

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

August 15, 2023
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner
Vacant, 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 August 15, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 15, 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
August 15, 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 August 15, 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 July 18, 2023 Regular Meeting.

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

PUBLIC HEARING

2. Conditional Use Permit (CUP 22-005A) and Design Review Application (DRA 22-011A) (Amending Conditional Use Permit (CUP 22-005) and Design Review Application (DRA 22-011) for the construction of a 154,876 square foot warehouse building with 17 loading docks, 120 parking spaces, and associated improvements. [Revision to the 146,670 square foot warehouse originally approved for this site on December 20, 2022. Resolutions No. 2022-047, 48, 49, 50, and 51]

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ approving Conditional Use Permit (CUP-22-005A) for the development of a 154,876 square foot warehouse building and related improvements; and
2. Adopt Resolution No. 2023-____ approving Design Review Application (DRA 22-011A) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact;

ANNOUNCEMENTS

ADJOURN

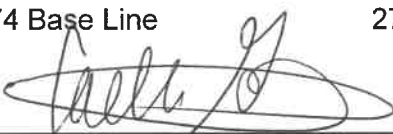
I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 10th of August 2023 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: August 10, 2023



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 15, 2023

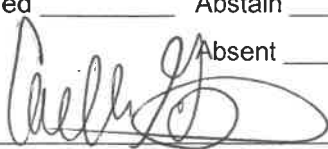
FROM: Lawrence Mainez, Community Development Director

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

SUBJECT: Minutes from the July 18, 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. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Recording Secretary		Community Development Director	

PLANNING COMMISSION REGULAR MEETING MINUTES
July 18, 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	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Ben Booth, Senior Engineer
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the June 20, 2023 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Vice Chair Thomas to approve as submitted. Motion carried, 4-0.

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

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Sutorus to approve as submitted. Motion carried, 4-0.

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)

Associate Planner Syed presented the staff report.

Applicant Vance Shannon stated we are grateful to be here presenting Quick Quack tonight. I have a three-minute video presentation that will help everyone understand the company a bit better. The presentation was about water savings, charitable giving, etc. and I can elaborate on any questions you had.

Commissioner Miller asked what additional benefits does this project bring to the Greenspot area given we already have two car washes in this area?

Vance Shannon stated we are the fourth largest car wash in the nation. It's quick, it is a great operation, it is a great-looking building for that particular location. People want convenience now. We have a million members, and we have 200 stores, so it's 5,000 members for every store we open.

Vice Chair Thomas asked how many employees will be on the site?

Applicant Vance Shannon stated two to three employees.

Chair Hamerly asked are those three parking spaces designated for the employees?

Associate Planner Syed stated the three parking spaces required on the site are per the parking regulations, per washing stall. There is one washing stall in this facility.

Chair Hamerly asked if this parcel would have shared access and through access from the southern boundary or access directly to Boulder Avenue?

Applicant Vance Shannon stated yes, there will be.

Chair Hamerly opened the public hearing.

Vice Chair Thomas stated a concern I had on the site plan was the queuing, it looked short and could have some backup into that area along Greenspot Road.

Applicant Vance Shannon stated the car wash is less than 3 minutes, and we can load a car every 24 seconds into the washing station. We can wash 55 cars in an hour. We usually see 350-400 cars a day. Queuing is never an issue.

Chair Hamerly asked to the south of the trash enclosure, there an item marked that shows a loading zone, what is being loaded there?

Applicant Vance Shannon stated we have deliveries once a month such as detergents. There will not be retail on site.

Vice Chair Thomas stated on the color exhibits on the east elevation since that is visible to cars and the que, I would like to see some type of embellishments or lattice. What is the back door leading to?

Applicant Vance Shannon stated that door is leading to the mechanical room. I think should add canopies over or awnings over those windows. There are elevation changes, there are pop outs from the equipment room.

Vice Chair Thomas stated I like the yellow color, its vibrant. I do not like the green color, but I understand it is consistent with Quick Quack's branding.

Applicant Vance Shannon stated we are very charitable as well; we gave 15,000 children eyeglasses that wouldn't be able to afford them. We wash cars to change lives for the better. Washing cars is our business, but truly like a high school fundraiser, just on a much bigger scale.

Chair Hamerly asked does the grey clouds color go on the doors?

Applicant Vance Shannon stated yes, it does. They are really nice buildings.

Commissioner Sutorus stated I do use this type of car wash, and we have not approved one in City of Highland yet, so this is a great thing for the city. I also am very appreciative of the car wash itself because I want customers to go to a car wash and not wash their cars in their driveways because pollution, runoff, and storm drain issues.

Chair Hamerly stated the east elevation the awnings should match, and staff will make a note of that to ensure it is added.

Vice Chair Thomas asked at the vacuum's location, are there trash cans in that area?

Applicant Vance Shannon stated there are orange balls at each vacuum station and those are trash cans. We call it the duck pond.

Chair Hamerly stated next, we will go over landscaping plans. The comment about additional screening to the western property line, was that the blank area that was immediately adjacent to the car wash?

Landscape Architect Rice stated the comment does relate to the area between the substation and the showroom. Condition 21 is not about the street trees; I am trying to step down the height of the building to the surroundings.

Commissioner Miller asked are the trees Mexican fan palms on the property?

Landscape Architect Rice stated yes, they are. They are along Greenspot Road.

Commissioner Sutorus asked are there other species you can select that are not invasive species?

Landscape Architect Rice stated yes, we can find another species to put there.

Commissioner Miller stated on the grading plan, regarding the temporary infiltration basin, its outlet looks like it's going to drain back to the southerly property line. Based on the way the

site plan looked laid out on Google Earth, it looks like that is an existing slope all along the south side of that wall. I'm not sure there's going to be conveyance capacity there. The storm water treatment system looks like you are going with an underground storm chamber system. I recommend pretreatment given the land use occurring here.

Chair Hamerly stated regarding the infiltration basin, it is marked on here as a temporary. Is that because it's on the other property?

Applicant Vance Shannon stated it probably is because we don't know what's going to be built there yet.

Senior Engineer Booth stated regarding the temporary infiltration basin, Engineering does condition projects to have a temporary sedimentation basin during construction that does not impact the area where the ultimate infiltration will be.

Chair Hamerly directed staff recommendations on the height of the awning, landscape modifications, and storm flow.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2023-030 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. 2023-031 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. Motion carried, 4-0.

RESOLUTION NO. 2023-030

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 SOUTHWEST CORNER OF BOULDER AVENUE AND GREENSPOT ROAD. RELATED ENTITLEMENTS INCLUDE LOT LINE ADJUSTMENT (LLA 23-002).

RESOLUTION NO. 2023-031

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 SOUTHWEST CORNER OF BOULDER AVENUE AND GREENSPOT ROAD.

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)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly stated regarding the private open space component, for the upper-level units where there's a 100 square foot requirement per unit, how is that calculated?

Assistant Community Development Director Stater stated it is not intended to include the wall.

Chair Hamerly opened the public hearing.

Commissioner Miller stated it looked like the site plan overlapped into Warm Creek.

Assistant Community Development Director Stater stated they own the property in Warm Creek and have been in contact with Flood Control to ensure to stop at the appropriate location.

Commissioner Miller asked is Warm Creek proposed to be improved at all based on the new Specific Plan for the Airport?

Assistant Community Development Director Stater stated it is outside the project area. I don't know how they would connect.

Commissioner Miller stated I would recommend getting the 100-year water surface for Warm Creek and set the pad elevations a foot above the 100-year water surface if possible. It looks like you've already been in contact with Flood Control, which is great. Typical design standard is to set your pad above the 100-years.

Senior Engineer Booth stated within that area of Warm Creek I am not familiar with any improvements that Flood Control has been proposing.

Chair Hamerly stated I know these are not full construction documents, but the material that is being used for the roof deck there is going to have furniture there so that has to be resistant material for the finish. I could locate where the Brisbane box and the purple leaf palm were on the plan.

City Landscape Architect Rice stated this is reflected in our conditions as well providing the plans no smaller than 20 scale. The Brisbane box is the parking lot tree and in the back of the property, there's some trees in planter islands in the parking spaces.

Chair Hamerly stated moving onto floor plans, the closet areas indicated at 50 square feet and the walls are a single line, so I'm assuming that those are stucco covered that, that is a gross area. That should be reflected on the final construction documents on how you access those closets because it just it's reading as a placeholder right now. What is happening on the stairwells?

Applicant's Engineer Oscar stated one side of the tower has windows and the other side is closed shutter.

Chair Hamerly asked on exhibit 2.4 where it shows connecting balcony, it is connecting at the roof level, correct?

Assistant Community Development Director Stater stated yes, correct.

Chair Hamerly asked if the HVAC was going to be visible from the roof deck or are they screened?

Assistant Community Development Director Stater stated I read it as screened.

Chair Hamerly stated there are some gaps between the tower and the gabled roofs that needs railing, but it needs a 2-inch barrier so that nobody can access those roofs at the corners between the tower and the gabled roofs. Going back to 2.4 there is a gap between the stair tower and the planter. Also, the roof area that the gable is sloping down into the side of the stair tower. On 3.1 on the south elevation, there's a gate showing on the opening between the two halves of the building, are those securing the interior courtyard from the street?

Assistant Community Development Director Stater stated yes, it is securing it from Base Line.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Sutorus to adopt Resolution No. 2023 – 032 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. Motion carried, 4-0.

RESOLUTION NO. 2023 – 032

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.

ANNOUNCEMENTS

Community Development Director Mainez announced that Costco Corporation will be coming to City of Highland off of Greenspot Road. National Night Out is scheduled August 1, 2023 at 5:30 p.m.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:20 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 15, 2023

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Ash Syed, Associate Planner *AS*

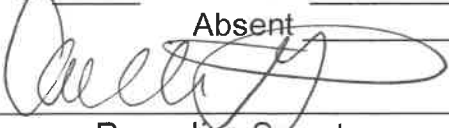
SUBJECT: Conditional Use Permit (CUP 22-005A) and Design Review Application (DRA 22-011A) [Amending Conditional Use Permit (CUP 22-005) and Design Review Application (DRA 22-011)] for the construction of a 154,876 square foot warehouse building with 17 loading docks, 120 parking spaces, and associated improvements. **[Revision to the 146,670 square foot warehouse originally approved for this site on December 20, 2022. Resolutions No. 2022-047, 48, 49, 50, and 51]**

LOCATION: A 6.93 acre site on the east side of Central Avenue, north of 3rd Street, south of 5th Street. Assessor's Parcel Number(s): 1192-631-01, -02, -03, -04, -05, -06, -15, -16, -17, -18, and -19.

