CITY OF HIGHLAND
REGULAR MEETING OF THE PLANNING COMMISSION
AGENDA

REGULAR MEETING

October 17, 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
David Saran, Commissioner
Vacant, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Travis Trejo, Assistant Planner
Camille Goritz, Administrative Assistant III
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

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

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Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

Submission of Public Comments: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on October 17, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the October 17, 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
October 17, 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 October 17, 2023, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

1. Minutes from the September 19, 2023 Regular Meeting.

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

PUBLIC HEARING

2. Development of an approximately 160,951 square foot Costco Wholesale warehouse, inclusive of a big-box retail store and related site improvements, Alcoholic Beverage Control (ABC) License, optical store, pharmacy and tire shop, and ancillary 15-pump vehicle fueling station with 30 fueling positions and building mounted signage. File/Index Numbers: Design Review Application (DRA 23-011), Conditional Use Permits (CUP 22-013 and CUP 23-012), and Sign Review (ASR 23-003). (On the north side of Greenspot Road midblock between State Route 210 and Boulder Avenue, Future addresses will be 28000 Greenspot Road for the wholesale warehouse and 27980 Greenspot Road for the Vehicle Fueling Station. Assessor's Parcel Numbers: 1201-341-36 & 37, 1201-341-40 through -53 and -58.) (Applicant: Costco Wholesale Corporation)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Find under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review;

2. Adopt Resolution No. 2023 – ____, approving Design Review Application (DRA No. 23-011) for the development of a Costco Wholesale store, approximately 160,951 square feet, subject to the Conditions of Approval and Findings of Fact;

3. Adopt Resolution No. 2023 – ____ approving Conditional Use Permit (CUP No. 22-013) for the development of a vehicle fueling station with fifteen (15) fuel pumps with 30 fueling positions associated with the Costco Wholesale store, subject to the Conditions of Approval and Findings of Fact;

4. Adopt Resolution No. 2023 – ____, approving Conditional Use Permit (CUP No. 23-012) for a Type 21 Alcoholic Beverage Control license associated with the Costco store, subject to the Conditions of Approval and Findings of Fact;

5. Adopt Resolution No. 2023 – ____, approving Sign Review (ASR 23-003) for building mounted signs.

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 12th of October 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: October 12, 2023

Camille Goritz Administrative Assistant III

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: October 17, 2023

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III CG

SUBJECT: Minutes from the September 19, 2023 Planning Commission Regular Meeting.

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

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

Approved _____ Motion _____ Second _____ Agenda Item No. 1

Denied _____ Ayes _____

Continued_____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

Recording Secretary

Community Development Director

PLANNING COMMISSION REGULAR MEETING MINUTES
September 19, 2023 – 6:00 P.M.

CALL TO ORDER

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

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

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

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the July 18, 2023 Regular Meeting.

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

2. Minutes from the August 15, 2023 Regular Meeting.

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

PUBLIC HEARINGS

3. Conditional Use Permit (CUP 23-011) and Design Review Application (DRA 23-001) proposing the construction of a 3,906 square foot office/workshop building and establish a vehicle tow yard on a vacant, one (1) acre parcel. (24989 5th Street, Applicant: Javier Gonzales)

   Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked is there an expected date for road widening improvements by the city?

Assistant Community Development Director Stater stated not to my knowledge.

Commissioner Miller asked does the city have a policy as it relates to discharges to private property?

Chair Hamerly opened the public hearing.

Assistant Public Works Director Matt Bennett stated I don't know the specific condition, but prior to obtaining grading and construction permission off site, they will get that permission from the neighbor. It's not specifically written to an offsite drainage acceptance easement. The drainage does drain to the rear of the property and the WQMP BMP is at the southwest corner. The expectation is the development will have the appropriate treatment and mitigation of pre and post development.

Chair Hamerly stated on the right and left exterior elevation there is a pop out soffit that is described as stucco and that is butting up against painted rib metal, and it is showing as a vertical line. They may want to recess that pop out so that it comes to the actual corner of the material, not the corner of the rib as it projects. What is the parapet height around the equipment?

Assistant Community Development Director Stater stated yes, 3 feet.

Applicant's Representative Kevin Kent stated yes, there will be a three-foot parapet around the equipment.

Applicant Javier Gonzalez stated we do not repair cars, we only store vehicles. We are Hazmat certified.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2023-033, approving Conditional Use Permit (CUP 23-011) to entitle a vehicle tow yard and office building, subject to the Conditions of Approval and Findings of Fact;

2. Adopt Resolution No. 2023-034, approving Design Review Application (DRA 23-001) for the related Site Plan, Landscape Plan, Grading Plan, and Building Elevations, subject to the Conditions of Approval and Findings of Fact; and

3. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 4-0.

RESOLUTION NO. 2023 - 033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-001) FOR THE SITE PLAN, LANDSCAPE PLAN, GRADING PLAN, AND BUILDING ELEVATIONS RELATED TO THE CONSTRUCTION OF 3,906 SQUARE FOOT OFFICE/ WORKSHOP BUILDING AS PART OF A TOW YARD ON A VACANT ONE (1) ACRE PARCEL LOCATED AT 24989 5TH STREET. ASSESSOR'S PARCEL NUMBER: 0279-141-06.

RESOLUTION NO. 2023 - 034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 23-011) TO ENTITLE A 3,906 SQUARE FOOT OFFICE/ WORKSHOP BUILDING AS PART OF A TOW YARD ON A VACANT ONE (1) ACRE PARCEL LOCATED AT 24989 5TH STREET. ASSESSOR'S PARCEL NUMBER: 0279-141-06.

4. Conditional Use Permit (CUP 23-013), Design Review Application (DRA 23-003), and a Notice of Exemption for the construction of a 4,690 square foot metal building related to the expansion of an existing major auto repair facility located 27178 3rd Street. Assessor's Parcel Numbers: 1192-641-25. (Applicant: Dib Saleh)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Applicant Eliza Ofada stated we do not have any problem with the conditions except Engineering conditions. We have not had a chance to look over them. There is a huge part where the engineering department is asking to go back and re-improve the street, which was done about couple years ago. The sidewalk and the driveway is brand new; I do not know why we need to address this new construction.

Chair Hamerly asked is there an additional right away dedication?

Applicant Eliza Ofada stated I think 2 feet, I believe we are at 50 feet now.

Assistant Public Works Director Bennett stated the engineering conditions do ask for construct new street improvements including, parkway landscape improvements.

Chair Hamerly asked if that can be addressed during plan review?

Assistant Public Works Director Bennett stated yes, as it stated directed by City Engineer transitional improvements and in final design some of these details could be value engineered. The city constructed this drive approach and the sidewalk in the past with an IVDA project and the driveway met the residential purposes and is a shorter driveway going to a commercial project.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller, seconded by Commissioner Sutorus to approve:

1. Adopt Resolution No. 2023-035, approving Conditional Use Permit (CUP 23-013) and Design Review Application (DRA 23-003) for the construction of a 4,690 square foot metal building related to the expansion of an existing major auto repair facility on a 0.92-acre parcel, subject to the Conditions of Approval and Findings of Fact; and

2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 4-0.

RESOLUTION NO. 2023-035

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 23-013) AND DESIGN REVIEW APPLICATION (DRA 23-003) FOR THE CONSTRUCTION OF A 4,690 SQUARE FOOT METAL BUILDING RELATED TO THE EXPANSION OF AN EXISTING MAJOR AUTO REPAIR FACILITY ON A 0.92 ACRE PARCEL LOCATED AT 27178 3RD STREET.

5. Conditional Use Permit CUP-23-003 for the development of a 53,665 square foot speculative industrial warehouse building, Variance VAR-23-001 to allow the building to exceed the maximum building height permitted in the Business Park Zone by 10', Design Review DRA-23-004 for the project's Site Plan, Building Elevations, Conceptual Grading Plan, Public Art Piece, Conceptual Landscape Plan, and Mitigated Negative Declaration.(2.86 acre site on the south side of 5th Street, approximately 250 feet west of Central Avenue, Applicant: Patriot USICV)

Associate Planner Tafolla presented the staff report.

