road constructed by the City.

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.

C 26. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

E 27. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

B* 28. Obtain City approval of a Lot Line Adjustment to adjust the existing property lines shared by Parcels 2 & 3 per Map Book 253/53-57 (Parcel Map No. 19824) (APN Nos.1201-361-29 and 1201-361-30) in accordance with the following:

a) Submit grant deeds conveying the adjusted lots to the current property owners by the current property owners. Include legal descriptions and plats prepared by a Professional Engineer or Land Surveyor. The grant deeds shall include the following statement:

"This document is being recorded pursuant to Lot Line Adjustment No. LLA 23-002, as evidenced by Certificate of Compliance No. COC _____, recorded _____, as Document No. _____, Official Records of said County."

b) Certificates of Compliance (COC) will be prepared and recorded by the City. The COC number is pending and will be determined closer to approval. Submit an original legal description and plat for each adjusted lot which will be made part of and recorded with the Certificates of Compliance. The legal descriptions and plats must be identical to those to be recorded with the grant deeds.

B 29. At the time of Lot Line Adjustment submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report (less than 3 months old). Inverse calculations will not be accepted for plan check. Upon approval, the City will record the lot line adjustment documents and forward copies to the applicant.

C* 30. Apply to the City to annex the project into the City's Consolidated Landscape Maintenance District (LMD) for maintenance of the existing median landscaping along Greenspot Road. Submit a ballot to the City agreeing to the annexation and amount of assessment. Median landscaping will be maintained by the City utilizing LMD revenue. Assessment for Greenspot Road median landscaping will commence the year the project is constructed. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 31. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along Greenspot Road. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system

C* 32. Apply to the City to annex the project into the City's Street and Storm Drain Maintenance District for maintenance of the public storm drain, public water quality treatment BMPs and decorative pavers within Greenspot Road. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment.

E* 33. Enter into an agreement with property owners of Parcels 1 thru 3 for maintenance of the onsite drainage system and project driveways, including decorative pavers located within and outside of the Greenspot Road and Boulder Avenue right-of-way.

FEES/ PERMITS/ BONDING

E 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 plan update, microfilming and storage of plans, and other required fees.

C* 35. Pay a proportionate fair share, as determined by the City Engineer, of traffic mitigation fees applicable to Parcels 2 and 3 of Parcel Map No. 19824. A focused traffic study prepared by Hernandez, Krooone & Associates dated July 21, 2017 will serve as the basis for the proportionate fair share calculation. An escalation factor will be applied to bring Fiscal Year 2017 traffic mitigation costs to present day value.

D 36. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 37. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

E 38. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

E* 39. Obtain written permission and permit from Southern California Edison (SCE) prior to any encroachment or grading within SCE property.

E* 40. Obtain written permission and permit from San Bernardino County Flood Control District for encroachment or grading within District property.

B 41. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 42. 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* 43. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 44. 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 45. 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 46. 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 47. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 48. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 49. Design and construct a trash enclosure per City Standard 700.

C 50. 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* 51. 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.

Attachment 2:

Resolution No. 2023-____ for

Lot Line Adjustment (LLA 23-002)

RESOLUTION NO. 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT (LLA 23-002) TO RELOCATE THE SOUTHERN THE BOUNDARY LINE BETWEEN TWO (2) PARCELS IN ASSOCIATION WITH DESIGN REVIEW APPLICATION (DRA 23-008) FOR THE CONSTRUCTION OF A 3,596 SQUARE-FOOT DRIVE-THRU CARWASH WITH 16 VACUUM STATIONS ON A 1.38 ACRE SITE AT THE SOUTHWAST CORNER OF BOULDER AVENUE AND GREENSPOT ROAD.

ASSESSOR'S PARCEL NUMBERS: 1201-361-29 & 1201-361-30

OWNER / APPLICANT: BOULDER HOLDINGS, LLC

A. RECITALS

1. On April 6, 2023, the Applicant submitted an application for Lot Line Adjustment (LLA 23-002) to relocate the boundary line between APN No. 1201-361-29 and APN No. 1201-361-30 from its lateral configuration to a longitudinal position and provide frontage along Greenspot Road to both parcels. Lot Line Adjustment (LLA 23-002) is in association with Design Review Application (DRA 23-008) for the construction of a 3,596 square-foot drive-thru carwash with 23 vacuum stations.

2. The site is located on an approximately 1.38 acres at the southwest corner of Boulder Avenue and Greenspot Road. Assessor's Parcel Number(s): 1201-361-29 & 1201-361-30.

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

4. On July 18, 2023, the Planning Commission of the City of Highland, conducted a public meeting on the subject project and concluded the meeting 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. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after

due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated July 18, 2023 and which is incorporated herein by this reference, does find and determine the following facts:

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

3. Lot Line Adjustment (LLA 23-001) proposes to shift the boundary line between APN No. 1201-361-29 and APN No. 1201-361-30 from its lateral configuration to a longitudinal position and provide frontage along Greenspot Road to both parcels.

4. A duly noticed public meeting was held by the Planning Commission on July 18, 2023, in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Planning Commission took testimony, both written and oral, from various parties, including the Applicant.

5. Lot Line Adjustment (LLA 23-002) complies with the provisions of Chapter 16.68 *Land Divisions* of the Highland Municipal Code.

6. Lot Line Adjustment (LLA 23-002) complies with the Subdivision Map Act, Sections 66410-66499.58 of the Government Code of the State of California.

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

8. Findings of Fact for Lot Line Adjustment (LLA 23-002):

a. The subdivision is consistent with applicable General and specific plans.

Response: Lot Line Adjustment (LLA 23-001) proposes to shift the boundary line between APN No. 1201-361-29 and APN No. 1201-361-30 from its lateral configuration to a longitudinal position and provide frontage along Greenspot Road to both parcels. The proposed Lot Line Adjustment is in compliance with the City's requirement for subdivisions as listed in the Highland Municipal Code Section 16.68.220.

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

Response: The proposed Lot Line Adjustment is in compliance with the City's requirement for subdivisions. The lot sizes for each of the original parcels involved as well as new lot dimensions satisfy the development standards for commercial projects within the General Plan's Golden Triangle Policy Area

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

Response: The site is generally flat without any unusual features and is located within an urbanized area with existing services and infrastructure available to the Site. The proposed Lot Line Adjustment will relocate the existing lot line from its lateral configuration to a longitudinal position and provide frontage along Greenspot Road to both parcels. In the process, APN No. 1201-361-30 will be reduced in size from its current 1.3 acres to 1 acre and APN No. 1201-361-29 will be increased from its current 1.08 acres to 1.38 acres, creating the site on which the carwash will be constructed.

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

Response: The proposed project is in compliance with the vision for the Gold Triangle Policy Area as specified in the General Plan. Currently, the site is vacant and has remained so since prior to the City's incorporation in 1987. While any sort of development on any site that was previously vacant will have an effect on the surrounding vicinity, approval of Conditional Use Permit (CUP 17-002) established development standards and permitted uses for the site. The future commercial development such as this carwash was envisioned as part of the approved Conditional Use Permit. Further, the proposed site design features adequate vehicular access to and from Greenspot Road, vehicle loading spaces, and onsite landscaping to create a cohesive development that complements the surrounding vicinity.

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 subdivision is not expected to have a significant impact on the environment. It is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Projects:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations;
2. The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses;

3. The project site has no value as habitat for endangered, rare of threatened species; and
4. Approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality.

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 Lot Line Adjustment or the types of improvements will meet all local, state and federal codes as they relate to self-storage uses. It is in an urbanized area and will improve onsite conditions by developing this vacant parcel and no public health problems are expected.

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.

Response: The proposed Lot Line Adjustment (LLA 23-002) will shift the existing property boundary between APN No. 1201-361-29 and APN No. 1201-361-30 from its lateral configuration to a longitudinal position and provide frontage along Greenspot Road to both parcels. An easement and shared driveway will be constructed through APN No. 1201-361-30 to the east, providing access to Greenspot Road. The project is conditioned so as not to conflict with any other easements of record or judgement of court.

9. This project is not within a high fire severity zone. Findings required by Government Code section 66474.02 are not applicable.

10. The project is not subject to the Williamson Act. Findings required by Government Code section 66474.4 are not applicable.

11. Based on the Findings and Conclusions set forth above, the Planning Commission approves Lot Line Adjustment (LLA 23-002) to shift the boundary line between APN No. 1201-361-29 and APN No. 1201-361-30, subject to the Conditions of Approval attached:

Exhibit 1 included the Conditions of Approval for Lot Line Adjustment (LLA 23-002)

PASSED, **APPROVED,** AND **ADOPTED** this 20th day of June, 2023.

ATTEST:

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

Exhibit 1:

Conditions of Approval (LLA 23-002)

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 18, 2023
Applicant: Boulder Holdings, LLC
File/Index: Lot Line Adjustment (LLA 23-002) – [Design Review Application (DRA 23-008)]
Proposal: Relocation of an existing lot line to reposition and resize two (2) adjacent parcels.
Location: A 1.38 acre site at the southwest corner of Boulder Avenue and Greenspot Road.
Assessor's Parcel Numbers: 1201-361-29 & 1201-361-30

PLANNING CONDITIONS OF APPROVAL

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

This Lot Line Adjustment (LLA 23-002) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any/all Conditions at any time shall result in initiating revocation of the subject permit.

1) This Lot Line Adjustment (LLA 23-002) shall become null and void:

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

   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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Lot Line Adjustment.

2) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on July 18, 2023, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

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

4) In compliance with the Highland Municipal Code, the Applicant/Owner shall, at his/her sole cost and expense and through counsel of the City's choosing, protect, defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants (collectively, "City indemnitees"), from all liability and monetary damages, and all claims, actions, or proceedings brought against the City indemnitees, arising from the issuance of the permit or approval, or the denial thereof, or arising from any action by any person seeking to have a permit or approval held void by a court of law. Owner/Applicant shall make a deposit of City's reasonably anticipated costs and attorneys' fees in advance, and shall promptly reimburse the City for any fees, costs, or damages City actually incurs in excess of the deposit.

5) No expansion of the project beyond the scope and nature described in the application (LLA 23-002), which would tend to increase the projected scale of the project, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.

6) The Applicant 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.

7) Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Engineering Division, Building Division and Fire Department. The plans shall demonstrate compliance with the currently adopted California Building, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, Highland Municipal Code, Engineering Directives and Standards, and all conditions contained herein.

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

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 18, 2023

FROM: Lawrence A. Mainez, Community Development Director

PREPAREDED BY: Kim Stater, Assistant Community Development Director KS

SUBJECT: Design Review Application (DRA 21-009) for a 4-story, 40-unit apartment development including Site Plan, Building Elevations, Rough Grading Plan, and Conceptual Landscape Plan.

LOCATION: An approximate 2-acre site located on the north side of Base Line, .75 mile west of Victoria Avenue, Highland CA. Assessor's Parcel Numbers: 1191-181-01 & 1191-191-06

APPLICANT: Francisco Javier Hernandez

REPRESENTATIVE: Oscar Hernandez

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2023 – ____ to Approve Design Review Application (DRA 21-009), subject to the Conditions of Approval and Findings of Fact and direct staff to file a Notice of Exemption with the County Clerk of the Board.

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

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. The notice was posted on the City's website, mailed to property owners within 300 feet of the project site and to parties requesting notice on July 6, 2023.

PUBLIC COMMENT: Staff received one (1) public comment letter from the nearby Casa Del Sol Apartments at 26030 Base Line. The letter states, "Happy to see more

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

Recording Secretary

Community Development Director

housing coming available in the area. Our community has been growing fast and housing is limited for the actual demand."

DESCRIPTION OF SITE: The subject site is located on the north side of Base Line mid-block between Victoria Avenue and Sterling Avenue (Attachment - 1 Vicinity Map). It is comprised of two parcels with a combined area of approximately two (2) acres. It has a Zoning designation of Multi-Family Residential (R-4) and Land Use Designation of Residential High Density Special Overlay requiring a minimum density of 20 units per acre and a maximum of 30 units per acre. Mt. Breeze and Casa Del Sol Apartments are located to the east and to the north is Warm Creek Flood Control Channel. There is a small subdivision of residential lots to the west and the remnants of a former single family home foundation.

Land Use Designations for the surrounding land uses include:

	Current Use	*General Plan Designation*	*Zoning Designation*
North	Warm Creek Flood Control Channel beyond which is a Radio Facility and Single-Family Residences	City San Bernardino – Single-Family Residential (SFR)	City of San Bernardino – Residential Suburban (RS)
South	Base Line beyond which are Single-Family Residences	General Commercial, High Density Resid (HDR)	General Comm. (CG), Multi-Family Resid (R-3)
East	Mt. Breeze Apartments	HDR	R-3
West	Vacant	Residential High Density Special Overlay	R-4

The project site is currently vacant and undeveloped. It slopes north to the rear towards Warm Creek with an overall grade difference of five feet. The site measures approximately 120' wide and 710' deep. The gross area is 97,800 square feet, however, the rear portion is unusable as it contains a segment of Warm Creek. San Bernardino County Flood Control District has an easement across the rear measuring 91' deep by 120' wide. The net usable area of the site is 86,138 square feet. The narrow aspect of the site creates challenges for the project's design with respect to building placement and vehicular circulation.

The site is within the General Plan's "Base Line Corridor" Community Policy Area. As noted in the General Plan, the corridor has poor visual quality and in an effort to revitalize, the Land Use Plan redesignated many of the mid-block commercial uses to Medium Density residential uses to provide new housing opportunities in the western half of Highland and simultaneously providing additional retail support with new residents and

added income to the area. The General Plan notes that projects must be carefully designed and sensitive to noise and safety issues associated with Base Line.

The site is not within an area of Biological Sensitivity (General Plan Figure 5-1) nor in an area of Archaeological Resources (General Plan Figure 5-2). The *General Plan's Public Health, Safety and Environmental Justice Element* notes that it is not considered a "Disadvantaged Community" and is within half mile of a grocery store considered biking distance. It is within a quarter mile of a school park at Warm Springs Elementary. It is designated as an area with "Less Pollution Exposure" than other areas of the City, but more likely to have a larger housing burden which means that residents will spend a disproportionate amount of their income on housing (50%+ of their income on housing).

PREVIOUS ACTION: In May 2018, the property owner proposed to develop a 60-unit, age restricted, assisted living facility. The Planning Commission approved the project, Conditional Use Permit (CUP 17-014) and Design Review Application (DRA 17-011), for a 2-story, 35,000 sq. ft. building with associated living quarters, communal dining, exercise facility, and recreation. There was no activity by the applicant to proceed with construction of the development and the entitlements expired in May 2021. The current proposal for multi-family housing requires a new Design Review entitlement.

PROJECT REVIEW: The apartment proposal will provide 40 new rental units to Highland's housing stock at a minimum of 20 dwelling units per acre consistent with the R-4 zoning district. These will be market-rate, not designated low/moderate income units.

The development includes three (3) freestanding buildings located at the front and center of the site, visible from Base Line. There are two (2) driveways giving access from Base Line. A two-way drive aisle travels around the perimeter of the buildings in a U-shape with guest parking and recreation along the rear. All three buildings are 4-story with footprints of approximately 2,500 square feet and an overall lot coverage of 7,447 square feet. Building 1 is closest to Base Line, followed by Building 2 in the middle and Building 3 at the rear.

The 40 residential units are distributed amongst the buildings as follows:

	Number of Studio Units	Number of One-bedroom Units	Number of Two-bedroom units	Total Number of Units
Building 1	0	4	8	**12**
Building 2	2	4	8	**14**
Building 3	0	6	8	**14**
Total	**2**	**14**	**24**	**40**

The three buildings are similar in design, rectangular in shape and oriented north-south on the site. On the first floor/ground level they are split in the middle with a common walkway that traverses the length of the property. The first floors are contain parking

garages and storage units. Buildings 2 and 3 contain two(2) apartments on the first floor. Building 1 contains a Manager's Office and Recreation Room on its first floor.

The second floor of each building contains six (6) apartments, as does the third floor. These are a mix of one- and two-bedroom units, each with a balcony and exterior storage closet. The second and third floors are accessed by residents through a stairwell tower. There is a common interior walkway referred to as a "connecting/access balcony." The middle of the buildings are open to the ground floor.

The fourth floor of Buildings 1, 2, and 3 contain an open deck and garden, a total of 2,000 square feet of open space. The deck will be an area for passive recreation. It will contain patio furniture and landscape planters.

Unit sizes are 425 square feet for a studio, 666 square feet for a 1-bedroom, and 823 square feet for the two-bedroom, exceeding the minimums required by the Municipal Code for R-4 development.

Parking

Parking standards, as noted in Highland Municipal Code Table 16.52.030.A.3.a. *Off-Street Automobile Parking Space Requirements,* R-4 Multifamily projects require 2.2 spaces for two-bedroom units and 1.8 spaces for one bedroom and studio units. These include guest parking. At least one space per unit must be covered with a carport or garage. Thus, the project must provide 82 parking spaces with a minimum of 40 covered spaces.

The proposal meets the mandated minimums with 44 garage spaces, and 38 open parking stalls. Three of the open stalls are Handicap Accessible and two are Electric Vehicle spaces.

Open Space

City standards require a minimum of 25% of the net project area be designated as common open space, equivalent to 21,434 square feet. The project exceeds this minimum with 23,860 square feet including a playground, open turf area, dog run and basketball court. As noted on page A-1.3 of the "Enlarge Site Plan", the breakdown is 12,460 square feet of recreation, 2,000 square feet of courtyard, 400 square feet of green space between buildings, 6,000 square feet of roof deck garden and 3,000 square feet of landscape area in the front along Base Line. The playground will have a play structure, slide and swings.

The R-4 development standards require private open space in addition to common areas. Specifically, each first-floor should have a 150 square foot patio and the second and third floor units should have a 100 square foot balcony. The project meets and exceeds this standard.

Landscaping

Landscaping is shown on sheets L-1 "Planting Plan" and L-2 "Roof Top Garden." The ground level site plantings include two 48" box Magnolias at the project frontage and a mix of colorful shrubs and Star Jasmine groundcover. Around the perimeter of the buildings and in the courtyards are a mix of Heavenly Bamboo, New Zealand Flax and a strong presence of Fortnight Lily. The play area will have turf and Chinese Pistache trees. Purple Leaf Plums provide color in accent areas. The City's Landscape Architect provided numerous comments on the plan to be addressed during plan check. They are included as Planning Conditions of Approval 10a through 10n. Notable is the requirement to add street trees (Platanus racemosa / California Sycamore) that match adjacent development and incorporate Magnolias toward the interior of the project site.

The Roof Top Garden planting is contained within raised planters on the deck of the fourth floor. The planters will contains two shrubs; Peter Pan Agapanthus and Little John Callistemon, both 5 gallon size.

Wall/Fence Plan

Fencing is shown on Page A-1.4 "Fence & Ret. Wall Plan & Elevations" of the Plan set. The front 60' of the property is open to the public. Within this area is a landscape planter behind the sidewalk and parking area for seven (7) vehicles. Along both sides of this area is a 3' block retaining wall. To pass beyond this area, a resident will need a key or remote. There will be three 6' tall pedestrian iron gates on the side and middle of Building 1. The drive aisles will be secured with 6' iron gates that swing into the property.

Along the side property lines, a combination 6' block wall atop a 3' tall retaining wall will be constructed. From the adjacent properties to the east and west, this will appear as a 9' of block wall. There is an existing wall to the east at Mt. Breeze Apartments. This wall will be protected in place and the new Hacienda Apartment wall built next to it within the project boundaries.

Building Elevations

Staff worked with the Applicant for many months revising the elevations to reflect a defined architectural stye with distinctive defining features. The Applicant selected Mission style with a stucco sand finish, arched window detailing, board and batton shutters, pot-shelves, decorative iron detailing over stucco recesses, fabric awnings, faux wood beam trim under the eaves, stucco banding, decorative columns, iron railing, and iron fencing.

The body color is a soft neutral cream color with medium and dark brown trim and awnings and a red "Capistrano Terracotta" Spanish s-tile roof. The roof line has a mix of hip and gable ends to create interest, depth, and shadows. The garage doors are grid patterned

metal sectional doors. The color palette located on the bottom of page A-3.1 "Elevations." It includes both Sherwin Williams and La Habra finishes. A color sample board will be presented to the Planning Commission at the July 18, 2023, public hearing.

The buildings are 38 feet tall with the staircase towers at 48 feet. The maximum building height in the R-4 district is 55 feet.

Photometrics

The "Lighting Site Plan", Page E-1, shows three (3) pole lights to be installed, with an overall height of 25 feet. One will be located at the front near Base Line and two at the rear in the parking and recreation areas. Additionally, six (6) wall packs mounted at 14 feet high, will be located around the exterior of the buildings lighting the drive aisles. The light spread will provide visibility and security with an average of one-half foot-candle per square foot of parking area. Lights will be shielded and recessed "so that direct glare and reflections are contained within the boundaries of the parcel."

The Photometrics Plan does not show lighting in the recreation area. Staff recommends additional pack or freestanding poles be added at the rear to address night time security.

Grading Plan

The site is relatively flat, with elevations of between 1,113 and 1,116 feet. Finished grades will slope towards drainage swales at the sides then to the front and back where the underground water quality treatment facilities are located. The applicant is working with Flood Control Right-of-Way division regarding the necessary permits and activity.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

ANALYSIS: The proposal is in keeping with the zoning and land use designation of Multi-Family Residential (R-4) and Residential High Density Special Overlay whose purpose is to provide for "*the development, by right, of multifamily attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a minimum density of 20 DUs per gross acre and a maximum density of 30 DUs per gross acre*" (Highland Municipal Code 16.16.020.F).

Additionally, the project meets the Base Line Corridor Community Policy Area and the Community Design Element goals and policies. The Community Design Element states the importance of "introducing high quality, mid-block residential development to meet

housing needs and improve economic vitality of retail development and the Town Center" and that "Mid-block residential development along Base Line will incorporate richly detailed architecture and contribute to an attractive and pedestrian-friendly street environment" … with a neighborhood scale and appearance, orientation towards the street, with recessed or alley loaded parking and landscaped parkways.

The project meets the Municipal Code development standards and provides quality multi-family housing needed in the City and region. Staff recommends approval of the application.

ATTACHMENTS:
1) Vicinity Map
2) Resolution Approving DRA 21-009
   Exhibit A: Conditions of Approval
   Exhibit B: Project Plan Set

ATTACHMENT 1

Vicinity Map



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ATTACHMENT 2

Resolution including

Conditions of Approval & Project Plans

PC RESOLUTION NO. 2023 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION DRA-21-009 INCLUDING THE SITE PLAN, BUILDING ELEVATIONS, ROUGH GRADING PLAN, AND CONCEPTUAL LANDSCAPE PLAN FOR 'HACIENDA APARTMENTS' A 40-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF BASE LINE APPROXIMATELY .75 MILE WEST OF VICTORIA AVENUE, HIGHLAND. ASSESSOR'S PARCEL NO. 1191-181-01 & 1191-191-06

APPLICANT: FRANCISCO JAVIER HERNANDEZ

A. RECITALS

1. On January 10, 2022, the Applicant filed Design Review Application No. DRA-21-009 for the development of a 40-unit multi-family housing community located at Assessor's Parcel Numbers 1191-181-01 and 06, on the north side of Base Line, mid-block between Sterling Avenue and Victoria Avenue, Highland, CA. The Application includes the Site Plan, Building Elevations, Conceptual Landscape Plan and Rough Grading Plan attached as Exhibit "A";

2. The site is located on approximately 2 acres on the north side of Base Line .75 mile west of Victoria Avenue within the City's R-4 Multi-Family Zoning and Residential High Density Special Overlay General Plan 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 July 18, 2023, the Planning Commission of the City of Highland conducted a Public Hearing at the City Hall Council Chambers in Highland, California, at 6:00 p.m. regarding this project;

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

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the July 18, 2023, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact (Design Review)

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

Response: The General Plan designation for the site is Residential High Density Special Overlay. It supports residential housing developments of 20-30 dwelling units per acre. The site is located within the General Plan's Base Line Corridor Community Policy Area designed to bring about revitalization by redesignating mid-block commercial to higher density residential uses. Additionally, it is in keeping with the Community Design Element policies by "introducing high quality, mid-block residential development to meet housing needs and improve economic vitality of retail development and the Town Center" and that "Mid-block residential development along Base Line will incorporate high-quality residential design and amenities." The project is in keeping with the General Plans, "Mid-Block Corridor Residential Development" design criteria and recommended in Goal 10.7 and its 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 complies with the adopted standards of Title 16, specifically Chapter 16.16 Residential Standards for Multi-Family (R-4) developments. The density is within the required range of 20 to 30 dwelling units per acre, it meets the minimum setbacks and separations as well as Section 16.16.040.E "Additional standards for apartment developments within the R-4 Residential District" including parking standards, landscaping, open space, architecture, and security.

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

Response: The General Plan's Mid-Block Corridor standards recommended buffering from arterials, street-facing facades, landscaped parkways, consolidated parking, appropriate scaling and walls, covered

parking for each unit, and lot consolidation. The project's upgraded architecture, site planning, landscaping and creative open spaces meet these standards.

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

Response: The proposed development will be in compliance with all applicable regulations. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution attached as Exhibit "B." 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.

Section 5. Based on the Findings and Conclusions set forth above, the Planning Commission approves Design Review Application DRA-21-009. All improvements will be completed subject to the Conditions of Approval attached hereto and incorporated by reference.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 18th day of July, 2023.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit “A”

Project Plans

SCOPE OF WORK:

THE SCOPE OF THIS PROJECT IS TO CONSTRUCT 4 STORY APARTMENT COMPLEX WITH FIRE SPRINKLERS, EXTERIOR LIGHTING ON PARKING AREA. LANDSCAPING, IRRIGATION AND HARDSCAPE, TRASH ENCLOSURES, CONCRETE BLOCK WALL FENCE ON PROPERTY PERIMETER.

IMPROVEMENTS INCLUDE GRADING, UNDERGROUND STORM WATER CHAMBERS, PRIVATE ACCESS ROAD, SEWER, WATER, ELECTRIC, TELEPHONE, ETC

DATA:
EXISTING ZONING _____ R4
PROPOSED USE _____ MULTI FAMILY RESIDENCE APARTMENTS
MAXIMUM DENSITY _____ 20X ACRE = 39.5 UNITS MAX 30 X ACRE = 59 UNITS
CONSTRUCTION TYPE: V A
NUMBER OF STORY : 4 (INCLUDING ROOF DECK/GARDEN)
BUILDING HEIGHT: 38' (4 STORIES INCLUDING ROOF DECK/GARDEN)

MAX BUILDING HEIGHT ALLOWED: 55' (4 STORIES AND A LOFT)

STAIRCASE TOWER HEIGHT: 48'

NO EXISTING TREES WITH 6" DIAMETER OR LARGER

APN: 1191-181-01 & 1191-191-06

LEGAL DESCRIPTION:
PORTIONS OF LOT 4 BLK 60 RANCHO SAN BERNARDINO MB 7/2

TABULATION:

LOT GROSS AREA _____ 98,700 SQFT
LOT 1 AREA _____ 85,200 SQFT
LOT 2 AREA _____ 13,500 SQFT

LOT 1 EASEMENT:
SBC FLOOD CONTROL __ 91.25 FEET X 120' = 10,950 SQFT
LOT 1& 2 EASEMENT:
SBC ROAD EASEMENT 8.75 FEET X 150' = 1,313 SQFT

STREET DEDICATION FOR 52' ROW 2'X150 = 300 SQFT

TOTAL LOT NET AREA _____ 86,138 SQFT

OVERALL BUILDING ANALYSIS INFO

	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL UNIT
NUMBER OF STORIES	4	4	4	
NUMBER OF UNITS	12	14	14	40
BUILDING AREA (SQFT)				
FIRST FLOOR	2,445	2,532	2,470	
SECOND FLOOR	2,445	2,532	2,470	
THIRD FLOOR	2,445	2,532	2,470	
ROOF DECK	2,000	2,000	2,000	
TOTAL BUILDING AREA	9,335	9,596	9,410	
TOTAL AREA	28,341			

TOTAL BUILDING FOOTPRINT _____ 7,447 SQFT
EXTERIOR CLOSET ON BALCONY ___ 24 X 18= 432 SQFT

LOT COVERAGE _____ 17.31.%
NO LOT COVERAGE REQUIREMENT ON R-4

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING, MECHANICAL & PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 UNIFORM FIRE CODE
2019 CALIFORNIA ENERGY CODE
AND CITY OF HIGHLAND ORDINANCES/LAWS AND REGULATIONS



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER:

EVOLUTION DEVELOPMENT CO, LLC
FRANCISCO JAVIER & HECTOR HERNANDEZ
909- 648-9326
25750 MESA CT
SAN BERNARDINO CA 92404

SEWER & WATER
EAST VALLEY WATER DISTRICT
909-888-8986

SO CA EDISON
909-866-8986

GAS CO
909-335-7755

AT&T TELEPHONE
951-359-2511

NOTE:

A SEPARATE PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT FOR ANY CONSTRUCTION IN PUBLIC RIGHT OF WAY.

BASIS OF BEARING

CENTERLINE OF BASELINE STREET, PER RECORD OF SURVEY 41/29. FILED IN THE COUNTY OF SAN BERNARDINO.