OWNER/APPLICANT: CHPT Highland 210 / Crow Holdings Industrial

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ approving amended Conditional Use Permit (CUP-22-005A) for the development of a 154,876 square foot warehouse building and related improvements; and
2. Adopt Resolution No. 2023-____ approving amended Design Review Application (DRA 22-011A) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact;

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

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

PUBLIC NOTICE: As required by City Council Resolution, a Notice of Public Hearing was posted at the City's three designated posting locations. The notice was posted on the City's website and mailed to property owners within 300 feet of the project site as well as those who requested notice on July 26, 2023. The notice was also advertised in the San Bernardino Sun newspaper on August 4, 2023.

BACKGROUND: On December 20, 2022, the Planning Commission adopted Resolutions No. 2022-047, 48, 49, 50, and 51 approving Conditional Use Permit (CUP-22-005) to construct a 146,670 square foot warehouse on the east side of Central Avenue between 3rd Street and 5th Street, Variance (VAR 22-004) to allow the warehouse building to exceed the maximum building height permitted in the Business Park Zone by 10.5 feet, Tentative Parcel Map No. 20615 (TPM 22-008) to merge eleven (11) existing parcels into one (1), and Design Review Application (DRA 22-011) for the project's Site Plan, Landscape Plan, and Building Elevations. At the time, the Applicant had not received confirmation from a specific tenant to occupy the building and intended to find a suitable tenant once construction of the building was complete. Since then, the Applicant secured a tenant for the site but informed Staff that the site design and configuration as approved does not fulfill the tenant's needs for business operations. Thus, on May 16, 2023, the Applicant submitted updated plans for a new site configuration, a slightly larger building design and orientation, and revised vehicular access.

DESCRIPTION OF THE SITE: The site is comprised of eleven (11) parcels, two (2) of which were last occupied by an auto repair facility while the remaining parcels contain unpermitted semi-truck and trailer storage and abandoned vehicles that will be removed prior to the start of construction (Exhibit A – Area Map). Per Resolution No. 2022-050, these eleven (11) parcels will be consolidated into one (1) through Tentative Parcel Map No. 20615 (TPM 22-008) prior to the issuance of grading permits.

Surrounding Land Uses

North: Vacant Land

South: Matich Contractors Yard & Semi Truck Storage

East: Third Street Tavern / Arrowhead Aftercare Crematorium

West: Highland Head Start Pre-School / Upholstery Shop / future Warehouse

Location	General Plan	Zoning
North:	Industrial (I)	Industrial (I)
South:	City of San Bernardino	Alliance California (Specific Plan 95-01)

East:	Business Park (BP)	Business Park (BP)
West:	Business Park (BP)	Business Park (BP)

PROJECT REVIEW:

Conditional Use Permit

Site Plan

The Site Plan was revised since the original approval to increase the size of the building and location of the parking area, per the confirmed tenant's request. The revised layout of the building features 154,876 square feet of interior space, loading docks along the east side, and passenger vehicle parking along the north side as well as the northeast and southeast corners of the site. Per the Highland Municipal Code Section 16.24.040 Employment District development standards, the project is subject to a 20-foot setback area along each side of the property. Additionally, where onsite parking is proposed within the dedicated landscaped setback area, the portion may be split into 10-feet of landscaping at the property line and an additional 10-feet of landscaping along the building front. The proposed site design satisfies said criteria with 20-feet of fully landscaped setbacks along the 5th Street, 3rd Street, and Central Avenue frontages to the north, south, and west, and a split landscaping arrangement for the passenger parking lots at the northeast and southeast corners. The project will also construct on-site and off-site improvements that include utilities, storm drain facilities, irrigation, hardscape, trash enclosures, curbs, gutters, as well as perimeter walls and gates (Exhibit C – Site Plan).

Access

There are now three (3) points of access proposed on the site; two (2) along 5th Street to the north and one (1) from 3rd Street to the south. Of the access points along 5th Street to the north, the one toward west side will offer right in/ out and left in/ out access to passenger vehicles only. Meanwhile, the access point along 5th Street toward the east side as well as the access point along 3rd Street to the south will be offer right in/ out and left in/ out access to both passenger vehicles and trucks.

As mentioned, the building features seventeen (17) dock hi doors along the eastern face, interior to the site. There is also 6,000 square feet of office/mezzanine space located at the northeast corner of the building.

A trash enclosure is located just north of the truck gate on the east side of the building. Measuring 25' x 8', the enclosure will be finished with painted tilt-up screen walls matching the rest of the warehouse building.

Parking

The Municipal Code requires industrial warehouses to provide one (1) parking stall per 1,000 square feet of interior space and one (1) parking stall per 250 square feet of office space. Thus, the site would be required to provide 165 total spaces:

Proposed Use:	Size	Parking Ratio	Parking Required	Parking Proposed
Warehouse	148,876 sf	1 space /1000 sf	149	96
Office/Mezzanine	6,000 sf	1 space /250 sf	24	24
Total	146,670 sf	-	173	120

Passenger vehicle parking demarcated on the Site Plan now depicts 120 parking spaces, 13 fewer than the original approval; 114 of which are standard, while 6 are dedicated ADA accessible stalls. Per the Municipal Code requirements, this is an overall deficiency of 53 spaces (173 spaces required as opposed to the 120 proposed).

The Applicant considers the City's parking standards to be in excess of typical warehousing needs and has provided a parking analysis for consideration by the Planning Commission to reduce the requirement per the Municipal Code. The parking study, which was revised to reflect the amended plans, cited recent parking analyses done by Dudek Environmental for similarly sized warehouse developments which compared two (2) facilities within three (3) miles of the site: a 296,000 square foot warehouse building in San Bernardino, at the southeast corner of Central Avenue and Tippecanoe Avenue, that provides 197 onsite parking spaces and another 326,000 square foot warehouse building in Redlands, at the southeast corner of Nevada Street and Almond Avenue, that provides 174 onsite parking spaces.

Observations at each location showed peak demands of 112 and 111 on February 2nd and 3rd of 2021 at the San Bernardino facility and peak demands of 55 and 49 on the same days at the Redlands facility. Observing that both these locations seem considerably overparked even during a conservative analysis, the estimated peak demand for the proposed Highland project would be 60 spaces (Exhibit D – Parking Analysis).

Additionally, the Applicant provided a parking calculation citing the Institute of Transportation Engineers (ITE) parking generation manual for a 154,876 square foot warehouse inclusive of 6,000 square feet of interior office space. The analysis concluded that 60 parking space would suffice for a development and use of this size.

Staff supports the parking study and has determined that 120 spaces is sufficient to serve the proposed use.

Photometrics

The photometric plan underwent minor modifications to reflect the revised site design (Exhibit E – Photometric Plan).

Design Review

Building Elevations

The building elevations underwent minor modifications consistent with the revised site plans.

The building type is a tilt up concrete warehouse, 477' x 324' in footprint. Per Resolution No. 2022-048, the proposed height of 45.5 feet was approved under Variance (VAR 22-004). The exterior has a unique modern style, consistent with other warehouses being developed in the nearby vicinity. Flush with eye-catching corner statements, the walls are a light gray with black, white and glass geometric accent panels on each of the faces. There are three (3) foot tall black and white parapets at various locations around the perimeter of the roof that provide aesthetic variety along the roofline of each side of the building.

The two (2) corners of the building facing the intersections at 5th Street and 3rd Street along Central Avenue are clad with blue reflective glazing and a black anodized aluminum vertical siding. The two (2) interior corners of the building feature a primarily black facia with additional blue glazing and doors on the bottom floor as these are the primary access points into the building. Each of the building faces features three to four different pop out layers to add additional aesthetic variety (Exhibit F – Elevations).

Grading Plan

The grading plan was modified to reflect the revised site plan.

The site is relatively flat, sloping down slightly to the southwest. Once graded, the elevation will fall approximately three (3) feet from the north to south. Roof drains and catch basins are located throughout the property bringing surface water to the two (2) stormwater management basin located underground, below the trucking area on the eastern side of the site. The warehouse itself slopes toward the south at 0.5%.

Right of way requirements remain unchanged from the original approval.

Landscape Plan

The project's Conceptual Landscape Plan features a variety of evergreen and deciduous trees in addition to groundcover well suited to the local climate. The

Mondell Pine, Coast Live Oak, and Bottle Trees are evergreen varieties that provide a fuller appearance for aesthetic relief around a large warehouse building year round. California Sycamores are deciduous varieties that add some diversity and placed at various locations around the perimeter of the site. Additionally, there are several types of Background shrubs that include Iceberg Rose and Texas Privet, Midground shrubs that include Deer Grass and Dwarf Bottle Brush, and Foreground shrubs that include Red Yucca and Bearberry Cotoneaster. Lastly, the rest of the groundcover placed in the landscape planters and setback areas includes Dwarf Coyote Brush, Red Carpet Rose, and Prostrate Rosemary, all of which are considered to be drought tolerant with low water consumption rates.

The Mondell Pine trees are the primary species with California Sycamore trees placed in between along the Central Avenue frontage as well as the southern and eastern boundaries of the site. Coast Live Oak trees are proposed along the 5th Street frontage and the parking area at the northeast corner while Bottle trees are proposed within the along the northside of the building and the parking area at the southeast corner of the site. The full project frontage around 5th Street, 3rd Street, and Central Avenue will be landscaped with a twenty (20) foot planter area. Lastly, there are additional landscape planters between every eight (8) parking spaces within the general parking area along the north side of the building, satisfying the requirement per the City's Parking Regulations.

The Landscape Plan was reviewed by the City's Landscape Architect and found to be suitable for a light industrial warehouse use as it relates to tree shade and spacing. However, additional attention shall be given to complement the unique design character of the building particularly near vehicular entrances and the facility's office (Exhibit H – Landscape Plan). The following Landscape Conditions have been included as part of the Planning Conditions of Approval and provided below:

1. Applicant shall provide lighting locations on landscape plans to eliminate any conflicts with proposed tree locations and verify total counts.
2. Applicant shall show and include a wall and fence plan detailing locations, heights, finish, and types of all proposed or required walls and fences. For structural concrete based walls 6' or higher, the location and impact of any structural footings shall be included to verify no impacts to landscape areas.
3. No trees shall be removed or lost due to conflicts with site utilities, including lights, check valves, backflows, and or transformers or other equipment during the design development process.
4. Grading sections call for slopes and berming in areas, indicate on landscape plans locations and impacts for screening parking lots and or any special planting

conditions requiring retaining/low walls, rock/boulder treatment, and or where slope requirements call for changes in planting design.