Chair Hamerly stated the height was being calculated in the plans from finished floor elevation but clarified on the variance that it's actually from finished grade to determine the maximum building height.

Associate Planner Tafolla stated correct.

Chair Hamerly asked ok, the wording of Item 2 in the recommendation, the variance would read for 49 feet measured from grade apex of parapet?

Associate Planner Tafolla stated correct.

Chair Hamerly opened the public hearing.

Applicant Kevin Rice stated thanks to the staff and everyone for all their hard work, I appreciate all your time as the member of Planning Commission. The teams are here for all your technical questions because I'm sure you'll have several of those so thanks so much. Appreciate your efforts. Thank you.

Public Speaker Anshu Pathak stated I am the owner of the property next to the proposed development. I was offered 101.6 million to sell my property to this buyer or somebody else, but I did not agree to it. I want to live in a very peaceful environment, I do not want trucks all over me, or 45-foot buildings around me. I wanted the city to allow me to put 200 trees and they refused it, so I don't think city has any interest in the environment or people who are interested in environmental solutions. They purchased a part of the property which is not owned by the past owner. I have filed a lawsuit against the city and the related trespassers, so I will be adding this new developer, so they don't trespass. If they do, they should leave me alone. My property is here, but the person who has bought this property comes inside my property. The guy who sold it, he entered my side of the property because my property goes straight. The gentleman who purchased the property has a beautiful project, and I don't want to mess with this project, but I don't want to sell him my property. The height of the building is too high. The City does not want to let me put trees there. You are using my property for a long time and free of charge. [Inaudible] I'm not going to allow them to steal my property and allow them to make 45-foot walls around me. The City Attorney sent me the outdated title report. I told her this is the old title report, give me the new title report.

Chair Hamerly asked did you apply for a permit or ask permission to plant trees on your property?

Public Speaker Anshu Pathak stated the city said no.

Community Development Director Mainez stated this is not on the agenda. He is bringing up a lot that is not relevant tonight. It's an open code case and mentioned there is a legal court case. I would advise that we don't discuss this property unless it is block walls that are relevant to the height.

Chair Hamerly stated I thought trees would be a part of it because he stated I do not want to see a 45-foot-tall building my backyard.

Public Speaker Anshu Pathak stated I do not want 45 height building behind in front of me. It is for you to vote on what is right for the residents and environment. I just want to plant trees.

Public Speaker Jody Scott stated I am concerned about the height. Did this project go to SBIAA for air height?

Associate Planner Tafolla stated yes, it was. 45 feet was noticed to SBIAA.

Chair Hamerly stated the change from 45 to 49 is more of a technicality because the truck bay is depressed about four feet. Overall height or maximum height is measured from lowest adjacent to the apex of the tallest portion of the structure.

Vice Chair Thomas asked if you could come up and speak about the public art. What were your thoughts about the design? I like the comparison that was shown on the one on Central Avenue and 3rd Street.

Applicants Architect Kevin Alcantra stated we designed the building to the south, so we wanted something complementary but not exact, and the design in it is a little different. It is more upplight. We were just getting creative with something that is easy to maintain, clean, and not damageable.

Commissioner Miller asked can the Applicant speak to the need to have the 45- or 49-foot height and why that's necessary?

Applicant's Architect Kevin Alcantra stated I think this is our 7th project here in City of Highland and we definitely like developing in this city. The market dictates that the building needs to be a minimum of 32 feet clear and the prospective tenants can rack their product up to a certain level within the building. The design of these types of buildings, that parapet is always above that and there is the thickness of the roof above that. Typically, 50 feet is what you would see for something like this.

Commissioner Miller asked is there any opportunity to optimize and meet somewhere in the middle?

Applicant's Architect Kevin Alcantra stated to clarify we are pretty much 45 above grade, and as you depress those dock doors, the four feet the trucks can back up without needing to go down a ramp. So, if this was a level building, it would be 45 feet tall, but because it's depressed in the truck bay, and it goes to 49 feet.

Chair Hamerly asked are you able to work with 45 feet?

Applicant's Architect Kevin Alcantra stated we did spend a lot of our investing time and money to kind of look at a west facing truck bay which could help with that balance of the site. That turn at the northwest corner does not work for trucks at that corner, we tried our very best but the way we have laid out the site is most optimal for logistics and work safely for the community.

Chair Hamerly stated regarding the finished floor elevation is noted at 1,166, but all the surrounding elevations are running from 1,169.5 to 1,168.5. Hopefully that doesn't mess up your calculations for maximum height, but that's about 3 feet off on the actual spot elevations that are around the interior of the building. Make a note of that for staff and pick that up on plan check.

Applicant's Engineer Ryan stated that number is 1,169.

Commissioner Miller asked was there an analysis done on 5th Street to understand what the flow depth was there? My concern is the entries that we have the entry high point elevations were pretty close to equivalent to topic curb topic curbs, it is typically Q25.

Applicant's Engineer Ryan stated just for the driveway, you will have a little bit of flow going out to the street at the driveway location on the east side. For the west side we will have a reach line at the driveway.

Commissioner Miller stated my concern is if we are providing a high enough high point elevation at the entrance to keep the 5th street flows within 5th Street and not allow those to enter into the site?

Applicant's Engineer Ryan stated yes. We are not doing any off-site improvements. We will keep the existing conditions.

Commissioner Miller stated City Creek that runs along the northwest section of the project boundary, have you acquired any plans for that Channel that tell you what the 100-year water surface is associated with?

Applicant's Engineer Ryan stated we have the water folding map and we checked that, and our area is out not covered with the folding map.

Chair Hamerly stated two of trees specified look like they are the only ones that are going to get any kind of height to them. All the Afghan Pines are along the southern property line, was there any thought to you putting some taller species along the street 5th Street?

Applicant's Architect Kevin Alcantara stated our Landscape Architect is not in attendance, but we do not want to cover a lot of the design of our building. We just want it to be integrated with the artwork and not really shade the building.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2023 - 036, approving Conditional Use Permit CUP-23-003 for the development of a 53,665 square foot warehouse/distribution facility and related improvements;

2. Adopt Resolution No. 2023 - 037 approving Variance VAR-23-001, allowing an increase in the maximum building height for the subject warehouse from 35 feet to 49 feet tall, 10 feet greater than permitted in the Business Park Zone;

3. Adopt Resolution No. 2023-038 approving Design Review Application DRA-23-004 for the Site Plan, Building Elevations, Conceptual Grading Plan, Public Art Piece and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact; and

4. Adopt Resolution No. 2023-039, approving a Mitigated Negative Declaration and direct Staff to File and Notice of

Determination with San Bernardino County Clerk of the Board of Supervisors. Motion carried, 3-1 with Commissioner Miller abstaining.

Commissioner Miller abstained because the additional height of the building is excessive.

6. Development of a 220-unit, 4-story multi-family apartment complex utilizing a Density Bonus for eleven (11) affordable units under Section 16.40.090 *Development Density* of the Highland Municipal Code. Entitlements include Design Review Application (DRA 23-002) of the project plans, Lot Line Adjustment (LLA 23-003) to relocate the existing parcel boundaries and create separate parcels for a multi-phase development, Variance (VAR 23-003) to construct a perimeter fence/wall 29% taller than the maximum height permitted for residential projects, and a Conditions, Covenants and Restrictions---Density Bonus and Inclusionary Housing Agreement to demonstrate compliance with Highland Municipal Code Chapters 16.40 *Development Density* and 16.50 *Inclusionary Housing.*(West side of Sterling Avenue, 250 feet north of 9th Street, Applicant: Helios Holdings, LLC)

Assistant Community Development Director Stater presented the staff report.

Vice Chair Thomas asked are we adopting a resolution for tonight's meeting?

Assistant Community Development Director Stater stated yes, and within that resolution will be all of the individual recommendations to the City Council.

Chair Hamerly stated regarding the in-lieu fee, is that a standard per unit Development Impact Fee or fees assessed?