BEARING: N89°57'15"E

PROJECT DESIGN TEAM:

PROJECT MANAGER:
RZ ENGINEERING GROUP
OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO, CA 90245
PH: 310-995-1681
EMAIL:OSCARJRODRIGUEZPE@GMAIL.COM

SOILS ENGINEER:
SOILS SOUTHWEST INC
897 VIA LATA SUITE N
COLTON, CA 92324
909-370-3156
PROJECT NO. 17032-FBMP

LANDSCAPING DESIGN:
GB LANDSCAPE
323-708-7727
GBLANDSCAPES@YAHOO.COM

SURVEY:
SCOTT STURM
760-396-9260
55@BLACKGOLDBG.COM

PARKING REQUIRE
2 BEDROOM 1.9 X 24 = 45.6
1 BEDROOM 1.5 X 16 = 24
GUEST 0.3 X 40 = 12
TOTAL = 81.6 = 82
H/C PARKING 2% .02 X 82 = 1.64
H/C GUEST PARKING 5% 0.05X12 = 0.6
TOTAL H/C PARKING 2.24 = 3

MAX COMPACT PARKING ALLOW 40% = 32.8
COMPACT PARKING PROVIDED = 30

COVERED PARKING PROVIDED = 44
OPEN PARKING PROVIDED = 38
TOTAL = 82
H/C PARKING PROVIDED = 3
EV PARKING PROVIDED = 2

OPEN SPACE REQUIRED 30% OF NET AREA =25,841 SQFT
MIN OPEN SPACE REQUIRED 25% OF NET AREA =21,534 SQFT
OPEN SPACE PROVIDED 23,860 SQFT
IMPERVIOUS AREA 60,000 SQFT

UNIT BREAKDOWN

MIN REQUIRE AREA (SQFT)	STUDIO 425	1-BEDROOM 650	2-BEDROOM 800						
Building 1									
Level	1st Floor	2nd Floor	2nd Floor	2nd Floor	3rd Floor	3rd Floor	3rd Floor	Total Units	Cover Parking
Unit No.		A/G	B/H	C/I	D/J	E/K	F/L	12	
	Office & Recreation Rm	2 Bedroom	2 Bedroom	1 Bedroom	2 Bedroom	1 Bedroom	2 Bedroom		
Parking		2-Carg Garage	2-Carg Garage	2-Car Garage	1-Car Garage	1-Car Garage	Outdoor Parking		8
		2-Carg Garage	2-Carg Garage	2-Car Garage	1-Car Garage	1-Car Garage	Outdoor Parking		8
Building 2									
Level	1st Floor	2nd Floor	2nd Floor	2nd Floor	3rd Floor	3rd Floor	3rd Floor		
Unit No.	M/N	A/G	B/H	C/I	D/J	E/K	F/L	14	
Unit Type	Studio	1 Bedroom	2 Bedroom	2 Bedroom	2 Bedroom	2 Bedroom	1 Bedroom		
Parking	2-Car Garage	2-Carg Garage	1-Carg Garage	2-Carg Garage	1-Car Garage	Outdoor Parking	Outdoor Parking		6
	1-H/C Open Parking	2-Carg Garage	1-Carg Garage	2-Carg Garage	Outdoor Parking	1-Car Garage	Outdoor Parking		6
Building 3									
Level	1st Floor	2nd Floor	2nd Floor	2nd Floor	3rd Floor	3rd Floor	3rd Floor		
Unit No.	M/N	A/G	B/H	C/I	D/J	E/K	F/L	14	
Unit Type	1 Bedroom	1 Bedroom	2 Bedroom	2 Bedroom	2 Bedroom	2 Bedroom	1 Bedroom		
Parking	2-Car Garage	2-Car Garage	1-Carg Garage	1-Carg Garage	Outdoor Parking	Outdoor Parking	Outdoor Parking		6
	2-Car Garage	1-Carg Garage	1-Carg Garage	2-Car Garage	Outdoor Parking	Outdoor Parking	Outdoor Parking		6
								40	40

SHEET INDEX

REV.	SHEET	DESCRIPTION
		ARCHITECTURAL
	A1.1	TITLE SHEET
	A1.2	SITE PLAN
	A1.3	ENLARGE SITE PLAN/OPEN SPACE
	A1.4	FENCE & RET WALL PLAN & ELEVATIONS
	A1.5	ADA PARKING DETAILS
	A1.6	CITY REQUIREMENT & NOTES
	A1.7	CITY REQUIREMENT & NOTES
	E.1	LIGHTING SITE PLAN
	L1.1	LANDSCAPING PLAN
	L1.2	ROOF DECK LANDSCAPING PLAN
	A2.1	BUILDING 1 – FLOOR PLAN
	A2.2	BUILDING 2 – FLOOR PLAN
	A2.3	BUILDING 3 – FLOOR PLAN
	A2.4	BUILDING 1 & 2 – ROOF PLAN
	A2.5	BUILDING 3 – ROOF PLAN
	A3.1	BUILDING 1 ELEVATIONS
	A3.2	BUILDING 2 ELEVATIONS
	A3.3	BUILDING 3 ELEVATIONS

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS:25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

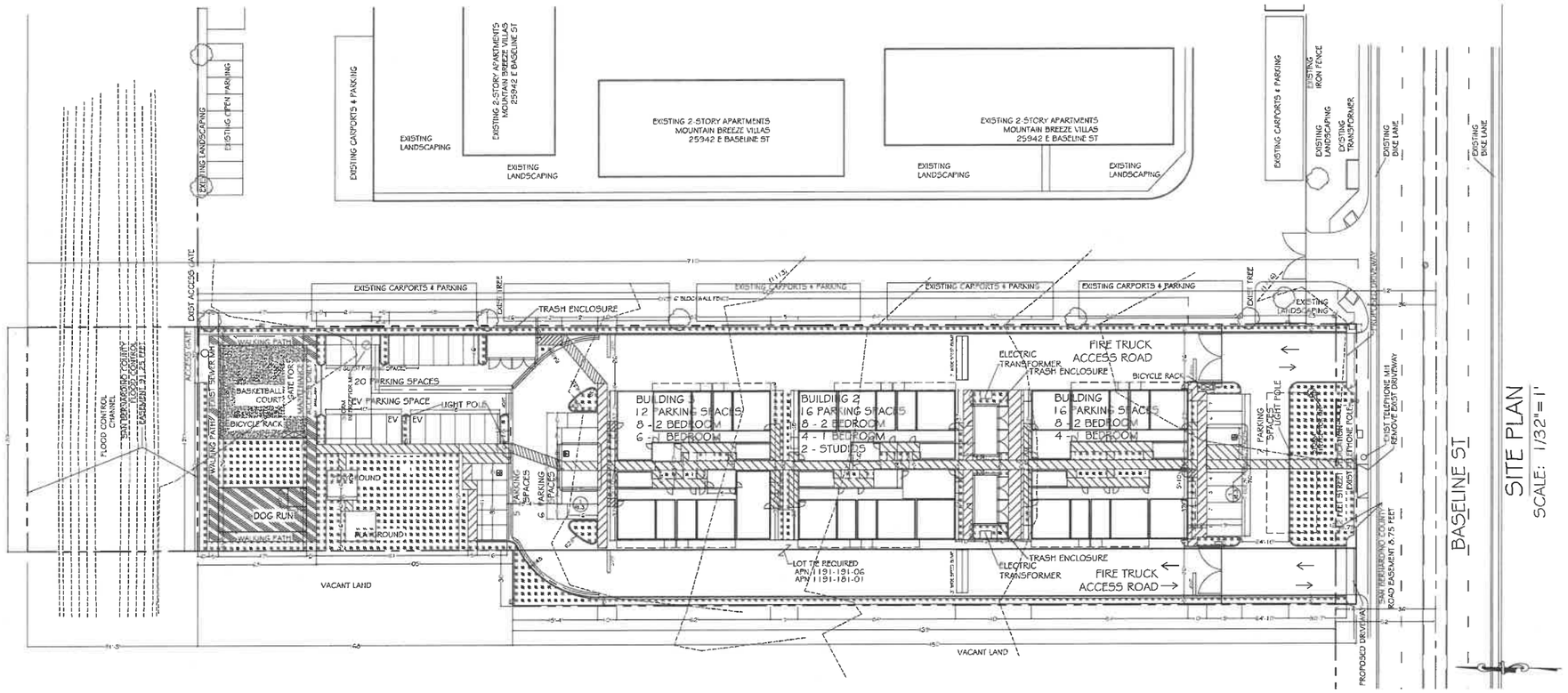
DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE (310)995-1681
E-MAIL OSCARJRODRIGUEZPE@GMAIL.COM

BUILDING DESIGN & CONSULTING SERVICES

RZ ENGINEERING DESIGN GROUP

SHEET TITLE: TITLE SHEET & NOTES
APN: 1191-191-06& 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-1.1
SHEET OF SHEETS



SITE PLAN

SCALE: 1/32"= 1'

SITE PLAN NOTES

1. THIS PROJECT MAY IMPACT A SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT (SBCFCD) FACILITY OR RIGHT-OF-WAY (2-501-1 A UPPER WARM CREEK CHANNEL-INTERIM FACILITY-EASEMENT DOC NO. 2663/228 OR). ANY ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO: ACCESS FOR GRADING, SIDE DRAIN CONNECTION, FENCE/WALL REMOVAL AND INSTALLATION ON THE DISTRICT'S RIGHT-OF-WAY OR FACILITIES WILL REQUIRE A FULLY EXECUTED PERMIT FROM THE SBCFCD PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES. CD PERMIT SECTION (909) 387-1863
2. PAVEMENT TRANSITION-DG TO CONCRETE PAVEMENT. PROVIDE THICKENED EDGE ON CONC. PAVEMENT
3. TIES TO EXISTING PAVEMENT AREAS SHALL BE SMOOTH CONSISTENT TRANSITIONS. NO ABRUPT CHANGE IN LINE AND /OR GRADE WILL BE PERMITTED.
4. POSITIVE DRAINAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PONDING OR STANDING WATER WILL NOT BE PERMITTED.
5. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. SURFACED STREETS AND PARKING AREAS SHALL BE MAINTAINED IN A CLEAN CONDITION MUD AND DUST FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS AND PARKING AREAS.
7. THE EXISTING SURROUNDING FACILITIES ARE TO REMAIN IN OPERATION WHILE CONSTRUCTION WORK IS BEING DONE. ALL UTILITY WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND SHALL BE PERFORMED IN AN EXPEDITIOUS MANNER.
8. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE.

SITE LEGEND

- ADA CONCRETE WALK
- CONCRETE PAVEMENT
- LANDSCAPED AREA
- DECOMPOSED GRANITE - DG

LANDSCAPE, UTILITY, SIGNAGE, DRAINAGE ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY.

PROPOSED TRASH ENCLOSURE CONSTRUCTED PER CITY STANDARD.

PROPOSED PARKING LOT LIGHTING TO COMPLY W/ DARK SKY ORDINANCES

ELECTRIC VEHICLE CHARGING STATION PER CALGREEN REQUIREMENTS

SHORT-TERM BICYCLE PARKING PER CALGREEN REQUIREMENTS

HVAC UNIT ENCLOSURE REQUIRE

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS: 25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE (310)293-1685
EMAIL: OSCARJRODRIGUEZPE@GMAIL.COM

SHEET TITLE: SITE PLAN
APN: 1191-191-06# 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-1.2
SHEET OF SHEETS

RZ ENGINEERING DESIGN GROUP
BUILDING DESIGN & CONSULTING SERVICES

OPEN SPACE TABULATION:

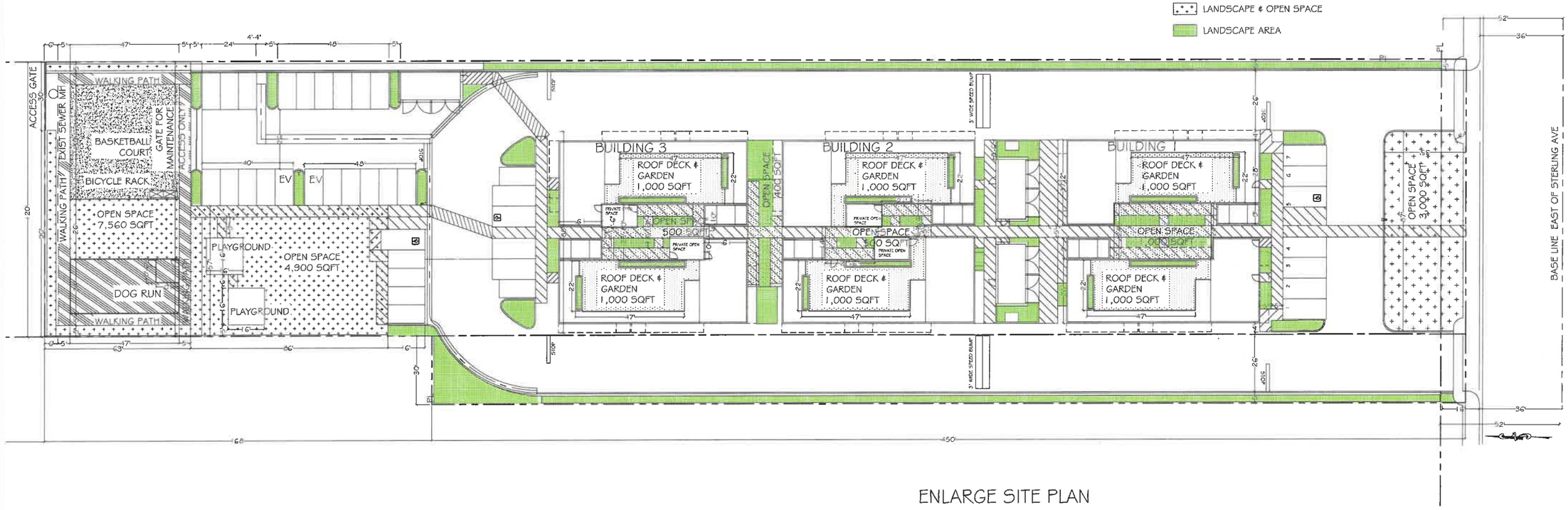
LOT NET AREA _____ 86,138 SQFT
LOT NET PERCENTAGE REQUIRED _ 30.0% = 26,325 SQFT
MINIMUM OPEN SPACE REQUIRED 25.0% = 21,534 SQFT

RECREATIONAL OPEN SPACE _____ 12,460 SQFT
COURT YARD _____ 2,000 SQFT
AREA BETWEEN BUILDING _____ 400 SQFT
ROOF DECK GARDEN _____ 6,000 QFT
FRONT LANDSCAPE AREA _____ 3,000 SQFT

OPEN SPACE AREA PROVIDED _____ 23,860 SQFT

1ST FLOOR PRIVATE OPEN SPACE_____ 600 SQFT
PRIVATE BALCONY AREA _____ 3,600 SQFT
TOTAL SPACE _____ 28,060 SQFT

OPEN SPACE LEGEND
- ACCESSIBLE TRAVEL PATH
- OPEN SPACE
- LANDSCAPE & OPEN SPACE
- LANDSCAPE AREA



ENLARGE SITE PLAN

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS:25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

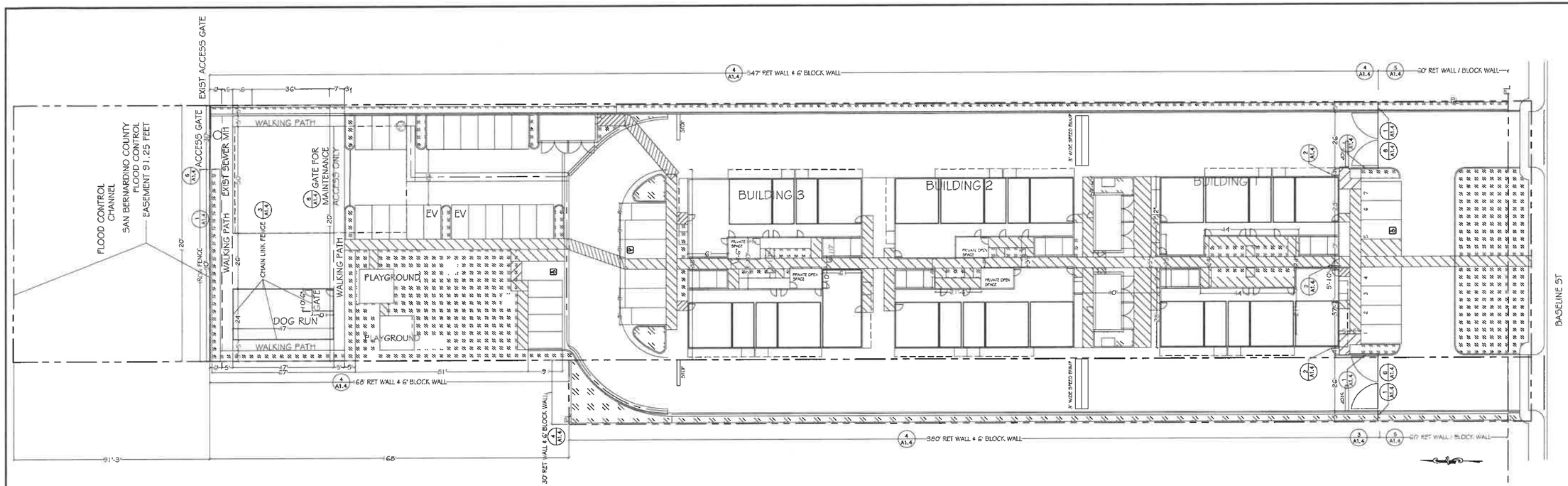
REVISIONS:

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PHONE (310)938-1681
E-MAIL OSCARJRODRIGUEZPE@GMAIL.COM

RZ ENGINEERING DESIGN GROUP
BUILDING DESIGN & CONSULTING SERVICES

SHEET TITLE: ENLARGE SITE PLAN
APN: 1191-191-06&1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/1/22
SCALE: AS SHOWN
SHEET NO.
A-1.3
SHEET OF SHEETS



SITE PLAN
NOT TO SCALE

COLORS TO MATCH

A SHERMAN WILLIAMS 6104 KAFFEE
D SHERMAN WILLIAMS 6990 CAVIAR
E LAHABRA 806L BUFFALO
G ALUMINUM GRAY EXTERIOR PAINT

1 6' IRON FENCE
FRONT/BACK

2 6' IRON PDEDESTRIAN GATE
FRONT/BACK

3 5' CHAIN LINK FENCE
FRONT/BACK

4 3' RETAINING WALL & 6' BLOCK WALL
FRONT
BACK

5 3' RETAINING WALL
FRONT/BACK

6 6' IRON GATE
FRONT/BACK
SWING GATE
SWING GATE



C SOUTH ELEVATION
SCALE: 1/8"=1'

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS: 25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

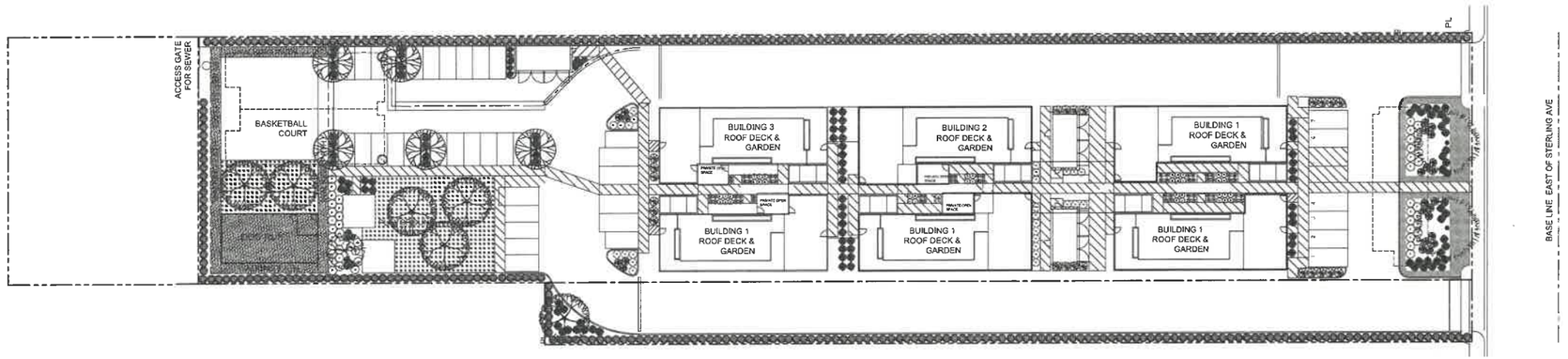
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BUILDING DESIGN & CONSULTING SERVICES

RZ ENGINEERING DESIGN GROUP

SHEET TITLE: FENCE & RET WALL PLAN & ELEVATIONS
APN: 1191-197-06 & 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND, CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 1/17/22
SCALE: AS SHOWN
SHEET NO.
A-1.4
SHEET OF SHEETS



PLANTING TREE LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.
	TREE			
	LOPHSTEMON CONFERTUS	BRISBANE BOX	24" BOX	LOW
	PRUNUS CERASIFERA	PURPLE LEAF PLUM	24" BOX	MED.
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	MED.
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	48" BOX	MED.

PLANTING SHRUB LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.
	SHRUBS			
	ANIGOZANTHOS	ANIGOZANTHOS - YELLOW	5 GAL	LOW
A	PHORMIUM TENAX 'SUNDOWNER'	SUNDOWNER NEW ZEALAND FLAX	5 GAL	MED.
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	LOW
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE 'CLARA'	5 GAL	LOW
	CLIVIA MINIATA	ORANGE CLIVIA	1 GAL	MED.
A	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	MED.
S	SALVIA LEUCANTHA	MEXICAN SAGE	1 GAL	LOW
	PRUNUS CAROLINIANA	CAROLINA CHERRY TREE	1 GAL	LOW
P	PITTOSPORUM TOBIRA 'VARIEGATA	MOCK ORANGE	1 GAL	MED.
	GROUNDCOVER			
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
	SOD TURF			
	VINE			
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	15 GAL	LOW

PLANT PALETTE


BRISBANE BOX


MAGNOLIA GRANDIFLORA


PURPLE LEAF PLUM


CHINESE PISTACHE


SUNDOWNER NEW ZEALAND FLAX


FORTNIGHT LILY


HEAVENLY BAMBOO


INDIAN HAWTHORNE 'CLARA'


MOCK ORANGE


ORANGE CLIVIA


CAST IRON PLANT


MEXICAN SAGE


CAROLINA CHERRY TREE


STAR JASMINE


BOSTON IVY


ANIGOZANTHOS - YELLOW

N

32' 62' 92' 128'

SCALE: 1/32" = 1'-0"

GB LANDSCAPE DESIGN
"Working For a Greener World"

GB LANDSCAPE DESIGN
14634 HAWES STREET
WHITTIER, CA 90604
(323) 708-7727

LICENSED LANDSCAPE ARCHITECT
STEVE HUG
No.3849
Signature
5-31-23
Renewal Date
Date
STATE OF CALIFORNIA

Drawing title:
PLANTING PLAN - GROUND FLOOR

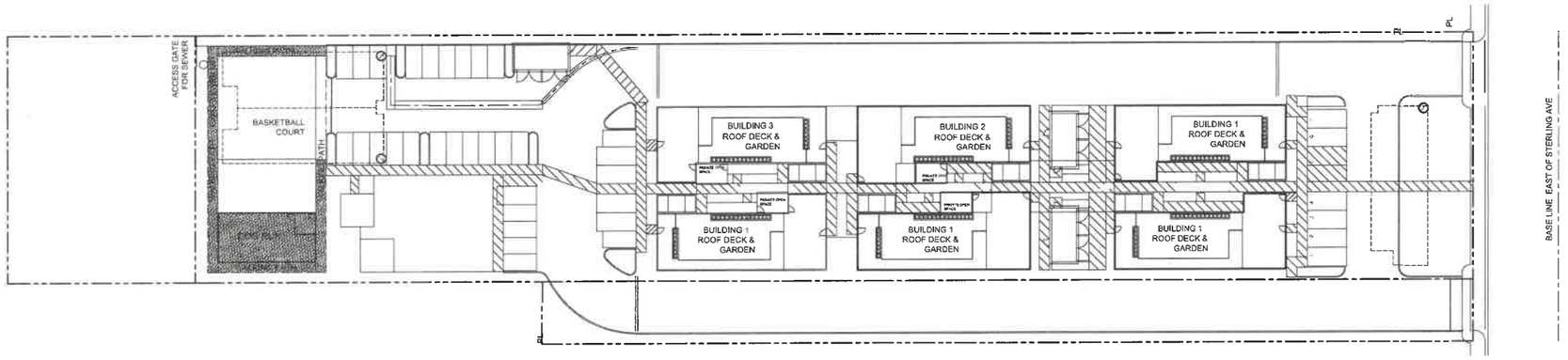
Client:
NEW MULTI FAMILY RESIDENCE
BASE LINE APARTMENTS
HIGHLAND, CA

REVISION
1
2

Date: 11-10-2022
Project No.:
Design:
Review:
Sheet No.

L - 1

of ___ sheets



PLANT PALETTE



AGAPANTHUS 'PETER PAN'



CALLISTEMON - LITTLE JOHN

PLANTING SHRUB LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.
	SHRUBS			
⊛	AGAPANTHUS 'PETER PAN'	PETER PAN	5 GAL	LOW
⊙	CALLISTEMON VIMINALIS	LITTLE JOHN	5 GAL	MED.

N

32' 62' 92' 128'

SCALE: 1/32" = 1'-0"

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14634 HAWES STREET
WHITTIER, CA 90604
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LICENSED LANDSCAPE ARCHITECT
STEVE HUG
No. 3849
Signature
5-31-22
Renewal Date
Date
STATE OF CALIFORNIA

Drawing title:
PLANTING PLAN -
ROOF TOP GARDEN

Client:
NEW MULTI FAMILY RESIDENCE
BASE LINE APARTMENTS
HIGHLAND, CA

REVISION
1
2

Date: 11-10-2022
Project No.:
Design:
Review:
Sheet No.

L - 2

of ___ sheets

LUMINARIES SCHEDULE:

	QTY
BEACON VIPER AREA TYPE 3	3
BEACON GEOPAK SERIES 2 - TRP2/GSP2/RD12	6

PARKING LIGHTING REQUIREMENTS:

a. PARKING AREAS OF FIVE OR MORE SPACES SHALL HAVE AN AVERAGE OF ONE-HALF FOOT-CANDLE OF ILLUMINATION PER SQUARE FOOT OF PARKING AREA FOR VISIBILITY AND SECURITY DURING HOURS OF DARKNESS.

b. WIRING FOR ILLUMINATION SHALL BE UNDERGROUND.

c. EXTERIOR LIGHTING SHALL BE SHIELDED OR RECESSED SO THAT DIRECT GLARE AND REFLECTIONS ARE CONTAINED WITHIN THE BOUNDARIES OF THE PARCEL.

d. SECURITY LIGHTING SHOULD BE DESIGNED TO LIMIT EXCESSIVE LIGHTING AND GLARE. AVOID MERCURY VAPOR SECURITY LIGHTING SHALL BE COMPATIBLE WITH OTHER ON-SITE LIGHTING.

e. PARKING LOT LIGHTING SHOULD NOT SPILL OVER TO ADJACENT PROPERTIES. NO GLARE SHOULD BE VISIBLE FROM RESIDENTIAL PROPERTIES.

f. ALTHOUGH TALLER LIGHT STANDARDS LIMIT THE NUMBER OF STANDARDS NEEDED TO ILLUMINATE THE SITE, THEY ALSO CAUSE INDIRECT LIGHT SPILLOVER TO ADJACENT PROPERTIES. SHORTER LIGHTING STANDARDS DESIGNED TO ILLUMINATE SPECIFIC AREAS COMBINED WITH ACCENT LIGHTING, SUCH AS LANDSCAPE LIGHTING AND BUILDING UP LIGHTING, IS DESIRABLE. HOT SPOTS SHALL BE CAREFULLY REVIEWED TO EVALUATE INDIVIDUAL LIGHTING FOR COMPATIBILITY AND IMPACTS BOTH FOR ON-SITE AND OFF-SITE LIGHTING.

g. ALL LIGHT FIXTURES SHALL BE APPROPRIATE IN SCALE, INTENSITY AND HEIGHT TO THE USE THEY ARE ILLUMINATING.

h. LIGHTING FIXTURES SHALL BE COMPATIBLE WITH THE SURROUNDING AREA.

i. LIGHTING SHALL BE USED TO ENHANCE AESTHETIC QUALITY AS WELL AS SAFETY, SUCH AS THE USE OF ACCENT/FEATURE LIGHTING. EXPOSED NEON ACCENT LIGHTING IS DISCOURAGED UNLESS EVALUATED AND APPROVED BY THE DESIGN REVIEW BOARD.

j. AVOID PLACEMENT OF LIGHT FIXTURES THAT WILL DIRECTLY LIGHT INTO ADJACENT STRUCTURES OR CAUSE GLARE THAT MAY IMPAIR DRIVERS.

k. POLE LIGHT FIXTURE MOUNTING HEIGHT 25 A.F.F.

l. WALL FIXTURE MOUNTING HEIGHT 14' A.F.F.

m. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

n. PHOTOMETRIC DATA AND CALCULATION SHALL BE REVIEWD FOR ACCURACY BY A CERTIFIED ELECTRICAL ENGINEER

BEACON

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls®, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

cULus IP65 DLC LISTED DLC PREMIUM

CONTROL TECHNOLOGY

NX wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat distribution while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (50, 220, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate lens to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASDU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL
- Universal: 120-277 VAC or 347-480 VAC in dual voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides a 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls® available with in-fixture wireless control module. Features dimming and occupancy sensor
- wiSCAPE® available with in-fixture wireless control module. Features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at http://www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–500
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	12.7-30.6 (5.2-13.9)

Current

currentlighting.com/beacon

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BEACON

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

GEOPAK Series 2

SIZE 2 - TRP2/GSP2/RD12

FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Type I, II, III and IV distributions for a wide variety of applications
- Integral battery backup options
- Control capabilities offer additional energy savings options
- Zero uplight distributions



cULus

SPECIFICATIONS

CONSTRUCTION
- Die-cast alu minum housing and door
- Seven powder coat standard finishes, plus custom color options

OPTICS
- 24 or 32 high power LEDs deliver up to 10,800 lumens
- Up to 148 lumens per watt
- Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward throw)
- 3000K - 70 CRI, 4000K - 70 CRI and 5000K - 70 CRI, CCT nominal

INSTALLATION
- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two #4 all-in-head hidden fasteners for tamper resistance
- Black box accessory available for surface conduit application

ELECTRICAL
- Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor ≥ 90%
- THD (Total Harmonic Distortion) <20%
- Ambient operating temperature -40°C to 40°C
- 20kA surge protection (series). Automatically takes fixture off-line when device is consumed

ELECTRICAL (CONTINUED)
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Indicates a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 537 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectrum® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

CONTROLS
- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Photocell and occupancy sensor options available for complete on/off and dimming control

CERTIFICATIONS
- IP65 rated housing
- Zero uplight (ULO), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant
- This product qualifies as both a "domestic construction material" per FAR 52.225-9 Buy American-Construction Materials and a "(DOTS) item" per FAR 52.601 and/or a "designation country construction material" per FAR 52.225-5 Buy American-Construction Materials under Trade Agreements effective 06/03/2020.