5. Applicant shall increase the size of shrubs to 80%- 5 gallons and include all vines at 5-gallon minimal size.
6. Applicant shall include enhanced paving treatments, design elements, and specimen trees and flowering plants that will provide individual identity to the project at main project entrances.
7. Applicant shall include design features such as enhanced planters, pots, or other features to direct and guide visitors to building main entrances.
8. Applicant shall provide a mow curb or other form of separation eastern frontage property boundaries to clearly identify where maintenance responsibilities end.
9. Applicant shall add concrete step outs adjacent to any parking stall and landscape areas (min. 12" wide)

Walls and Fences

A screen wall will be constructed along the northern and southern access points to the trucking area. Standing eight (8) feet tall with nine (9) foot pilasters at forty (40) feet on center, the concrete tilt up wall will be painted primarily light gray. An eight (8) foot tall tubular steel fence will be provided along the eastern property line of the trucking area. The heights and materials of these walls and gates are consistent with the Municipal Code standards for fences and walls within the Business Park Zone (Exhibit I – Fence & Wall Plan).

Public Art

The project has been conditioned to submit an aviation themed monument (corner statement) sign plan for the 5th Street and 3rd Street intersections along Central Avenue for review and approval by the Planning Commission.

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

CONCLUSION: Conditional Use Permit (CUP 22-005A) and Design Review Application (DRA 22-011A) are amendments to Conditional Use Permit (CUP 22-005) and Design Review Application (DRA 22-011) that were approved through Resolutions No. 2022-047 and 2022-049. The original entitlements were for the construction of a 146,670 square foot warehouse with 21 loading docks and 133 parking spaces with truck access through 3rd Street and 5th Street and passenger vehicle access along Central Avenue. Per the

confirmed tenant's request, the revised warehouse will be 154,876 square feet with 17 loading docks and 120 parking spaces. The eleven (11) parcels that comprise the site and the overall building height of 45.5 feet have remained unchanged, thus Tentative Parcel Map (TPM 22-008) and Variance (VAR 22-004) do not require the respective amendments.

The project represents an industrial development within the General Plan 5th Street Corridor Policy Area given special consideration in the General Plan due to its strategic location between the San Bernardino International Airport and the 210 Freeway. The project is located at the easterly portion of the corridor, a primary gateway to the future Airport Gateway Specific Plan. General Plan Goal 10.2 seeks to *"create attractive and visually unified major arterial corridor with specialized streetscape and landscape improvements"*. Goal 10.8 seeks to *"ensure that industrial and business park development [are] professional and attractive in appearance through coordinate site planning, signage and architectural design"*.

The proposed design satisfies the intent of General Plan Policy 10.8.3 to *"avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping"*. It also consolidates eleven (11) existing smaller lots into one (1) new parcel to create a larger, more functional use. Parking and service areas are screened from public view with walls and landscaping while utilities will be underground. The project is compliant with all development standards established by the Municipal Code with consideration given to reduced parking and increased building heights. Staff recommends approval subject to the Conditions of Approval and Findings of Fact.

EXHIBITS:

- A) Area Map
- B) Revised Site Plan
- C) Revised Parking Analysis
- D) Revised Photometric Plan
- E) Revised Elevations
- F) Revised Grading Plan
- G) Revised Landscape Plan
- H) Revised Fence & Wall Plan

ATTACHMENTS:

- 1) Resolution No. 2022-____ for Conditional Use Permit (CUP 22-005A)
 - Exhibit 1: Conditions of Approval (CUP 22-005A)
 - Exhibit 2: Mitigation Monitoring and Reporting Program
- 2) Resolution No. 2022-____ for Design Review Application (DRA 22-011A)
 - Exhibit 1: Conditions of Approval (DRA 22-011A)

Exhibit A:

Area Map



Exhibit B:
Revised Site Plan

Exhibit C:

Revised Parking Analysis

August 3, 2023

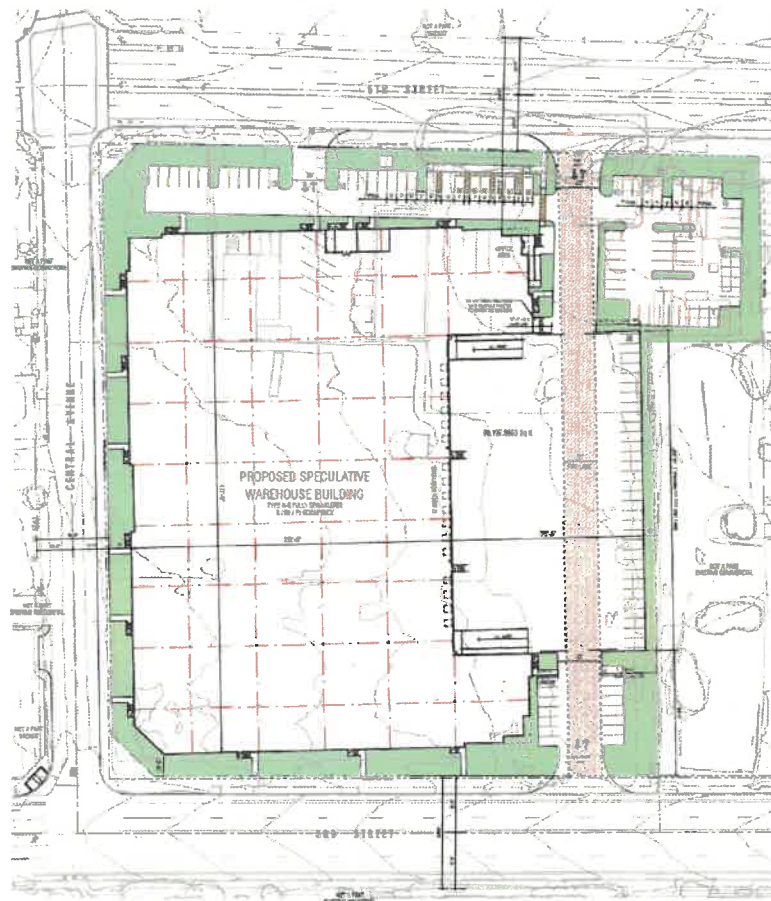
Mr. Jorge Garcia
CHIPT Highland 210, L.P.
527 W. 7th Street, Suite 200
Los Angeles CA 90014

CHIPT HIGHLAND WEST PARKING EVALUATION

Mr. Jorge Garcia,

Urban Crossroads, Inc. is pleased to provide the following Parking Evaluation for the CHIPT Highland West development (**Project**), which is located on the southeast corner of Central Avenue and 5th Street in the City of Highland, as shown on Exhibit A. This Parking Evaluation was developed to address the City's comments and determine if the proposed project provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

EXHIBIT A: PRELIMINARY SITE PLAN



INTRODUCTION

It is our understanding that the Project is to consist of a 154,876 square foot (**sf**) industrial warehouse building on 6.93 acres. 6,000 sf of the 154,876 sf building will be devoted to office uses. There are 120 parking spaces proposed on-site. 33 of those 120 spaces are located in the truck court and may not be readily available to the public.

PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the CHIPT Highland West development, this parking assessment provides a review of the City of Highland Municipal Code parking requirements and an estimate of the peak parking demands. Section 16.52.030 of the City of Highland Municipal Code describes the off-street parking requirements for land uses. Section 16.52.030 Table 16.52.030.A identifies the parking spaces required for Industrial land uses, such as the CHI Holdings for Highland West development.

Table 1 provides a summary of the applicable City of Highland Municipal Code parking requirements. For the warehouse and distribution use, the City of Highland Municipal Code requires 1 space per 1,000 sf devoted to warehousing plus the required amount of parking for gross floor area devoted to other uses (i.e., 1 space per 250 gross ft of floor area (**GFA**) for office use).

TABLE 1: CITY OF HIGHLAND MUNICIPAL CODE PARKING REQUIREMENTS

Use	Parking Rate	Description
Industrial Use Warehouse and distribution	1 space per 1,000 sf	1 space/1,000 sf
Office Use Administrative, business, professional	1 space per 250 gross ft of floor area	1 space/250 GFA

Based on the City of Highland Municipal Code Section 16.52.030 Table 16.52.030.A.

Using the City of Highland Municipal Code parking rates, it is possible to calculate the parking requirements for the proposed CHIPT Highland West. As shown on Table 2, the proposed CHIPT Highland West requires 173 spaces. The proposed Project does not meet the City of Highland municipal code requirements.

TABLE 2: CHIPT HIGHLAND WEST MUNICIPAL CODE PARKING SPACE REQUIREMENTS

Condition	Use	Building Size ¹	Parking Rate ²	Required Parking	Proposed Parking	Meets Requirement
Proposed	Industrial	148,876 sf	1 per 1,000 sf	149	96	No
Proposed	Office	6,000 GFA	1 per 250 GFA	24	24	Yes
Total		154,876 sf		173	120	No

¹ Based on the March 16, 2023 preliminary site plan, prepared by RGA.

² Based on the City of Highland Municipal Code Section 16.52.030 Table 16.52.030.A.

PARKING GENERATION

The parking generation rates used for this analysis are based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their Parking Generation Manual (5th Edition, 2019) (see Table 3). ITE Land Use Code 150 (Warehousing) was chosen for this analysis since the Project is primarily devoted to the storage of materials, but it may also include office areas. As shown on Table 3, the proposed Project requires 60 spaces. The application of the ITE parking generation rates indicate that the Code requirements may overestimate the parking supply needed for the proposed Project. The 87 parking spaces readily available to the public can support the ITE parking demand.

TABLE 3: PROJECT PARKING GENERATION SUMMARY

Land Use	Units ²	ITE LU Code	Rate
Parking Generation Rates: ^{1,3}			
Warehousing	TSF	150	0.39

¹ Source: Institute of Transportation Engineers (ITE), Parking Generation Manual, 5th Edition (2019).

² TSF = Thousand Square Feet

³ The Parking Generation Manual ITE Land Use Code 150 (Warehousing) combines average rates for both small and large (greater than 1,000,000 sf) industrial warehouses. The current Parking Generation Manual does not separate average rates for larger warehouses.