Assistant Community Development Director Stater stated it is standard. When the city enacted the fee, there was a subcommittee that looked at what it cost to build affordable housing. The subcommittee said we are not going to collect from our developers $70,000 a unit to build. The subcommittee recommended to the City Council a fee of $3,750. The City Council adopted that fee and has not been changed since.

Applicant's Representative Oscar Urandga stated we have some lovely renderings that we wanted to show off. We wanted you all to get a sense of what we are proposing and why we are proposing it. We want to provide a safe and healthy enclave. I think at the end of the day we wanted a target market for workforce housing, what we call naturally attainable and occurring affordable housing. We are very interested in modern, contemporary, and attractive design. The arrival experience, again, is something that we give a lot of thought to. We wanted something that was attractive, welcoming, but also very secure. We sincerely wanted this to be a catalyst project for the community, so we went a little further into design. We honestly wanted to make a meaningful contribution to the housing crisis. I personally am part of the Multifamily Housing Council for Orange County and Inland Empire. There are many forces that have on a project at any given time, and many of those forces are dynamic. They change over time, and we try to pay a lot of attention to the marketplace. I mentioned an incredible demand for housing which is a regional demand. We are looking for flexibility in terms of phasing, which is why we proposed a lot line adjustments the way that we did. Our interest is in a long-term hold in part because we're in an opportunity zone which are some tax benefits there that could be attractive to equity

investors. We're monitoring inflation daily, costs are incredible. Rent continues to climb to it's something that is kind of unprecedented in my career. We took advantage of SB 330 to lock in fees, so out of all of those variables, we were able to make one variable a constant. There is a very high open space requirement, a high inclusionary requirement, and when we strategize about how we can solve all those things we came up with our strategy of providing the 5% very low income. That affords us all those incentives and concessions to accommodate parking. We have put a number of different amenities, that are active, some are passive, some are focused on children and adults. We did have a rooftop deck at one point, but we were told we were the first four story building in the city. Just a lot of thought, a lot of care, iterations, expense, and collaboration with staff went into that plan. We are welcome to answer any questions you may have.

Applicant's Architect Daniel Gaman stated Assistant Community Development Director Stater did a fabulous presentation on the project. I am more than happy to answer any questions you might have about why we're proposing the design. It is long skinny building because we have a long skinny site for the building. The colors were chosen as classic evening wear, warmed up a little bit by the wood grain, and the recreational amenity building is kind of a butterfly strangling struggling to break free from that long bar building behind it. Showing on the PowerPoint, this is one of the courtyards in the building B, there is a BBQ area in the front. The client, Mr. Webb, was very family oriented, he has two children of his own and he is thinking about children. We thought about families and children all the way through this, so we have two tot lots. There is also a dog run, which is by the other courtyard. There is a very large pool, indoor and outdoor fitness club house space. It is very much for like a suburban type of design and the imperative of this kind of density is that you begin to think a little bit more urban. Thank you.

Chair Hamerly opened the public hearing.

Public Speaker Jody Scott stated I think this project has a lot of potential, but I do have some concerns. I presented you all with a letter. I have concerns about the schools and traffic which includes ingress and egress. Other two concerns are the height of the project and law enforcement. The concerns can be addressed by requiring staying with it, this includes the city and the owner of the property. The ones here tonight are the developers, they're not the owners, they're not the ones when the project are finished and make certain that the project is held up to some standards. This particular project is right on the entryway into the city so let's make it a good entryway, not another slum. We all know that apartments have a real bad name, because that is basically what they always turn out to be. They might be good for about four or five years, and then they go down. So, we need to make sure that this this project is done right and enforcement of certain rules. I would like to see a 24/7 onsite manager 24/7, that is a must. The project must have some CC&R's, such as no hanging towels or clothes over the balcony. People driving down Base Line or Sterling can see this four-story building. This is not what we want in the City of Highland. No windows or balconies facing private property, I couldn't tell which side the balconies and windows were on, but we need to make certain that the private citizen has their home is protected. There should be a restriction on the number of people that can be in a certain home. We don't want ten families in 456 square foot house. So, stay with the cleanup. Lastly, I would say it is a good project overall. I like what it can bring to the city, thank you.

Public Speaker Margaret Cisneros asked how many owners and neighbors did you contact? Can you answer that?

Chair Hamerly stated I am writing down everything you are stating. If you have a list of questions, I'll write them down. I don't want to interrupt back and forth.

Public Speaker Margaret Cisneros stated when I came to City of Highland, it was County before. When I closed escrow, it was the City of Highland. So, I have been living here since it has been the city. I did not ever dream that I would not have a home. I understand these projects can move very fast. It has good features, but there's some features that looks like the Hilton hotel. I may want to live there. You have to consider what is there, not just what you hope to have there. I don't know any of my neighbors that were contacted except Jody Scott. I contacted her, so you are lacking in your input. Please consider us that are there, we have all the negatives to live with. I am 94 years old now and I would like my years to be tranquil. I live there with my 2 caregivers, and my daughter. Please consider what you are doing. Will you show me where I live?

Assistant Community Development Director Stater pointed to where Mrs. Cisneros lives. She lives adjacent to the project on the north hand side.

Public Speaker Margaret Cisneros stated I keep thinking about the good years and try to minimize the negatives I have had to live with to where we had to take down chain link fencing to put steel ones up to keep the negatives out of my house. Please consider the people that are there. I've tried to be a good neighbor and I think some of the staff knows I am across the street from the school. They had to remodel all the front of their school and their parking and everything because of so much negative.

Public Speaker Kathleen Ogeen stated I am the daughter to Margaret, and I am a caregiver for her because she has developed lung disease. When they were remodeling the school my mother dedicated frontage to her property so the school children could have easier access to their school safely. She donated that to the city and there was all of that construction and then she's diagnosed with lung disease because there is not even noticeable particulate matter that goes on with these kinds of developments. I'm partial to that because she is my mother, and she has to live with oxygen 24/7 now. She was there first and so were the residents around there. This outside entity wants to come in and say the city needs affordable housing. Well, sure they do, all the displaced people that are being displaced with these warehouses that are getting voted in. Where are they going to go? Is that rent going to be affordable to them? I doubt it. They have a warehouse salary and they're just trying to make ends meet and working more jobs. I think Highland can look for other places that are more conducive to this instead of trying to put this high density down everybody's throat. You go through suffering; my mom and all the residents were patient with the remodeling. The Principal came and spoke with the residents and said this is going to be more than a year's project, they offered us headphones for the noise and masks. Since you do not live in this area, I didn't see any reports that could be presented to your Planning Commission that would show the crime rate. There are police that do not even want to go down Elm Street to answer calls because it is so violent there. We're making calls all the time there is graffiti, homelessness, and burglary. I am totally in opposition to this. I think you could do better in finding an area that's conducive to this beautiful affordable housing. I really think there's a lot of work to do before we entertain this kind of development in the City of Highland. Thank you.

Chair Hamerly asked how many neighbors were interviewed or any interaction with the neighborhood when it was being designed? Is there risk of Mrs. Cisneros being displaced?

Applicant's Representative Oscar Uranga stated we went to great lengths to reach out to the church to the north. Staff was actually helpful in trying to introduce this to them. We never actually connected, we tried exhaustively. Through the traffic study process, reached out to the school itself. There's a lot of dialogue between them and the engineering staff on improvements to the Sterling Avenue median or not putting in a median. Again, safety was one of our guiding principles that we really insisted on and we aligned with the school regarding that. I think we found good compromise there and in addition to the public process, the MND was circulated to residents.

Chair Hamerly stated based on the comments it was what type of input from the neighborhood in the conceptual design or the ideation portion of the project that led to the inspiration.

Applicant's Representative Oscar Uranga stated we are concerned about safety. We are willing to work closely with our neighbors as we get into final engineering on any kind of custom edge conditions, maybe different plantings. The consideration is baked into the design in the form of very large setbacks and putting the building in the very center of the property. The additional height in the walls does not just provide safety or security for us, but it provides screening for their yards and provides privacy. We think those are good planning principles that we implemented into the design.