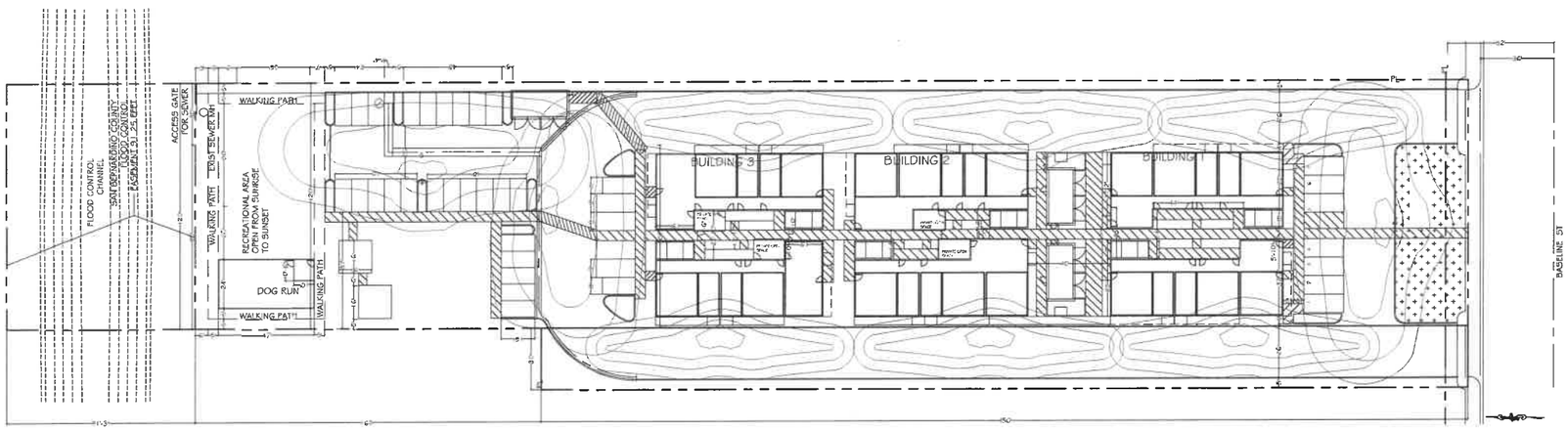
WARRANTY
- 5 year limited warranty

KEY DATA	
Lumen Range	3,200-16,000
Wattage Range	28-87
Efficacy Range (LPW)	112-148
Weights lbs. (kg)	16-19 (7.3-8.2)

Current

currentlighting.com/beacon

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APN 1191-191-06 & APN 1191-181-01

SITE PLAN

SCALE: 1/32"=1'

REVISIONS:

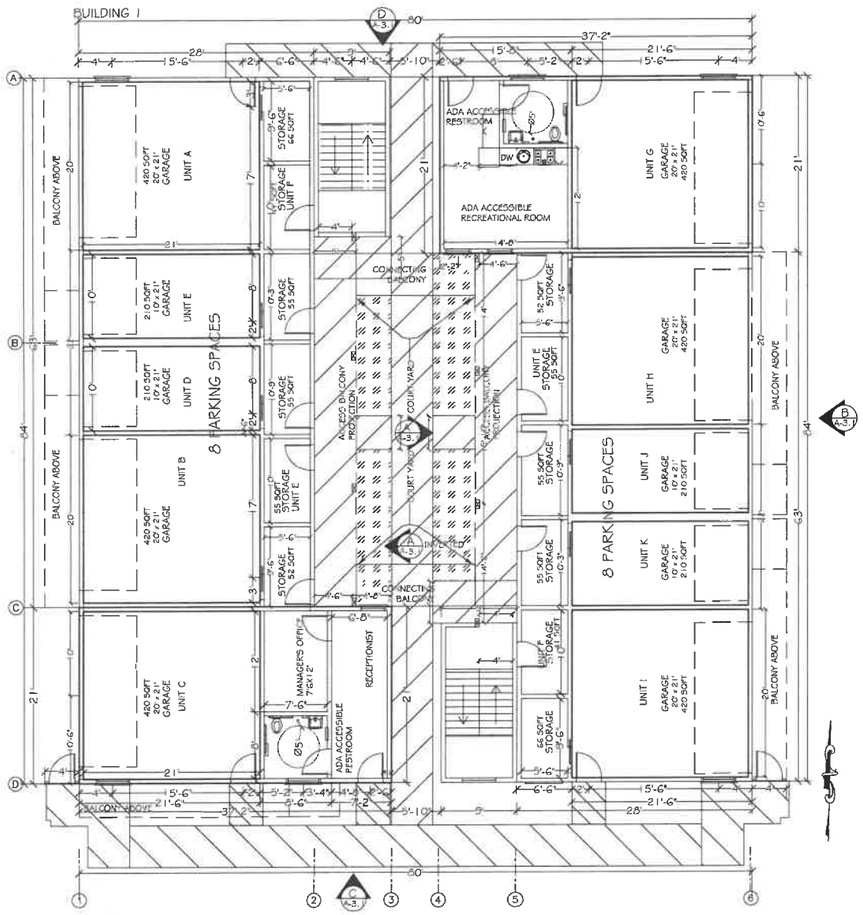
OWNER:
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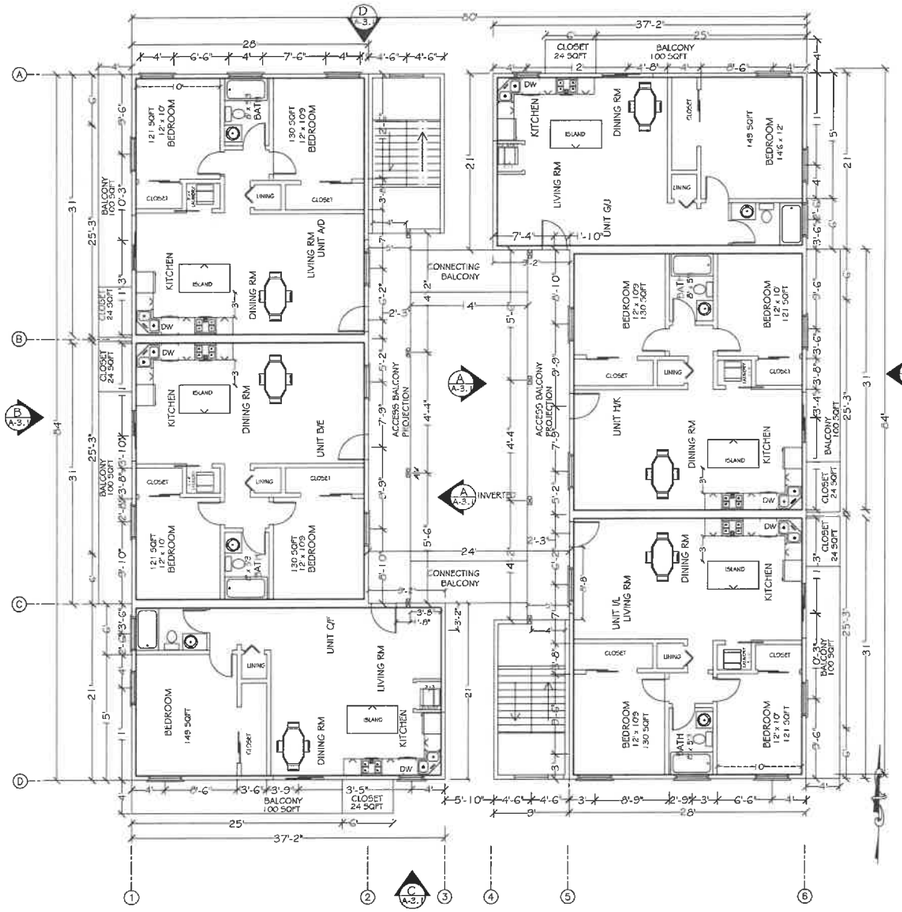
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APN: 1191-191-06& 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND, CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 1/17/23
SCALE: AS SHOWN
SHEET NO. E-1
SHEET OF SHEETS



FIRST FLOOR PLAN

SCALE: 1/8"=1'



2ND & 3RD FLOOR PLAN

SCALE: 1/8"=1'

PLANNING DEPARTMENT R-4 REQUIREMENTS NOTES:

1. MINIMUM DWELLING UNIT SIZE IN SQUARE FEET

STUDIO: 425

1 BEDROOM: 650

2 OR MORE BEDROOM: 800

2. LIGHTING: A LIGHTING/PHOTOMETRIC PLAN SHALL BE SUBMITTED TO THE CITY AND REVIEWED BY THE PLANNING COMMISSION IN ACCORDANCE WITH THIS TITLE

3. SECURITY DOOR DEVICES: EACH DOOR PROVIDING INGRESS AND EGRESS TO ANY DWELLING UNIT SUBJECT TO THIS CHAPTER SHALL BE EQUIPPED WITH THE FOLLOWING DEVICES:

i. A PEEPHOLE ALLOWING A PERSON INSIDE THE UNIT TO SEE, AT A WIDE ANGLE, PERSONS OUTSIDE OF THE UNIT AT THE DOOR, WITHOUT THE PERSON INSIDE BEING SEEN.

ii. A DEADBOLT LOCK ATTACHED TO THE CONSTRUCTION STUDDING. ATTACHMENT TO THE DOORJAMB OR TRIM SHALL NOT BE SUFFICIENT TO COMPLY WITH THE TERMS OF THIS CHAPTER.

4. EACH UNIT SHALL PROVIDE 200 CUBIC FEET OF EXTERIOR STORAGE SPACE 5'X5'X8' = 200

5. GARAGE MINIMUM INTERIOR DIMENSIONS 10'X20'

6. DOUBLE FRAMED WALLS WITH NOISE REDUCING CONSTRUCTION MATERIALS SHALL BE CONSTRUCTED ON EACH DIVIDING UNIT. ALSO ALL COMMON WALLS AND FLOORS SHALL HAVE A MAX IMPACT AND SOUND TRANSMISSION OF STC OF 50 AS FIELD TESTED

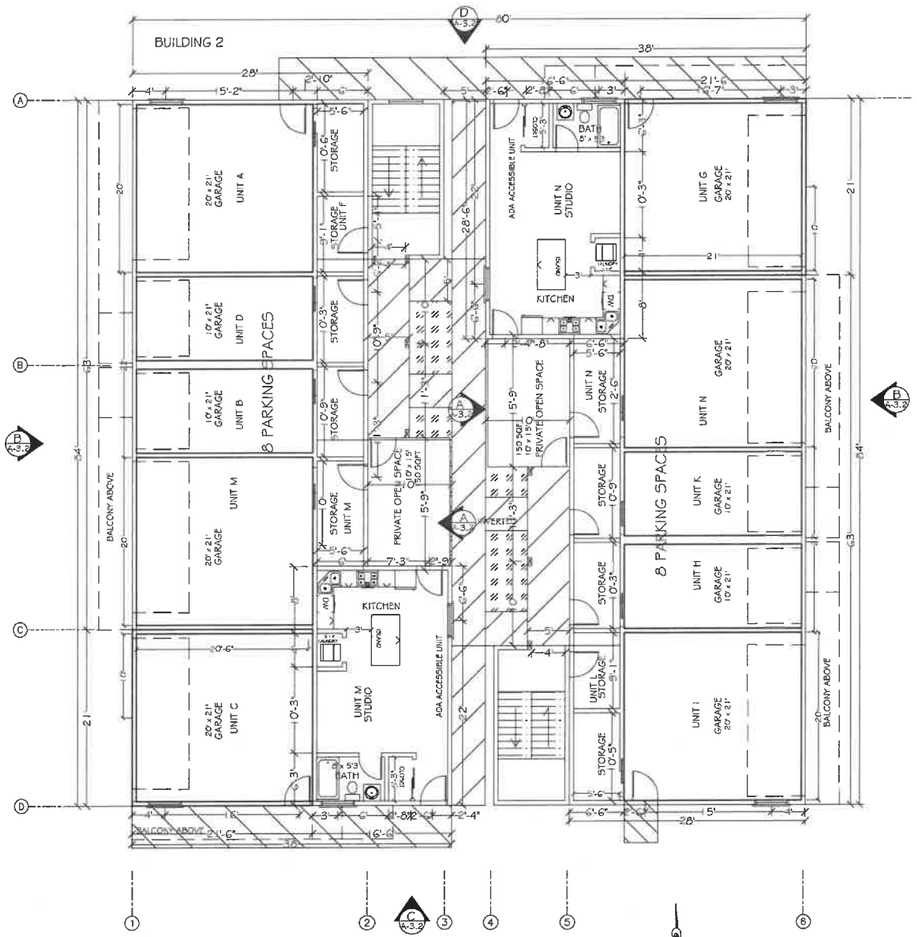
OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS 25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

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RZ ENGINEERING DESIGN GROUP

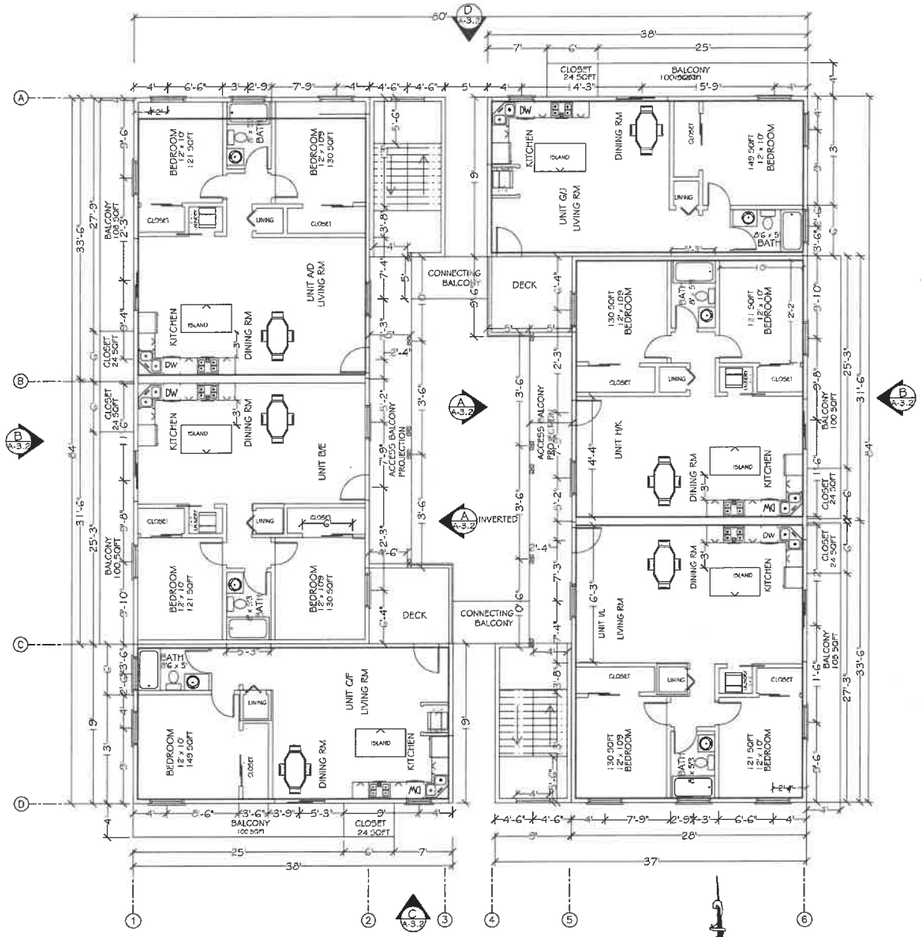
SHEET TITLE: FLOOR PLAN & NOTES
APN: 1191-191-06& 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-2.1
SHEET OF SHEETS



FIRST FLOOR PLAN

SCALE: 1/8"= 1'



2ND & 3RD FLOOR PLAN

SCALE: 1/8"= 1'

PLANNING DEPARTMENT R-4 REQUIREMENTS NOTES:

1.MINIMUM DWELLING UNIT SIZE IN SQUARE FEET

STUDIO: 425

1 BEDROOM: 650

2 OR MORE BEDROOM: 800

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4. EACH UNIT SHALL PROVIDE 200 CUBIC FEET OF EXTERIOR STORAGE SPACE 5'X5'X8' = 200

5. GARAGE MINIMUM INTERIOR DIMENSIONS 10'X20'

6. DOUBLE FRAMED WALLS WITH NOISE REDUCING CONSTRUCTION MATERIALS SHALL BE CONSTRUCTED ON EACH DIVIDING UNIT. ALSO ALL COMMON WALLS AND FLOORS SHALL HAVE A MAX IMPACT AND SOUND TRANSMISSION OF STC OF 50 45 FIELD TESTED

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
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REVISIONS:

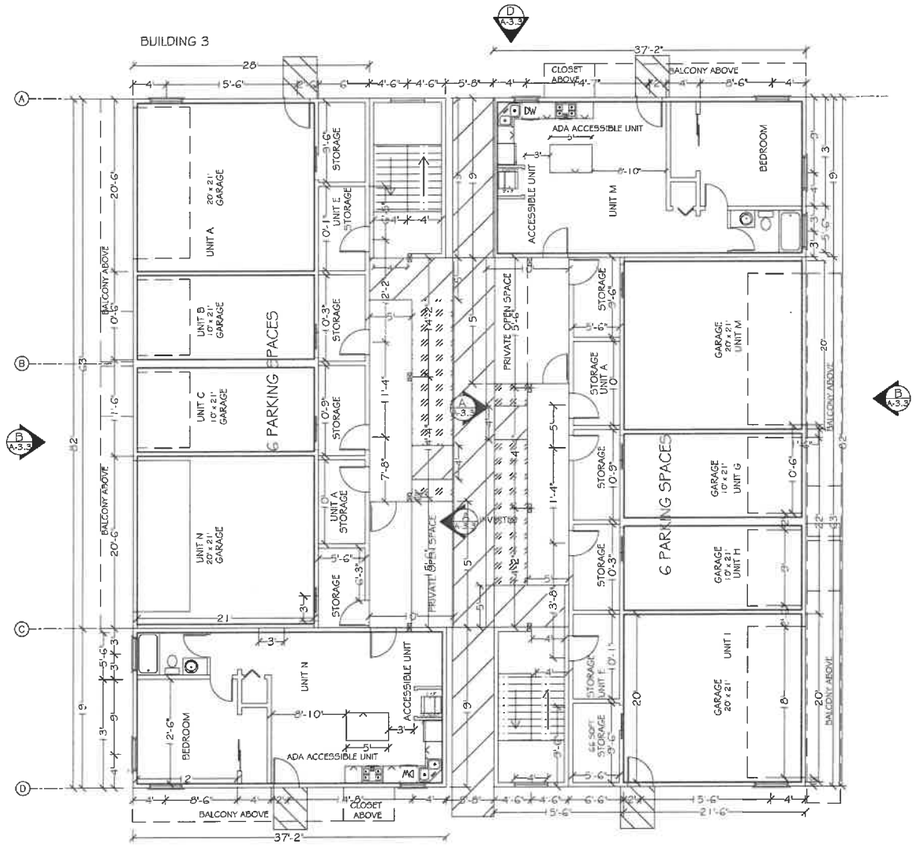
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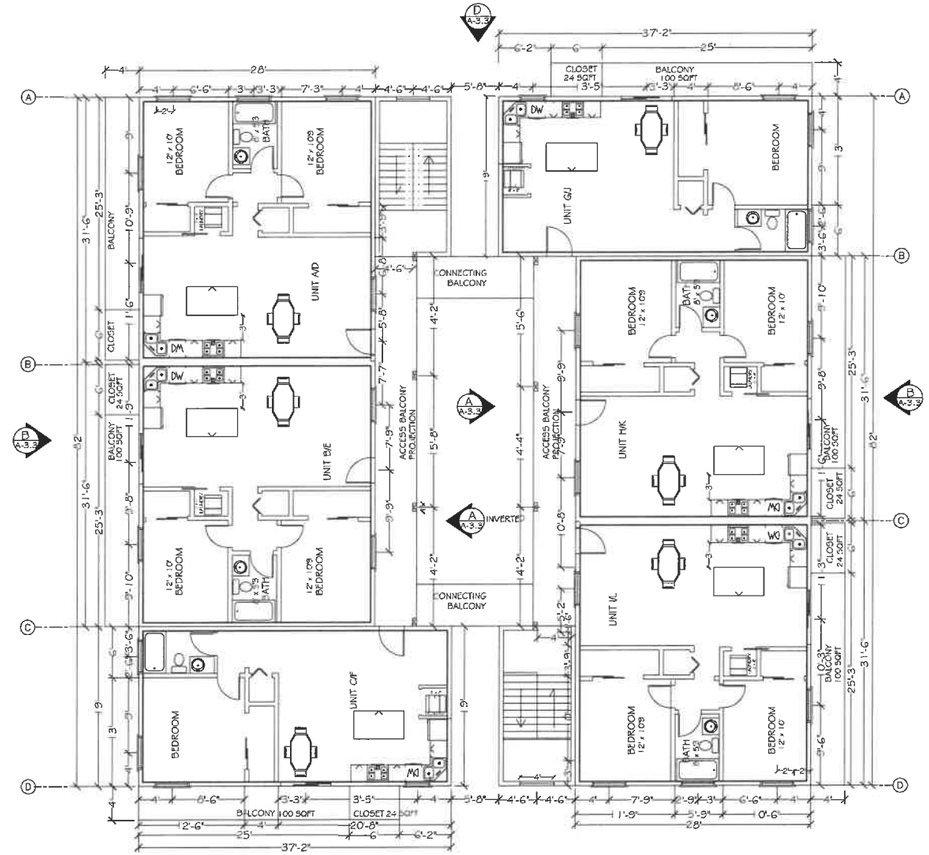
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APN: 1191-191-06&1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND, CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-2.2
SHEET OF SHEETS



FIRST FLOOR PLAN

SCALE: 1/8"=1'



2ND & 3RD FLOOR PLAN

SCALE: 1/8"=1'

PLANNING DEPARTMENT R-4 REQUIREMENTS NOTES:

1.MINIMUM DWELLING UNIT SIZE IN SQUARE FEET

STUDIO: 425

1 BEDROOM: 650

2 OR MORE BEDROOM: 800

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4. EACH UNIT SHALL PROVIDE 200 CUBIC FEET OF EXTERIOR STORAGE SPACE 5'X5'X8' = 200

5. GARAGE MINIMUM INTERIOR DIMENSIONS 10'X20'

6. DOUBLE FRAMED WALLS WITH NOISE REDUCING CONSTRUCTION MATERIALS SHALL BE CONSTRUCTED ON EACH DIVIDING UNIT. ALSO ALL COMMON WALLS AND FLOORS SHALL HAVE A MAX IMPACT AND SOUND TRANSMISSION OF STC OF 50 45 FIELD TESTED

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REVISIONS:

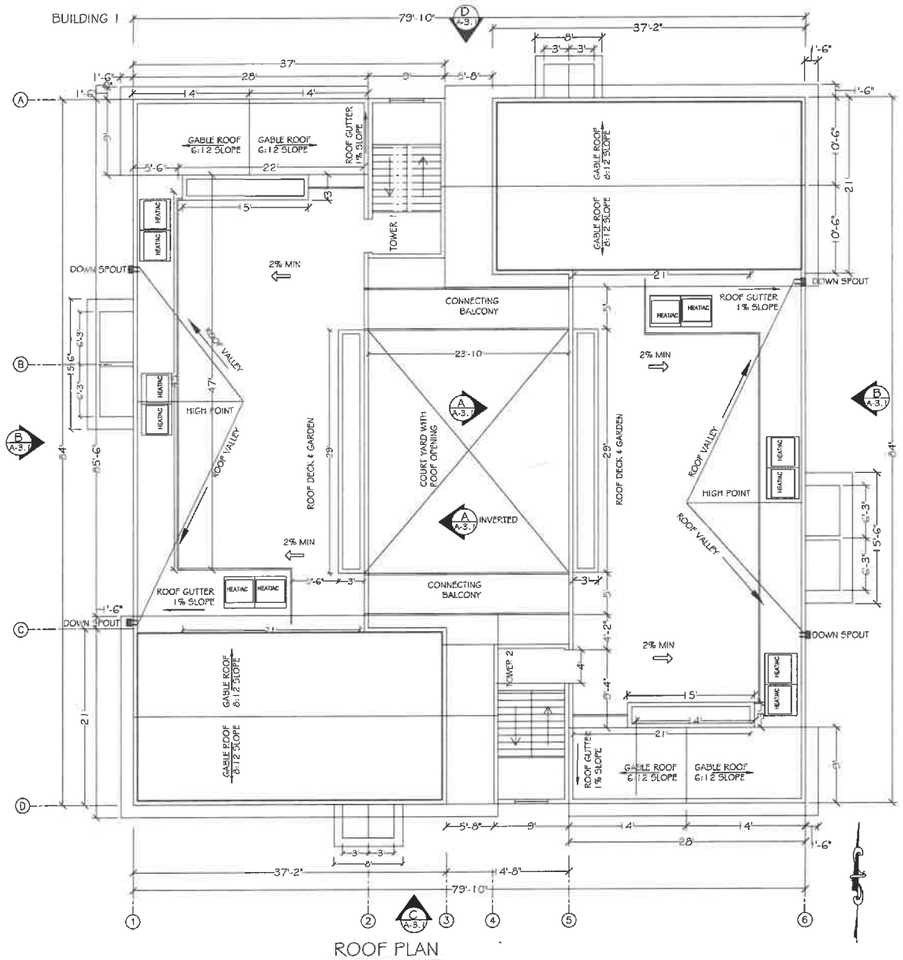
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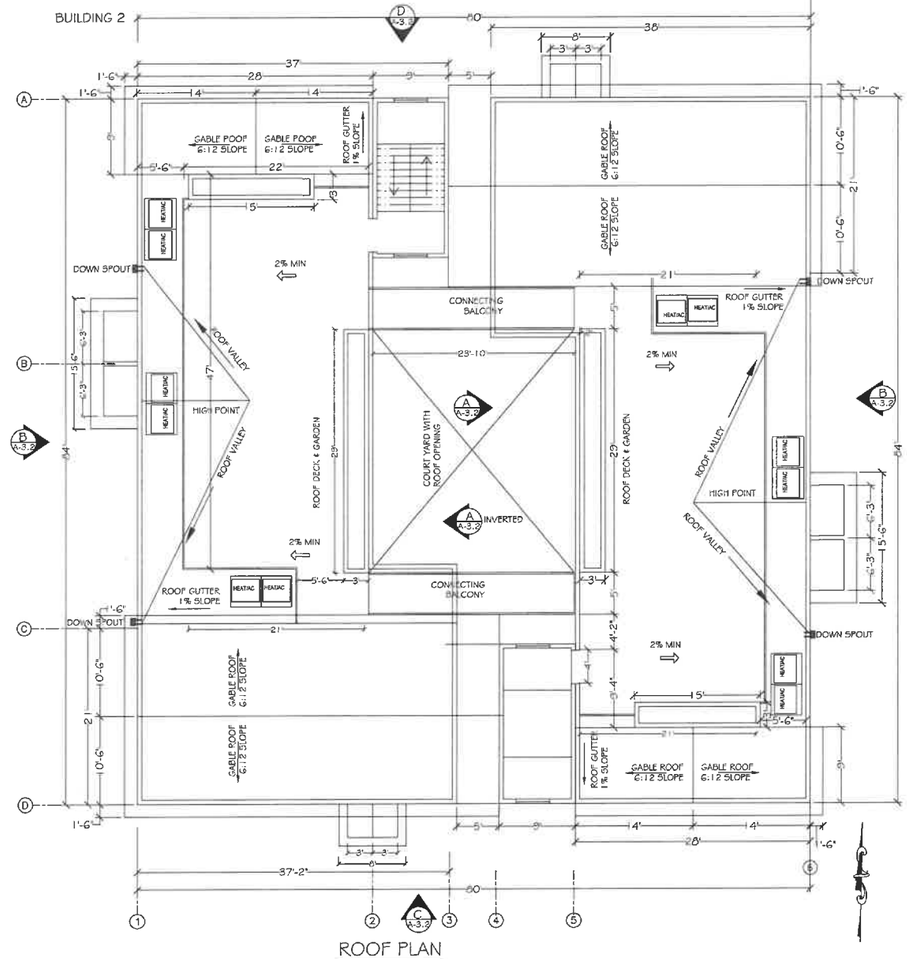
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APN:1191-191-06&1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
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HIGHLAND CA

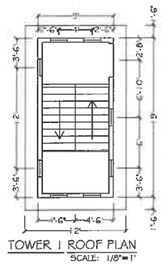
DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-2.3
SHEET OF SHEETS



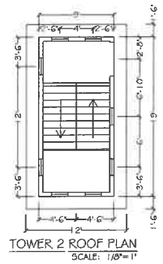
ROOF PLAN
SCALE: 1/8"=1'



ROOF PLAN
SCALE: 1/8"=1'



TOWER 1 ROOF PLAN
SCALE: 1/8"=1'



TOWER 2 ROOF PLAN
SCALE: 1/8"=1'

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS:25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

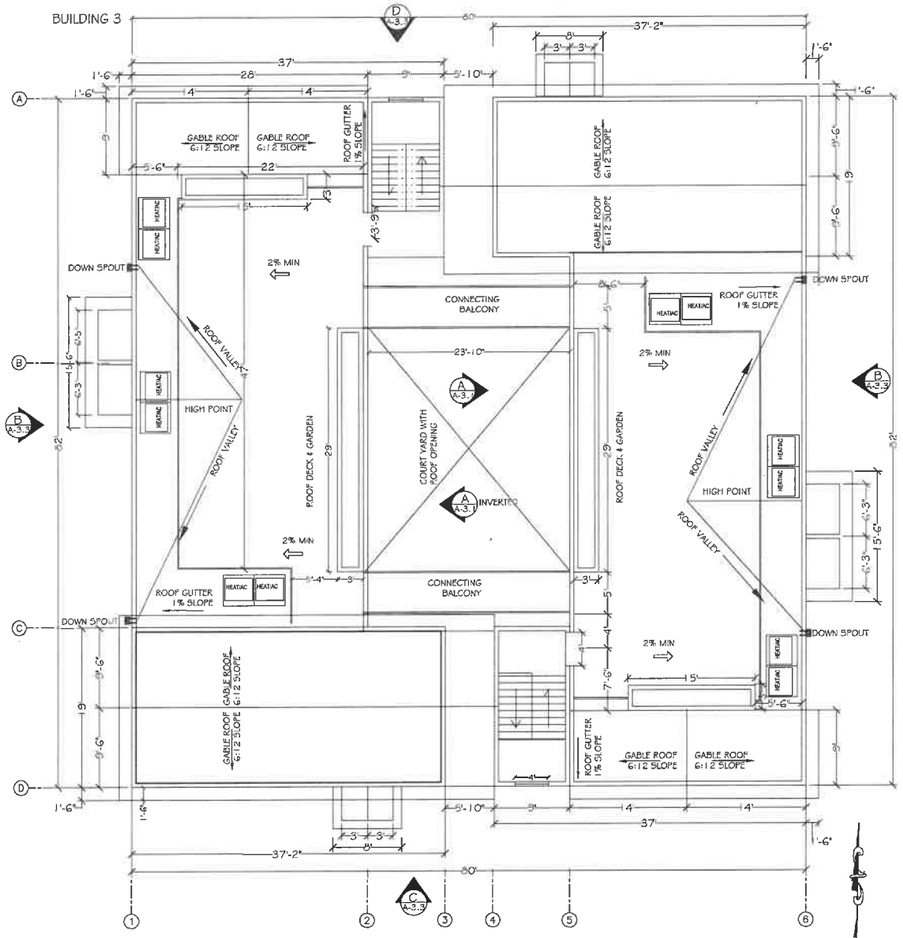
DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE (310)955-1261
E-MAIL: OSCARJRODRIGUEZPE@GMAIL.COM

BUILDING DESIGN & CONSULTING SERVICES

RZ ENGINEERING DESIGN GROUP

SHEET TITLE: ROOF PLAN & NOTES
APN: 1191-191-06& 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-2.4
SHEET OF SHEETS



ROOF PLAN
SCALE: 1/8"=1'

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS:25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE (310)955-1651
E-MAIL: OSCARJRODRIGUEZPE@GMAIL.COM

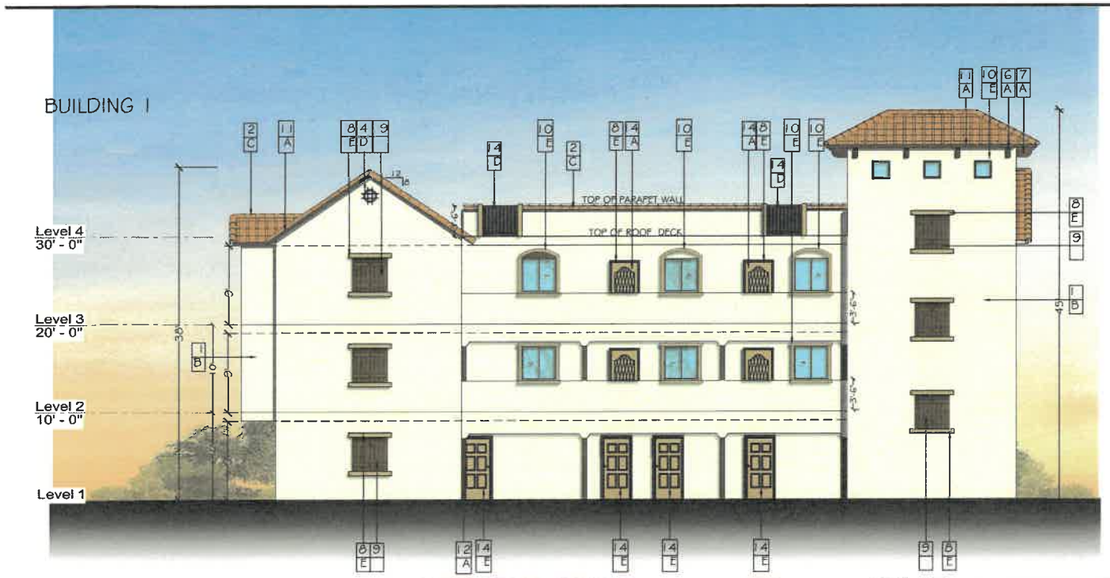
RZ ENGINEERING DESIGN GROUP
BUILDING DESIGN & CONSULTING SERVICES

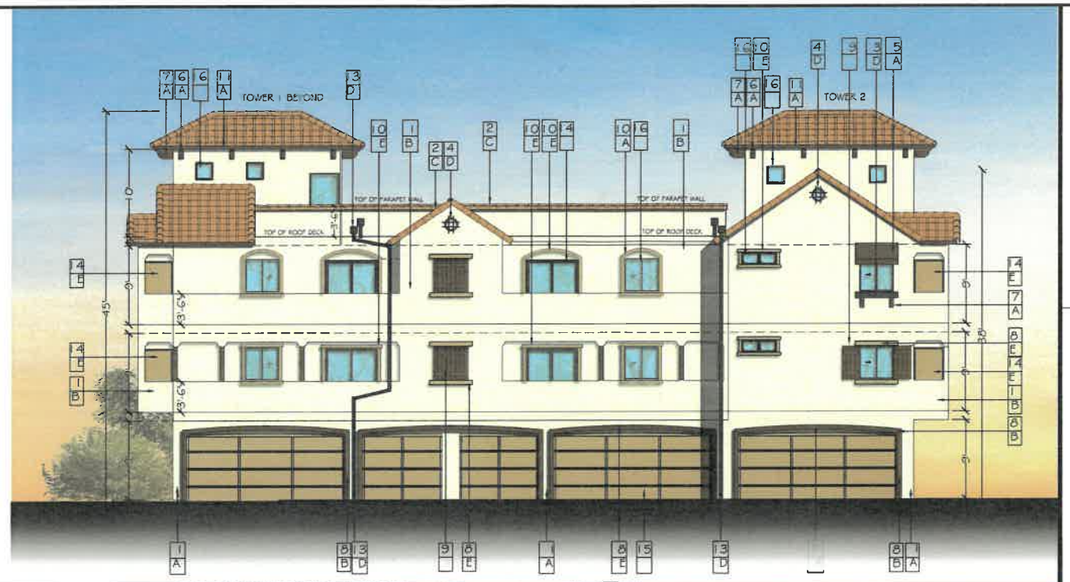
REVISIONS:

SHEET TITLE: ROOF PLAN & NOTES
APN: 1191-191-06 & 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 12/7/22
SCALE: AS SHOWN
SHEET NO.
A-2.5
SHEET OF SHEETS

BUILDING 1





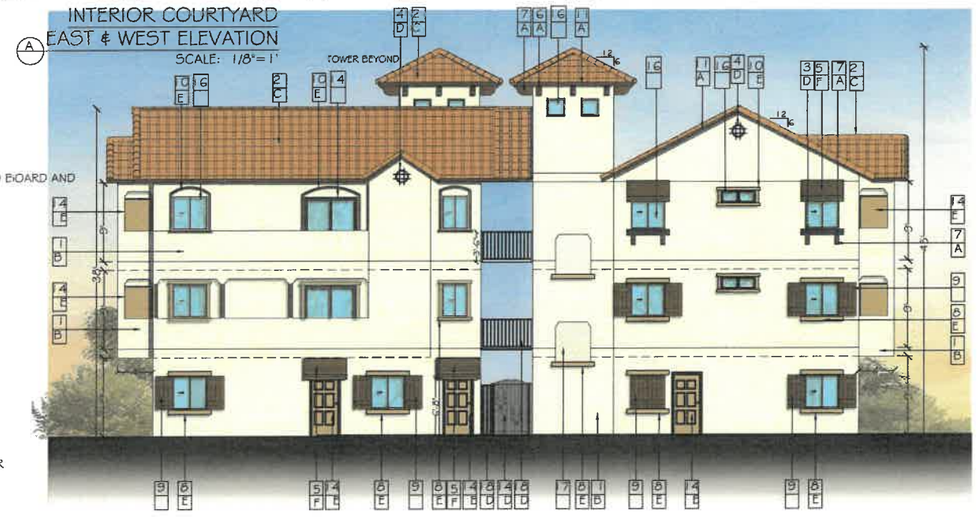
EXTERIOR MATERIALS

1 EXTERIOR STUCCO SAND FINISH
2 ROOF TILE
3 8"X16" POT-SHELF
4 DECORATIVE IRON FRAME OVER STUCCO RECESS
5 FABRIC AWNING
6 FALSE BEAM TRIM PER DETAIL 1A
7 FALSE BEAM TRIM PER DETAIL 1
8 2"X6" BAND STUCCO TRIM PER DETAIL 2
9 23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX PRIMED PER DETAIL 3
10 2X4 BAND STUCCO TRIM PER DETAIL 4
11 FASCIA
12 DECORATIVE COLUMN
13 RAIN GUTTER & DOWN SPOUT
14 DOOR AND FRAME PER SCHEDULE
15 SECTIONAL GARAGE DOOR PER SCHEDULE
16 WINDOW PER SCHEDULE
17 4'X4' WINDOW OPENING
18 IRON RAILING
19 IRON FENCE, 5' HIGH
20 ADDRESS NUMBER PER REQUIREMENTS NOTED

COLORS TO MATCH

A SHERMAN WILLIAMS 6104 KAFFEE
B LAHABRA 10400L SNOWBALL
C CAPISTRANO TERRACOTTA
D ALL IRON/ METAL SHERMAN WILLIAMS 6990 CAVIAR
E LAHABRA 806L BUFFALO
F SHERMAN WILLIAMS 6104 KAFFEE

A INTERIOR COURTYARD EAST & WEST ELEVATION
SCALE: 1/8"=1'

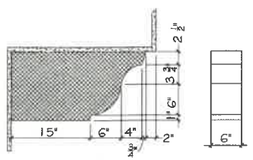


B EAST & WEST ELEVATION
SCALE: 1/8"=1'

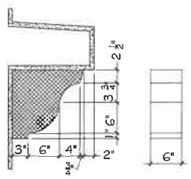


C SOUTH ELEVATION
SCALE: 1/8"=1'

D NORTH ELEVATION
SCALE: 1/8"=1'



DETAIL-1



DETAIL-1A

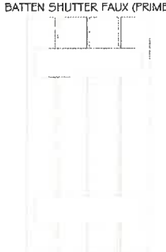


DETAIL-2



DETAIL-4

23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX (PRIMED)



DETAIL-3

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS:25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

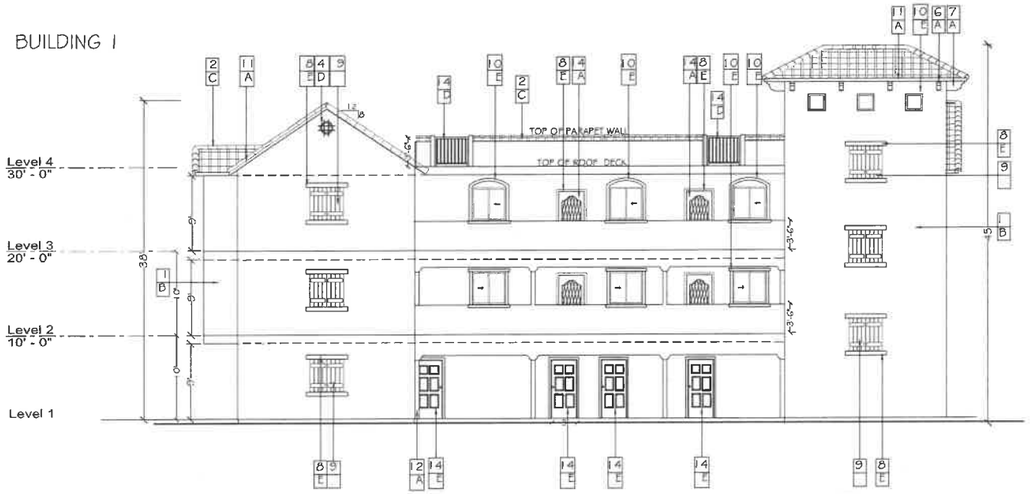
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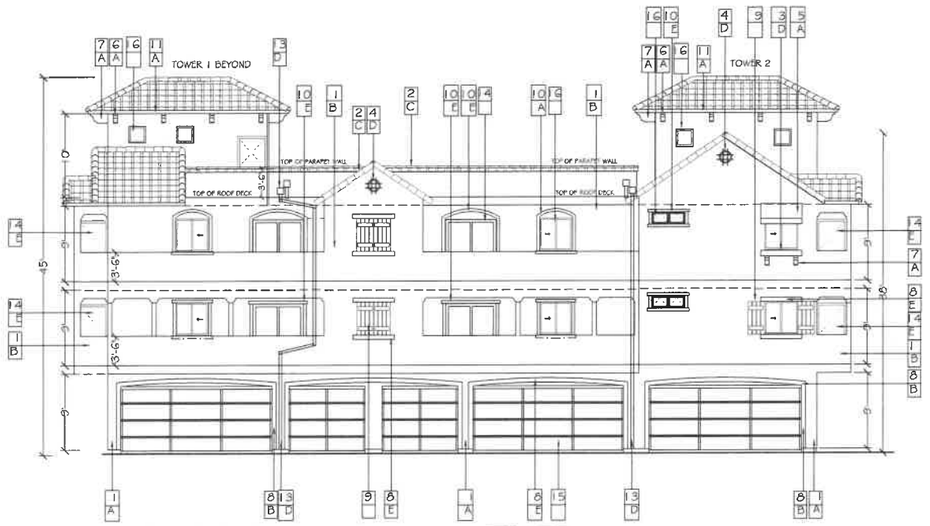
DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE (310)938-1681
E-MAIL: OSCARJRODRIGUEZPE@GMAIL.COM
BUILDING DESIGN & CONSULTING SERVICES
RZ ENGINEERING DESIGN GROUP

SHEET TITLE: ELEVATIONS
APN: 1191-191-06 & 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 6/22
SCALE: AS SHOWN
SHEET NO.
A-3.1
SHEET OF SHEETS

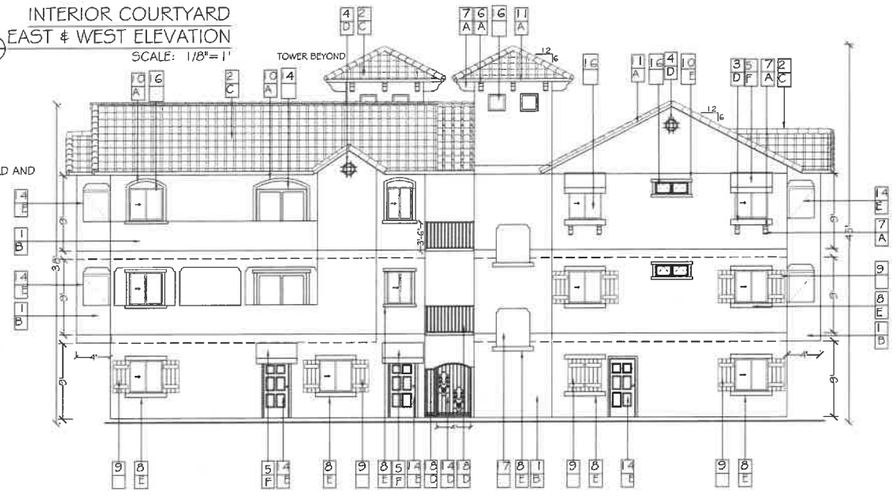
BUILDING 1



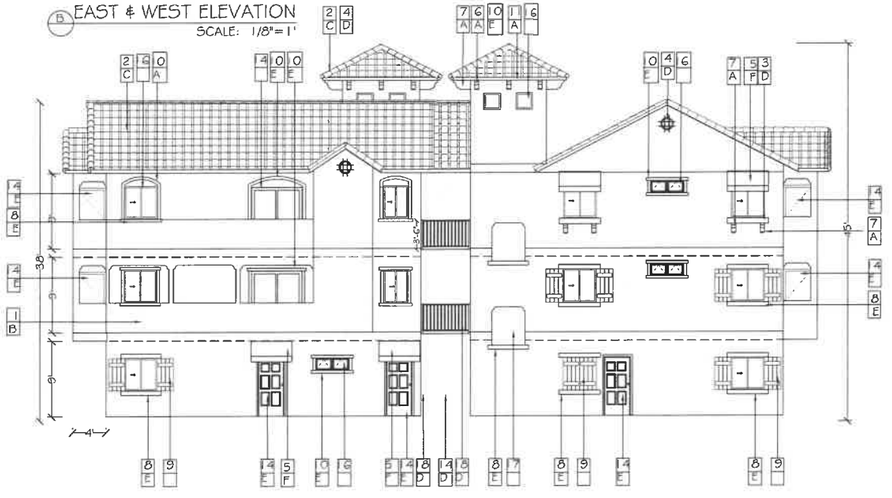


B EAST & WEST ELEVATION
SCALE: 1/8"=1'

A INTERIOR COURTYARD
EAST & WEST ELEVATION
SCALE: 1/8"=1'



C SOUTH ELEVATION
SCALE: 1/8"=1'



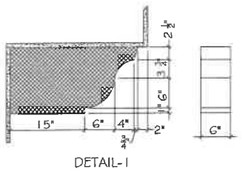
D NORTH ELEVATION
SCALE: 1/8"=1'

EXTERIOR MATERIALS

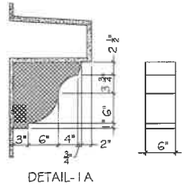
1 EXTERIOR STUCCO SAND FINISH
2 ROOF TILE
3 8"X16" POT-SHELF
4 DECORATIVE IRON FRAME OVER STUCCO RECESS
5 FABRIC AWNING
6 FALSE BEAM TRIM PER DETAIL 1A
7 FALSE BEAM TRIM PER DETAIL 1
8 2"X6" BAND STUCCO TRIM PER DETAIL 2
9 23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX PRIMED PER DETAIL 3
10 2X4 BAND STUCCO TRIM PER DETAIL 4
11 FASCIA
12 DECORATIVE COLUMN
13 RAIN GUTTER & DOWN SPOUT
14 DOOR AND FRAME PER SCHEDULE
15 SECTIONAL GARAGE DOOR PER SCHEDULE
16 WINDOW PER SCHEDULE
17 4'X4' WINDOW OPENING
18 IRON RAILING
19 IRON FENCE, 5' HIGH
20 ADDRESS NUMBER PER REQUIREMENTS NOTED

COLORS TO MATCH

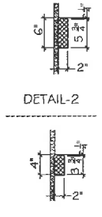
A SHERMAN WILLIAMS 6104 KAFFEE
B LAHABRA 1040OL SNOWBALL
C CAPISTRANO TERRACOTTA
D ALL IRON/ METAL SHERMAN WILLIAMS 6990 CAVIAR
E LAHABRA 806L BUFFALO
F SHERMAN WILLIAMS 6104 KAFFEE



DETAIL-1



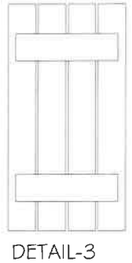
DETAIL-1A



DETAIL-2

DETAIL-4

23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX (PRIMED)



DETAIL-3

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS: 25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE: (310)503-9501
E-MAIL: OSCARJRODRIGUEZ1@GMAIL.COM

BUILDING DESIGN & CONSULTING SERVICES

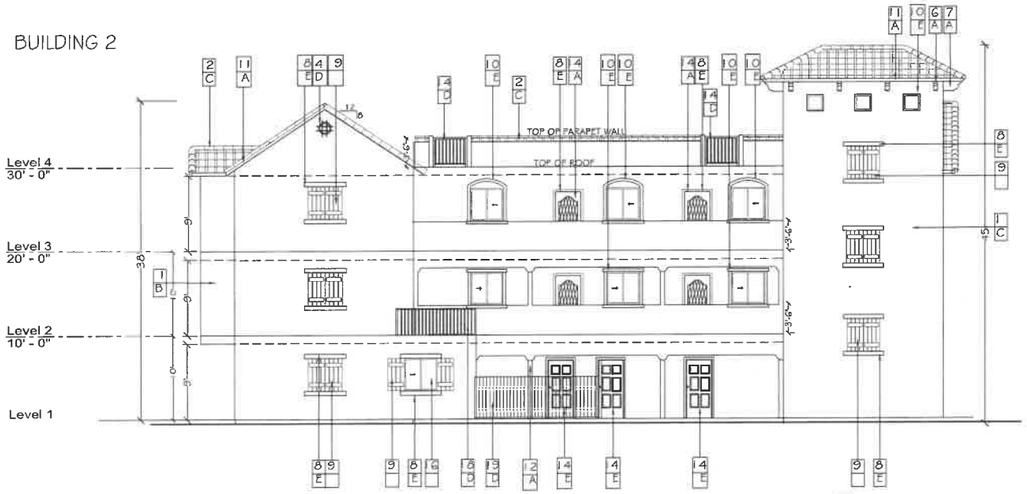
RZ ENGINEERING DESIGN GROUP

SHEET TITLE: ELEVATIONS
APN: 1191-191-06 & 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND, CA

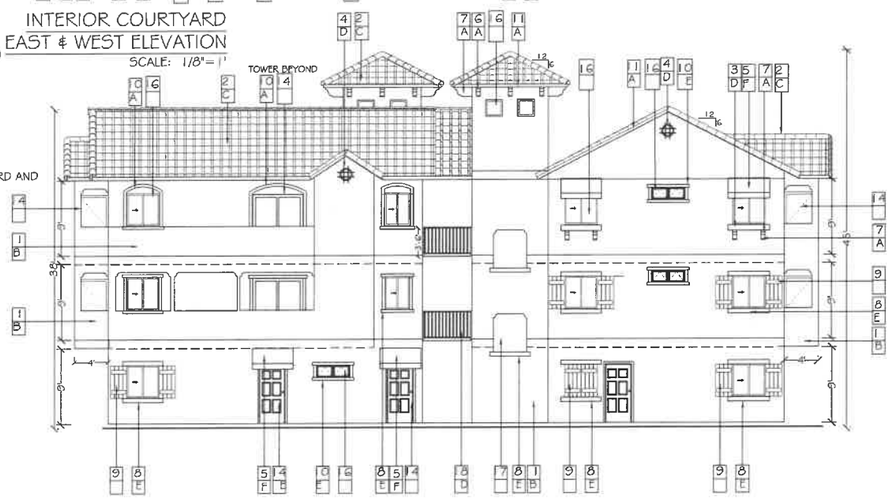
DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN

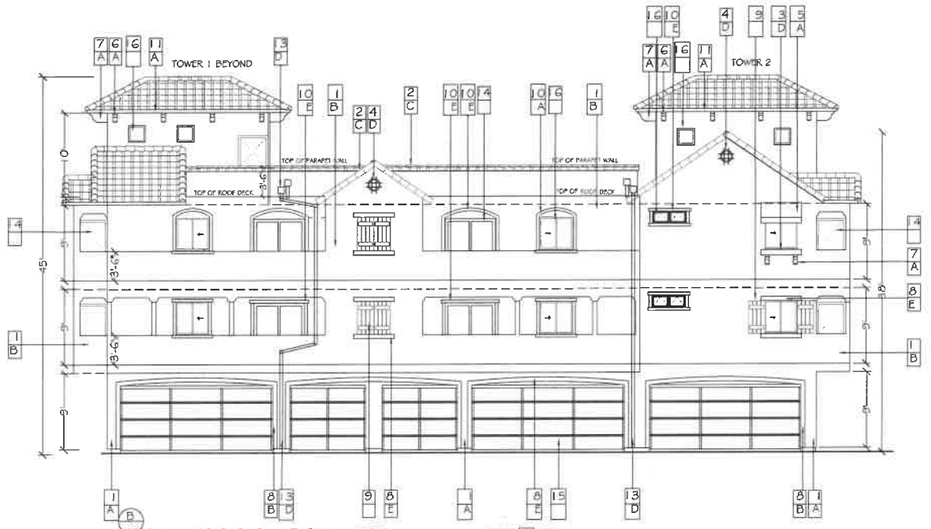
SHEET NO.
A-3.1
SHEET OF SHEETS

BUILDING 2



INTERIOR COURTYARD
EAST & WEST ELEVATION
SCALE: 1/8"=1'





EAST & WEST ELEVATION
SCALE: 1/8"=1'

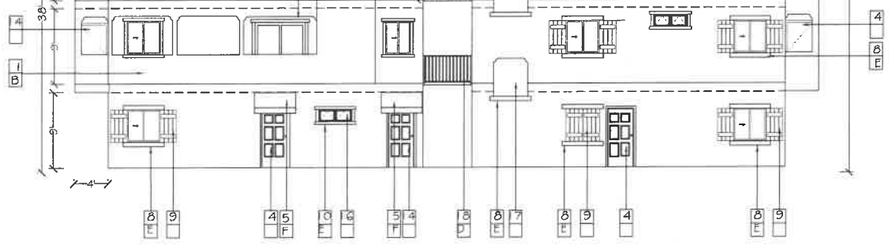
EXTERIOR MATERIALS

1 EXTERIOR STUCCO SAND FINISH
2 ROOF TILE
3 8"X16" POT-SHELF
4 DECORATIVE IRON FRAME OVER STUCCO RECESS
5 FABRIC AWNING
6 FALSE BEAM TRIM PER DETAIL 1A
7 FALSE BEAM TRIM PER DETAIL 1
8 2"X6" BAND STUCCO TRIM PER DETAIL 2
9 23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX PRIMED PER DETAIL 3
10 2X4 BAND STUCCO TRIM PER DETAIL 4
11 FASCIA
12 DECORATIVE COLUMN
13 RAIN GUTTER & DOWN SPOUT
14 DOOR AND FRAME PER SCHEDULE
15 SECTIONAL GARAGE DOOR PER SCHEDULE
16 WINDOW PER SCHEDULE
17 4'X4' WINDOW OPENING
18 IRON RAILING
19 IRON FENCE, 5' HIGH
20 ADDRESS NUMBER PER REQUIREMENTS NOTED

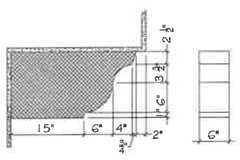
COLORS TO MATCH

A SHERMAN WILLIAMS 6104 KAFFEE
B LAHABRA 10400L SNOWBALL
C CAPISTRANO TERRACOTTA
D ALL IRON/ METAL SHERMAN WILLIAMS 6990 CAVIAR
E LAHABRA 806L BUFFALO
F SHERMAN WILLIAMS 6104 KAFFEE

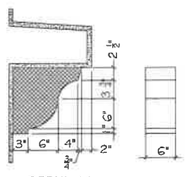
SOUTH ELEVATION
SCALE: 1/8"=1'



NORTH ELEVATION
SCALE: 1/8"=1'



DETAIL-1



DETAIL-1A

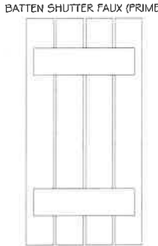


DETAIL-2



DETAIL-4

23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX (PRIMED)



DETAIL-3

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS: 25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3333
EL SEGUNDO CA 90245
PHONE: (909) 648-9326
E-MAIL: OSCARJRODRIGUEZPE@GMAIL.COM

BUILDING DESIGN & CONSULTING SERVICES

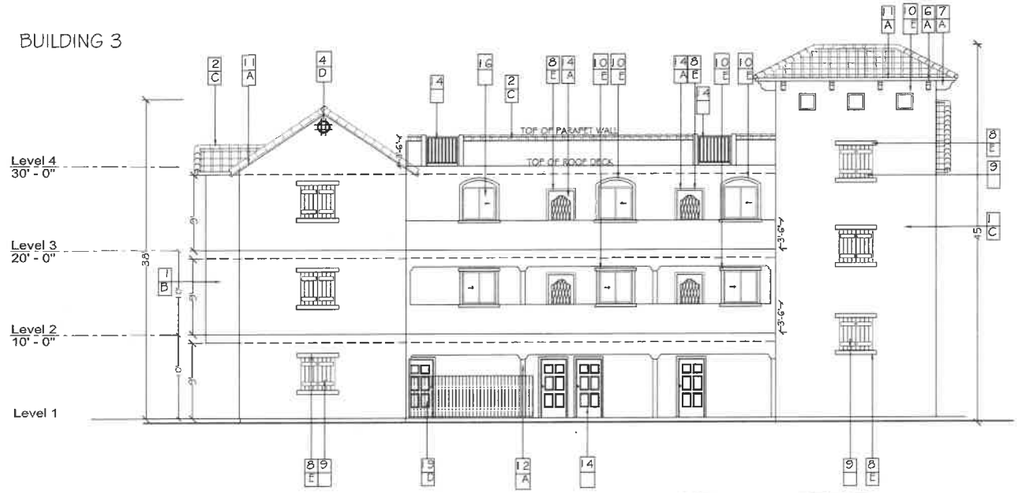
RZ ENGINEERING DESIGN GROUP

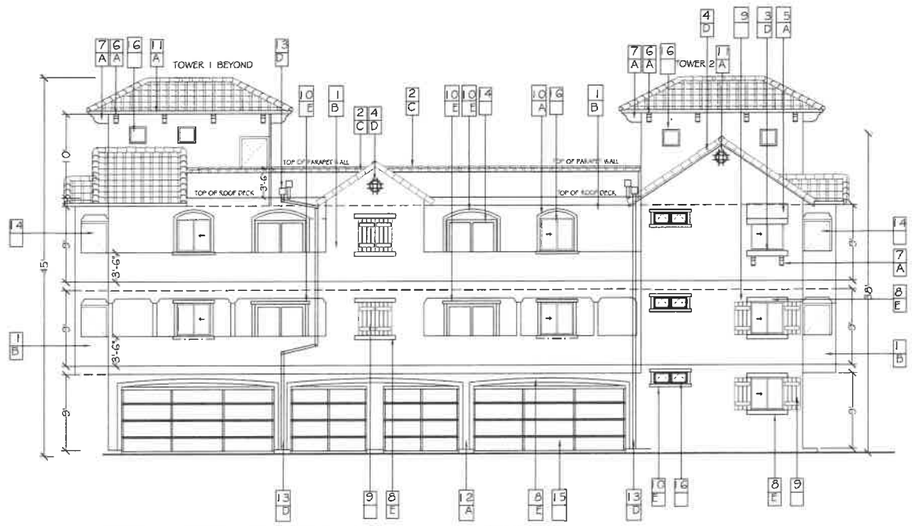
SHEET TITLE: ELEVATIONS
APN: 1191-191-06 & 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND, CA.

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN

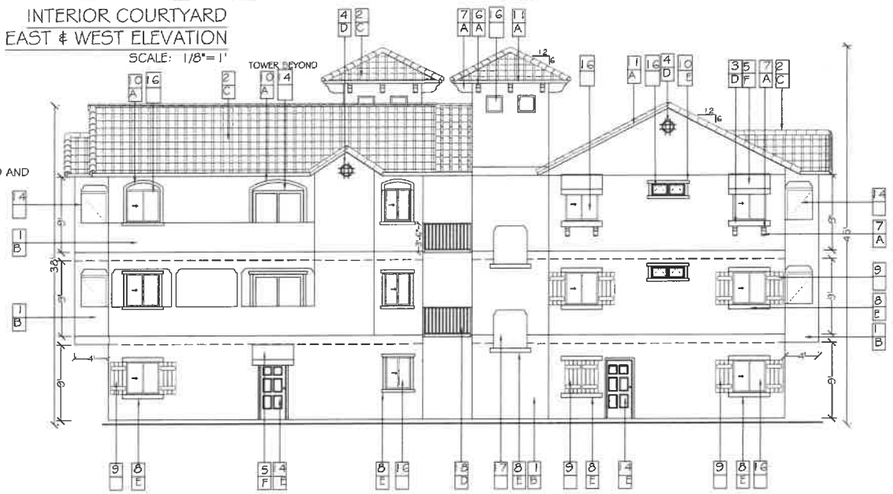
SHEET NO.
A-3.2
SHEET OF SHEETS

BUILDING 3

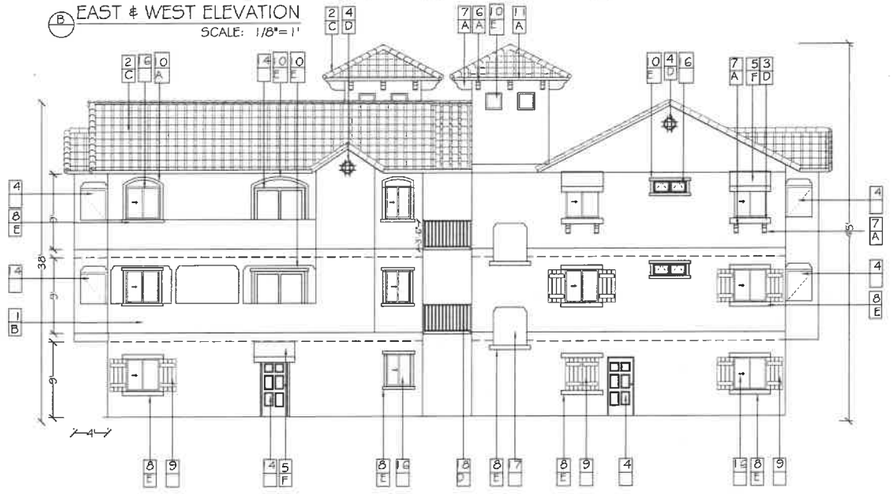




INTERIOR COURTYARD
EAST & WEST ELEVATION
SCALE: 1/8"=1'



EAST & WEST ELEVATION
SCALE: 1/8"=1'



EXTERIOR MATERIALS

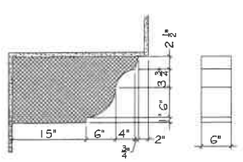
1 EXTERIOR STUCCO SAND FINISH
2 ROOF TILE
3 8"X16" POT-SHELF
4 DECORATIVE IRON FRAME OVER STUCCO RECESS
5 FABRIC AWNING
6 FALSE BEAM TRIM PER DETAIL 1A
7 FALSE BEAM TRIM PER DETAIL 1
8 2"X6" BAND STUCCO TRIM PER DETAIL 2
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10 2X4 BAND STUCCO TRIM PER DETAIL 4
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16 WINDOW PER SCHEDULE
17 4'X4' WINDOW OPENING
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19 IRON FENCE, 5' HIGH
20 ADDRESS NUMBER PER REQUIREMENTS NOTED

COLORS TO MATCH

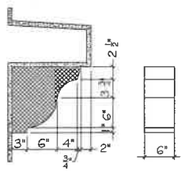
A SHERMAN WILLIAMS 6104 KAFFEE
B LAHABRA 10400L SNOWBALL
C CAPISTRANO TERRACOTTA
D ALL IRON/ METAL SHERMAN WILLIAMS 6990 CAVIAR
E LAHABRA 806L BUFFALO
F SHERMAN WILLIAMS 6104 KAFFEE

SOUTH ELEVATION
SCALE: 1/8"=1'

NORTH ELEVATION
SCALE: 1/8"=1'



DETAIL-1



DETAIL-1A

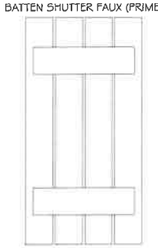


DETAIL-2



DETAIL-4

23"X46" POLYURETHANE RUSTIC 4-BOARD SPACED BOARD AND BATTEN SHUTTER FAUX (PRIMED)



DETAIL-3

OWNER:
EVOLUTION DEVELOPMENT COMPANY, LLC
ADDRESS: 25750 MESA COURT
SAN BERNARDINO, CA 92404
(909) 648-9326

REVISIONS:

DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA 90245
PHONE: (310) 594-4847
E-MAIL: OSCARJRODRIGUEZPE@GMAIL.COM
BUILDING DESIGN & CONSULTING SERVICES

SHEET TITLE: ELEVATIONS
APN: 1191-191-06 & 1191-181-01
PROJECT: NEW MULTI FAMILY RESIDENCE
HACIENDA APARTMENTS
HIGHLAND, CA

DRAWN BY: OJR
CHECKED BY: OJR
DATE: 11/17/22
SCALE: AS SHOWN
SHEET NO.
A-3.3
SHEET OF SHEETS

RZ ENGINEERING DESIGN GROUP

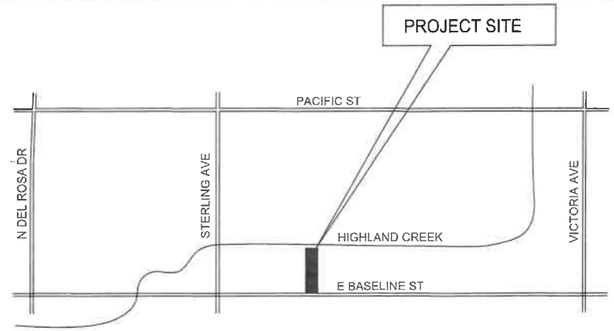
CITY OF HIGHLAND

PRELIMINARY GRADING PLAN

APN 1191-181-01 & 1191-191-06

HACIENDA APARTMENTS

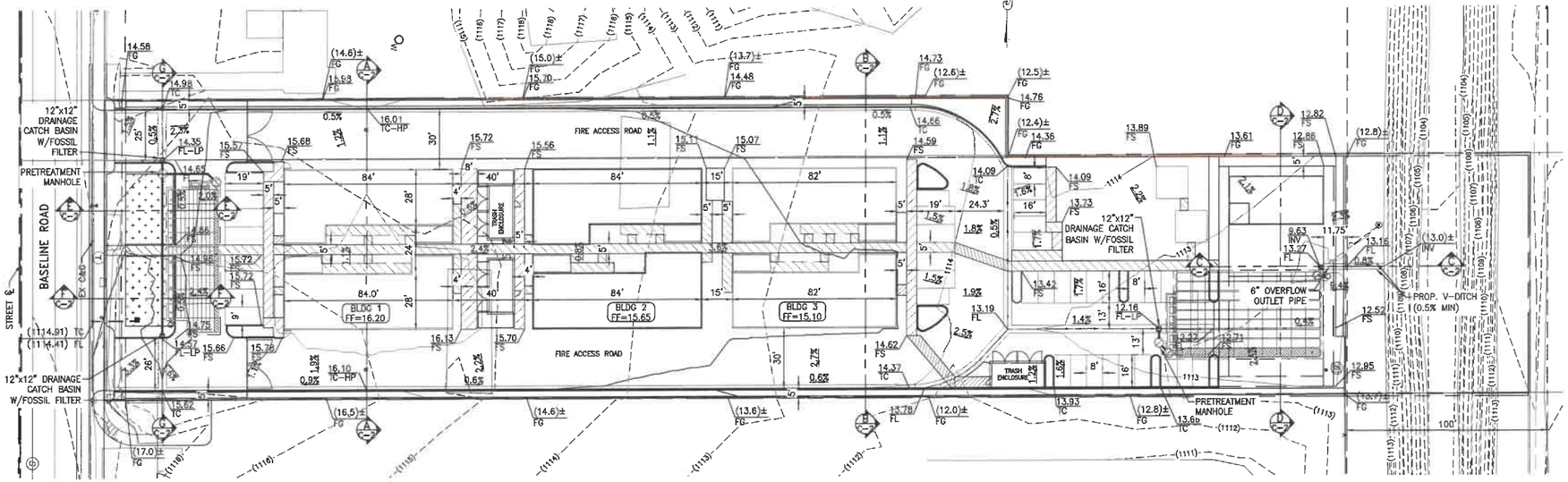
LOCATED IN SECTION 5, T. 1 S., R. 3 W., S.B.M.



VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO THE CURRENT CITY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND THESE PROVISIONS.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY SOILS SOUTHWEST INC DATED MARCH 23, 2021, SHALL BE COMPILED DURING GRADING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOLOGICAL ENGINEER STATING THAT THE ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS THAT ARE REQUIRED SHALL BE PROVIDED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE FINE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN IS REQUIRED PRIOR TO OCCUPANCY PERMITS BEING ISSUED.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
7. ANY ON-SITE RETAINING WALLS WILL REQUIRE APPROVAL AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF GRADING. APPROVED SEQUENCED GRADING WITH 1-1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR START OF GRADING PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.
8. ANY IMPROVEMENT CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER.
9. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
10. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISIONS OF UTILITIES.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES, TO THE SATISFACTION OF THE SOIL'S ENGINEER.
12. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY ENGINEER'S OFFICE AT (909) 864-8732, EXT. 240, FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION MAY BE REJECTED AND, IF REJECTED, SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
14. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE PRE-GRADING MEETING TWO WORKING DAYS PRIOR TO THE START OF WORK.
15. ALL ACTIVE IRRIGATION LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED WITH 12-GAUGE DIPPED AND WRAPPED WELDED STEEL PIPE.
16. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
17. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
18. THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND CONTAINED IN THE SOILS REPORT.
19. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO PROVIDE A BOND WITH NEW FILL, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D1557-78 OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER.
20. IF ANY UNFORESEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
21. THE SOILS ENGINEER SHALL BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
22. AN AS-GRADED GRADING PLAN AND THE CERTIFICATION OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES ARE TO BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
23. ANY DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO CITY OF HIGHLAND STANDARDS. NOTE THAT 4' OF SIDEWALK AT A 2% SLOPE SHALL BE MAINTAINED BEHIND DRIVE APPROACHES PER TITLE 24 AND ADA REQUIREMENTS.
24. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 811, TWO WORKING DAYS BEFORE DIGGING. NO INSPECTION WILL BE PROVIDED BY THE CITY ENGINEER'S OFFICE, AND NO CONSTRUCTION PERMIT ISSUED INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
25. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF HIGHLAND. PRIOR TO PERMIT ISSUANCE, SUBMITTAL OF CORRESPONDENCE FROM THE RWQCB STATING THE WDID NUMBER IS REQUIRED.
26. FOR INSPECTION PURPOSES, THE NORMAL WORK DAY SHALL BE CONSIDERED AS 7:00AM TO 3:30PM MONDAY THROUGH FRIDAY, EXCLUDING LEGAL HOLIDAYS RECOGNIZED BY THE CITY. NEITHER THE SUBDIVIDER, HIS CONTRACTORS, NOR HIS SUBCONTRACTORS SHALL PERFORM ANY WORK OUTSIDE THE ABOVE ENUMERATED WORKING HOURS WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER, AND THE POSTING OF A DEPOSIT IN AN AMOUNT DETERMINED BY THE CITY ENGINEER TO BE USED AS PAYMENT FOR OVERTIME INSPECTION SERVICES.
27. IF THE DEVELOPER IS TO INSTALL FRONT YARD LANDSCAPING, THEN SAID LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

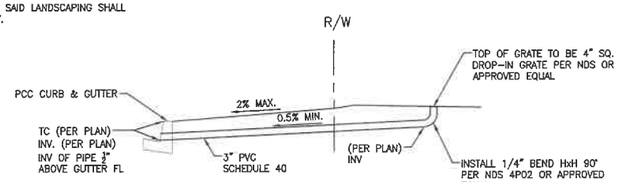


1" = 30'
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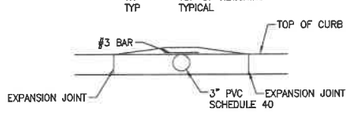
LEGEND & ABBREVIATIONS

℄	CENTERLINE
C&G	CURB & GUTTER
EX	EXISTING
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
ST	STREET
TF	TOP OF FOOTING
TG	TOP OF GRATE
TW	TOP OF WALL
RET	RETAINING
PL	PROPERTY LINE
TC	TOP OF CURB
FS	FINISH SURFACE
FG	FINISH GRADE
TRW	TOP OF RETAINING WALL
TR	TOP OF RETAINING
TYP	TYPICAL

- PROP. RETAINING WALL PER SEPARATE PERMIT
- PROP. DRAIN LINE
- PROP. SWALE
- RIDGE
- PROP. INLET



PRIVATE DRAIN THROUGH CURB OUTLET DETAIL
NTS



CURB DRAIN PROFILE
NTS

NOTE:

SBCFCD ENCROACHMENT/CONNECTION PERMIT IS NEEDED PRIOR TO CONSTRUCTING CONNECTION IMPROVEMENTS TO EXISTING CHANNELS. SARWQCB 401 WATER QUALITY CERTIFICATION IS REQUIRED.

BASIS OF BEARING

CENTERLINE OF BASELINE STREET, PER RECORD OF SURVEY 41/29. FILED IN THE COUNTY OF SAN BERNARDINO.

BEARING: N89°57'15"E

SURVEYOR'S NOTE

PROPERTY BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO PORTRAY A BOUNDARY SURVEY. THE BOUNDARY LINES WERE PLOTTED USING DEED INFORMATION WITH NO ACTUAL FIELD TIES. AN ACTUAL FIELD SURVEY MAY OR MAY NOT ALTER THE POSITION OF THESE LINES.

SHEET INDEX

SHEET C-1:	PRELIMINARY GRADING
SHEET C-2:	X-SECTIONS
SHEET C-3:	RETAINING WALL PLAN
SHEET C-4:	WATER QUALITY PLAN
SHEET C-5:	STORM TECH DETAILS
SHEET C-6:	EROSION CONTROL NOTES & DETAILS
SHEET C-7:	EROSION CONTROL DETAILS
SHEET C-8:	EROSION CONTROL DETAILS

ENGINEER

RZ ENGINEERING GROUP
OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO, CA 9245
PH: 310-662-1681
EMAIL:OSCARJRODRIGUEZ@GMAIL.COM

OWNER

EVOLUTION DEVELOPMENT CO, LLC
FRANCISCO JAVIER & HECTOR HERNANDEZ
25750 MESA COURT
SAN BERNARDINO, CA 92404
PH: 909-648-9326

SOILS ENGINEER

SOILS SOUTHWEST INC
897 VIA LATA SUITE N COLTON
CA 92324
PH: 909-370-3156
PROJECT NO. 17032-FBMP

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK

BENCHMARK - COUNTY OF SAN BERNARDINO
BENCHMARK ELEVATION: 1146.306'

DESCRIPTION:
SB CO BRASS DISC IN CURB, ±102' NORTH OF BASELINE, ±32' WEST OF VICTORIA STREET, NORTH SIDE OF DRIVEWAY

DATUM: NGVD 1929

SEAL

PLANS PREPARED UNDER THE SUPERVISION OF:

DATE: _____

_____

PLANS PREPARED BY:
RZ ENGINEERING DESIGN GROUP
BUILDING DESIGN & CONSULTING SERVICES
DESIGNED BY: OSCAR J. RODRIGUEZ
PO BOX 3233
EL SEGUNDO CA, 90245
PHONE (310)395-1681
E-MAIL: OSCARJRODRIGUEZPE@GMAIL.COM

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

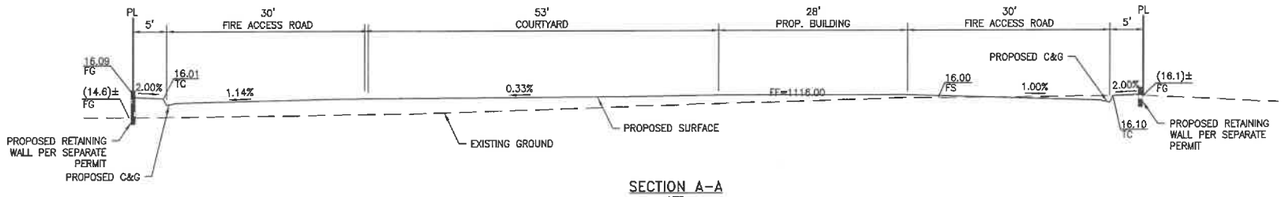
PRELIMINARY GRADING PLAN
TITLE & PLAN SHEET

APN: 1191-181-01 & 1191-191-06

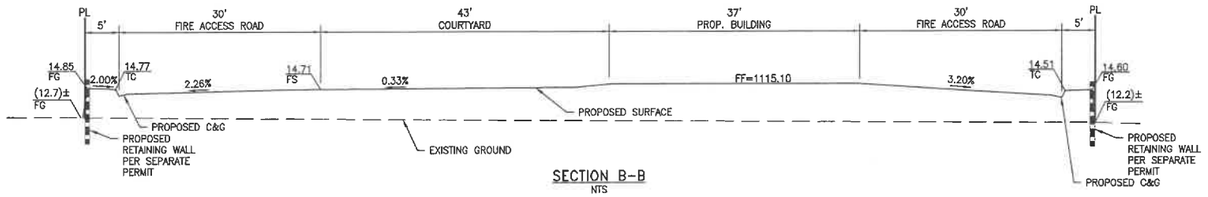
PROJECT: HACIENDA APARTMENTS
HIGHLAND, CALIFORNIA

DRAWER NO. C-1

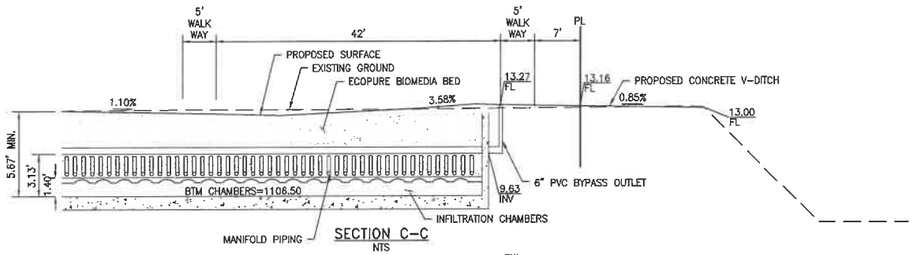
SHEET 1 OF 8



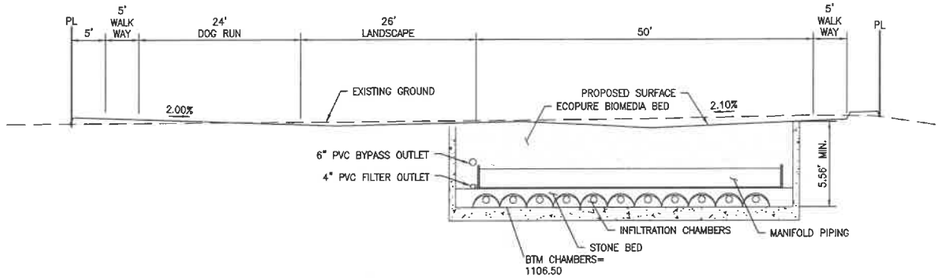
SECTION A–A
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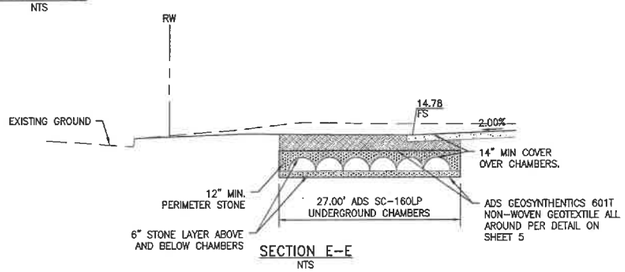
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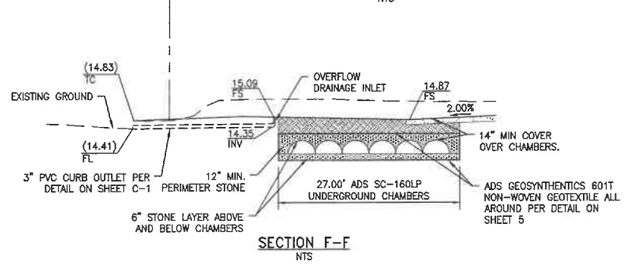
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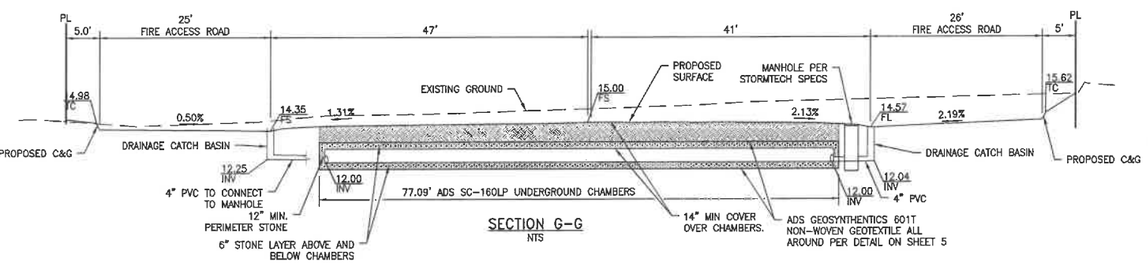
SECTION D–D
NTS



SECTION E–E
NTS



SECTION F–F
NTS



SECTION G–G
NTS

NOTE:

SBCFCD ENCROACHMENT/CONNECTION PERMIT IS NEEDED PRIOR TO CONSTRUCTING CONNECTION IMPROVEMENTS TO EXISTING CHANNELS. SARWQCB 401 WATER QUALITY CERTIFICATION IS REQUIRED.

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
BENCHMARK - COUNTY OF SAN BERNARDINO
BENCHMARK ELEVATION: 1146.306'

DESCRIPTION;
SB CO BRASS DISC IN CURB, ±102' NORTH OF BASELINE, ±32' WEST OF VICTORIA STREET, NORTH SIDE OF DRIVEWAY

DATUM: NGVD 1929

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REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY — PLANNING

APPROVED BY — BUILDING AND SAFETY

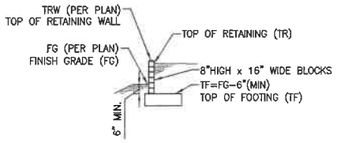
PRELIMINARY GRADING PLAN
X-SECTIONS

APN: 1191-181-01 & 1191-191-06

PROJECT: HACIENDA APARTMENTS
HIGHLAND, CALIFORNIA

DRAWER NO. C-2

SHEET 2 OF 8



TYPICAL RETAINING WALL
NTS

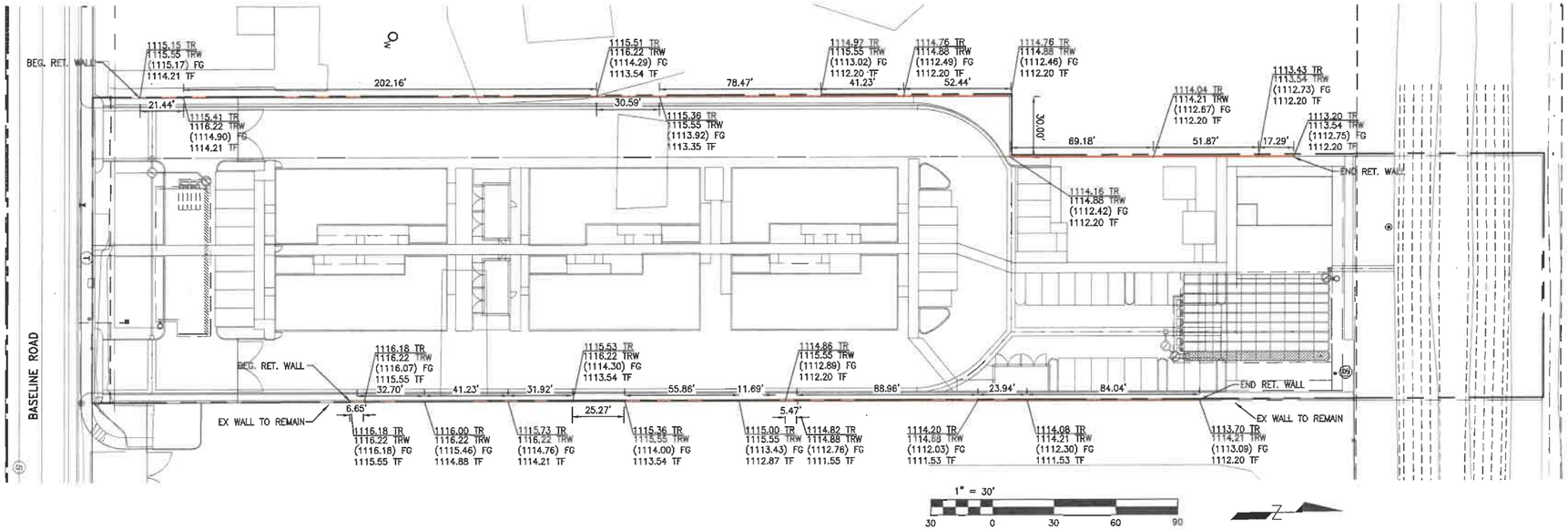
LEGEND & ABBREVIATIONS

℄	CENTERLINE
C&G	CURB & GUTTER
EX	EXISTING
FL	FLOWLINE
INV	INVERT
PROP.	PROPOSED
R/W	RIGHT OF WAY
ST	STREET
TF	TOP OF FOOTING
TG	TOP OF GRATE
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RET	RETAINING
PL	PROPERTY LINE
TC	TOP OF CURB
FS	FINISH SURFACE
FG	FINISH GRADE
TRW	TOP OF RETAINING WALL
TR	TOP OF RETAINING
TYP	TYPICAL

- PROP. RIP RAP PAD
- PROP. RETAINING WALL PER SEPARATE PERMIT
- PROP. DRAIN LINE
- PROP. SWALE
- RIDGE
- PROP. INLET

RETAINING WALL NOTE:

SEPARATE PERMIT REQUIRED FOR RETAINING WALL



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BENCHMARK
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SB CO BRASS DISC IN CURB, ±102' NORTH OF BASELINE, ±32' WEST OF VICTORIA STREET, NORTH SIDE OF DRIVEWAY

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CITY OF HIGHLAND

APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

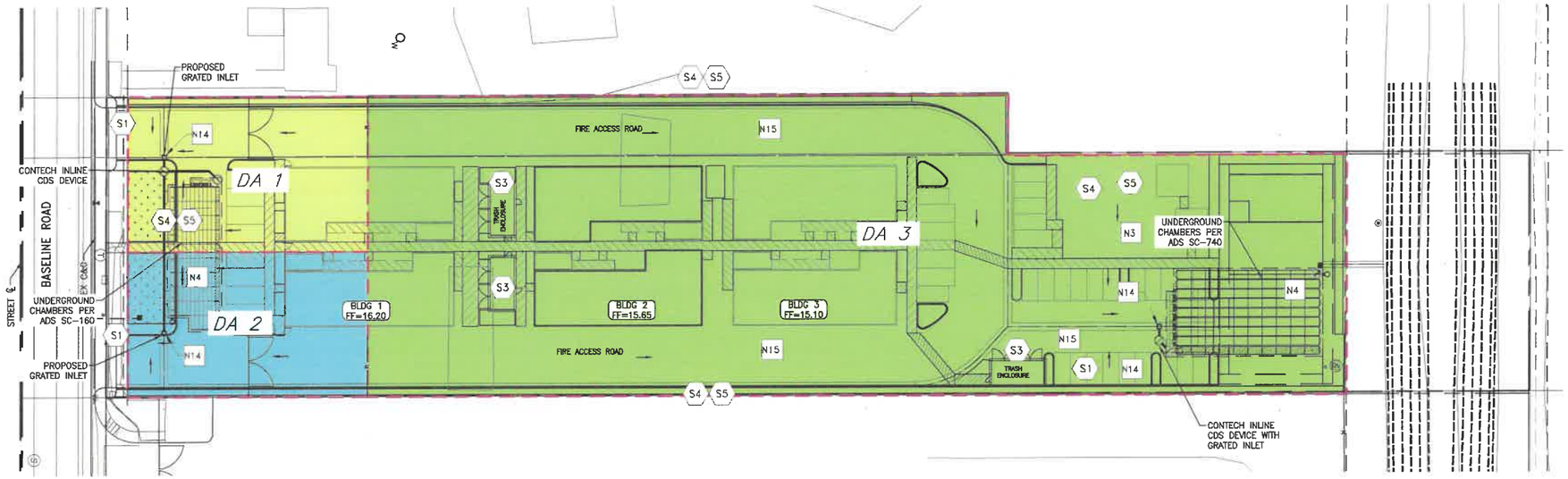
PRELIMINARY GRADING PLAN
RETAINING WALL PLAN

APN: 1191-181-01 & 1191-191-06

PROJECT: HACIENDA APARTMENTS
HIGHLAND, CALIFORNIA

DRAWER NO. C-3

SHEET 3 OF 8



LEGEND

- DA 1 – DMA A (9,806 SF)
- DA 2 – DMA B (9,806 SF)
- DA 3 – DMA C (68,400 SF)
- DMA BOUNDARY
- PROP. DRAIN LINE
- PROP. SWALE
- RIDGE
- PROP. INLET

SOURCE CONTROL BMP'S

- N3 LANDSCAPE MANAGEMENT.
- N4 BMP MAINTENANCE.
- N14 CATCH BASIN INSPECTION PROGRAM.
- N15 VACUUM SWEEPING OF PARKING LOT.
- S1 STORM DRAIN STENCILING.
- S3 TRASH STORAGE AREA, SD-32.
- S4 EFFICIENT IRRIGATION, SD-12. TYPICAL ALL LANDSCAPE AREAS.
- S5 FG OF LANDSCAPE AREA A MINIMUM OF 1" TO 2" BELOW TC, SIDEWALK, OR PAVEMENT. TYPICAL ALL LANDSCAPE AREAS.

SUMMARY

DA	PERVIOUS AREA	IMPERVIOUS AREA	TOTAL	DCV (CF)
1	2,021	7,785	9,806	804
2	2,078	7,728	9,806	798
3	13,631	54,769	68,400	5,810

WATER QUALITY MANAGEMENT PLAN NOTES:

1. INFILTRATION BMP FOOTPRINTS SHALL NOT BE USED FOR STAGING OR STORING OF MATERIALS OR EQUIPMENT DURING CONSTRUCTION.
2. INFILTRATION BMP EXCAVATIONS SHALL NOT BE USED FOR RECEIVING CONSTRUCTION SITE RUNOFF.
3. INFILTRATION BMP SHALL NOT BE PUT INTO SERVICE OR RECEIVE RUNOFF PRIOR TO STABILIZATION OF THE DRAINAGE AREA FOR EACH BMP.
4. SBCFCD ENCROACHMENT/CONNECTION PERMIT IS NEEDED PRIOR TO CONSTRUCTING CONNECTION IMPROVEMENTS TO EXISTING CHANNEL. SARWQCB 401 WATER QUALITY CERTIFICATION IS REQUIRED. THESE PERMITS ARE REQUIRED PRIOR TO OBTAINING BUILDING PERMITS.

1" = 30'
30 0 30 60 90

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BENCHMARK
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BENCHMARK ELEVATION: 1146.306'

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SB CO BRASS DISC IN CURB, ±102' NORTH OF BASELINE, ±32' WEST OF VICTORIA STREET, NORTH SIDE OF DRIVEWAY

DATUM: NGVD 1929

SEAL

PLANS PREPARED UNDER THE SUPERVISION OF:

DATE: _____

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BUILDING DESIGN & CONSULTING SERVICES
DESIGNED BY: OSCAR J. RODRIGUEZ

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EL SEGUNDO CA, 90245
PHONE (310)895-1681
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REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

APPROVED BY — PLANNING

APPROVED BY — BUILDING AND SAFETY

PRELIMINARY GRADING PLAN
WQMP EXHIBIT

APN: 1191-181-01 & 1191-191-06

PROJECT: HACIENDA APARTMENTS
HIGHLAND, CALIFORNIA

DRAWER NO. C-4

SHEET 4 OF 8

Exhibit "B"

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 18, 2023
Applicant: Francisco Javier Hernandez
File/Index: Design Review Application (DRA 21-009)
Proposal: Development of a 4-story, 40-unit apartment complex including Site Plan, Building Elevations, Rough Grading Plan, and Conceptual Landscape Plan.
Location: An approximate 2-acre site located on the north side of Base Line, .75 mile west of Victoria Avenue, Highland CA. APN: 1191-181-01 & 1191-191-06

PLANNING CONDITIONS OF APPROVAL

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

Design Review Application (DRA 21-009) is conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. These entitlements shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this conditional use permit, design review and tentative tract map application have occurred within thirty-six (36) months from the approval date, this conditional use permit shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant a one-year extension of time, up to 3 times, for a period of not to exceed an additional thirty-six (36) months from the initial approval date off the project. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The proposed entitlements permit the development of a 40-unit multi-family apartment complex and related improvements. The project includes three 4-story buildings, recreation amenities, parking, landscaping, and water quality facilities.

Submittal includes a site plan, wall and fencing plan, architectural elevations, rough grading plans, and landscaping plans.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.

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

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

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.

8. The Development Impact Fees shall be paid in accordance with City policy.

9. The Project shall comply with the City's Inclusionary Housing Ordinance.

10. Prior to issuance of permits, a Final Landscape and Irrigation Plan in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code shall be submitted electronically for review by the City's Landscape Architect and shall include the following:

a. The type and location of all trees, shrubs and groundcover.
b. Plans are presented no smaller than 20 scale, due to small focused areas of planting. Detailed enlargements shall be provided to show how the planting is incorporated into the central corridor/ unit entrance space.
c. Clearly label and identify all site features including trash/ dumpster areas, walls and fences including heights, materials, and fences, and other site features not otherwise detailed on architectural plans. Currently, some areas are noted, but callout text legibility is lost due to hatch pattern overlap.
d. Include a design statement based on the City's Water Efficient Landscape Ordinance requirements (Code Section 16.40.390), as well as related irrigation system overview notes and planting notes. Additionally, applicant shall clearly indicate proposed hydrozones (groupings of plants by similar water usage) and water use calculations to demonstrate that the proposed planting uses less water than the Maximum Allowable Water Allowance (MAWA).
e. Include pavement types and finishes. Current plan has some areas hatched but without explanation of what the hatching represents.
f. Provide landscape coverage calculations including overall percentage of landscape versus total parcel size.
g. Perimeter area landscape plant symbol is not distinguishable in comparison to the provided legend. A monoculture of only one plant species used is not acceptable. Applicant shall provide a variety of planting, including a mix of sizes and heights to break up long stretches of wall. Include a combination of vines and columnar/vertical growing species as well as accents along the perimeter.
h. Provide building/ site sections as well as grading plans to assist in the reviewers' understanding of the combination retaining/ screen walls and their associated elevation changes.
i. Verify the approved water quality management plans sync with the landscape plans.
j. Add street trees (Platanus racemosa / California Sycamore) that match adjacent development. In addition, Magnolias should be incorporated more toward the interior of the project site.
k. Include tree counts and a mix of larger tree specimen sizes, with the minimum allowable size being 24" box for 50% of the total tree count. Additionally, 30% of the total tree count shall be 36" box size, and the remaining 20% shall be 48" box or larger.
l. Include parking lot shade calculations to demonstrate mitigation of heat island effect.
m. Provide a concrete mow curb or other form of physical separation deemed acceptable at transitions.
n. Provide concrete step-outs where parking spaces directly abut planter areas. These step-outs shall be a minimum of 12 inches in addition to the 6" curb width (18" total minimum width) and shall run the entire length of the parking space.

11. Prior to the issuance of building permits, provide a Recreation Amenities Plan showing the final placement of recreational amenities to be included in the playground, dog run and basketball court to be reviewed and approved by the Planning Division and City's Landscape Architect.

12. Prior to the issuance of building permits, a security system/camera plan shall be submitted to the city and reviewed by the city's police department in accordance with the HMC.

13. Automatic garage door openers shall be required for each garage.

14. Each residential unit shall be provided with a minimum of one covered parking space. This can be satisfied with either a garage parking space or carport. If carports are utilized, submit a revised site plan and elevations to the Planning Division for review and approval.

15. Prior to the issuance of permits, complete a Parcel Merger to combine Assessor's Parcel Numbers 1191-181-01 & 1191-191-06.

16. Prior to the issuance of building permits, revise the Photometrics Plan to add lighting at the rear of the property to illuminate the recreation areas. Submit the Plan to the Planning Division for approval.

City of Highland

Engineering Department
Conditions of Approval
DRA 21-009 Hacienda Apartments
Base Line and East of Sterling Ave. APNs 1191-191-06 & 1191-181-01

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

SOILS/ GRADING/ DRAINAGE

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 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 4. 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 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, gravel 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 system 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 systems 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. Construct new street improvements along **Base Line** project frontage including, but not limited to:

a) Construct landscape improvements at back of sidewalk.
b) Two commercial drive approaches (per City Std. 213) at existing northerly curb face per the proposed site plan with sidewalk crossing constructed at back of right-of-way. Minimum driveway width for vehicle parking ingress/egress is 26'.
c) Remove existing drive approach along north side of Base Line within project frontage and construct full height curb and gutter per City Std 203 and 205.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

E 15. Submit engineering plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans. 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 16. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, 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* 17. Install new solar-powered street light system or new LS3 metered street light system along the project frontage of Base Line. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. For an LS3 metered system, pay the City street lighting energy and maintenance charges for the initial 12 months.

C* 18. Install pavement markings and signage, specifically R26(CA) "No Parking" signs, along the project frontage with specific locations and types approved by the City Engineer.