Land Use	Quantity	Units ¹	Spaces
Project Parking Generation Summary:			
Warehousing	154.876	TSF	60

PROJECT PARKING DEMAND

The Parking Study for the Victoria Avenue and Cypress Street Warehouse Project, City of Highland (2022 Parking Study) memorandum, prepared by Dudek dated August 29, 2022, was prepared for the Victoria Avenue and Cypress Street Warehouse. The 2022 Parking Study references two existing occupied warehouses that were chosen to be surveyed for parking demand:

- 1295 Central Avenue, San Bernardino, CA 92408: an approximately 296,725 SF warehouse (Fender Warehouse), located on the southeast corner of Central Avenue/Tippecanoe Avenue. This facility has 197 passenger vehicle parking spaces and is parked at 1 space per 1,506 SF.
- 27081 Almond Avenue, Redlands, CA 92374: an approximately 326,920 SF warehouse (2AM Logistics BMW Parts Distribution Center), located on the southeast corner of Nevada Street/Almond Avenue. This facility has 174 passenger vehicle parking spaces and is parked at 1 space per 1,879 SF.

To evaluate the on-site parking demands of the referenced warehouses, Dudek conduct hourly vehicle counts at the driveways of the two warehouses. The driveway counts accounted for vehicles entering and exiting all project driveways every 15 minutes, over a 24-hour period for two typical weekdays of a non-holiday week. The driveway counts were conducted at both sites on Tuesday, February 2, 2021, and Wednesday, February 3, 2021. Table 4 shows the findings and parking rates of the peak demand data from the 2022 Parking Study.

TABLE 4: OBSERVED PEAK PARKING DEMAND AND RATES

Use	Parking Rate	Description
Average Observed Parking Rate	1 space per 4,038 SF of floor area	1 space/4,038 sf
Highest Observed Parking Rate	1 space per 2,660 SF of floor area	1 space/2,660 sf

Based on the Parking Study for the Victoria Avenue and Cypress Street Warehouse Project, City of Highland memorandum, prepared by Dudek dated August 29, 2022

Based on the parking rates from the 2022 Parking Study, the average observed rate requires 38 parking spaces and the highest observed rate required 58 spaces (see Table 5). The proposed spaces can sufficiently support the anticipated parking demand. The 87 parking spaces readily available to the public can support the observed parking demand.

TABLE 5: PARKING REQUIREMENTS PER OBSERVED RATES

Condition	Building Size ¹	Parking Rate ²	Parking Demand	Proposed Parking	Meets Demand
Average Observed	154,876 sf	1 per 4,038 sf	38	120	Yes
Highest Observed	154,876 sf	1 per 2,660 sf	58	120	Yes

¹ Based on the March 16, 2023 preliminary site plan, prepared by RGA.

² Based on the City of Highland Municipal Code Section 16.52.030 Table 16.52.030.A.

CONCLUSIONS

It is our understanding that the Project is to consist of a 154,876 square foot (sf) industrial warehouse building on 6.93 acres, located on the southeast corner of Central Avenue and 5th Street, in the City of Highland. 6,000 sf of the 154,876 sf building will be devoted to office uses. There are 120 parking spaces proposed on-site. 33 of those 120 spaces are located in the truck court and may not be readily available to the public.

Based on the City of Highland parking requirements of 1 space per 1,000 sf for warehouse use plus 1 space per 250 GFA for office use, the proposed CHIPT Highland West will require a total of 173 parking spaces. Our evaluation indicates that the proposed parking supply will not meet Municipal Code parking requirements.

Based upon the information collected and published by the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition, 2019), our evaluation indicates that the proposed parking supply will meet the ITE parking demand requirements of 60 spaces. The 87 parking spaces readily available to the public can support the ITE parking demand.

Based on the surveyed parking demand rates in the Parking Study for the Victoria Avenue and Cypress Street Warehouse Project, City of Highland (2022 Parking Study) memorandum, prepared by Dudek dated August 29, 2022, our evaluation also indicates that the proposed parking spaces will meet the average and highest parking demand rates utilized in the 2022 Parking Study (38 and 58 spaces, respectively). The 87 parking spaces readily available to the public can support the observed parking demand.

The project's proposed supply of 120 parking spaces can adequately accommodate the published ITE parking demand rate and the observed parking demand rates determined in the 2022 Parking Study. The 87 parking spaces readily available to the public can support both the ITE parking demand and the observed parking demand. Based on the ITE parking demand rates and the 2022 Parking Study observed rates, the proposed Project will accommodate parking demand on-site without impacting the adjacent street or land uses.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.



Jose Alire, P.E.
Senior Traffic Engineer



Robert Vu, P.E.
Transportation Engineer

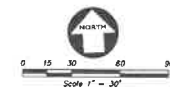
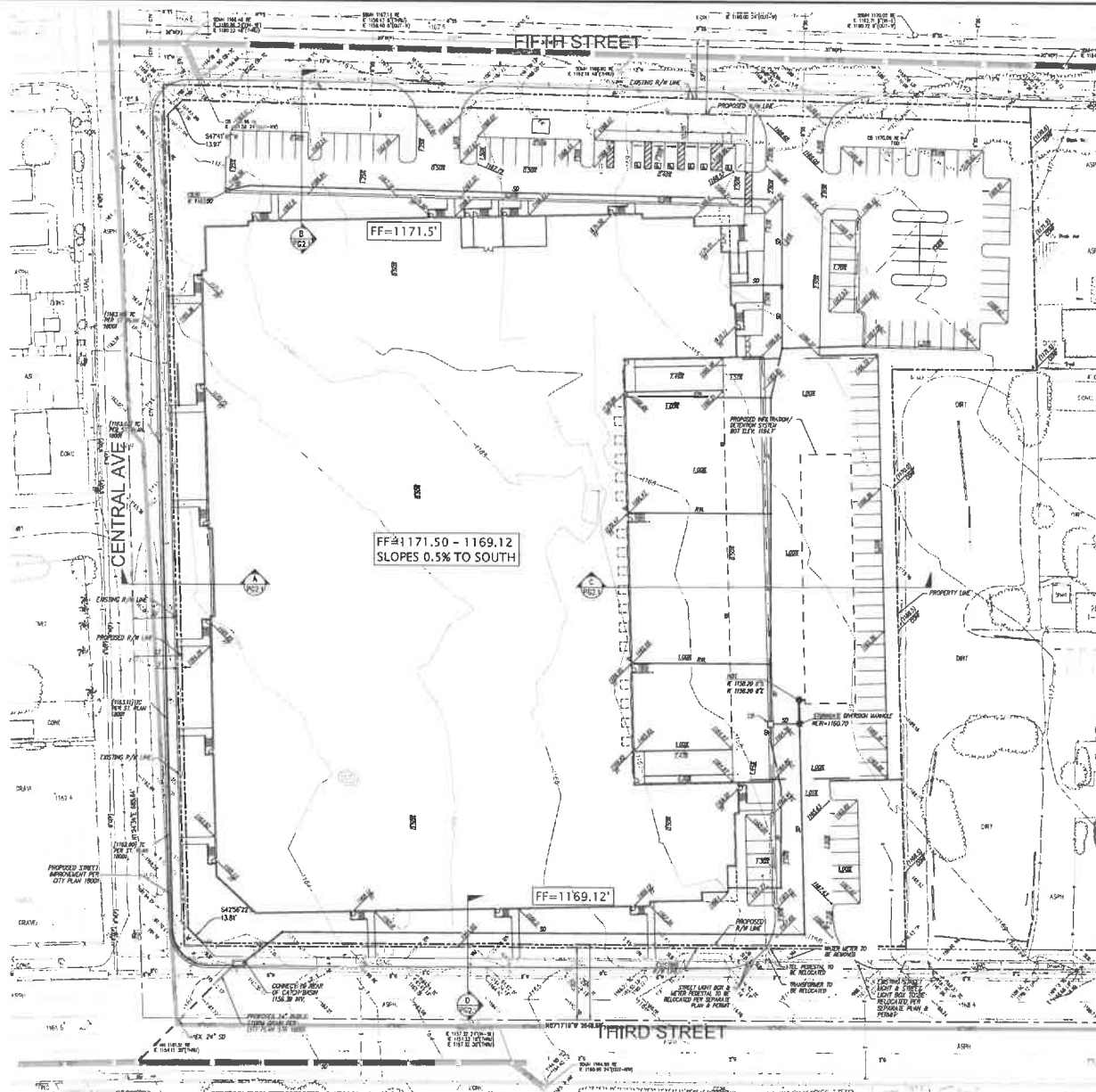
Exhibit D:

Revised Photometric Plan

Exhibit E:
Revised Elevations



Exhibit F:
Revised Grading Plan



LEGEND

A	AREA DRAIN
D	STORM DRAIN CATCH BASIN
B	STORM DRAIN JUNCTION BOX
ROW	STORM DRAIN MANHOLE
FL	BOTTOM OF WALL
FL	FLOOR LINE
FF	FINISH FLOOR
MS	HYDROHEMIC SEPARATOR
PV	PAVEMENT
RT	RAIL ELEVATION
SS	SPOT ELEVATION
IC	STORM DRAIN LINE
PO	POD DRAIN
SD	STORM DRAIN CLEAN OUT
TH	TOP OF WELL
RM	RAIN WATER LEADER

ESTIMATED EARTHWORK

INFILTRATION SYSTEM (OUT): 1,500 CY
FOOTING SPOILS (OUT): 2,300 CY
CUT: 10,000 CY
FILL: 21,700 CY
IMPORT: 7,300 CY

PRELIMINARY GRADING PLAN
WEST BUILDING
E. 3RD STREET & CENTRAL AVENUE
FOR
CROW HOLDINGS

DATE: APRIL, 2022
SCALE: AS SHOWN
DESIGNER: JO
DRAWN BY: STAFF
JOB NO.: A22079
SHEET: PG2.0



KIER+WRIGHT
133 Technology Drive
Folsom, CA 95630
Phone: (916) 986-3322
www.kierwright.com

CALIFORNIA

HIGHLAND

Exhibit G:
Revised Landscape Plan



LEGEND

- | | |
|--|--------------------------|
| 1. LOADING AREA | 8. SCREEN WALL |
| 2. PROPERTY LINE | 9. TRASH ENCLOSURE |
| 3. PROPOSED PARKING SHADE TREES | 10. METAL FENCE AND GATE |
| 4. PROPOSED SCREEN TREES | 11. PUBLIC SIDEWALK |
| 5. NATURAL GRAY CONCRETE PAVING | 12. SPECIMEN TREE |
| 6. OFFICE ENTRY - DECORATIVE CONCRETE PAVING | 13. TRANSFORMER |
| 7. DROUGHT TOLERANT SHRUB PLANTING | |

CITY LANDSCAPE NOTES:

- MINIMUM 50% OF TREES TO BE 24" BOX.
- MINIMUM 15% OF TREES TO BE 36" BOX.
- MINIMUM 15% OF TREES TO BE 48" BOX.
- MINIMUM 80% OF SHRUBS TO BE 5 GALLON.
- MINIMUM 20% OF SHRUBS TO BE 1 GALLON.
- GROUND COVER TO BE PLANTED TO ACHIEVE 100% COVERAGE WITHIN (1) YEAR.
- 24" BOX TREES SHALL HAVE MINIMUM 3/4" CALIBER, 8' HEIGHT AND 4' SPREAD.