Chair Hamerly stated what you mentioned during your presentation was that you viewed this project as long-term ownership, correct?

Applicant's Representative Oscar Uranga stated yes, that's the intention. We are living through some of the most challenging capital markets, high interest rates, difficult financial times of my career. The advantage of the opportunity zone is to hold for a long time to take advantage of some tech tax benefits, and that is the intention. We take a thoughtful and caring approach with all the properties that we develop.

Chair Hamerly asked will there be 24-hour security or on-site management with CC&R's?

Applicant's Representative Oscar Uranga stated with any project these days, we insist on a robust CCTV system and cameras are everywhere. This is a for rental property, so CC&R's do not apply. There will be lease terms that force people to comply with certain rules. We do not want stuff hanging over the railing, that would be a violation of their lease agreement. Regarding the number of people in a unit is explicitly spelled out in the affordable housing agreement will show the number of people that can live in a one bedroom or studio. We want to build and maintain a healthy environment. We do not have a property management company picked out just yet. There will be 24 hours, seven days a week on-site management staff. During construction there will be clear signage that shows who to contact if there's dust or noise.

Commissioner Miller stated I have a suggestion when looking at the mitigation measures that are applicable to construction is to ensure that someone is coming by our weekly that those measures are being implemented.

Applicant's Representative Oscar Uranga stated yes, there is inspections that are required.

Commissioner Miller stated there are 11 very low-income units. How are you going about setting that affordable price for the other units?

Applicant's Representative Oscar Uranga stated the market will decide. They will be governed by 30% of 50% of AMI which is published every year as a new schedule. I think some cities have a utility allowance that they even publish that is inclusive. Those 11 units will get parking and treated like everybody else in the complex. You will not be able to tell which one is a very low income versus a market rate unit. The market rate for unit rents will be determined by the marketplace and we are monitoring that.

Public Speaker Margaret Cisneros asked are there any parking spaces that face the neighborhood?

Chair Hamerly stated it is surrounded by cars that will be parked facing outward, but the vehicles will be facing a 7 3/4-foot wall. You most likely will not see the vehicles that are parked behind the wall or have lights shining into your backyard because of the perimeter wall.

Chair Hamerly stated any comments on the site plan? There is obviously a main entrance that is at the southern side of the property. Did I hear correctly that the northern access was only emergency access?

Assistant Community Development Director Stater stated the northern access is egress only. There is two on Sterling Avenue and on Elm Street that is for emergency access.

Commissioner Sutorus asked if there were only one Electric Vehicle (EV) charger?

Assistant Community Development Director Stater stated there is about 30 EV chargers.

Chair Hamerly asked for high density apartments, is it required to provide or just accommodate EV charging within the garages?

Applicant's Architect Daniel Gaman stated we have 91 garages and then the rest are surface parking spaces, so I can't quote the code of what the requirement is, but it certainly makes sense from a functional point of view because of covered space. The first EV owners will have garages as well.

Chair Hamerly stated any comments on the landscape plan?

Commissioner Miller asked are we were meeting the water budget?

City Landscape Architect Scott Rice stated yes. The biggest thing was trying to fit in as much landscape as possible into the available space, given the limitations, because of the building and the parking.

Chair Hamerly stated one of the areas that I was looking at since there is a deficit of viable planter areas to get any tree massing against the building. Did we consider anything such as a green wall?

Applicant's Architect Daniel Gaman stated you make a very good point. When the elevations come back up, you will notice that the stairs exteriors of the building are expressed. They have a hooded roof form that comes over them so it's not a blank wall.

Chair Hamerly stated it actually building B south elevation, right hand side has four stories of blank wall facing the south opposite end of the building. I can see the stairwell right there, but at the corner that's exposed to two sides of parking right hand side grid there is four stories of blank wall.

Applicant's Architect Daniel Gaman stated we can take that into consideration.

Chair Hamerly asked is the dog run real or artificial grass?

Applicant's Representative Oscar Uranga stated we are not sure yet. If it is artificial grass, there's going to be a maintenance element to it.

Chair Hamerly stated lets go over the amenities.

Vice Chair Thomas stated regarding the playground equipment, will there be playground equipment proposed anywhere on site for an older age child? It seemed to be proposed for younger children. I recommend incorporating a playground for older age children, so we have both.

Chair Hamerly stated I recommend the private open areas with each unit have been reduced on the upper floors. You may want to have some contingency plans in place on how we could expand the BBQ areas if those do become a high demand.

Chair Hamerly stated the main entry date where it states Halcyon, is that going to be back lighted or is that a non-illuminated sign?

Applicant's Representative Oscar Uranga stated not sure, it is a design detail we have to get to.

Chair Hamerly stated I encourage you to provide something since the streetlights probably won't pick it up if you're trying to find your way to Halcyon. PL-6 was the screening, I guess the only thing I would encourage is the shading looks a little meager along the north side. I know the building's going to put that whole thing in shade anyway, but maybe work with the city landscape architect and your landscape architect.

Applicant's Representative Oscar Uranga stated that northern side is where we have this drainage and edge condition with another neighbor, and so we didn't want to overstate how many trees we thought we could fit in there.

Chair Hamerly stated overall I thought there were very artistically done to break up the mass of a fairly large building, so it does not read as monolithic. There are a lot of garage doors in a row and not a lot of opportunities for varying them.

Applicant's Architect Daniel Gaman the architecture that drops from the third floor we have focused a lot on that long stretch of garage doors. I think we could play more with the color

because they do tend to be monolithic along the bottom. There is language is a little hard to describe why the colors are where they are, but it that could read down into the garage doors better.

Chair Hamerly stated any comments on the grading plan?

Commissioner Miller stated I thought DRC did a really good job on the drainage and the water quality, not only as it relates to the grading plan, but also quantifying the volumes and discharges in the Mitigated Negative Deck.

Chair Hamerly stated on page 141 table 2.3 we have the unit types by phase. This table differs from the composition and the phasing of the table that is declared elsewhere and that is actually in the document that is recorded with this. I don't know if this needs to be changed so it's internally consistent or if it doesn't matter.

Assistant Community Development Director Stater stated it changed over time, so this MND was circulated July 1st through July 31st, 2023 but that has been slightly modified. It is not significant enough to go back and change the document without recirculating it.

Vice Chair Thomas stated I understand the needs of the current residents. I think it will serve you well if you continue to keep those communications open, but just overall families need homes to live here in Southern California, that's crucial. I hear the concerns, but I also hear that housing is a huge problem and we don't have a lot of wiggle room around that. I like the project; you did a great job.

Commissioner Sutorus stated I appreciate all the residents, concerns, and comments. I know that we are in a fast-changing world. Electric cars are coming, and air quality is going to get better. I sit on a Commission just for large trucks, electrifying and turning into hydrogen where things are changing quickly. Interest rates are high, and people cannot afford to buy homes right now and renting is the only option.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2023 - 040 approving "Conditions, Covenants and Restrictions--Density Bonus and Inclusionary Housing Agreement" to facilitate the development of a 220-unit multi-family housing project utilizing Density Bonus provisions and establishing the Inclusionary Housing Unit requirements for the project;

2. Adopt Resolution No. 2023-041 approving Design Review Application (DRA 23-002) for the site plan, landscape plan, grading plan, and building elevations related to the construction of a 220-unit, 4-story apartment complex, subject to the Conditions of Approval.

3. Adopt Resolution No. 2023-042 approving Lot Line Adjustment (LLA 23-003) to relocate the existing parcel boundaries and create separate parcels for a multi-phase development; subject to the Conditions of Approval and Findings of Fact;

4. Adopt Resolution No. 2023-043 approving Variance (VAR 23-003) to allow an increase in the maximum height for the perimeter fence/wall from 6-feet to 7.75-feet, 29% greater than the maximum height permitted in the for residential projects; subject to the Findings of Fact; and

5. Adopt Resolution No. 2023-044 adopting the associated Mitigated Negative Declaration (ENV 23-005), and direct Staff to file a Notice of Determination with the County Clerk of the Board.