C 19. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

E 20. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

E 21. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices approved at time of C-WQMP approval, 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.

22. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP .

C 23. 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* 24. 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 fronting streets as necessary.

B 25. 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 26. Register the underground chambers with EPA as a Class V Injection Well.

E 27. 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.

C 28. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

E 29. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

C* 30. Apply to the City to annex the project into the City's Consolidated Landscape Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along Base Line. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system. Install City Std 401a meter in shell LMD landscaping to simplify conversion to City-maintained system.

C* 31. Dedicate an irrevocable offer of dedication via a parcel map:
   a) 52' right-of-way half width across Base Line project frontage
   b) (1) 10-foot wide minimum landscape easement across Base Line frontage
   c) (2) 4.5-foot wide sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer.
   d) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

A 32. Record a Final Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 33. At the time of Final Parcel Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

A 34. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/ PERMITS/ BONDING

E 35. 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 plan update, microfilming and storage of plans, and other required fees.

D 36. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 37. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

E 38. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

E* 39. Obtain written permission and permit from San Bernardino County Flood Control District for encroachment within their right-of-way, discharging stormwater runoff into Warm Creek Channel, channel access requirements, offsite grading, and perimeter wall construction.

C* 40. Pay in-lieu fee or underground existing overhead utility poles within City right-of-way as determined by the City Engineer and per Resolution 2007-062.

B 41. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 42. 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* 43. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 44. 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 45. 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 46. 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 47. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 48. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 49. Design and construct a trash enclosure per City Standard 700.

C 50. 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* 51. 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.

Building and Safety Division Conditions of Approval

Date:	February 7, 2022
Project:	Design Review Application – Baseline Village Apartments – (40) multi-family apartment complex
Site Location:	North side of Base Line, East of Sterling
Project Numbers:	**DRA:** 21-009
APN:	1191-181-01-0000, 1191-191-06-0000

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

    (3) Architectural Plans
    (3) Structural Plans
    (2) Structural Calculations
    (3) Plot/Site Plans
    (3) Electrical Plans
    (3) Electrical Load Calculations
    (3) Plumbing Plans/Isometrics
    (3) Mechanical Plans
    (3) HVAC Duct Layout Plans
    (2) Roof and Floor Truss Plans
    (2) Title 24 Energy Calculations
    (2) Geology Report
    (2) Soils Report
    (3) Precise Grading Plans (Listed for Reference within the plan set)
    (3) Site Disabled Access Plan
    (3) Condition of Approval Packages (to be submitted within the plan set)
    (3) Temporary Fence Plan
    (1) Fire Flow report

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. 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)

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

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

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

7. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to 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.

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

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

10. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next day inspection. Please contact (909) 864-2136, Ext 228.

11. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

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

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

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

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

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

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

17. Identify all building utility locations and sizes, indicate if a new meter service is to be installed or connection is made to the existing service meter.

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

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

20. The Building(s) sewer are 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. Percolation test is required with report provided at time of septic system application.

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

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

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

Comments pertaining to the preliminary drawing plans:

- Note some of these comments can be addressed once plans are submitted for plan review. Comments that should be addressed prior to submitting for plan review are:
    - Conditions that change the layout of the units such as making units accessible and adaptable where the unit sizes may increase in size.
    - Conditions that reflect the overall parking area, which considers the number of accessible parking spaces.
    - Conditions that change the overall layout in order to comply with accessible path of travel to all facilities and making the facilities accessible. Facilitates shall include, but not limited to the trash enclosure

26. Site development and grading shall be designed to provide access to all buildings or portions of buildings required to be accessible or adaptable. Accessible building entrances and exterior ground floor exits shall be located on an accessible route. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material.

27. Multi-family units <u>without elevators</u>:
    - All dwelling units on the ground floor shall be adaptable. (see definition of adaptable, and requirements for adaptability) Clearly indicate on the plans. CBC sec. 1119A

- All dwelling units on the ground floor shall be located on an accessible route (when site tests are not a factor). CBC sec. 1107A.12, 1107A.13

28. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route and shall comply with the provisions of sec. 1109A.

29. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions of chapter 11A.

30. Rooms or spaces located on the primary entry level and subject to chapter 11A may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.

31. When glazed openings are provided within rooms or spaces for operation by occupants (dwelling units) at least one glazed opening shall comply with 1138A.4. Provide notes / details on the plans. CBC sec. 1126A.8

32. Provide the minimum number of disabled accessible parking spaces for each building as follows:
    - 2% of total number of Covered Dwelling Units
    - 5% of total number of visitor parking spaces provided. (Identify on the site plan the number of visitor parking spaces to be provided & accessible parking spaces for visitors).
    - Indicate van accessible parking. (ratio of 1 van accessible space for each 8 accessible parking spaces).
    - Accessible parking spaces shall be dispersed throughout the site and dispersed between open parking areas and covered parking areas. CBC Section 1109A.5

33. Provide notes, details, and dimensions for gates located on an accessible route as follows: CBC sec. 1126A
    a. Width and height
    b. Maneuvering clearance/ Landings
    c. Floor or Ground surfaces
    d. Type of lock and latch
    e. Opening force
    f. Smooth surface (kick plate) sec. 1126A.7

34. The trash enclosure door or gate shall be provided with a level area 60" in length in the direction of door or gate swing and a length of 48" in the opposite direction of door swing. CBC sec. 1126A.3.1

35. Private garages shall comply with CBC Section 1109A.2.1.

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

DATE : January 18, 2022

APPLICANT : Baseline Village Apartments

SITE LOCATION: North side of Baseline East of Sterling Avenue

FILE / INDEX No.: DRA 21-009

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

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

Fire Department Review of all projects is required.

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

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

GENERAL.

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

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

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

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

5. **HF53:** A solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

6. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings. **CFC; CBC; CMC**

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

8. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

9. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

10. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

11. **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**

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

13. **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**

14. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**

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**

18. **HF61:** Aerial fire apparatus access roads. **Where required**: buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed

width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

19. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows: **RESIDENTIAL**; GPM =3250; 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.

20. **HF29:** Fire hydrant spacing shall be:
Multi-family residential: 400 FEET (3 Per 3250GPM)
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.

21. **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**

22. **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**

23. **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**

24. **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**

25. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public

street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

26. **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

27. **HF23:** **Directory map**. An illuminated directory map shall be installed at each driveway entrance where the total number of units exceeds fifteen, (15) **CFC / HMC. FIRE AND PLANNING DEPARTMENTS SHALL APPROVE SIGNAGE PLAN**.

28. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF35:** Automatic fire sprinklers shall be installed according to **NFPA 13R** 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**

30. **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**

31. **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**

32. **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**

33. **HF46:** **SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**

34. **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.

35. **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.

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

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

Kim Stater

From: Carlos Florez
Sent: Tuesday, May 30, 2023 5:07 PM
To: Kim Stater
Cc: Melissa Morgan
Subject: RE: Baseline Village Apartments - DRA-21-009
Attachments: Burrtec Design Guidelines for Enclosures 5 29 19.pdf; Std 700 trash enclosure.pdf

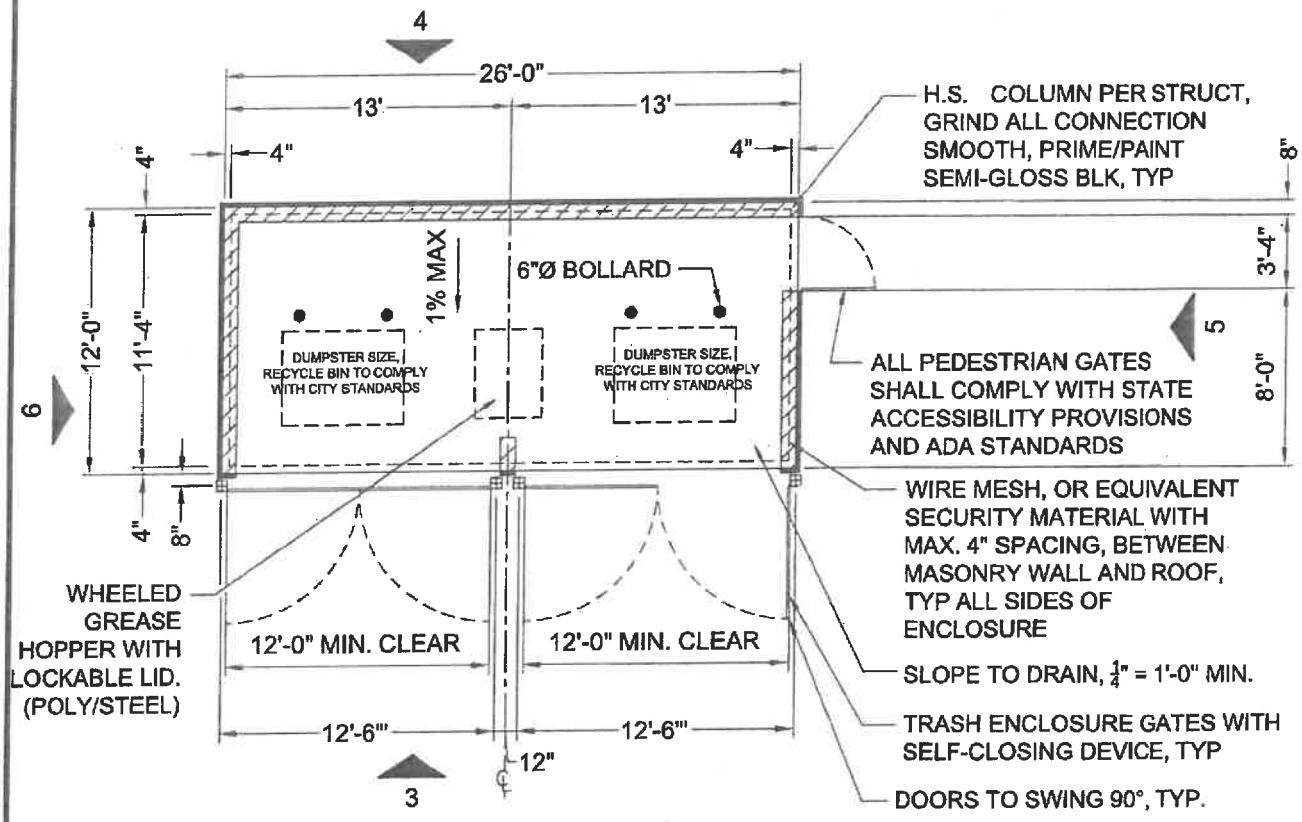
Good afternoon Kim,

Our comments are:

Per Burrtec guidelines of 20 units per enclosure page 10 (attached)
Build 2 enclosures to City Standard 700 (attached) or Burrtec guidelines page 16 or 17 (attached)

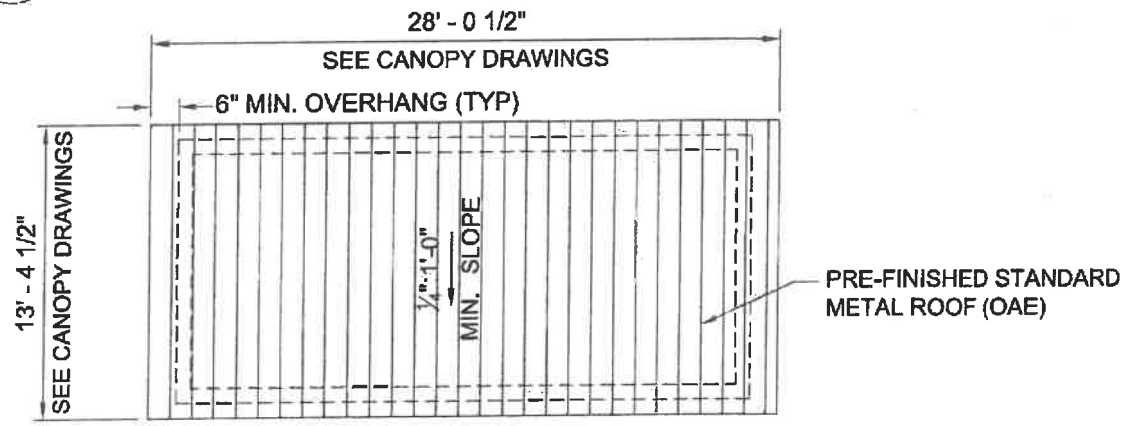
V/r,

Carlos Florez, *USN Retired*
Public Services Coordinator
27215 Base Line, Highland, CA 92346
Office: 909-864-6861 ext. 271 | Fax: 909-862-3180



1 / - TRASH ENCLOSURE - PLAN

⅛" = 1'-0"



2 / - TRASH ENCLOSURE - ROOF PLAN

⅛" = 1'-0"

Mark	Revision	By	Date
△			

Approved:

Date:

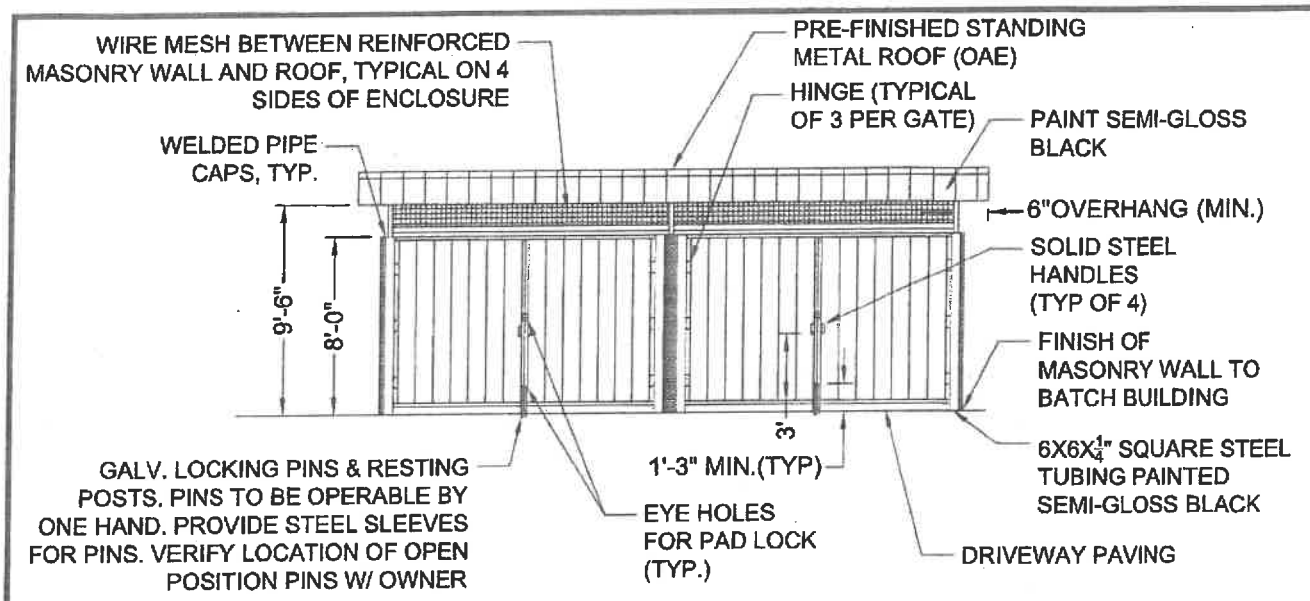
Carlos Zamano, Public Works Director/City Engineer

CITY OF HIGHLAND

TRASH ENCLOSURE FLOOR/ROOF PLANS

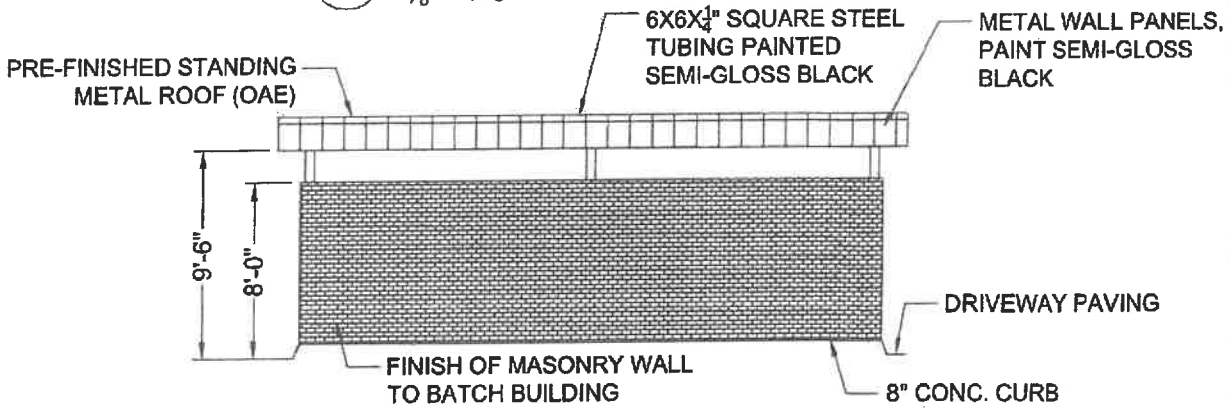
1 OF 3

Standard Drawing No. 700



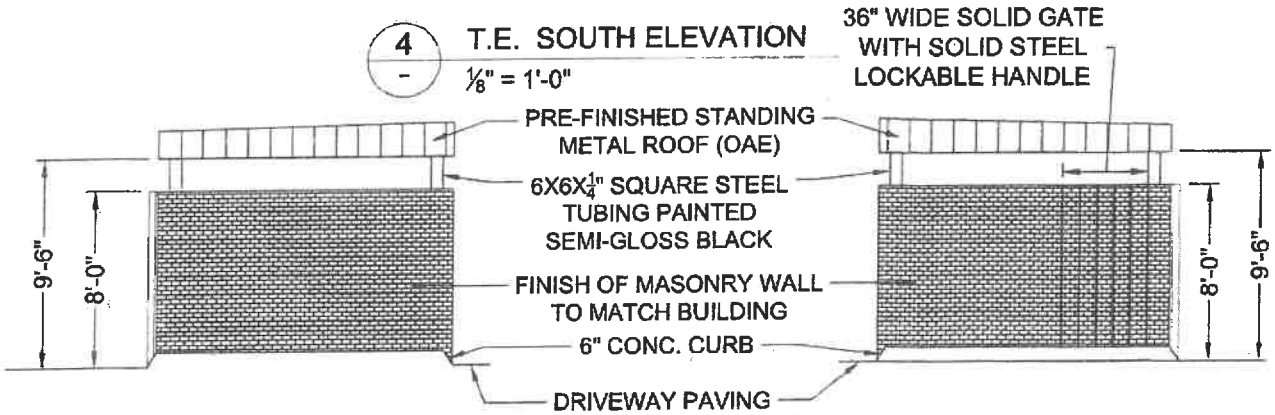
3 - T.E. NORTH ELEVATION

⅛" = 1'-0"



4 - T.E. SOUTH ELEVATION

⅛" = 1'-0"



5 - T.E. WEST ELEVATION

⅛" = 1'-0"

6 - T.E. EAST ELEVATION

⅛" = 1'-0"

Mark	Revision	By	Date
△			

Approved:

Date:

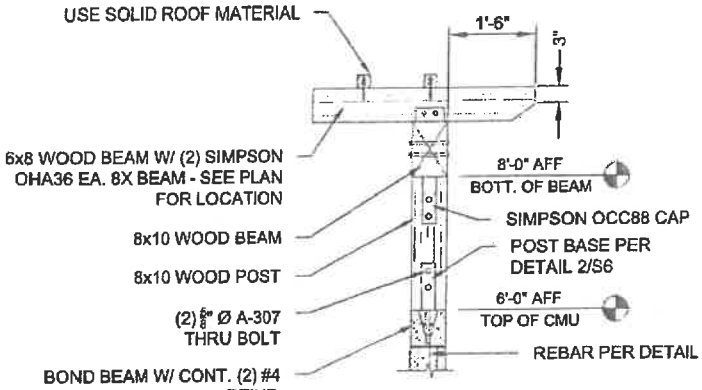
Carlos Zamano, Public Works Director/City Engineer

CITY OF HIGHLAND

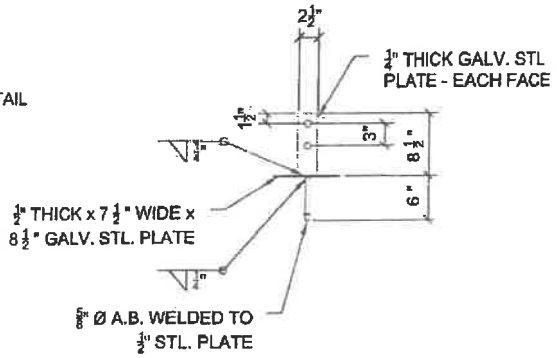
TRASH ENCLOSURE ELEVATIONS

2 OF 3

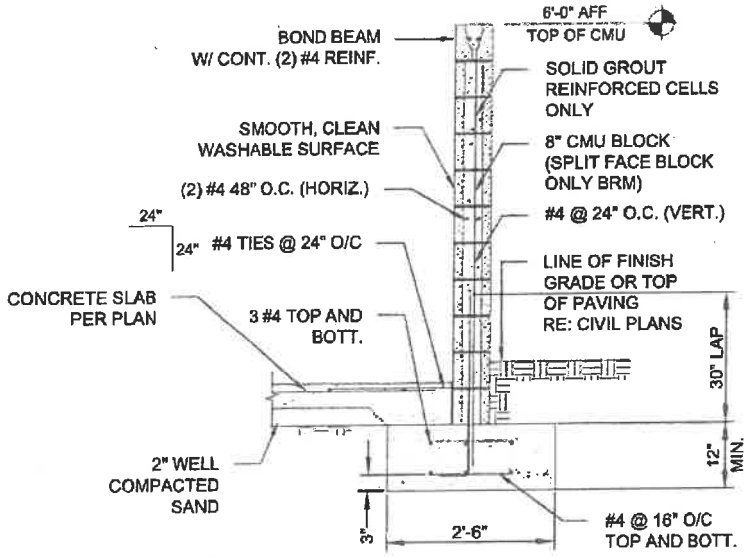
Standard Drawing No. 700



1/S6 TRELLIS TO WALL



2/S6 POST BASE CONNECTOR



3/S6 FREE STANDING TRASH ENCLOSURE WALL

N.T.S.

Mark	Revision	By	Date
△			

Approved:

Date:

Carlos Zamano, Public Works Director/City Engineer

CITY OF HIGHLAND

TRASH ENCLOSURE WALL DETAILS 1-3

3 OF 3

Standard Drawing No. 700

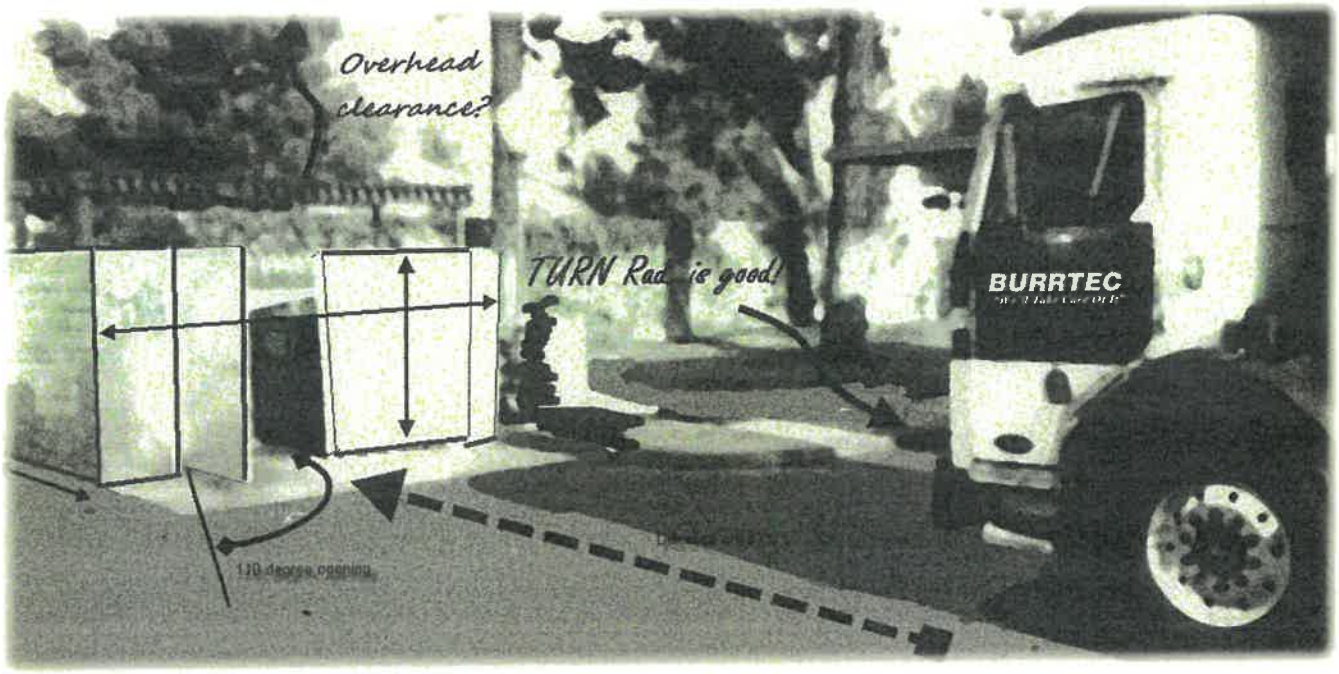
BURRTEC

"We'll Take Care Of It"

DESIGN GUIDELINES

FOR

SOLID WASTE, RECYCLABLE, & ORGANICS ENCLOSURES



Burrtec Waste Industries, Inc.
9890 Cherry Avenue
Fontana, CA 92335

April 2019

BURRTEC
"We'll Take Care Of It"

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BURRTEC
"We'll Take Care Of It"

I. Overview

A. General

These guidelines are intended to provide developers with design and operational information regarding the storage and collection of municipal solid waste, recyclables, and organic materials from residential, commercial, and industrial projects. The actual design of a project will be dependent upon the specific land use, waste generation, building layout, parcel configuration, site access, and specific development requirements of the City.

Developers are strongly urged to contact Burrtec early in the development process to determine enclosure locations and sizes, collection service needs, vehicle access, and storage requirements.

B. Recycling Legislation

a. **AB939** - The Integrated Waste Management Act of 1989 was the first comprehensive State legislation designed to reduce the amount of waste disposed at landfills. It required all cities and counties to develop Integrate Waste Management Plans to reduce, reuse, and/or recycle wastes to avoid landfill disposal. Diversion goals were set at 25 percent by 1995 and 50 percent by 2000. The bill established the first mandatory recycling programs and contributed to the development of Materials Recovery Facilities (MRFs) to process recovered materials.

b. **AB341** - In 2011, the State enacted Assembly Bill 341 that mandates recycling for business producing four of more cubic yards per week of solid waste and multi-family dwellings of five or more units. Entities affected by the law include:

- Profit and non-profit businesses (commercial, industrial, and restaurants),
- Schools,
- Government agencies and facilities, and
- Multi-family dwellings of 5 or more units.

This commercial recycling law took effect on July 1, 2012. Under the law, all affected businesses and multi-family projects must separate recyclables from MSW and either:

- Subscribe to City recycling programs offered by Burrtec, or
- Self-haul their recyclables to a licensed recycler who can provide evidence of the diversion.

c. **AB1826** - In 2014, the State enacted Assembly Bill 1826 that mandates organic waste recycling for qualifying businesses and multi-family dwellings of five units or more. The commercial recycling law took effect on July 1, 2016 and is phased in over three years. Those affected in each phase are:

- April 1, 2016- All generators of 8 or more cubic yards of organic waste per week,
- January 1, 2017 – All generators of 4 or more cubic yards of organic waste per week,
- January 1, 2019 – All generators of 4 or more cubic yards of municipal solid waste per week,
- January 1, 2020 – All generators of 2 or more cubic yards of municipal solid waste per week if statewide disposal or organics is not decreased by half.

d. **AB1383** - AB1383 was adopted by the State legislature in 2016 as a method to assist in implementing the California Global Warming Solution Act of 2006. The bill adopts policies to reduce green house gas emissions generated in California to 1990 levels by 2020. It includes policies directed at specifically reducing organic materials disposed of in landfills including green waste and food waste with a goal of reducing the disposal of organics by 50 percent of 2014 levels by 2020 and a 75 percent reduction of 2014 levels by 2025.

C. Definitions

a. **Co-Collected Yard Trimmings and Food Waste:** "Collected Yard Trimmings and Food Waste" means yard trimmings generated at residential premises that are collected with food waste generated at the same residential premises (including a single family dwelling, duplex, triplex, fourplex, or other multi-family complexes). "Collected Yard Trimmings and Food Waste" are stored together in one container and are collected together. "Collected Yard Trimmings and Food Waste" shall not contain more than 50 percent food waste, by weight.

b. **Commercial & Business Establishments (Business or Businesses):** "Commercial & Business Establishments" means all business activities including offices, general retail, restaurants, hotels and motels, warehouses, manufacturing, hospitals, assisted living facilities and all other commercial, industrial, and office land use other than residential land uses.

c. **Compostables:** "Compostables" means those materials that are processed in a controlled biological decomposition process, which are source separated from municipal solid waste and other recyclable materials. "Compostables" include food waste, soiled paper products, and yard trimmings that do not contain hazardous materials.

d. **Containers:** "containers" means watertight metal or plastic objects with lids or covers designed and used to hold municipal solid waste, recyclables, food waste, yard trimmings, compostables, and cooking oil/grease prior to collection. Containers include wheeled carts with lids, open top bins with lids (dumpsters), roll off boxes, compactors, and oil/grease tanks and drums.

e. **Contamination:** 'Contamination" means placing materials in a container that is labeled and intended for the storage of another type of material and, which would either interfere with the processing of the material or reduce the quality and value of the recovered material. This includes the placement of metal, glass or plastic in a container labeled for yard trimmings or placing food waste in a container labeled for recyclables.

f. **Diversion:** "Diversion means any combination of recycling, composting, re-use, donation, source reduction or other activity that reduces the quantity of municipal solid waste disposed of at a landfill or other disposal facility.

g. **Enclosure:** "Enclosure" means a walled structure designed for the storage of municipal solid waste, recyclables, and compostable containers. Enclosures have one or more gates to provide access for customers to place materials into containers and for collection vehicles to access the containers for dumping. Enclosures may be roofed depending upon specific City ordinances and specifications.

h. **Food Facility:** "Food Facility" means a commercial or business establishment that stores, prepares, packages, vends, or otherwise provides food for human consumption. They include, restaurants, grocery stores, convenience stores, hospitals, schools, and food manufacturing and processing facilities.

i. **Generate:** "Generate" means to produce material that is classified as municipal solid waste, recyclables, compostables, or yard trimmings.

j. **Horizontal Clearance:** "Horizontal Clearance" means the clear width of the area in which a collection vehicle will either drive to an enclosure or where the bin is dumped into the truck. The area shall be clear of any obstruction including buildings, trees, signs, or any other object that may impede the movement of the truck.

k. **Multi-Family Complex:** "Multi-Family" complex means a building dwelling or set of buildings that contain five or more residences. Multi-family complexes may have centralized collection points for municipal solid waste and recyclables that serve multiple units using enclosures and bins. They may also be served by individual carts kept at each residence. Multi-Family Complexes may also be served with yard waste collection services.

l. **Municipal Solid Waste (MSW):** "MSW" means all putrescible and non- putrescible solid, semi-solid and liquid waste that is not recycled or recovered. MSW includes garbage, trash, refuse, waste paper, rubbish, ashes, non-hazardous industrial wastes, construction and demolition debris, discarded appliances, manure, vegetable and animal solid and non-solid waste and other non-hazardous discarded materials.

m. **Recyclable Materials:** "Recyclable Materials" means material that would otherwise be classified as MSW, but by means of collecting, sorting, cleaning, treating

or reconstructing, may be returned to the economic mainstream as a finished product or as a material source for the production of new products. "Recyclables' include, but are not limited to, glass, plastics, newspaper, mixed paper, white paper, magazines, metals, cardboard and similar materials.

n. **Vertical Clearance:** "Vertical Clearance" means the clear height of the area in which a collection vehicle will either drive to an enclosure or where the bin is dumped into the truck. The area shall be clear of any obstruction including building roofs or projections, trees, signs, or any other overhead object that may impede the movement of the truck.

o. **Yard Trimmings:** "Yard Trimmings" means tree trimmings, grass clippings, leaves, branches and similar organic wastes.