PROPOSED PLANT PALETTE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPREAD X CAL. (INCH)	WATER USE	DESCRIPTION	%	QTY.
		BRADYCHITON POPULNEUS	BOTTLE TREE	24" BOX STD.	8' H X 4' W	L	EVERGREEN CANOPY	14%	14
		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX LOW BRANCH	14' H X 6' W X 2' C	M	DECIDUOUS CANOPY	17%	17
		PRUNUS ELDMANICA	MONROVIA PINE	24" BOX STD.	8' H X 3' W	L	EVERGREEN TREE	33%	33
		QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD. 45' TALL X 12" C	8' H X 4' W X 12" C	L	PARKING AREA SHADE CANOPY	19%	20
		QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD. 45' TALL X 12" C	8' H X 4' W X 12" C	L	PARKING AREA SHADE CANOPY	17%	17

BACKGROUND SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
		ROSA 'ICEBERG'	ROSEBERRY ROSE	5 GAL.	4' D.O.	M	LARGE FLOWERING
		LORNAUTUM JAPONICA TEXANUM	TEXAS PRIVET	5 GAL.	3' D.O.	L	SCREENING HEDGE
		OLIVA X MONTE 'LITTLE OLIVE'	LITTLE OLIVE	5 GAL.	4' D.O.	L	SCREENING HEDGE
		LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	6' D.O.	L	LARGE FLOWERING

MIDGROUND SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
		MILLENBERGIA ROSEUS	DEER GRASS	1 GAL.	3' D.O.	L	ORNAMENTAL GRASS
		YUCCA PLECHYLOPS UMBELLATA 'MINOR'	DWARF YUCCA HAWTHORN	5 GAL.	3' D.O.	L	FLOWERING ACCENT
		ROSMARINUS O. 'TUSCANY BLUE'	TUSCANY BLUE ROSEMARY	5 GAL.	3' D.O.	L	FLOWERING ACCENT
		CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	3' D.O.	L	FLOWERING ACCENT
		BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	3' D.O.	L	CALIFORNIA NATIVE

FOREGROUND SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
		DIANELLA 'LITTLE RED'	LITTLE RED FLAX LILY	1 GAL.	2' D.O.	L	STRAPPY ACCENT
		FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	3' D.O.	L	ORNAMENTAL GRASS
		HEMEROCALLIS PARSIFLORA	RED YUCCA	1 GAL.	3' D.O.	L	FLOWERING ACCENT
		LOXANDRA LONGIFOLIA 'LOMOON'	LOW MOON GRASS	1 GAL.	3' D.O.	L	ORNAMENTAL GRASS
		COTONEASTER DAMMERI 'LOW PLANT'	BEARBERRY COTONEASTER	1 GAL.	3' D.O.	L	EVERGREEN LOW SHRUB

GROUND COVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
		ACACIA REDDLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8' D.O.	V.L.	EVERGREEN GROUND COVER
		BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	4' D.O.	L	EVERGREEN GROUND COVER
		LOXANDRA J. 'HALL'S HONEY SUCKLE'	HALL'S HONEYSUCKLE	1 GAL.	3' D.O.	L	FLOWERING GROUND COVER
		ROSA X 'LOWLAND CARPET RED'	RED CARPET ROSE	1 GAL.	3' D.O.	M	FLOWERING GROUND COVER
		ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	PLANT	12' D.O.	L	EVERGREEN GROUND COVER

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

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

TREES



BRACHYCTENON POPULNEUS /
BOTTLE TREE



PLATANUS RACEMOSA /
CALIFORNIA SYCAMORE



PINUS ELДАРICA /
MONRELL PINE



QUERCUS AGRIFOLIA /
COAST LIVE OAK

VINES



DISTICTUS BUCCINATORIA /
BLOOD-RED TRUMPET VINE

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY



FESTUCA MAIREI /
ATLAS FESCUE



HESPERALOE PARVIFLORA /
RED YUCCA



LOMANDRA LONGIFOLIA 'LOMLON' /
LOMLON MOOR GRASS



COTONEASTER DAMMERI 'LOWFAST' /
BEARBERRY COTONEASTER



MUHLENBERGIA RIGENS /
DEER GRASS



RHAPHIDOCHELOPS UMBELLATA 'MINOR' /
DWARF YEDDO HAWTHORN

MIDGROUND SHRUBS

MIDGROUND SHRUBS



ROSMARINUS O. 'TUSCAN BLUE' /
TUSCAN BLUE ROSEMARY



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH



ROSA 'ICEBERG' /
ICEBERG ROSE



LIGUSTRUM JAPONICUM 'TEXANUM' /
WAX LEAF PRIVET



OLEA EUROPAEA 'MONTRA' /
LITTLE OLIVE DWARF OLIVE



LEUCOPHYLLUM F. 'GREEN CLOUD' /
GREEN CLOUD TEXAS SHADE

BACKGROUND SHRUBS

GROUND COVER



ACACIA REDOLENS 'LOW BOY' /
PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' /
DWARF COYOTE BRUSH



LONICERA J. 'HALLIANA' /
HALL'S HONEYSUCKLE

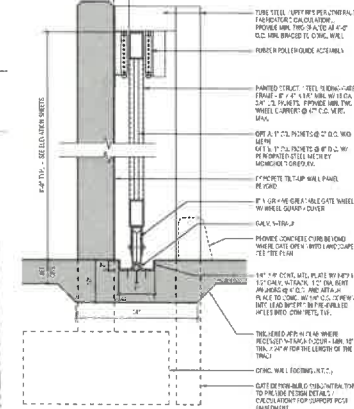
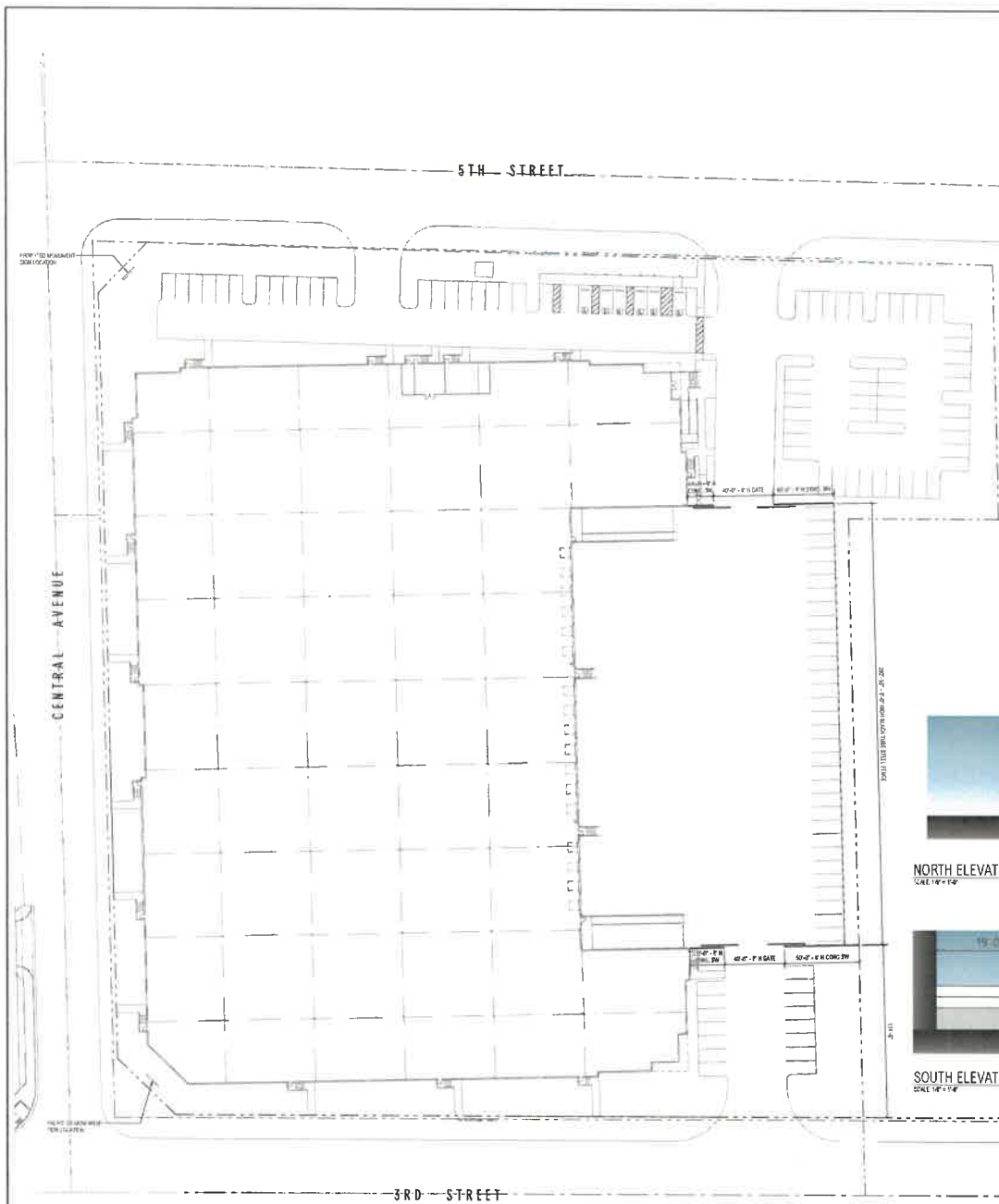


ROSA X 'FLOWER CARPET RED' /
RED CARPET ROSE



ROSMARINUS O. 'HUNTINGTON CARPET' /
PROSTRATE ROSEMARY

Exhibit H:
Revised Fence & Wall Plan



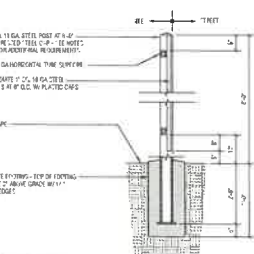
NOTE:
1. SUPPLYED METAL WHERE PROVIDED SHALL BE 8 GA. GALV. STEEL UNLESS OTHERWISE NOTED TO MATCH THE GATE.
2. PROVIDE JOIST BRACKETS & STRUCTURAL DETAIL AS SHOWN WITHIN GATE FRAME AND CHAIN CATCHER.
3. ALL GATES SHALL BE 10' HIGH WITH 10' CLEARANCE ABOVE GATE AND 10' CLEARANCE BELOW GATE.
4. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.
5. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.
6. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.
7. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.
8. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.
9. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.
10. GATE FRAME SHALL BE 4" X 4" GALV. STEEL WITH 1/2" X 1/2" GALV. STEEL BRACKETS & CHAIN CATCHER.