RESOLUTION NO. 2023 - 040

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE CONDITIONS, COVENANTS, AND RESTRICTSIONS--- DENSITY BONUS AND INCLUSTIONARY HOUSING AGREEMENT RELATED TO DESIGN REVIEW APPLICATION (DRA 23-002) FOR THE CONSTRUCTION OF A 220-UNIT, 4-STORY APARTMENT COMPLEX, UTILIZING A FIVE (5) PERCENT "DENSITY BONUS" FOR ELEVEN (11) AFFORDABLE UNITS UNDER SECTION 16.40.090 OF THE HIGHLAND MUNICIPAL CODE, ON A VACANT 6.77 ACRE SIT LOVATED ON THE WEST SIDE OF STERLING AVENUE, 250 FEET NORTH OF 9TH STREET.

RESOLUTION NO. 2023 - 041

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE DESIGN REVIEW APPLICATION (DRA 23-002) FOR SITE PLAN, LANDSCAPE PLAN, PHOTOMETRIC PLAN, GRADING PLAN, AND BUILDING ELEVATIONS RELATED TO THE CONSTRUCTION OF A 220-UNIT, 4-STORY APARTMENT COMPLEX ON A VACANT 6.77 ACRE SITE LOCATED ON THE WEST SIDE OF STERLING AVENUE, 250 FEET NORTH OF 9TH STREET.

RESOLUTION NO. 2023 - 042

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL

APPROVE LOT LINE ADJUSTMENT (LLA 23-003) TO RELOCATE THE EXISTING PARCEL BOUNDARIES TO CREATE SEPARATE PARCELS FOR THE MULTI-PHASE DEVELOPMENT OF A 220-UNIT, 4-STORY APARTMENT COMPLEX ON A 6.77 ACRE SITE LOCATED ON THE WEST SIDE OF STERLING AVENUE, 250 FEET NORTH OF 9TH STREET. ASSESSOR'S PARCEL NUMBERS: 0278-131-45, -46, & -47

RESOLUTION NO. 2023 - 043

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE VARIANCE (VAR 23-003) TO ALLOW AN INCREASE IN THE MAXIMUM HEIGHT FOR A PERIMETER FENCE/WALL FROM 6-FEET TO 7.75-FEET IN ASSOCIATION WITH DESIGN REVIEW APPLICATION (DRA 23-002) AND LOT LINE ADJUSTMENT (LLA 23-003) TO CONSTRUCT A MULTI-PHASE, 220-UNIT, 4-STORY APARTMENT COMPLEX ON A VACANT 6.77 ACRE SITE LOCATED ON THE WEST SIDE OF STERLING AVENUE, 250 FEET NORTH OF 9TH STREET.

RESOLUTION NO. 2023 - 044

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (ENV 23-005) FOR THE DEVELOPMENT OF A OF A 220-UNIT, 4-STORY APARTMENT COMPLEX ON A VACANT 6.77 ACRE SITE LOCATED ON THE WEST SIDE OF STERLING AVENUE, 250 FEET NORTH OF 9TH STREET. RELATED ENTITLEMENTS INCLUDE DESIGN REVIEW APPLICATION (DRA 23-002), LOT LINE ADJUSTMENT (LLA 23-003), AND VARIANCE (VAR 23-003).

7. Specific Plan Revision (SPR 23-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001), to increase the maximum dwelling unit count from 946 to 1,218 dwelling units, and Design Review Application (DRA 23-009), proposing the construction of a 272-unit multi-family residential development. (Planning Area 3 of the Greenspot Village & Marketplace Specific Plan, Applicant Rexco Development)

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked if even though we would increase the number of residences, we are decreasing the traffic associated with that commercial is so great that we end up with a net reduction?

Assistant Community Development Director Stater stated yes, correct. There is a little bit of change in peak hour times and trips, but overall, you will definitely see a net reduction.

Chair Hamerly asked was it a mixed use before commercial?

Assistant Community Development Director Stater stated yes, it was mixed use.

Commissioner Miller asked is Greenspot Road adequate to handle all the traffic coming in.

Assistant Community Development Director Stater stated yes.

Commissioner Miller asked does that extend to the on and off ramps as they currently exist today?

Assistant Community Development Director Stater stated the city's making some improvements, as well as Caltrans.

Assistant Public Works Director Matt Bennett stated long range plans will include the build out. The 5th Street interchange is in the planning stages. The collective improvements based on the Specific Plan include intersection improvements well outside of east or west towards 5th Street and Palm Avenue. We are continuing to watch and grow with the development as it comes along.

Chair Hamerly opened the public hearing.

Applicant Patrick Tritz stated I'm here to answer any questions. Assistant Community Development Director Stater did a great job of describing the project.

Chair Hamerly asked when is your anticipated completion on the first phase?

Applicant Patrick Tritz stated the end of this year.

Public Speaker Jody Scott stated there is 946 homes approved now and you are adding 272 more homes? So, it's going to be a total of 1218 homes, right?

Assistant Community Development Director Stater stated yes, correct.

Public Speaker Jody Scott stated how many of the increased additions on this site are going to be low and very, very low? Are there any low-income density points that they're getting for this particular project?

Assistant Community Development Director Stater stated this will be a market rate project.

Public Comment Glenn Elssmann stated I am a part of the Greenspot Village and Marketplace Land Holdings and Specific Plan. All of the Planning Commissioners are attentive to the details and really want to see high quality product projects, but also projects that have really thought through the detail. I want to compliment Patrick Tritz and Rexco for their incredible effort to ensure that the traffic impacts have been modified and it meets the different elements here.

Chair Hamerly stated the leasing office rendering was for the other property that was proposed previously. I don't know what the wishes of the other Commissioners would be referencing with that facility. Are we comfortable including a copy of the previously approved leasing office clubhouse or would you like to continue the item and see the actual clubhouse for phase two?

Applicant's Architect Damien Titano stated the intent when we did this project was the second phase was going to have different products than the first phase and to develop a little bit higher density for the desires of the city. The leasing offices are both complementary to create one larger space and that they do mirror each other. We cannot guarantee that that is going to be the final version yet, because of operations. We can't commit to it because of two different projects, but now the intent is that both leasing offices are mirrored.

Applicant Patrick Tritz stated the intent is for it to be one cohesive project, however the real estate loans shows two separate parcels and loans. I have fences that have multiple openings so that they can flow between each other. There is also an EV gate between the two properties which gives a third point of access in an emergency situation. So, the intent is that one big project, however two separate phases. Does that make sense?

Chair Hamerly stated not only the emergency linkage there for safety, but also it makes sense that if it is two phases of the project that there be at least a pedestrian link so that the residents can walk through.

Applicant Patrick Tritz stated there is a pedestrian link.

Applicant's Architect Damien Titano stated legally they are two separate projects, so we have to have they have to act independently for now. I want to specify that the leasing office pictures you have in your packet will be complementary with one another, this photo is just taken from phase one plans.

Chair Hamerly stated when we approve a project, but not all of the information or plans are complete, do we approve it or continue the meeting?

Applicant Patrick Tritz stated the leasing office will be the same as the leasing office from phase one.

Chair Hamerly stated we are stuck in the middle because we are making a recommendation to the City Council. I'll defer to staff, but technically, we do not have the building that is going to be built and we're recommending this to the City Council. Hopefully in that interim the actual document will be in the packet that is given to the City Council.

Assistant Community Development Director Stater stated yes, the correct document will make it into the City Council agenda packet.

Chair Hamerly stated any comments on the site plan?

Commissioner Miller stated as it relates to drainage, I am concerned about capacity in the Greenspot Road storm drain. We did make certain assumptions about how this whole area was going to drain down Greenspot Road. I think flows will concentrate from both

developments along Calhoun Road and enter the storm drain. I think we will get more flow on Calhoun Road and the Greenspot Road intersection than what the initial storm drain design could accommodate. I think this needs to be looked at regionally and rather than meeting water quality criteria.

Chair Hamerly stated as it pertains to the parking that's around phase two leasing office, where would be the parking for visitors To visit the leasing office for phase two?