D. Container Specifications

Containers for commercial and multi-family residential projects vary in size, dimensions, and capacity. Table 1 provides overall dimensions of each type of container as well as its volume in pounds.

	Container Dimensions			
Residential Container	**Height**	**Width**	**Depth**	**Capacity**
35 Gallon Residential Cart	36"	17"	17"	150 lbs
65 Gallon Residential Cart	38"	24"	24"	200 lbs
95 Gallon Residential Cart	41"	26"	26"	250 lbs
Commercial Containers	**Front[1]**	**Rear[1]**	**Width**	**Depth**	**Capacity**
1 Cubic Yard Bin	39"	39"	81"	26"	200 lbs
1 ½ Cubic Yard Bin	39"	46"	81"	30"	300 lbs
2 Cubic Yard Bin	43"	51"	81"	35"	400 lbs
3 Cubic Yard Bin	50"	60"	81"	42"	600 lbs
4 Cubic Yard Bin	54"	67"	81"	52"	800 lbs
6 Cubic Yard Bin	54"[2]	72"[2]	81"	66"	800 lbs
Roll Off Boxes	**Height[3]**	**Width**	**Depth**	**Capacity**
10 Cubic Yard Roll Off Box	37"	96"	192"	N/A
20 Cubic Yard Roll Off Box	73"	96"	240"	N/A
40 Cubic Yard Roll Off Box	109"	96"	264"	N/A

[1] Includes 8" for wheels
[2] 6 cy bins do not have wheels
[3] Includes 13" for casters

II. Single Family Residential Service

A. Overview

Residential projects come in many forms. These include:

- Standard lot single family projects,
- Small lot single family projects,
- Attached single family projects (duplex, triplex, and fourplex),
- Standard condominium/town home projects,
- Rural residential projects.

Standard single family units on individual lots are typically served by individual residential carts for trash, mixed recyclables, and green waste. Small lot single family and 2, 3 and, 4-plex projects and some condominium projects may be served by either individual residential carts or community bins.

Most standard single family projects have historically participated in recycling since AB939 was enacted. However, State law requires that effective July 1, 2012 (Public Resources Code Section 41780.01 et. Seq.) all multi-family projects of five (5) or more dwelling units must participate in a program to recover and divert recyclable and organic materials that they generate. Therefore, qualified multi-family projects must size enclosures to store at least MSW and recyclables with adequate capacity to store the quantities they generate. If yard waste generated by the project from common and private landscaped areas are not hauled away by a landscape contractor or left as mulch on grass or other landscaped areas, the enclosure(s) must be sized to hold an additional container for the yard trimmings.

Multi-Family projects are not classified as food facilities and are not required to provide food waste recycling programs. However, if the project voluntarily elects to participate in a food waste recycling program, the enclosure must be sized to hold additional containers for food waste.

B. Types of Service

The standard service for Single Family residential units are 95-gallon residential carts. In certain cases, smaller carts (35 and 65 gallon) may be provided for senior citizens or in cities with other special provisions for low waste generation customers.

Residential carts are collected using automated side load trucks that use a grapple arm located on the right side of the chassis to pick up carts for dumping. Since the arm is located on the right side of the truck, carts can only be collected from the right side. When designing projects, consideration should be given to this requirement regarding the staging of carts for collection.

C. Cart Storage

Carts must be stored at each residence where they are not seen from the street. They may be staged in side yards or rear yard behind fences, in garages, or in storage structures in front yards as approved by the City. For multi-family and small lot single family units with minimal or no

street frontage other than driveways and front entrances, carts should be stored in the garage. Attention should be given during the design phase of a project to assure that there is adequate storage space for the carts.

D. Cart Staging Area

Carts must be staged along the access drive or driveway in which they can be dumped without the driver getting out of the truck to position them. Carts should be placed with at least eighteen (18) inches between them to allow the grapple to pick up the cart without touching an adjacent cart.

If carts from multiple units will be staged side-by-side, they should be labeled with the address to avoid confusion when returning the carts after collection.

E. Access to Carts

Carts should be staged in a manner that allows the collection truck to continuously move in a forward direction. Backing movements required to pick up a cart should be minimized.

All driveways and streets that are used to access or dump carts must have at least 15 feet of clear vertical height. The area where a cart is dumped must have at least 23 feet of clear vertical height to allow the grapple arm to raise the cart and dump it into the truck's hopper.

Carts must be staged only on straight sections of roadway and away from street intersections and crosswalks. Carts may only be staged in visitor parallel parking spaces with approval from the City.

The staging of carts on "Motor Court" driveways should be avoided. Carts from these units should be staged along a main thoroughfare.

Carts staged along dead end driveways or alleys cannot be more than 50 feet from the intersection with the cross street or driveway. If carts are to be staged on driveways or alleys more than 50 feet long, a turnaround suitable for a 35-foot long truck must be provided at the dead end.

Whenever possible, carts should be staged for collection away from any vertical obstructions that are perpendicular to the driveway or alley. Obstructions include, but are not limited to, walls, trees, street light poles, and mailboxes. Please refer to Section V. - Collection Truck Maneuverability.

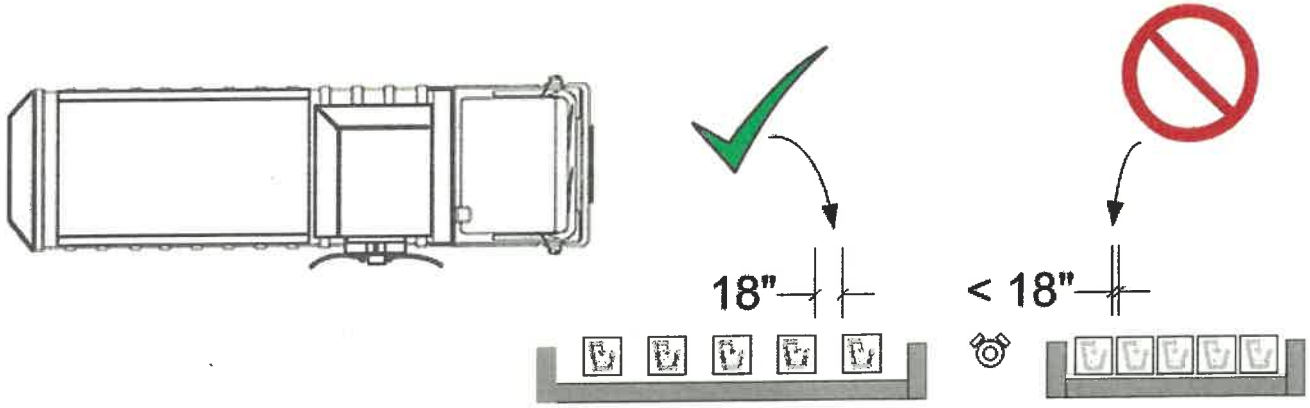
F. Service Plan

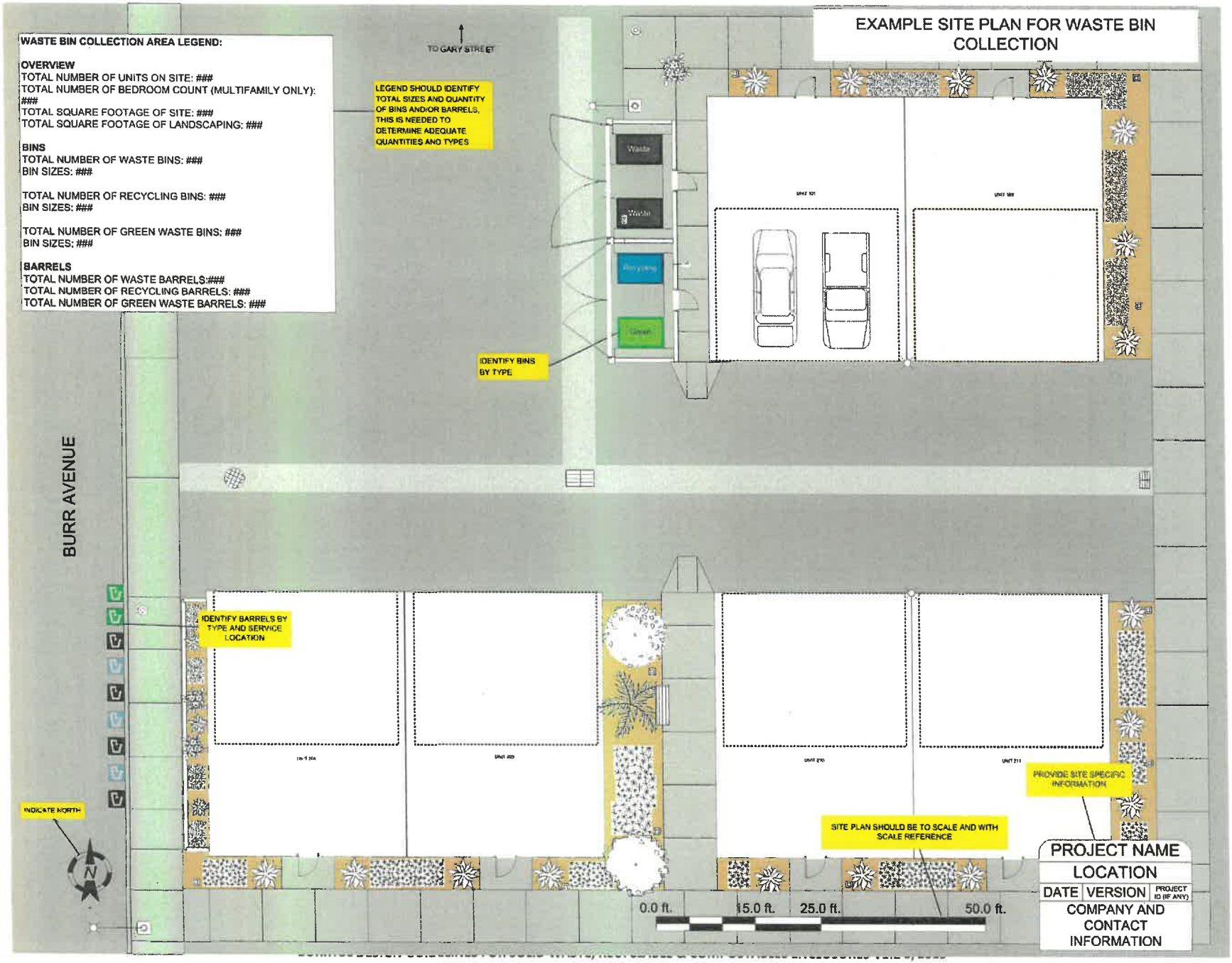
If carts are proposed for use in a multi-family or small lot single family project, the developer shall prepare a Collection Plan for review and approval by Burrtec. The Plan shall identify the following:

1. The specific locations where each cart will be staged proving that there is adequate space for all carts. Any deviation from the approved plan may result in service disruptions,
2. Widths of all streets and driveways that must be used to provide service including ingress and egress from the project,
3. Curb radii, both inside and outside curves at all intersections and curves.

When identifying cart locations the following guidelines should be considered:

1. There must be eighteen (18) inches between the carts and on both ends of a row of carts so that the grapple arm can grasp the cart without knocking over or moving adjacent carts,
2. Carts cannot be staged on driveway or roadway curves. The truck must be able to approach parallel to the cart in a straight line,
3. Carts cannot be staged in front of parked vehicles,
4. Carts cannot be placed at or extended into intersection corners.




EXAMPLE SITE PLAN FOR WASTE BIN COLLECTION
WASTE BIN COLLECTION AREA LEGEND:
OVERVIEW
TOTAL NUMBER OF UNITS ON SITE: ###
TOTAL NUMBER OF BEDROOM COUNT (MULTIFAMILY ONLY): ###
TOTAL SQUARE FOOTAGE OF SITE: ###
TOTAL SQUARE FOOTAGE OF LANDSCAPING: ###
BINS
TOTAL NUMBER OF WASTE BINS: ###
BIN SIZES: ###
TOTAL NUMBER OF RECYCLING BINS: ###
BIN SIZES: ###
TOTAL NUMBER OF GREEN WASTE BINS: ###
BIN SIZES: ###
BARRELS
TOTAL NUMBER OF WASTE BARRELS:###
TOTAL NUMBER OF RECYCLING BARRELS: ###
TOTAL NUMBER OF GREEN WASTE BARRELS: ###
TO GARY STREET
LEGEND SHOULD IDENTIFY TOTAL SIZES AND QUANTITY OF BINS AND/OR BARRELS, THIS IS NEEDED TO DETERMINE ADEQUATE QUANTITIES AND TYPES
IDENTIFY BINS BY TYPE
BURR AVENUE
IDENTIFY BARRELS BY TYPE AND SERVICE LOCATION
INDICATE NORTH
N
PROVIDE SITE SPECIFIC INFORMATION
SITE PLAN SHOULD BE TO SCALE AND WITH SCALE REFERENCE
0.0 ft.
15.0 ft.
25.0 ft.
50.0 ft.
PROJECT NAME
LOCATION
DATE
VERSION
PROJECT ID (IF ANY)
COMPANY AND CONTACT INFORMATION

III. Commercial, Industrial, & Multi-Family Service

A. Overview

Waste and recyclable collection at most commercial, industrial and multi-family residential projects is performed using standard frontload wheeled bins (Dumpsters) located in walled trash enclosures. Service can be provided to individual commercial and industrial customers or through shared bins at shopping centers, business parks and apartment projects. Similar services are provided for institutional uses such as schools and public facilities. For small generators, residential cart service may also be provided.

B. Determining Service Needs

The actual type and amount of service will depend upon the specific needs of a business or multi-family project. Businesses may be general retail, food service, wholesale, manufacturing, or distribution. Each business type has a different service demand for MSW, recyclables, and organics. Multi-family projects will require at least MSW, recyclable, and possibly organics service with service levels that meet the need of each multi-family building. It is recommended that developers and business owners contact Burrtec to help them determine the best level of each service type.

Multi-Family Residential: At a minimum, the following service levels must be provided:

MSW:	One (1) 3-cubic yard bin for every twenty (20) units
Recycling:	One (1) 3-cubic yard bin for every twenty (20) units
Organics:	At least one (1) 3-cubic yard bin for the entire project if not removed by a landscape contractor

Service shall be at least once per week. Additional collections per week may be required.

General Commercial: A minimum of one (1) 3-cubic yard MSW bin and one (1) 3-cubic yard recycling bin is required for a commercial use. Additional bins for MSW and recycling, as well as an organics bin, may be required based upon the actual waste generation rates of the proposed use. Please contact Burrtec for assistance in calculating generation rates of each material type. Multi-tenant commercial uses shall have one enclosure for at least four bins located within 250 feet of all unit service entrances. Restaurants should have a designated MSW, recycling, and organics (food waste) bin for their private use.

Industrial: Industrial waste generation is based upon the actual use. At a minimum, a one (1) 3-cubic yard MSW bin and one (1) 3-cubic yard recycling bin is required for the office of an industrial building. An organcis bin may also be required depending upon whether the land use has on onsite employee cafeteria and how landscape green waste is managed. Additional enclosures may be required for activities performed in the industrial building. Industrial uses may also require a trash or recyclable compactor, a cardboard baler, or roll off box service to support the industrial activities.

C. Indoor Storage

Some businesses and multi-family projects prefer to store collection containers in a room or area attached to the business or residential project. These may be acceptable methods of storage if the area complies with City development standards and they are positioned in a manner so that Burrtec can efficiently and safely access the bins to service them. However, additional "pull out" service fees may be charged for this service depending upon the specific conditions and the City's franchise agreement with Burrtec.

If enclosures are to be provided in parking garages of multi-story mixed use or multi-family structures, the access drive to the enclosure must have at least fifteen (15) feet clear height from the garage entrance to the enclosure to allow a bin truck to move the bin outside for dumping. In this case, an area must be designated for bin staging outside of the structure that does not block travel lanes and allows for safe dumping maneuvers.

D. Distance From Enclosure To User

Enclosures must be designed to make it convenient for those parties (i.e. renters, tenants, employees, and property owners) who use the bins. Containers should be placed in a manner where they can be easily accessed and are not blocking each other. Adequate area should be kept around the bin so that lids can be shut when not in use. Adequate space should be left behind the bins to allow the collection driver to safely push the bins out for servicing instead of pulling them.

For multi-family residential projects, enclosures must be located no more than 150 feet from any residential unit. Distance is measured as the actual walking distance using designated sidewalks or other pedestrian paths from the unit to the enclosure.

For commercial projects, enclosures must be no more than 250 feet from any unit. Distance is measured from the service entrance of each unit to the enclosure using designated sidewalks or other pedestrian paths from the unit to the enclosure.

E. Gated Communities & Businesses

Whenever service is provided to a gated residential community that does not have a manned guardhouse, Burrtec shall be provided with all access codes to any entrance gate. If a multi-family residential project is provided with individual cart service, it may be necessary to gain access from emergency vehicle access gates in order to serve specific units from the right side.

For any business or multi-family residential project that is secured by locked gates and does not have a manned guardhouse, Burrtec shall be provided with access codes or keys that allow access to all enclosure areas.

F. Compactors

Some commercial and industrial uses prefer to use a compactor to manage all or part of the waste load. There are a variety of manufacturers, models and sizes of compactors that each require special consideration for siting, access, and electrical. If a customer is considering the use of a compactor, please contact Burrtec for assistance in unit selection and siting.

G. Enclosure Design & Specifications

a. Location and Accessibility

All enclosures are required to have direct access to collection trucks. Direct access means that the collection truck can drive directly to the enclosure with minimal turning movements and no backing movements. The driver should be able to safely exit the truck and access the enclosure and bins.

A minimum straight approach of fifty (50) feet is required to line up bins for dumping. Vertical clearance within the 50-foot dumping zone shall be a minimum of twenty-six (26) feet. Roll-off boxes and compactors require a minimum of seventy-five (75) feet of straight approach.

Angled direct access of up to thirty (30) degrees may be acceptable, but is subject to individual site conditions and approval from Burrtec and the City.

It is difficult and dangerous for a collection truck to back up. Looped streets or driveways are preferred that keep the truck moving in a forward direction. The maximum back up distance is fifty (50) feet and must be in a straight line. If bins must be serviced on dead end streets or alleys more than fifty (50) feet long, a hammerhead or other turn around, capable of accommodating a collection truck, must be provided at the end of the street or alley. See Section V. – Collection Truck Maneuverability.

Enclosures shall not be installed behind parking spaces or landscaping that would impede access to the enclosure.

b. Driveway and Parking Lot Design

Driveways and parking lots providing access to enclosures shall be paved in asphalt or concrete and designed to accommodate a gross vehicle weight of 60,000 pounds. Driveways in front of enclosures must be straight for at least fifty (50) feet from the enclosure gate.

c. Concrete Apron

All corners and intersections on streets and driveways leading to enclosures must have a turning radius adequate for a 35-foot long, three-axle collection truck. The minimum inside curb radius shall be at least 28 feet. The minimum outside curb radius shall be at least 42 feet. All streets and driveways shall comply with applicable City standards.

d. Enclosure Pad

The enclosure pad shall be at the same elevation as the apron and have a maximum slope of one (1) percent away from the bins. The enclosure pad shall be engineered to withstand a minimum of twenty (20,000) pounds of direct downward force from a single truck axle.

A high point may be provided to allow any runoff to be contained in the enclosure. The high point shall be located in a manner that does not impede the removal or replacements of bins in the enclosure. If a high point is proposed, the enclosure must provide a drainage system as approved by the City.

e. Enclosure Interior

The enclosure shall be large enough to provide an eighteen (18) inch walkway 6 inches high along the back wall and sidewalls to allow the driver to push the bins or carts out of the enclosure. This walkway provides the collection truck driver access to push the bin out of the enclosure while protecting the enclosure walls. It's recommended that all containers have a minimum of two (2) feet clearance between the bin and the front gates.

All enclosures shall be kept clean and free of any material outside the bins. Enclosures shall not have water faucets or electrical boxes inside the enclosures, on the front of the enclosure or anywhere where they may be damaged during the removal or replacement of bins.

The storage of grease, oils or other products shall not be stored within the enclosure.

f. Walls

Enclosure walls shall be a minimum of six (6) feet high as approved by the City.

g. Enclosure Materials

The enclosure shall be constructed of material as approved by the City. Materials should generally match the exterior surface of the building it serves or provide an aesthetic look as approved by the City.

h. Roof

All enclosure roofs shall be a minimum of eight (8) feet high at its lowest point and must extend over any open side or the rear of enclosure by at least six (6) inches or as approved by the City.

i. Gates and Doors

All enclosures shall have at least two gates depending on the dimensions of the enclosure. Gates shall open to at least 110 degrees and not obstruct bin dumping activities.

Gates shall be free standing with no center pole. If a center pole is necessary, the enclosure width will be increased by twelve (12) inches.

Gates shall have solid metal outside handles and slide latches to secure the gates when closed. Bolts must be used to secure gates to poles or walls. All gates shall be provided with a means to secure the gates when opened or closed such as a cane bolt with sleeve. Cane bolts shall be a minimum of ½ inch in diameter and with the sleeve double the size of the bolt. All bolts should drop at least four (4) inches into the ground.

All gates shall remain closed unless in use.

j. Pedestrian Access

A separate pedestrian access shall be provided for all enclosures. Depending upon the location of the enclosure, it may be located on the back or side of the enclosure. All pedestrian gates shall be a minimum of thirty-six (36) inches wide and comply with current ADA standards.

For multi-family residential projects, enclosures shall be located no more than 150 feet from any residential unit. Distances shall be measured using sidewalks or other pedestrian access routes from the unit to the enclosure.

For commercial and industrial uses, enclosures shall be no more than 250 feet from any unit. Distances shall be measured from the service door of each unit using sidewalks and/or driveways. If rear service entrances not provided, the distance shall be measured from the front door of the unit.

k. Signage

The area directly in front of the enclosure gates shall have "NO PARKING" painted on the ground. The letters shall be a minimum height of twenty-four (24) inches. "NO

PARKING" signs shall also be attached to the enclosure gates or painted onto the gates. Letters shall be a minimum of six (6) inches high.

A sign shall also be placed on or near the enclosure with contact information for the property owner, property management company or other party responsible for maintenance of the bins and enclosure.

Signage shall also be provided prohibiting illegal dumping, scavenging, and the storage of hazardous materials or wastes.

l. Electrical

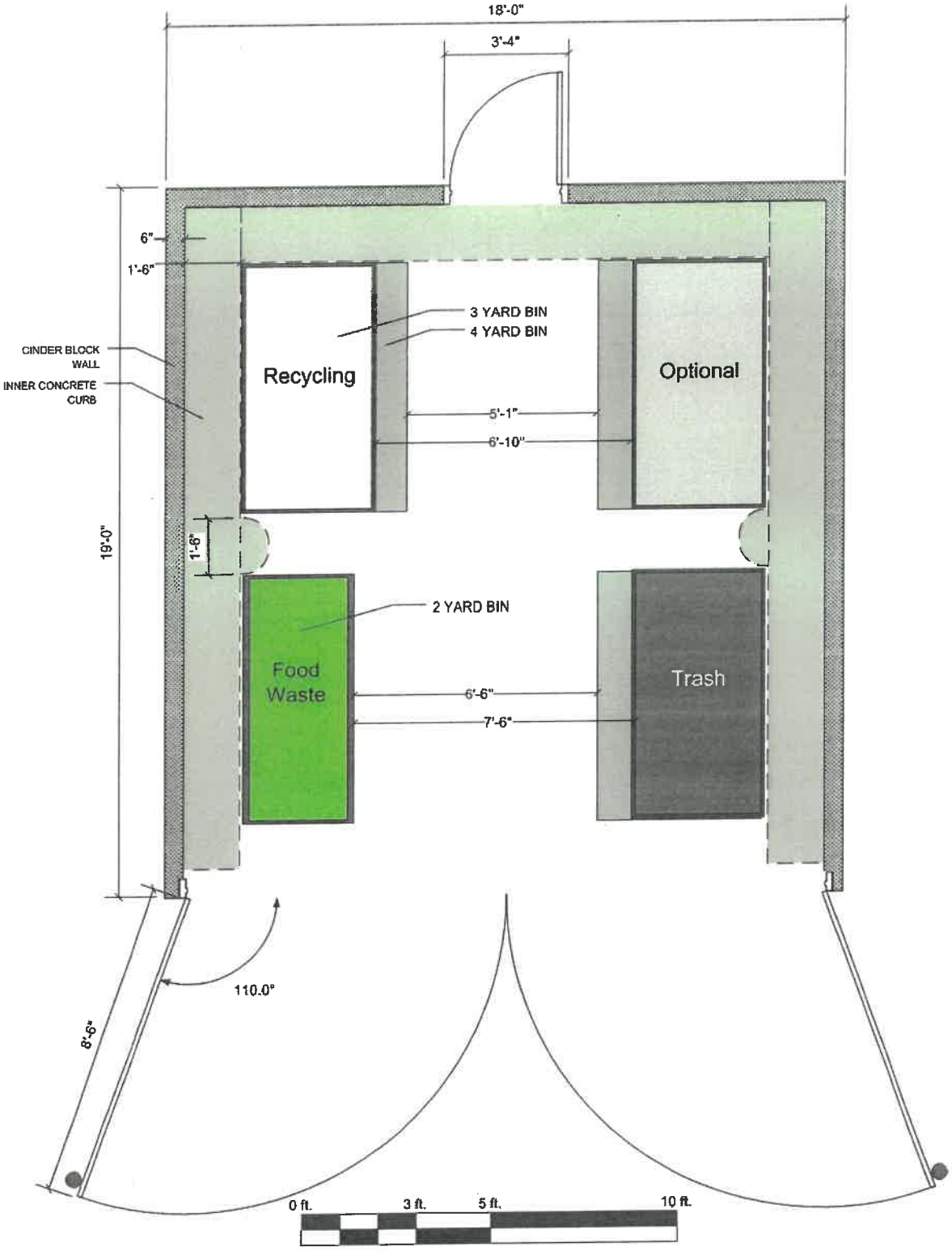
If a compactor is proposed to be installed in the enclosure, the enclosure shall be provided with electrical service as approved by Burrtec and the City. This may be either 220 or 110 volt service depending upon the selected compactor. Any electrical boxes must be placed in a manner where they are protected from damage during the removal or replacement of bins.

Area lighting within an enclosure shall comply with City standards and be protected from damage during the removal or replacement of bins in the enclosure.

m. Storage of Other Materials

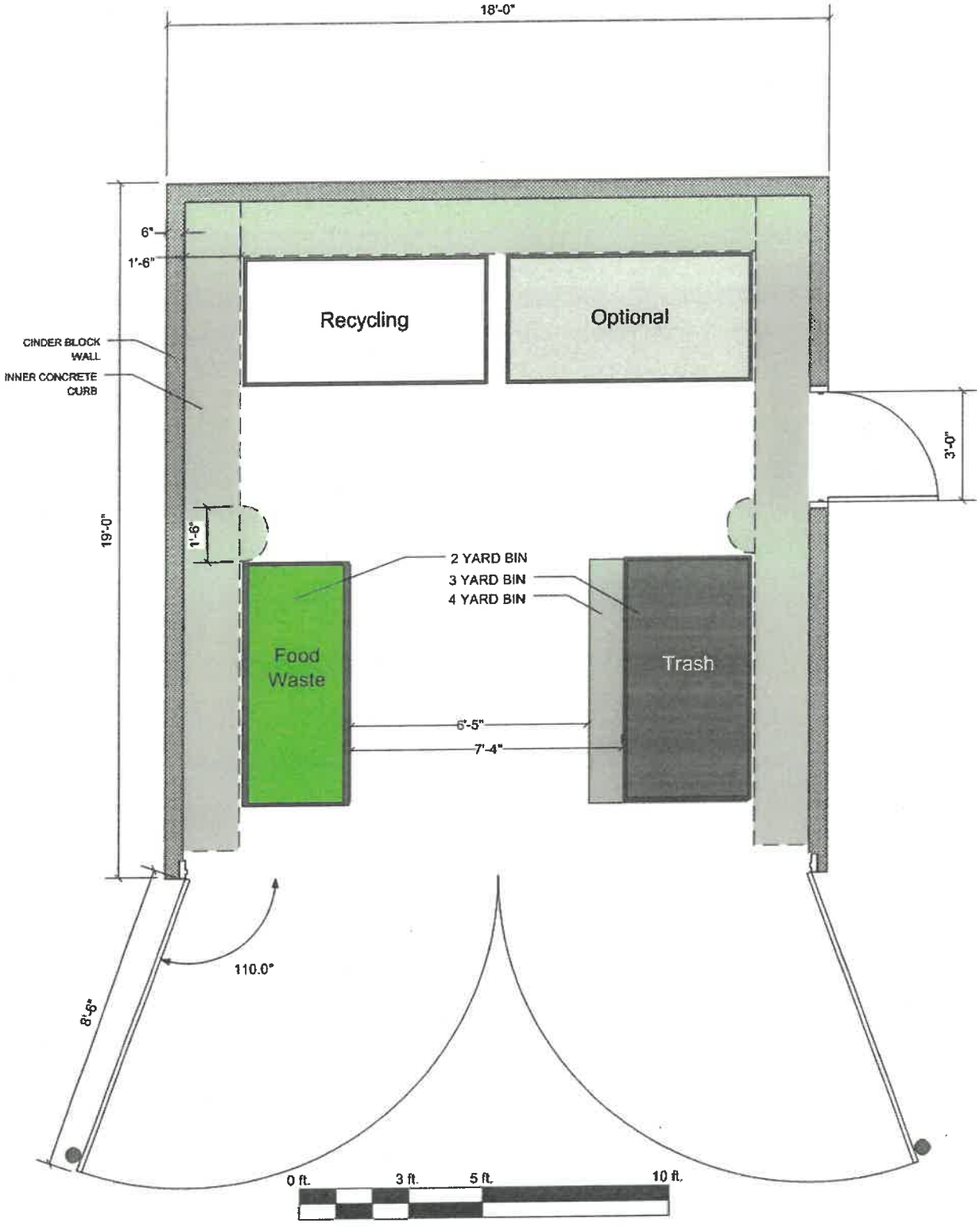
The party responsible for the enclosure shall ensure that the enclosure is only used for the storage of containers for MSW, recyclables and organics. The enclosure shall not be used to store any other containers or other materials such as racks, pallets, or used equipment. Cooking oil drums should not be stored within an enclosure.