SINGLE ROLLING GATE
SCALE: 1/4" = 1'-0"

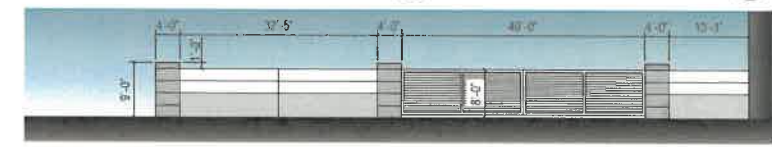
FINISH SCHEDULE:

1.	FIELD COLOR	PPG - PPG1002-1 - SILVER FEATHER
2.	LIGHT ACCENT COLOR	PPG - PPG1002-3 - COOL SLATE
3.	DARK ACCENT COLOR	PPG - PPG1002-4 - ANTIQUE SILVER
4.	DARK ACCENT COLOR	PPG - PPG1002-7 - PHANTOM MIST
5.	CANDIES - ALUMINUM	PPG - PPG1002-7 - PHANTOM MIST
6.	GLASS - PRIMARY WINDOW	PPG - PPG1002-7 - PHANTOM MIST

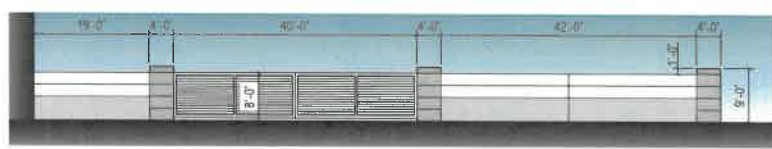
KEYNOTES:
1. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.
2. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.
3. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.
4. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.
5. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.
6. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.
7. 1" X 1" X 1/4" GALV. STEEL BRACKET AT 4' ON CENTER.



STEEL FENCE
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - FACING 5TH STREET
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - FACING 3RD STREET
SCALE: 1/8" = 1'-0"

RG A
Industrial Architectural Design
15221 Alton Parkway Suite 300
Beverly Hills, CA 90210
Tel: 310.441.4010
Fax: 310.441.4011

PROJECT: HIGHLAND WEST
DEVELOPMENT
527 WEST 7TH STREET, SUITE 300
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

HIGHLAND WEST
DEVELOPMENT
527 WEST 7TH STREET, SUITE 300
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

Crow Holdings
INDUSTRIAL
527 WEST 7TH STREET, SUITE 300
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

NO.	DATE	BY	DESCRIPTION
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

RG A PROJECT NO: 210720
DRAWING NO: 210720-01
DATE: 11/11/21
DRAWN BY: JPD
CHECKED BY: JPD
DATE: 11/11/21
RG A PROJECT NO: 210720
DRAWING NO: 210720-01
DATE: 11/11/21
DRAWN BY: JPD
CHECKED BY: JPD
DATE: 11/11/21

FENCE & WALL PLAN - WEST

Attachment 1:

Resolution No. 2022-_____ for

Conditional Use Permit (CUP 22-005A)

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING CONDITIONAL USE PERMIT (CUP 22-005A) FOR THE ENTITLEMENT OF A 154,876 SQUARE FOOT WAREHOUSE BUILDING WITH 17 LOADING DOCKS, 120 PARKING SPACES, AND ASSOCIATED IMPROVEMENTS. [REVISION TO THE 146,670 SQUARE FOOT WAREHOUSE ORIGINALLY APPROVED FOR THIS SITE ON DECEMBER 20, 2022. RESOLUTIONS NO. 2022-047, 48, 49, 50, AND 51]

ASSESSOR'S PARCEL NUMBER(S): 1192-631-01, -02, -03, -04, -05, -06, -15, -16, -17, -18, AND -19.

APPLICANT: CHPT HIGHLAND 210 / CROW HOLDINGS INDUSTRIAL

A. RECITALS

1. On December 20, 2022, the Planning Commission adopted Resolutions No. 2022-047, 48, 49, 50, and 51 approving Conditional Use Permit (CUP-22-005) to construct a 146,670 square foot warehouse on the east side of Central Avenue between 3rd Street and 5th Street, Variance (VAR 22-004) to allow the warehouse building to exceed the maximum building height permitted in the Business Park Zone by 10.5 feet, Tentative Parcel Map No. 20615 (TPM 22-008) to merge eleven (11) existing parcels into one (1), and Design Review Application (DRA 22-011) for the project's Site Plan, Landscape Plan, and Building Elevations.
2. On February 10, 2023, the Applicant secured a tenant for the site but informed Staff that the site design and configuration as approved did not fulfill the tenant's needs for business operations. The orientation of the building and location of the parking area did not satisfy the tenant's needs.
3. On May 16, 2023, the Applicant submitted updated plans for a new site configuration, a slightly larger building design and orientation, and revised vehicular access.
4. The site is located on an approximately 6.93 acres on the east side of Central Avenue, north of 3rd Street, south of 5th Street within the City's Business Park (BP) Zoning and General Plan Land Use Designations;
5. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for Conditional Use Permit (CUP 22-005), Design Review Application (DRA 22-011), Variance (VAR 22-004), and Tentative Parcel Map (TPM 22-008), and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were certified and approved on December 20, 2022. No further review is necessary.

6. On August 15, 2023, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project and concluded the Hearing on that date.
7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for Conditional Use Permit (CUP 22-005), Design Review Application (DRA 22-011), Variance (VAR 22-004), and Tentative Parcel Map (TPM 22-008), and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were certified and approved on December 20, 2022. No further review is necessary.
3. Based upon substantial evidence presented to the Planning Commission during the August 15, 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.
4. Findings of Fact for Conditional Use Permit (CUP 22-005A):
 - a. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: A warehouse facility, such as the one proposed, is permitted within the Business Park (BP) Zone upon approval of a Conditional Use Permit. Applicable provisions in Title 16, *Land Use*, include but are not limited to, Chapter 16.24 *Employment Zones*, 16.40 *General Development Standards*, 16.54 *Parking*, and 16.68 *Land Divisions* with respect to the Tentative Parcel Map. The project satisfies the standards established in the chapters including the proposed height of 45.5 feet which was approved under Variance (VAR 22-004) through the adoption of Resolution No. 2022-048. The Applicant is requesting the Commission consider a reduction in the number of required parking spaces from 173 to the 120 provided. A parking analysis has been provided to justify this deviation.

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

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

Response: The project would be developed in compliance with the Highland General Plan and Municipal Code standards related to warehousing in the Business Park (BP) District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, lighting, circulation, etc. It has a high quality, modern design complementary to the Policy Area consistent with the vision for primary intersection within the future Airport Gateway Specific Plan. The building and site feature high quality finishes, landscaping, and aesthetic accents.

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

Response: The project site is appropriate for a warehouse development as it combines eleven (11) parcels for a total of 6.93 acres. It is relatively flat and will require the demolition of an auto repair facility and the removal of abandoned cars and trucks left behind by an engineering contractor that occupied much of the area on the existing lots. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is acceptable for on-site water retention and water quality treatment.

There are three (3) points of access proposed on the site; two (2) along 5th Street to the north and one (1) from 3rd Street to the south. Of the access points along 5th Street to the north, the one toward west side will offer right in/ out and left in/ out access to passenger vehicles only. Meanwhile, the access point along 5th Street toward the east side as well as the access point along 3rd Street to the south will be offer right in/ out and left in/ out access to both passenger vehicles and trucks.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed for 50.31%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

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

Response: Existing water, public utilities and services for the project are available adjacent to the site within the public right-of-way. All utility providers were given notice of the project and none expressed concern. Public health and safety was addressed with the design and conditioning of the project.

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

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

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

Response: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for Conditional Use Permit (CUP 22-005), Design Review Application (DRA 22-011), Variance (VAR 22-004), and Tentative Parcel Map (TPM 22-008), and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were certified and approved on December 20, 2022. No further review is necessary.

- 5. That all necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland. As described in the Recitals above, the Planning Commission considered the project, and all testimony, comment and evidence regarding the same, at noticed public hearings conducted in accordance with State Law and the City Municipal Code;
- 6. Based on the Findings and Conclusions set forth above, the Planning Commission approves Conditional Use Permit (CUP 22-005A) facilitating the construction of a 154,876 square foot warehouse and related improvements. All improvements will be completed subject to the Conditions of Approval attached hereto and the development plans incorporated by reference.
- 7. The Planning Commission hereby directs Staff to file a Notice of Determination with the San Bernardino County Clerk of the Board of Supervisors, pursuant to the Public Resources Code and State CEQA Guidelines.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED, AND ADOPTED this 15th day of August, 2023.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1:

Conditions of Approval (CUP 22-005A)

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 15, 2023
Applicant: CHPT Highland 210 / Crow Holdings Industrial
File/Index: Conditional Use Permit (CUP 22-005A) [*Amending Conditional Use Permit (CUP 22-005)*]
Proposal: The entitlement of a 154,876 square foot warehouse building with 17 loading docks, 120 parking spaces, and associated improvements.
Location: A 6.93 acre site on the east side of Central Avenue, north of 3rd Street, south of 5th Street. Assessor's Parcel Number(s): 1192-631-01, -02, -03, -04, -05, -06, -15, -16, -17, -18, and -19.
Related Entitlements: Design Review Application (DRA 22-011A)

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 may include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Conditional Use Permit (CUP 22-005A) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 22-005A) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Entitlement permits the construction and operation of an approximately 154,876 square foot warehouse and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of Central Avenue and 3rd Street as illustrated in the approved plans.
 - a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The project site has been reviewed and approved for warehouse/logistics use with no long-term outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.
4. No long-term outdoor storage facilities may be constructed or placed onsite for permanent use. This includes, but is not limited to storage sheds, tents, canopies, or cargo containers. Should cargo containers be used, the following standards shall apply:
 - a. Cargo containers shall not be stacked on top of each other or on another structure.
 - b. Cargo containers shall be used for storage only and shall not be used for human habitation.
 - c. Cargo containers shall be used only by the property owner or occupant of the property where the cargo container is placed, and shall not be rented to, or used by, any other person
 - d. Cargo containers shall not be visible from any public or private street that abuts the property. Acceptable screening features for cargo containers include landscaping, fencing, terrain, existing structures, exterior architectural enhancements, or a combination of these features.
 - e. Cargo containers shall not occupy fire lanes, designated landscape areas, or storm water facilities.
 - f. Cargo containers must be kept free of graffiti at all times.