Applicant's Architect Damien Titano pointed to the PowerPoint. This edge along the northern side of the roundabout would be the easiest to accommodate parking. Currently there was some area here (pointing to the site plan) that was intended for guest spaces.

Chair Hamerly stated one of my concerns is there is three primary recreation areas, and they are all clustered at the east end of the site and I guess their concern is twofold. I would hope that the recreation areas be more evenly distributed throughout the site because that is going to make a quiet side and a noisy side of the project because those play areas are right up against the apartment units.

Applicant Patrick Tritz stated these small recreational areas have never created a problem with other apartments we have built. I see I respect what you're saying. We have never had an issue of trying to sound mitigate them, there is plenty of landscaping around.

Chair Hamerly stated moving onto the elevations. I like the decorative wall features, and how it breaks up vertically. It adds a nice entry statement to the spanish style architecture.

Commissioner Miller asked will there be awnings on the windows to the south to help with the direct sun?

Applicant Patrick Tritz stated we will have recesses in those windows, we are not sure if we are installing awnings.
Chair Hamerly regarding the conceptual landscape plan, the garden spaces that are between the different blocks of units are a community open space. Are those flower gardens or private planter areas?

Applicant's Representative Damian Titano stated private planter areas.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Sutorus, seconded by Vice Chair Thomas to adopt Resolution No. 2023- 045 recommending the City Council:

1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;

2) Introduce Ordinance No.____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 23-001); and

3) Adopt City Council Resolution No. 2023-045 to approve Design Review Application (DRA 23-009), subject to the Conditions of Approval and Findings of Fact.

RESOLUTION NO. 2023-045

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL 1) INTRODUCE AN ORDINANCE APPROVING SPECIFIC PLAN REVISION (SPR 23-001) TO INCREASE THE MAXIMUM DWELLING UNIT COUNT WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN FROM 946 DWELLING UNITS TO 1,218 DWELLING UNITS, 2) ADOPT A RESOLUTION TO APPROVE DESIGN REVIEW APPLICATION (DRA 23-009) TO CONSTRUCT A 272-UNIT MULTI-FAMILY RESIDENTIAL COMPLEX ON A VACANT 12.6 ACRE SITE WITHIN PLANNING AREA 3, AND 3) MAKE A DETERMINATION THAT THE ADOPTION OF THE ORDINANCE IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457. ASSESSOR'S PARCEL NUMBERS: 1201-351-28, 1201-351-14, 1201-351-15, 1201-351-16.

ANNOUNCEMENTS

The Planning Commissions next regular meeting is scheduled October 3, 2023.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 10:58 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: October 17, 2023

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director KS

SUBJECT: Development of an approximately 160,951 square foot Costco Wholesale warehouse, inclusive of a big-box retail store and related site improvements, Alcoholic Beverage Control (ABC) License, optical store, pharmacy and tire shop, and ancillary 15-pump vehicle fueling station with 30 fueling positions, and building mounted signage. File/Index Numbers: Design Review Application (DRA 23-011), Conditional Use Permits (CUP 22-013 and CUP 23-012), and Sign Review (ASR 23-003).

LOCATION: The site is comprised of 17 parcels totaling 19.74 acres in area, situated on the north side of Greenspot Road midblock between State Route 210 and Boulder Avenue within the Greenspot Village & Market Place Specific Plan Planning Area I (PA1). Future addresses will be 28000 Greenspot Road for the wholesale warehouse and 27980 Greenspot Road for the Vehicle Fueling Station. Assessor's Parcel Numbers: 1201-341-36 & 37, 1201-341-40 through -53 and -58.

APPLICANT: Costco Wholesale Corporation

RECOMMENDATION: Staff recommends the Planning Commission:

1) Find under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review;

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

Recording Secretary

Community Development Director

2) Adopt Resolution No. 2023 – ____, approving Design Review Application (DRA No. 23-011) for the development of a Costco Wholesale store, approximately 160,951 square feet, subject to the Conditions of Approval and Findings of Fact;

3) Adopt Resolution No. 2023 – ____ approving Conditional Use Permit (CUP No. 22-013) for the development of a vehicle fueling station with fifteen (15) fuel pumps with 30 fueling positions associated with the Costco Wholesale store, subject to the Conditions of Approval and Findings of Fact;

4) Adopt Resolution No. 2023 – ____, approving Conditional Use Permit (CUP No. 23-012) for a Type 21 Alcohlic Beverage Control license associated with the Costco store, subject to the Conditions of Approval and Findings of Fact;

5) Adopt Resolution No. 2023 – ____, approving Sign Review (ASR 23-003) for building mounted signs.

FISCAL IMPACT: The Applicant submitted the required deposit fee for processing a Design Review Application, two (2) Conditional Use Permits, Tentative Parcel Map, and Accessory Sign Review Application. Staff time spent working on the applications will be charged to this deposit.

PUBLIC NOTICE: As required by the City Council, notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within 300 feet of the project site, mailed to interested parties and those requesting notice. It was also published in the San Bernardino Sun.

DESCRIPTION OF SITE: The project site is comprised of 17 parcels totaling approximately 19.47 acres fronting Greenspot Road, midblock between State Route 210 and Boulder Avenue. It is roughly rectangular, measuring approximately 800 feet deep by 1,000 feet wide (Attachment 1 – Vicinity Map).

The site's General Plan designation is Planned Development (PD) and falls within the Golden Triangle Community Policy Area. Per the General Plan, "the intent for this area is to facilitate a master planned, mixed-use type of development large enough to cater to residential, retail and office uses within a well-coordinated group of individually designed projects. Residential and employment-generating land uses would be interconnected with a system of landscaped trails, pedestrian pathways and local

streets."

In keeping with this intent the "Greenspot Village & Marketplace Specific Plan" (GVMP), a 104-acre mixed use Specific Plan was adopted by the City Council in 2013. The official zoning designation is Greenspot Village & Marketplace Specific Plan (SP-06-001) (Ordinance No. 380, adopted on June 11, 2013). Within the Specific Plan, the site has an underlying designation of "Planning Area 1 – Highland Marketplace (PA 1)." PA 1 is meant to serve neighborhood, community and sub-regional commercial uses conveniently located to State Route 210. It allows a variety of retail, office, and service commercial uses "including but not limited to major promotional retail tenants..., complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office." Pedestrian oriented design is encouraged. In total PA 1 is 34.8 acres and permits 507,600 square feet of non-residential use. As proposed, the project would require the approval of a Design Review Application and two Conditional Use Permits to be discussed in greater detail below.

The project site has been vacant for many years and was historically used for poultry farming and strawberry farming.

The surrounding land uses adjacent to the project include:

North: Currently vacant with a proposed 546 unit multi-family housing development approved, not yet constructed
South: Lowe's and El Sporta Fitness Center -anchored shopping center & Self Storage (Highland Crossroads and Highland Crossings)
East: San Carlo I and San Carlo II Townhomes by Rexco Development; 200 units under construction and 272 units entitled on October 10, 2023
West: Currently vacant with no development proposal submitted

The zoning and land use designations of these uses are:

Location	General Plan	Zoning
Project Site	**PD – Golden Triangle**	**SPR-006-001, GVMP Specific Plan** PA 1 'Highland Marketplace'
North	**PD – Golden Triangle**	**SP-006-001, GVMP Specific Plan** PA 2 'Residential Villages'
South	**PD – Golden Triangle**	**PD** with multiple Conditional Use Permits (Highland Crossings)
East	**PD – Golden Triangle**	**SPR-006-001, GVMP Specific Plan** PA 3 'Village Center'
West	**PD – Golden Triangle**	**SPR-006-001, GVMP Specific Plan** PA 1 'Highland Marketplace'

BACKGROUND: On May 24, 2014, the City Council approved Design Review Application DRA-009-003 for a multi-tenant commercial shopping center encompassing the entirety of PA 1 including the subject location. The project was never constructed, and the entitlement expired.