STANDARD RECOMMENDED BIN ENCLOSURE

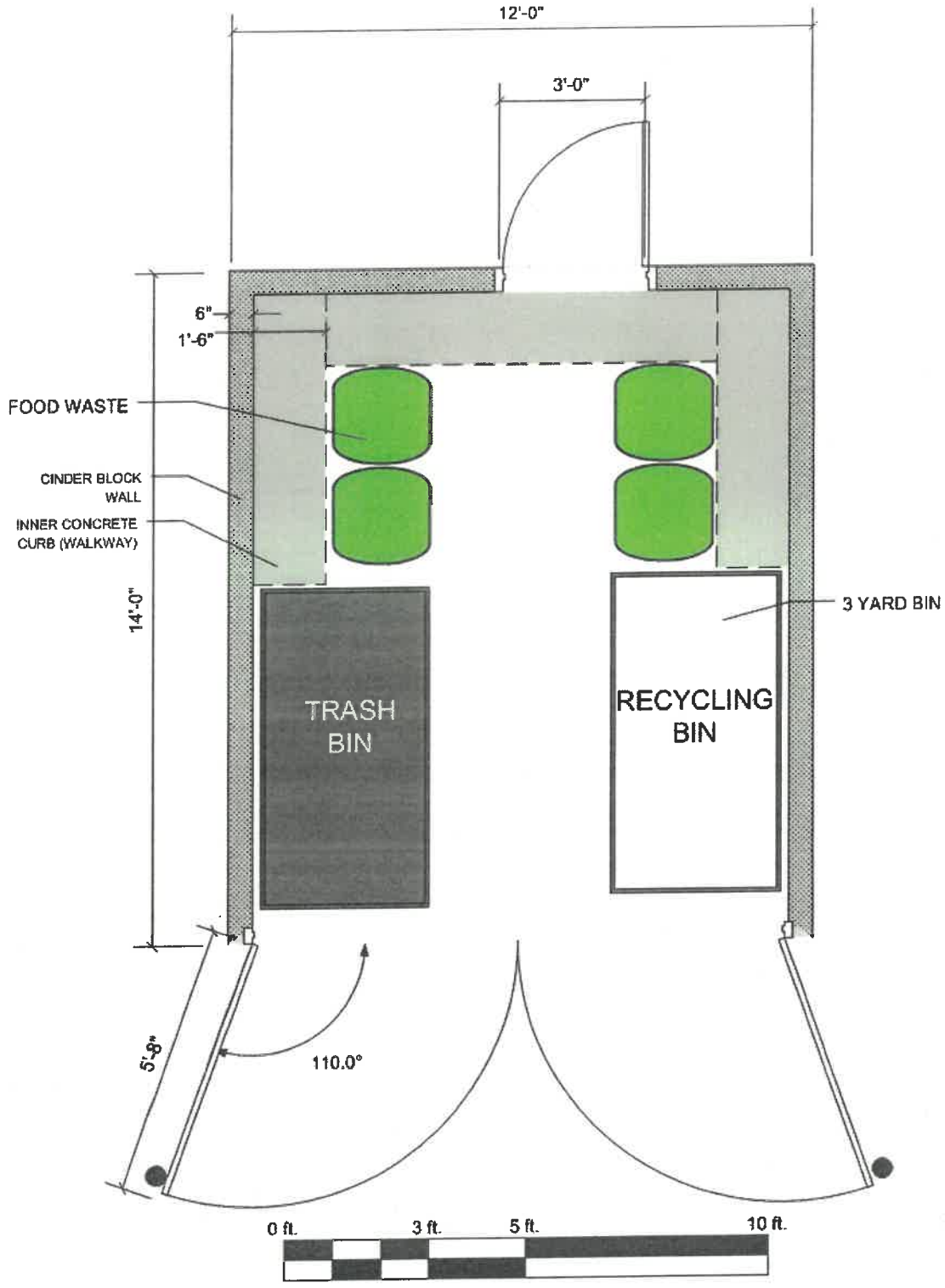


BURRTEC
"We'll Take Care Of It"

STANDARD RECOMMENDED BIN ENCLOSURE
SETUP 2



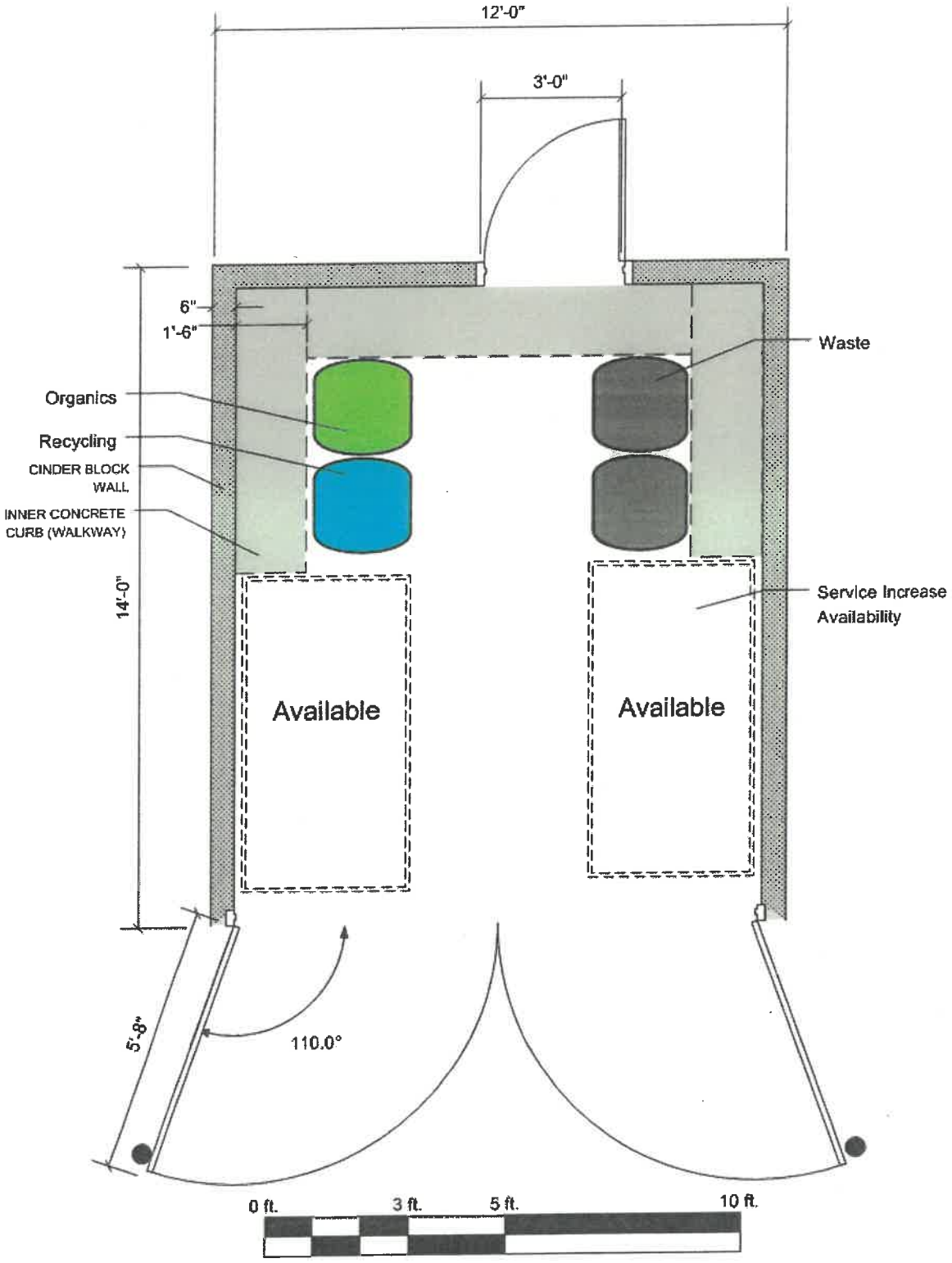
STANDARD COMMERCIAL FOOD RECOMMENDED BIN ENCLOSURE



BURRTEC
"We'll Take Care Of It"

STANDARD COMMERCIAL FOOD - LOW VOLUME GENERATOR RECOMMENDED BIN ENCLOSURE

(Additional space available for future service changes at location)



H. Safety & Environmental Controls

a. Storm Water Pollution Prevention

All enclosures shall comply with the Industrial Storm Water Pollution Prevention Plan (SWPPP) requirements as required by the National Pollutant Discharge Elimination System (NPDES) as adopted by the City. This includes the implementation of Best Management Practices necessary to control the discharge of potential contaminants generated by stored MSW, recyclables, and organics.

b. Fire Protection

All enclosures shall comply with current California Fire Codes and any additional fire prevention requirements of the responsible fire agency. This shall include, but not be limited to the following:

- Storage of combustible material shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.
- Combustible material and MSW kept within a structure shall be stored in accordance with the current California Fire Code.
- Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in an approved container. The contents of such containers shall be moved and disposed each business day.
- Containers with a capacity exceeding 40 gallons shall have a tight fitting lid. All containers and lids shall be constructed of noncombustible materials or approved organic materials.
- Containers with a capacity of at least 1.5 cubic yards shall not be stored in buildings or placed within five (5) feet of combustible walls, openings, or combustible roof eaves unless the storage area is equipped with an approved automatic fire sprinkler system. Container storage shall not be prohibited where a structure is of a Type I or IIA construction, not located less than ten (10) feet from other buildings, and is used exclusively for storage of MSW, recyclable, and organics containers.

IV. Compostables/Food Waste Recycling Service

A. Overview

If a business stores, prepares, packages, serves, vends, or otherwise provides food for human consumption, it is designated as a Food Facility. Food Facilities include, but are not limited to, restaurants (full service and fast food), grocery stores, convenience stores, hospitals, nursing homes, schools, and food manufacturing and processing facilities. Food waste may be collected in 65-gallon carts or 2-cubic yard bins. Multiple carts may be used. All food waste carts and bins must be watertight with closed lids.

Food waste carts and bins shall be kept free of contaminants such and paper, plastic, glass containers, and other non-food wastes. Burrtec can assist customers in setting up a food waste recycling program including employee training.

Due to the nature of food waste regarding odors and potential vectors, it is often collected more than once per week.

V. Collection Truck Maneuverability

A. Overview

Wastes, recyclables, and organics wastes are collected using two types of standard collection trucks. Residential carts are collected using automated side load trucks that use a grapple arm located on the right side of the chassis to pick up carts for dumping. Since the arm is located on the right side of the truck, carts can only be collected from the right side. When designing projects, consideration should be given to this requirement regarding the staging of carts for collection.

Commercial bins (Dumpsters) at commercial, industrial and multi-family customers are collected using front-end loading trucks. These trucks must "stab" the channels on the sides or bottom of the bins in order to dump them into a hopper behind the cab. Therefore, they require straight access to an enclosure and the necessary vertical clearance.

In certain cases, roll-off trucks may also be used to service large volume customers such as large manufactures or shopping centers that require roll off boxes or compactors.

B. Truck Dimensions

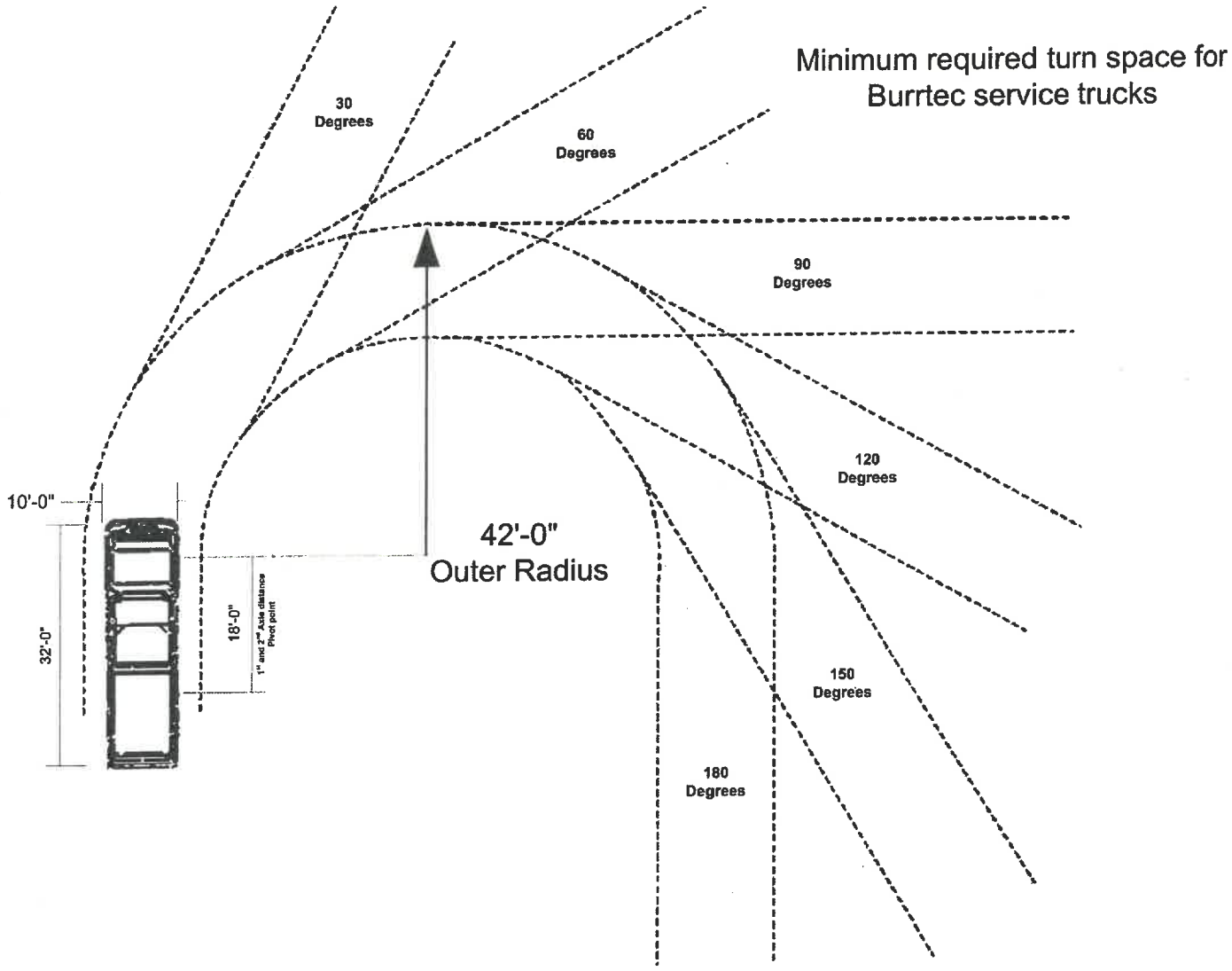
Collection dimensions are presented in Table 2.

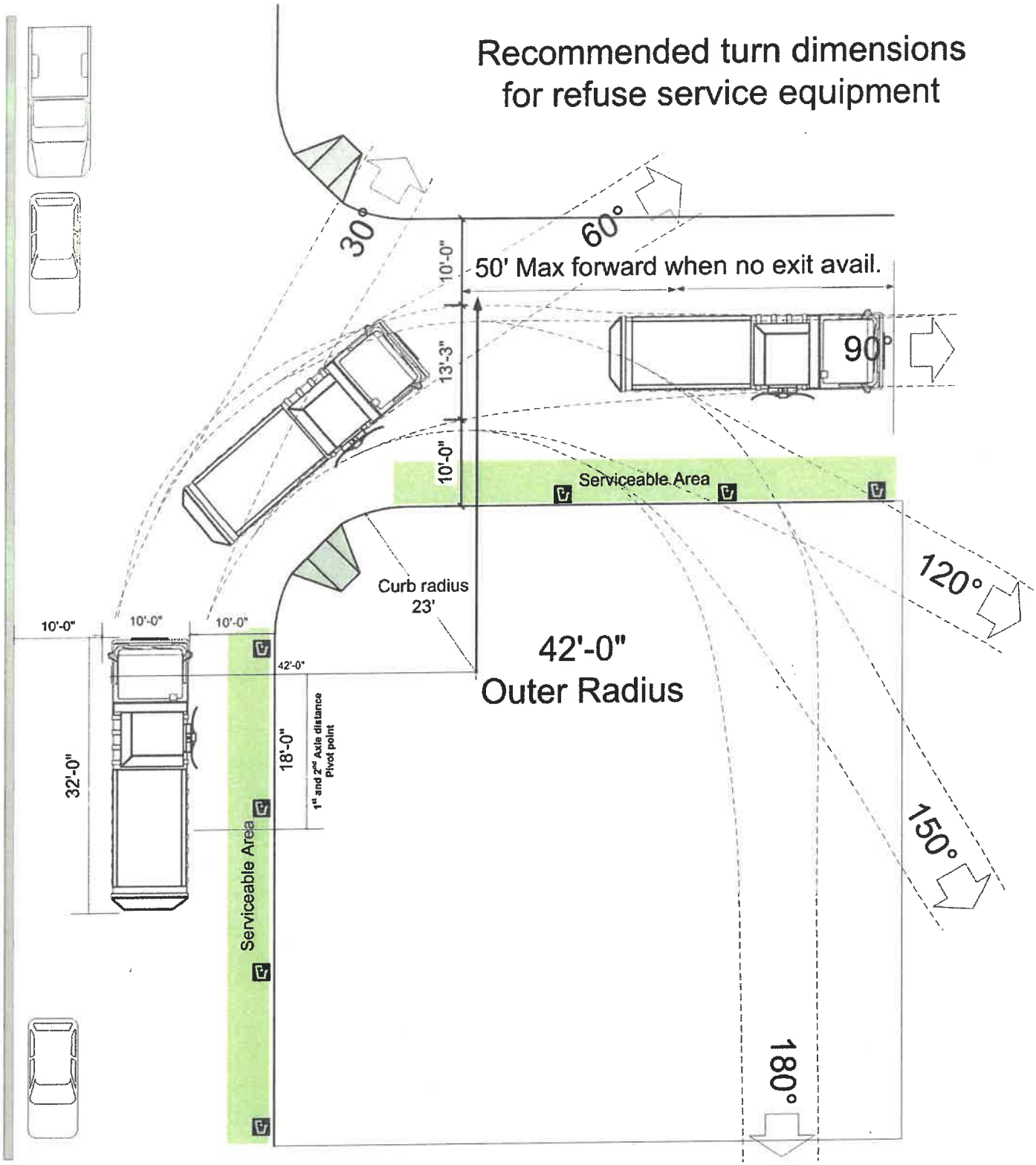
Table 2
Collection Truck Dimensions

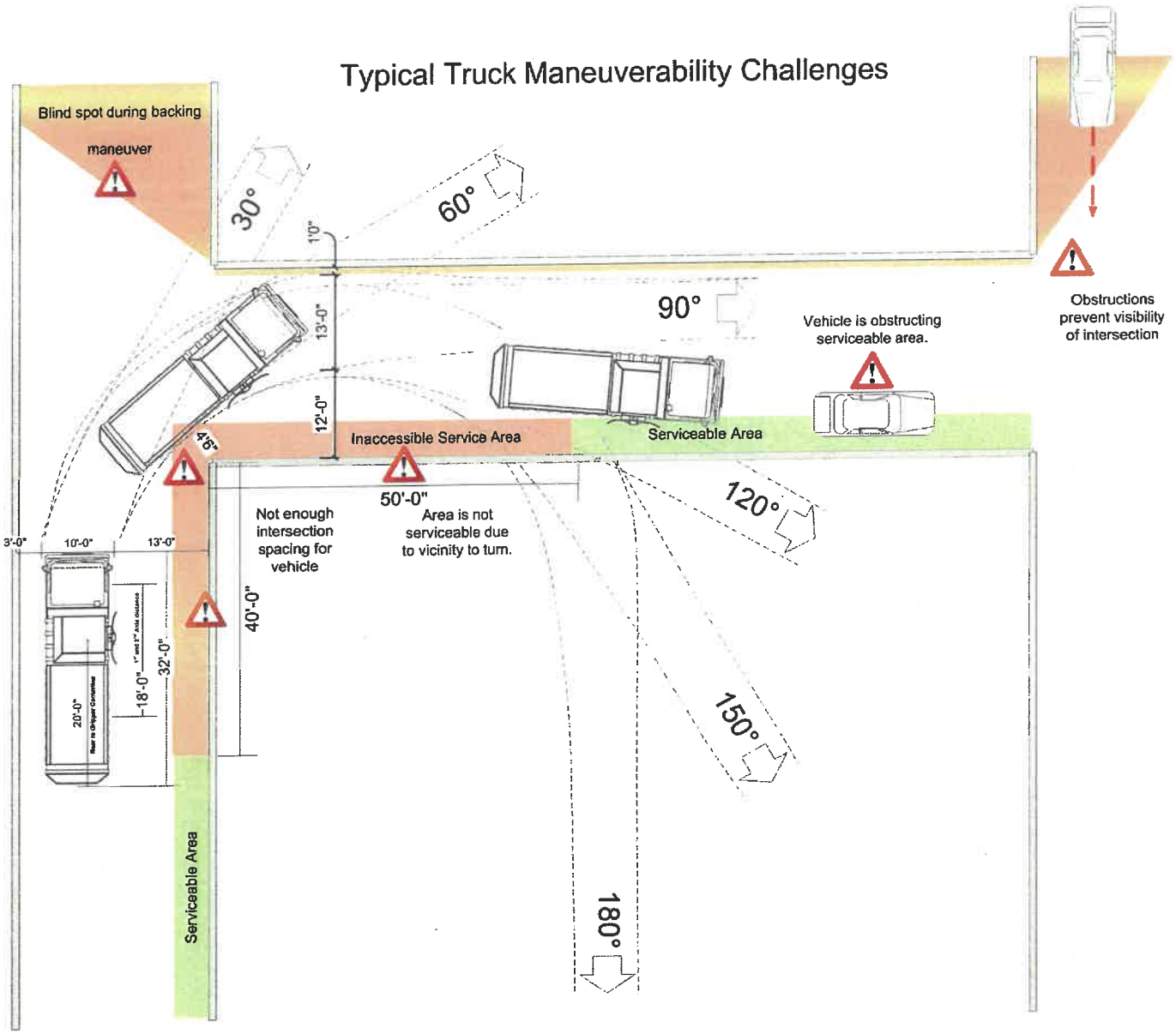
Body Length	32 – 35 feet
Front-End Loader with Forks Down	40 feet
Body Width to Outside of Mirrors	10 ft. 4 in.
Body Height	14 feet

C. Truck Turning Radius

All corners and intersections on streets and driveways leading to enclosures must have a turning radius adequate for a 35-foot long, three-axle collection truck. The minimum inside curb radius shall be at least 28 feet. The minimum outside curb radius shall be at least 42 feet. All streets and driveways shall comply with applicable City standards.




Recommended turn dimensions
for refuse service equipment
30°
60°
50' Max forward when no exit avail.
10'-0"
13'-3"
10'-0"
90°
Serviceable Area
120°
Curb radius
23'
42'-0"
Outer Radius
10'-0"
10'-0"
10'-0"
42'-0"
32'-0"
18'-0"
1st and 2nd Axle distance
Pivot point
Serviceable Area
150°
180°

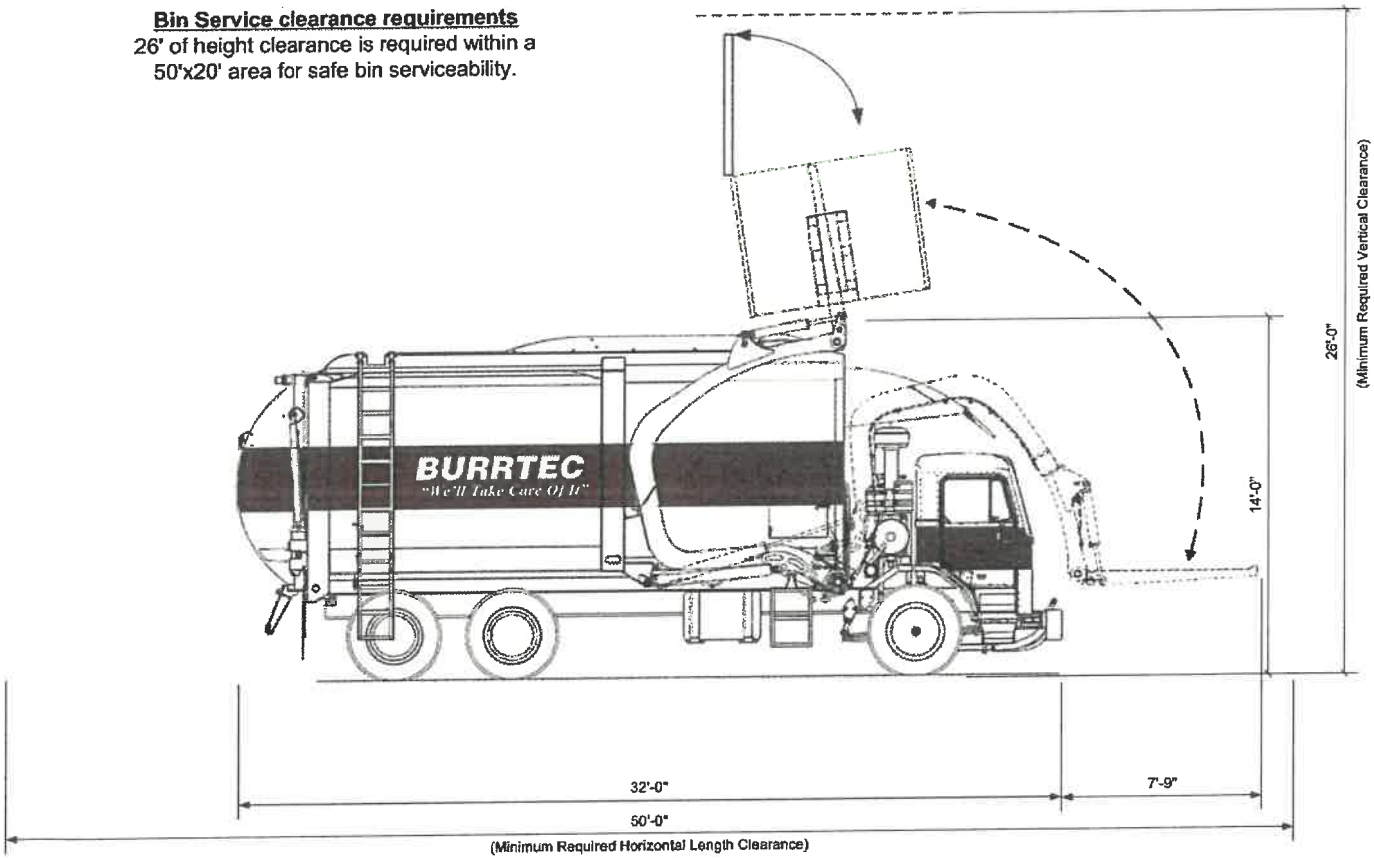

Typical Truck Maneuverability Challenges
Blind spot during backing maneuver
30°
60°
1'0"
90°
13'-0"
12'-0"
45°
Inaccessible Service Area
Serviceable Area
Vehicle is obstructing serviceable area.
Obstructions prevent visibility of intersection
50'-0"
Area is not serviceable due to vicinity to turn.
Not enough intersection spacing for vehicle
120°
150°
180°
3'-0"
10'-0"
13'-0"
40'-0"
32'-0"
18'-0"
20'-0"
Serviceable Area

D. Vertical and Horizontal Clearances

The minimum vertical clearance for collection trucks along the entire route to the enclosure is fifteen (15) feet. The minimum vertical clearance in front of the enclosure where the truck will dump the bin shall be 26 feet. The clear height shall be free of building overhangs, trees, and utility lines.

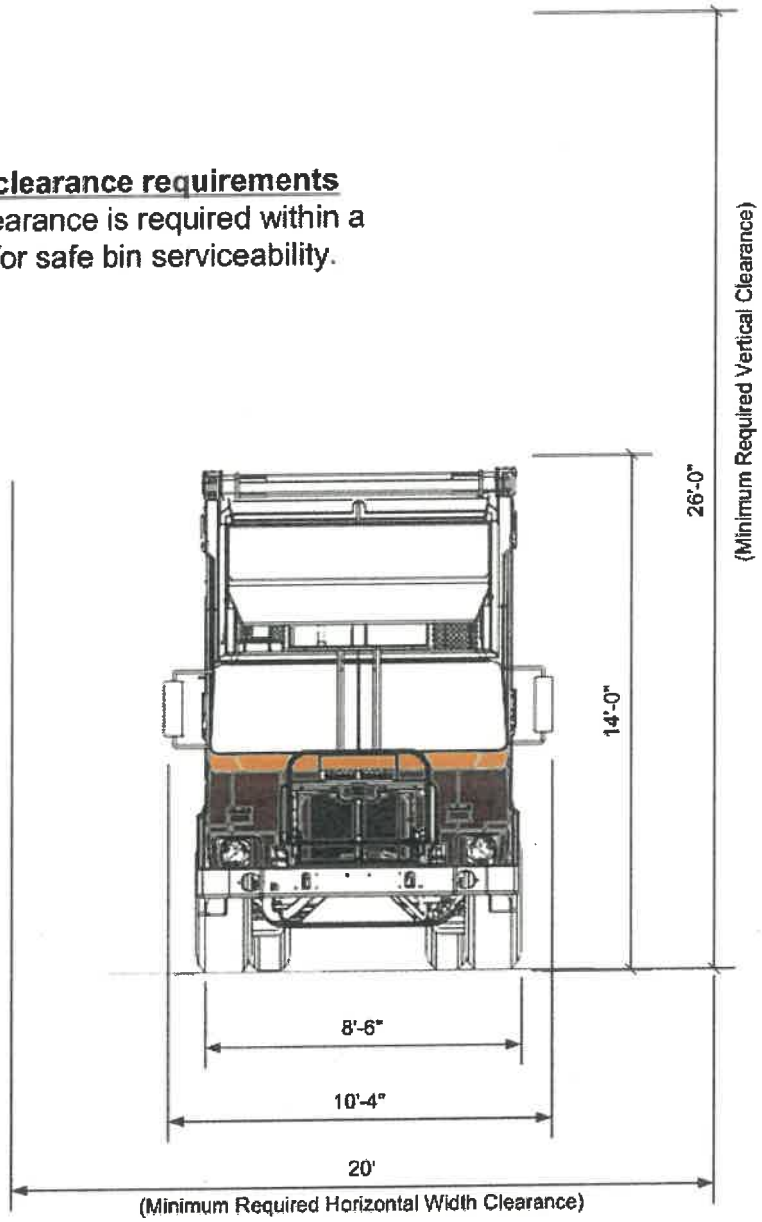
The minimum horizontal clearance along the entire route to an enclosure is 12 feet.

Bin Service clearance requirements
26' of height clearance is required within a 50'x20' area for safe bin serviceability.



Bin Service clearance requirements

26' of height clearance is required within a 50'x20' area for safe bin serviceability.



Main Office - 825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

Brendon Biggs, M.S., P.E.
Director

Trevor Leja
Assistant Director

February 2, 2022

File: 10(ENV)-4.01

City of Highland
Planning and Development Services
Attn: Kim Stater
27215 Base Line
Highland, CA. 92346
kstater@cityofhighland.org

Transmitted Via Email

RE: PROJECT NOTICE: DESIGN REVIEW APPLICATION (DRA 21-009) BASELINE VILLAGE APARTMENTS

Dear Mrs. Slater:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on January 20, 2022** and pursuant to our review, we have the following comments:

Flood Control Planning & Water Resources Division (Michael Fam, Chief, 909-387-8120):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the District's Comprehensive Storm Drain Plan (CSDP) No. 6, dated August 2001. It is to be used as a guideline for drainage in the area and is available in the County's Flood Control District Offices. Any revision to the drainage should be reviewed and approved by the City of Highland. Should construction of new, or alterations to existing storm drains be necessary as part of the Proposed Project, their impacts and any required mitigation should be discussed in the preparation of environmental documents before the document is adopted by the Lead Agency.

2. According to the most recent FEMA Flood Insurance Rate Maps (FIRM), Panels 06071C8701J, dated September 2, 2016, the majority of the project lies within zone X-shaded (500-yr. floodplain). Impacts associated with the project's occurrence in the Zone X area and their mitigation, should be discussed within the associated environmental documents as part of CEQA compliance prior to their adoption and certification.

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

Permits/Operations Support Division (Sameh Basta, Chief, 909-387-7995):

1. The project appears to impact a San Bernardino County Flood Control District (SBCFCD) facility or right-of-way (2-501-1A Upper Warm Creek Channel-interim facility-Easement Doc No. 2663/228 OR). Any encroachments including, but not limited to: access for grading, side drain connection, fence/wall removal and installation on the District's right-of-way or facilities will require a fully executed permit from the SBCFCD prior to start of any construction activities. The necessity for permits, and any impacts associated with them, should be addressed in the preparation of associated environmental documents as part of CEQA compliance prior to their adoption and certification. If you have any questions regarding this process, please contact the FCD Permit Section at (909) 387-1863

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Michael Perry

MICHAEL R. PERRY
Supervising Planner
Environmental Management

MP:AJ:nl