5. There shall be no parking of semi-trailer trucks unrelated to the warehouse business in operation.
6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
7. 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.
8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
9. 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.
10. Construction and operation of the proposed project shall be in compliance with the project's Mitigation Monitoring and Reporting Program.
11. Development Impact Fees shall be paid in accordance with City policy.
12. A reduction in the number of parking spaces required by Highland Municipal Code Section 16.52.030 *Schedule of off-street parking requirements* is approved as validated by the project parking study. The project shall provide no less than 120 parking spaces. Minor modifications may be made as authorized by the Community Development Director.
13. The design and installation of signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.

14. Northerly and southerly CMU/tilt-up walls shall be eight (8) feet in height with nine (9) foot tall pilasters as measured from the adjacent onsite grade.
15. Easterly tubular steel fence shall be eight (8) feet in height as measured from the adjacent onsite grade.
16. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; Design Review Application (DRA 22-011A), Tentative Parcel Map No. 20615 (TPM 22-008), Variance (VAR 22-004), and Mitigated Negative Declaration (ENV 22-006).

Exhibit 2:

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Highland West Industrial Warehouse Project. For each Mitigation Measure, the MMRP identifies the significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
BIOLOGICAL RESOURCES						
Potential Impacts on Nesting Birds.	BIO-1 Pre-construction Surveys for Nesting Birds. To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Bernardino County extends from February 1 through September 1. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds will be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys will be conducted no more than 5 days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	than 5 days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all trees and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist will determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	grading will be permitted until the chicks have fledged. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.					
Potential Impacts on Burrowing Owls.	BIO-2 Pre-construction Surveys for Burrowing Owl. No more than 14 days prior to ground disturbance a focused survey for burrowing owl will be required to ensure take avoidance. Even though burrowing owls were not located as part of the general biological survey, a pre-construction survey for burrowing owl is required because burrowing owls may encroach or migrate to the property at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	burrowing owl or burrows. Pre-construction surveys shall be conducted in accordance with the survey requirements outlined in Appendix D of the CDFW's <i>Staff Report on Burrowing Owl Mitigation</i> , dated March 7, 2012. If burrowing owl are found on the project site during pre-construction surveys, the biologist conducting surveys shall immediately contact the CDFW to develop a plan for avoidance and/or translocation prior to construction crews initiating any ground disturbance on the project site.					
Potential Impacts on Burrowing Owls.	BIO-3: Roosting Bats. Before the start of construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, tree removal, vegetation removal, fence installation, demolition, and grading), a survey of structures and tree cavities suitable for roosting bats and other roost habitats should be conducted within the project footprint, including a 50-foot buffer, by a qualified biologist within 30 days before commencement of any site disturbance activities and equipment mobilization. If suitable structures, tree cavities, or other roost	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	habitats are found, an emergence survey of the cavities should be conducted by a qualified biologist for colony bat roosts before the onset of construction-related activities. If a rare bat species, an occupied maternity, or a colony roost is detected, CDFW shall be consulted to determine appropriate measures, such as bat exclusion methods, if the roost cannot be avoided. The results of the surveys shall be documented. Echolocation surveys may be needed to verify the presence of bats, or an exclusion zone around the occupied tree may be recommended until bats leave the roost. The qualified bat biologist should be contacted immediately if a bat roost is discovered during project construction.					
CULTURAL RESOURCES						
Adverse Change in the Significance of an Archaeological Resource.	CUL-1: Buried Cultural Resources. If buried cultural materials are discovered inadvertently during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

Attachment 2:

Resolution No. 2022-_____ for

Design Review Application (DRA 22-011A)

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 22-011A) FOR THE SITE PLAN, BUILDING ELEVATIONS, ROUGH GRADING PLAN AND CONCEPTUAL LANDSCAPE PLAN PERTINING TO THE DEVELOPMENT OF A 154,876 SQUARE FOOT WAREHOUSE, LOCATED ON THE EAST SIDE OF CENTRAL AVENUE, NORTH OF 3RD STREET, AND SOUTH OF 5TH STREET. [REVISION TO THE 146,670 SQUARE FOOT WAREHOUSE ORIGINALLY APPROVED FOR THIS SITE ON DECEMBER 20, 2022. RESOLUTIONS NO. 2022-047, 48, 49, 50, AND 51]

ASSESSOR'S PARCEL NUMBER(S): 1192-631-01, -02, -03, -04, -05, -06, -15, -16, -17,-18, AND -19.

APPLICANT: CHPT HIGHLAND 210 / CROW HOLDINGS INDUSTRIAL

A. RECITALS

1. On December 20, 2022, the Planning Commission adopted Resolutions No. 2022-047, 48, 49, 50, and 51 approving Conditional Use Permit (CUP-22-005) to construct a 146,670 square foot warehouse on the east side of Central Avenue between 3rd Street and 5th Street, Variance (VAR 22-004) to allow the warehouse building to exceed the maximum building height permitted in the Business Park Zone by 10.5 feet, Tentative Parcel Map No. 20615 (TPM 22-008) to merge eleven (11) existing parcels into one (1), and Design Review Application (DRA 22-011) for the project's Site Plan, Landscape Plan, and Building Elevations.
2. On February 10, 2023, the Applicant secured a tenant for the site but informed Staff that the site design and configuration as approved did not fulfill the tenant's needs for business operations. The orientation of the building and location of the parking area did not satisfy the tenant's needs.
3. On May 16, 2023, the Applicant submitted updated plans for a new site configuration, a slightly larger building design and orientation, and revised elevations.
4. The site is located on an approximately 6.93 acres on the east side of Central Avenue, north of 3rd Street, south of 5th Street within the City's Business Park (BP) Zoning and General Plan Land Use Designations;
5. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for Conditional Use Permit (CUP 22-005), Design Review Application (DRA 22-011), Variance (VAR 22-004), and Tentative Parcel Map (TPM 22-008), and a Mitigated Negative Declaration and Mitigation

Monitoring and Reporting Program were certified and approved on December 20, 2022. No further review is necessary.

6. On August 15, 2023, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project and concluded the Hearing on that date.
7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for Conditional Use Permit (CUP 22-005), Design Review Application (DRA 22-011), Variance (VAR 22-004), and Tentative Parcel Map (TPM 22-008), and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were certified and approved on December 20, 2022. No further review is necessary.
3. Based upon substantial evidence presented to the Planning Commission during the August 15, 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.
4. Findings of Fact for Design Review Application (DRA 22-011A):
 - a. That the proposed project is consistent with the general plan or specific plan.

Response: The General Plan designation for the site is Business Park (BP), which allows for a "variety of light industrial, research and development and office uses that provide pleasant and attractive working environments." "Appropriate uses include light manufacturing, wholesaling and warehousing conducted within an enclosed building." (Chapter 2 Land Use Element) The proposal for a 154,876 square foot warehouse is well within the description of permissible uses.

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

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

Response: The project would be developed in compliance with the Highland Municipal Code standards related to warehousing in the Business Park (BP) District. Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed a lot coverage of for 50.31%. It satisfies the minimum lot size, with regard to lot width and depth, as well as required building setbacks and landscape coverage. Additionally, it satisfies general development standards related to circulation and lighting.

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

Response: The Highland General Plan describes specific criteria related to this location in the Land Use and the Community Design Elements. Goal 10.2 seeks to create attractive and visually unified major arterial corridor with specialized streetscape and landscape improvements. Goal 10.8 seeks to ensure that development is professional and attractive in appearance through coordinated site planning, signage and architectural design. As conditioned by the City's Landscape Architect, the project must exhibit specialized landscaping at entrances.

The design satisfies the intent of Policy 10.8.1 which encourages "contemporary, clean and distinctive buildings with clearly visible entrances" and Policy 10.8.3 to "avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping." It consolidates smaller lots into larger parcels to create a more functional use. Service areas are screened from public view with 8-foot tall block walls and 3-foot tall landscape berms and utilities will be undergrounded. The 20-foot setbacks on each side of the building will be fully landscaped as well.

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

or welfare, or materially injurious to properties and improvement in the vicinity.

5. Based on the Findings and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 22-011A). 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 15th day of August, 2023.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1:

Conditions of Approval (DRA 22-011A)

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 15, 2023
Applicant: CHPT Highland 210 / Crow Holdings Industrial
File/Index: Design Review Application (DRA 22-011A) [*Amending Design Review Application (DRA 22-011)*]
Proposal: The development and operation of a 154,876 square foot warehouse building with 17 loading docks, 120 parking spaces, and associated improvements.
Location: A 6.93 acre site on the east side of Central Avenue, north of 3rd Street, south of 5th Street. Assessor's Parcel Number(s): 1192-631-01, -02, -03, -04, -05, -06, -15, -16, -17, -18, and -19.
Related Entitlements: Conditional Use Permit (CUP 22-005A)

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 may include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application (DRA 22-011A) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Design Review Application (DRA 22-011A) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximately 154,876 square foot warehouse/logistics and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.
 - a. The approved site plan, building elevations, rough grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.
 - b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
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 cannot 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, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. 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. Development Impact Fees shall be paid in accordance with City policy.
8. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.
9. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.
10. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.
11. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.
12. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.
13. 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.
14. All rooftop mounted mechanical equipment, with the exception of solar panels, 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, but not to exceed an overall height of 45.5 feet.
15. The Applicant / Developer shall submit an aviation themed monument (corner statement) sign plan for the 5th Street and 3rd Street intersections along Central Avenue for review and approval by the Planning Commission at a later date.
16. A photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.