On June 8, 2021, the City Council approved multiple entitlements for TREH Partners for a 21-acre mixed-use development at the far west side of PA 1 including an 85,000 square foot commercial shopping center and 200-unit multi-family residential development. That entitlement remains valid and the grading and building construction plans are currently in process with the City. Construction is anticipated to begin soon.

PROJECT REVIEW/ANALYSIS: The proposal is for the development of a Costco Wholesale store. Costco Wholesale Corporation was established in 1976. It is a discount store commonly referred to as a "wholesale" store or "warehouse club" store that sells products in bulk for a discounted price. They offer fresh food, produce, meat, bakery, deli, and dairy products, liquor, dry goods, sundries, hardware, housewares, jewelry, major appliances, electronics, health and beauty aids and more. The store will also include ancillary products and services including a pharmacy, optical center and 5 - bay tire shop.

Below is a list of operational characteristics of the store that affect the project's design and continuing operation:

Retail Operation Hours

- Typical Warehouse operating hours are Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00 pm, and Sunday from 10:00 am to 6:00pm.

- Typical Fuel Facility hours are Monday through Friday from 6:00 am to 9:30 pm, Saturday from 6:00 am to 7:00 pm, and Sunday from 6:00 am to 6:00 pm.

Stocking and Store Maintenance

- 4am - midnight

Exterior and Parking Lot Maintenance (i.e. sweepers)

- Daily, usually before or after regular business hours

Trash/ Garbage

- Trash and garbage are disposed of by means of compactors and balers (4am to midnight)
- Scheduled removal of trash and garbage varies and is dependent on the production of trash and garbage and removal needs. Garbage removal may take place daily or at varying intervals throughout the week. (4am to midnight)
- Cardboard is typically removed daily by a recycler under contract with Costco Wholesale. (4am to midnight)
- Used tires are picked up by a recycler. Scheduled for pre-opening hours, typically around 6 am – 10am

Product Delivery Times

It is anticipated that an average of ten (10) trucks will deliver goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time varies based on jurisdictional restrictions, but typically takes place in the early morning, with most of the deliveries completed before the 10:00 a.m. opening time.

- 6 to 10 Semi-truck loads from our distribution center daily. Mostly between 3 am and 11 pm.
- 4 to 10 Semi-truck loads from common carriers. Examples: Water, paper, soda etc. The hours for those trucks are usually 4 am to 1 pm.
- 6 to 10 Box truck deliveries per day. Mostly bread and small service vendors. Usually 4 am to 1 pm.

Fuel Delivery Times

- 2 to 6 fueling truck deliveries are anticipated for this proposed location. Mostly after store business hours

Design Review Application

The proposal by Costco requires four Entitlements: Design Review for Costco's Site Plan, Building Elevations, and Landscape Plan; two (2) Conditional Use Permits (one for the Vehicle Fueling Station and one for the Costco ABC License); and a Sign Review for the building mounted signage.

The Design Review Application includes the project Site Plan, Building Elevations, and Conceptual Landscape Plan (Attachment 2 – Project Plan Set).

SITE PLAN

The Conceptual Site Plan is found on sheet G1.0 of the "Design Review Submittal" plan set. The Costco store is located towards the northeast corner of the site, adjacent to Calhoun Road (referred to as "Future Private Road East"). The store will face southerly

with the main entry at its southwest corner. The tire shop is on the westerly side with 5 bay doors and separate walk-up window.

The vehicle fueling station is at the southwest corner of the site. Vehicle circulation will come from north to south, under the canopy, and exit to the east. The fueling canopy will be approximately 10,960 square feet. The fueling station will have 15 pumps with 30 fueling positions, one on each side. They will be situated in a 5x3 configuration (5 pump islands, each with 3 pumps). Thus, the traffic can move under the canopy in 10 aisles. In addition to the 30 fueling positions, this area contains queuing for an additional 60 vehicles. An overhead light indicator will alert the driver to available positions. On-site attendants will be available to assist customers with fueling as needed. The site plan does show a "Future Expansion for Reference Only" including five (5) additional pumps. These pumps are not a part of this application and are not proposed for approval at this time. Any future expansion will require approval by the Planning Commission. The station's underground storage tanks will be fueled from a designated truck-parking bay to the east, separate from the Costco parking lot. Between two (2) and six (6) gas trucks will deliver each day. Most would be during non-business hours.

Along the northerly property line, to the west of the store, Electric Vehicle (EV) equipment will be located in the landscape area adjacent to the parking lot. This equipment will be required to be fully enclosed with solid walls that compliment the store's façade. The EV parking space will be located immediately below.

An electrical transformer, trash compactors, and loading dock are located on the east side of the building. These operations will be screened with a variable height block wall between ten and twelve feet (10'-12') tall. The wall will serve as a sound barrier for residential uses located on the easterly property (REXCO Townhomes) and aesthetic improvement. A second 10' screen wall is proposed along the northerly boundary at the interface with the Alliance project entry along Calhoun Road/East Access Road. A wrought iron fence is proposed along the remainder of the northerly boundary.

The easterly façade of the store will face the entry of the San Carlo II Townhome project entry and the rear of the store will face the future PA 2, 546-unit residential development, separated by the landscaped paseo to the north to be constructed as part of PA 1 development.

Access and Circulation

Primary vehicular access will be provided from Greenspot Road with signalized intersections at its east and its west boundaries, and a smaller point of egress mid-project.

Westerly Access / Future Private Road West / Access A

The westerly intersection is referred to as "Future Private Road West" on the Project Site Plan. This road is the northerly extension of the existing road and intersection that runs between the Chevron gas station and AT&T store to the south (Highland Crossings Center). The new northerly leg of the intersection will be constructed with the Costco project. It will have two inbound lanes and three outbound lanes. From Greenspot Road, the existing left hand turn pocket into the site will be upgraded from one (1) to two (2) inbound lanes. Westbound traffic on Greenspot will have a dedicated right-turn into the site. Colored/stamped concrete or pavement will be installed at this entry in keeping with the Greenspot Corridor design.

Midpoint Access / Access B

A mid-project driveway will be constructed with the project leading directly to the entrance of the Costco Warehouse store. It will have two (2) inbound and one (1) outbound lane. Permitted turning movements include right-in, right-out and left-in eastbound from Greenspot Road via the existing median.

Future Private Road East / Calhoun Road / Access C

The project's trip distribution analysis determined this access to have the highest volume of the three mainly serving the residential uses proposed in the Greenspot Village and Marketplace Specific Plan (PA 2 and PA 3). It will service Planning Area 3 to the east (San Carlo Townhomes I and II), and Planning Area 2 to the north (Alliance Homes 546 multi-family units). Calhoun Road will have two (2) inbound and four (4) outbound lanes. A signal will be constructed at Greenspot Road by the Costco project if San Carlo I Townhomes, as conditioned to do so prior to their first occupancy, has not completed it in advance. Colored / stamped concrete or pavement will be installed at this entry in keeping with Access A and B.

Parking

The Greenspot Village & Marketplace Specific Plan established site-specific parking requirements for its commercial uses. Based on the Specific Plan, retail, commercial, entertainment, office, and restaurant mix, the Plan calls for a minimum of four (4) parking spaces per 1,000 square feet of commercial use; a total of 161 spaces. The Municipal Code specifies 1 space / 250 square feet, a total of 644 spaces. Given the operational characteristics of the store and availability of land, the applicant is proposing 874. These including the appropriate mixture of standard size spaces, compact spaces, landscape islands, and loading zones.

The Specific Plan Section 6.2.10 *Access and Parking Facilities* states that parking lot design should include an efficient traffic movement pattern, and useful pedestrian circulation with enhanced landscaping. Textured or colored pavement materials may be used to draw attention to pedestrian circulation paths. The project Site Plan exhibits each of these features.

Section 7.8 *Paving* – integral component of surrounding architecture. Decorative paving is encouraged in high visibility and use areas and key to vehicular entry drives. It may include colored and textured concrete or interlocking pavers. Decorative pavement is called out on the Site plan at each of the project's entries.