- a) The amount of illumination projected onto a residential property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to commercial properties.
 - b) Lights shall be shielded and directed away from surrounding properties and right-of-way.
 - c) Parking lot light standards shall not exceed twenty-five (25) feet in height measured from grade.
 - d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positioned so as not to displace the intended location of trees in parking lot planters.
17. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; Conditional Use Permit (CUP 22-005A), Tentative Parcel Map No. 20615 (TPM 22-008), Variance (VAR 22-004), and Mitigated Negative Declaration (ENV 22-006).

Landscaping

- 18. Applicant shall provide additional species that will have a more upright columnar growth pattern that will accentuate the facades and vertical design details including concentrating in areas with no glazing or windows.
- 19. Applicant shall install minimum 5-gallon sized plant material for all shrubs including listed background through foreground shrubs currently listed as a mix of 1-gallon and 5-gallon. Groundcover plantings shall be a minimum of 1 gallon for all species.
- 20. Applicant shall meet minimum 50% shade covering for auto parking areas with additional trees.
- 21. Applicant shall locate required bike parking areas on plans to verify access with designed sizes and width of interior walks and entrances.
- 22. Applicant shall add street tree/sidewalk shading trees along 3rd, Central, and 5th street. Applicant shall coordinate with City Staff and City Landscape Architect for selected species based on previous approved local developments for consistency.
- 23. Provide concrete headers where frontage landscape meets adjacent neighboring parcels (property line) to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

24. The passenger vehicle parking are at the southeast corner of the site shall be modified to include a five (5) foot wide landscape planter every eight (8) consecutive spaces.



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

DATE : September 21, 2022

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APPLICANT : RGA / Crow Holdings

ADDRESS : 1192-631-01 thru -06 and 1192-631-15 thru -09.

SITE LOCATION: East side of Central Ave north of 3rd Street, south of 5th Street

FILE / INDEX No.: DRA 22-011 TPM 22-008 VAR 22-004

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. **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**
17. **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**

18. **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**
19. **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**
20. **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:

21. **HF25:** Minimum required fire flow, as determined by California Fire Code Appendix ‘B’.
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.

22. **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.

23. **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**
24. **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**
25. **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**
26. **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**
27. **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:

28. **HF21:** **Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8"** height, 3/4" stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
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. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. 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. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**
34. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. 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. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**
35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with

a class i standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.

36. **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.
37. **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.
38. **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.
39. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.
40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code
41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department Conditions of Approval

CUP 22-005, DRA 22-011, & TPM 22-008 Crow Holdings NEC of 3rd Street and Central Ave

- 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/ Geology/ Grading

PC Approved Dec. 20th, 2022

- 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.
- B 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the

project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration 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 system 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

City has entered into a public works contract with Granite Construction to complete new street improvements in accordance with the 3rd Street and 5th Street Corridors Improvement Project No. STR 18001 and these capital improvements are expected to be completed in calendar year 2024. Granite Construction has a performance bond in place for the completion of this work and in addition will be providing the City with a one-year warranty bond upon the completion of this work (the "Granite Public Work Contract").

To the extent that Granite Construction fails to complete the improvements in accordance with the Granite Public Work Contract and the City is unsuccessful in enforcing this Contract and/or using the bond proceeds to complete the Granite Construction contracted work, then the Owner, as a condition of the Project, shall construct the street improvements limited to the Project property frontage.

- C* 14. Construct new street improvements along Central Avenue project frontage including, but not limited to,
 - a) Parkway landscape improvements
 - b) Flush base paved asphalt concrete pavement (T.I.=6) with class II aggregate base improvements to the edge of the existing roadway edge ending at the centerline of Central Avenue at a location and width matching the Highland West Development Site Plan two (2) 30'-wide drive approaches.
 - c) Two (2), minimum 30' wide commercial drive approaches (per City Std. 213) 22' east of centerline as per the Highland West Development Site Plan
 - d) 4'-wide sidewalk (per City Std. 213) to a point of weakened plan joint at each commercial drive approach BCR and ECR respectively to join the future City constructed 6' wide curb adjacent sidewalk to be constructed by the City as part of the 3rd Street and 5th Street Corridors Improvement Project No. STR 18001.
 - e) Streetlights along the property frontage facing Central Avenue
 - f) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-e above and as approved by the City Engineer

- C* 15. Construct new street improvements along 3rd Street project frontage including, but not limited to,
- a) Parkway landscape improvements along 3rd Street project frontage.
 - b) 8" curb and gutter located 36' north of street centerline to join existing curb and gutter east of Central Avenue and terminating at the future northeast corner of 3rd Street and Central Avenue BCR. Construct 6' wide sidewalk curb adjacent to join existing sidewalk and terminating at the future northeast corner of 3rd Street and Central Avenue BCR.
 - c) One (1), minimum 35' wide commercial drive approaches (per City Std. 213) 36' north of centerline as per the Highland West Development Site Plan
 - d) 4'-wide sidewalk (per City Std. 213) to a point of weakened plan joint at commercial drive approach BCR and ECR respectively to join the existing 6'-wide curb adjacent sidewalk.
 - e) Remove existing drive approach and sidewalk on 3rd Street and construct full height curb and gutter and 6'-wide curb adjacent sidewalk at same location.
 - f) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-e above and as approved by the City Engineer.
- C* 16. Construct commercial drive approaches with curb returns per City Standard 213 at locations shown per Highland West Development Site Plan. Note 4.5' sidewalk easement will be required back of commercial drive approach (Std. 213).
- C 17. Construct private ingress/ egress improvements at 3rd Street and 5th Street driveways to permit right in, left in, and right out only truck movement.

5th Street improvements will be constructed to join future 5th Street improvements to be constructed by 3rd Street and 5th Street Corridors Improvement Project No. STR 18001. In Spring 2023, City CIP will remove existing drive approaches on 5th Street project frontage and construct 6'-wide curb adjacent sidewalk and 8" curb and gutter at same location and 6'-wide sidewalk across Project's entire 5th Street frontage as to be shown by revised 3rd Street and 5th Street Corridors Improvement Project No. STR 18001.

- C 18. Construct, in accordance with the Highland West Development Site Plan, new street improvements along the 5th Street project frontage including, but not limited to,
- a) Parkway landscape improvements along 5th Street project frontage.
 - b) One (1), minimum 40' wide commercial drive approaches (per City Std. 213) 36' south of centerline as per the Highland West Development Site Plan
 - c) 4'-wide sidewalk (per City Std. 213) to join existing 6'-wide curb adjacent sidewalk at commercial drive approach BCR and ECR respectively.
 - 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 19. Submit engineering plans for street improvements and signing & striping 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 20. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

- B 21. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C* 22. Install new LS3 metered street light system along the project frontage of Central Avenue. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.
- C 23. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 24. 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.
- C* 25. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 26. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 27. 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* 28. 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.

3rd Street drainage improvements will be constructed by Granite Construction according to the 3rd Street and 5th Street Corridors Improvement Project No. STR 18001 by calendar year 2024.

- C 29. If the following improvements have not been constructed by Granite Construction prior to issuance of Project's building permits, the project applicant shall construct, in accordance with the 3rd Street and 5th Street Corridors Improvement Project No. STR 18001 and Project's onsite Hydrology and Hydraulics design and private connection, a 24" RCP lateral joining existing 24" RCP and curb inlet catch basins per SPPWC Std. Dwg. No. 300-3 at 3rd Street Station 76+65.05 and 77+05.55, 36' north of centerline.
- B 30. 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 31. Register the underground chambers with EPA as a Class V Injection Well.
- E 32. 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 33. 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 34. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

MAP/DEDICATION/ANNEXATION

- C* 35. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along 3rd Street and 5th Street and Central Avenue. 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* 36. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along 3rd Street and 5th Street median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for 3rd Street and 5th Street median landscaping will commence the year the medians are constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.
- B* 37. Dedicate an irrevocable offer of dedication, (1) a 10-foot wide minimum landscape easement across the 3rd Street and 5th Street and Central Avenue frontage, in addition to the required street right-of-way 52' half street width for 3rd Street and 5th Street and 33' half street width for Central Avenue, and sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer, (2) a 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 38. Dedicate corner property line cutoffs for all corner lots in accordance with City standards.
- E* 39. If the site is ever subdivided in the future, the Project will be required to grant a reciprocal private easement in favor of the parcels created for vehicular access, including emergency access.
- A* 40. If the site is ever subdivided in the future, record a reciprocal private easement for drainage, and utilities.
- B 41. Record a Final 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 42. At the time of Final 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 43. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/PERMITS/BONDING

- C* 44. Pay an in lieu fee for the design and construction of the future raised landscape median along the project frontage of 3rd Street and 5th Street, as determined by the City Engineer.
- C* 45. Pay an in lieu fee for the design and construction of the future traffic signal and intersection improvements at 3rd Street and Central Avenue as determined by the City Engineer.
- C* 46. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 47. Pay appropriate Engineering fees for district annexation, plan check, map plan check, WQMP review, traffic report review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 48. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 49. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 50. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.
- A 51. Bond for all required street, grading, water, sewer, on-site landscaping, and landscape maintenance district improvements in accordance with City Development Code.

- A 52. Enter into an agreement for construction of improvements with the City of Highland using the adopted City form.

UTILITIES/ CONSTRUCTION

- E 53. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 54. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 55. 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 56. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 57. 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 58. 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 59. 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 60. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 61. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 62. Design and construct a trash enclosure per City Standard 700.
- C 63. 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* 64. 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: October 04, 2022
Project: 146,670 sq/ft warehouse building – East of Central Ave from 3rd St. to 5th St.
Applicant: MIG Inc.
Site Location: East of Central Ave from 3rd St. to 5th St.
Project Numbers: **DRA:** 22-011, **VAR:** 22-004, **TPM** 22-008
APN(s): 1192-631-01, 1192-631-02, 1192-631-03, 1192-631-04, 1192-631-05, 1192-631-06, 1192-631-09, 1192-631-10, 1192-631-11, 1192-631-12, 1192-631-13, 1192-631-14, 1192-631-15

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

2. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.
3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
6. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
7. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
8. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
9. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-2136, Ext 228.

10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
11. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
12. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
14. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
15. The building is to be connected to the public sewer system, when provided. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to

be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
17. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino Unified School Districts)
18. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
19. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
20. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
21. All deferred plan items are to be identified on the plans cover sheet.
22. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
23. All dead and removed trees and foliage is to be properly removed from the site.
24. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
25. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.
26. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the project/ preliminary drawing plans:

27. Demolition permits shall be obtained for all structures to be demolished. An individual permit will be required for each parcel.
28. The trash enclosure shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure to the building it serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)
29. For the removal of storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Any Fuel storage tank removal would require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department.