Lighting

The Specific Plan notes that lighting is an integral part of the building design. It has a positive effect on the appearance of the building and perception of users and promotes a safe and enjoyable nighttime pedestrian environment and contributes to the quality of safety. A Site Lighting / Photometrics Plan is included in the Plan Set for reference, titled "SE-1". It includes a description of the fixtures such as the typical wall pack with 18-20' mounting heights and fiberglass light poles found throughout the parking lot with 25-36' heights. Staff worked with the Applicant to ensure a reduced pole height of 25' around the perimeter of the site where adjacent to existing and future residential developments. The interior will contain taller lights to increase the light spread and ensure the safety of employees and customers. The poles have a contemporary design with flat lens LED fixtures and will be compatible with other lighting standards approved for the TREH Partners retail center proposed to the west of the Costco project.

A final lighting plan will be approved by the Community Development Director and the City's Landscape Architect during building permit plan check to ensure maximum benefit without allowing stray light to intrude into windows of nearby residents or create glare for nearby traffic. Adequate light will be provided in all vehicle fueling areas, parking, loading and storage areas.

BUILDING ELEVATIONS

The building has four large sides with various architectural treatments to break up the visual expanse. The north and south (front and rear) elevations are 34 feet tall and 495 feet wide. The building is approximately 36' at the entry with a slightly elevated corner treatment. Moving along the top of the building, heights vary between 31' and 34' measured at the coping and cornice elements which alternate on adjoining wall panels.

Most walls are finished with architectural ribbed metal with a 3 foot tall band of split face CMU along the bottom. The ribbed metals applied in three beige/grey colors referred to as "Metallic Champagne", "Light Stone" and "Mistique Plus." A continuous horizontal red metal band will be applied approximately 18 feet up from grade on all four sides. It represents the Costco branding. The band is in line with the Costco building-mounted sign.

The entry is defined with a cantilevered awning supported by angled metal beams. It will be painted brown to match the adjacent cornice. Columns on each side of the awning

will be CMU as well as the remaining columns in the covered entry. Shopping carts will be kept in this area, to the right of the entry.

The fueling canopy will be approximately 18'5" tall with ribbed metal paneling around the perimeter, "Metallic Champagne" in color with "Medium Bronze" coping and trim. The columns are split face CMU, "Medium Brown" in color.

Costco's building design is in keeping with the GVMP Specific Plan with earth toned "Agrarian" colors referred to in the Plan as "neutral browns and beige toned colors."

The Applicant provided a "Sight Line Exhibit" in the plan set to demonstrate the roof-mounted mechanical equipment will be adequately shielded by the roof parapet.

LANDSCAPING

The project is providing 10.2% landscape coverage throughout the site including Greenspot frontage, perimeter, and parking lot planters meeting the criteria of the Specific Plan's Landscape Guidelines, specifically Section 7.10.1 "*Landscaping within commercial and mixed use Planning Areas shall encompass a minimum ten percent of the square footage of the Planning Area.*" The prevalent street trees are the California Sycamore and Natchez Crape Myrtle, planted from 36" and 48" box containers. Within the site, the Applicant proposes a mix of Carrotwood, African Sumac, Crape Myrtle and Afghan Pines with additional accent trees including the Olive, Palo Verde, Date Palm, Coast Live Oak and Holly Oak.

Crape Myrtles are proposed along the southerly façade of the store with Holly Oak's lining the main drive aisles. The Easterly Private Road is lined with Purple Magic Crape Myrtles and the Westerly Road with Sycamores and Crape Myrtles. Landscaping is used strategically throughout the site to buffer the Costco from adjacent residential uses. This includes plantings along Calhoun Road/Easterly Access Road and along the northerly perimeter.

The project meets the Specific Plan requirements including Section 5.7.3.1. B.3. "*Within parking areas at least ten percent of any common parking area shall be landscaped. Not more than 60% shall be included as perimeter landscaping, 40% shall be distributed throughout the interior. protect landscaped areas from vehicle damage, encroachment and overhang. Include shade trees to provide shade canopies.*" A common landscape theme should provide continuity between the varied uses and extend compatibility with the surrounding area and create a welcoming and comfortable outdoor space.

The City's Landscape Architect has reviewed the plans and provided comments and recommendations. These include an increase in the number of trees along the building to soften the expansive façade, increasing the density of screening in certain locations,

adding more Heritage trees, coordinating conflicts with lighting and hardscape, and several others. These comments are included in the Planning Conditions of Approval.

Conditional Use Permit No. 22-011 – Vehicle Fueling Station

The design and operational characteristics of the vehicle fueling station are described above. It is important to note that this feature of the project requires its own Conditional Use Permit as mandated by the Specific Plan (Attachment ___ - Resolution for the Vehicle Fueling Station).

Conditional Use Permit No. 23-012 – ABC License

The Applicant is requesting a State of California Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) which authorizes the sale of beer, wine and distilled spirits for consumption off the premises.

The project site is located within census tract 76.04. The census tract is approximately 2.8 square miles, and it has a population of approximately 4,806. The census tract is located south of Base Line, east of Central Avenue, north of the City limits and west of Boulder Avenue. Pursuant to ABC, this census tract permits three (3) On-Sale ABC licenses (for example an eating establishments) and three (3) Off-Sale ABC licenses (for example a convenience store). Currently, ABC has approved seven (7) On-Sale license and seven (7) Off-Sale licenses. The seven active businesses with Off-Sale licenses are listed below. Six (6) are convenience stores selling beer and wine only and one is a liquor store with a full Type 21 license.

Businesses with Off-Sale ABC Licenses

AMPM Arco	27727 Base Line	Type 20	Off-Sale Beer & Wine
AMPM Arco	27323 5th Street	Type 20	Off-Sale Beer & Wine
Cee Vees Liquor	7750 Palm Ave, Unit 1&2	Type 21	Off-Sale General
East Highland Ranch Valero	27767 Base Line	Type 20	Off-Sale Beer & Wine
Highland C Oil Inc (76 Gas Station)	27627 Base Line	Type 20	Off-Sale Beer & Wine
Chevron	27981 Greenspot Rd	Type 20	Off-Sale Beer & Wine
Highland Ranch Service (Valero Gas Station)	7955 Webster Street	Type 20	Off-Sale Beer & Wine

On June 8, 2021, the Planning Commission approved eight (8) ABC licenses for TREH Development within the Greenspot Village and Marketplace including five (5) On-Sale licenses for future restaurants, bars, and three (3) Off-Sale licenses for uses such as grocery stores or gas stations. These approvals were placeholders for future undetermined tenants. As tenants lease space in the TREH project, they will need to request individual CUPs for alcohol sales and claim one of the eight licenses.

There are seven (7) existing and three (3) pending future Off-Sale licenses; a total of ten (10). Costco's request for a license would bring the total to eleven (11) Off-Sale licenses in the Census Tract, leading to an increase in the "undue concentration" of ABC licenses within this Census Tract. According to the Business and Professions Code a jurisdiction must make a finding of "public convenience or necessity" if there is an overconcentration of similar liquor licenses within the census tract associated with the project.

Because the existing licenses in use are at liquor stores with limited availability and variety, staff recommends making the required finding for the purposes of convenience. Costco offers an extensive variety of beer, wine, and distilled spirits. A resident would need to travel to a grocery store outside the Census Tract to find similar products. Said finding is enumerated in the attached Resolution. The project site is a vacant parcel that has no reported crimes at this time. Therefore, providing this opportunity the future Costco allows for the public convenience to shoppers.

Accessory Sign Review No. 20-013

The project proposes four (4) building-mounted signs as noted on the "Concept Warehouse Elevations Sign Table." At the front of the store, above the entrance, the primary Tenant Identification Sign reads "Costco Wholesale" in red and blue, 28'6" long and 7'4" tall, 184 square feet in area. There are two slightly larger signs with the same text on the right side of the south elevation and on the left of the west elevation. They measure 32' long by 8'9" tall, 280 square feet each also reading "Costco Whoesale." The fourth building-mounted sign reading "Tire Center" is also on the west elevation and measures 17'4" long by 1'9" tall; 31 square feet total.

The fueling canopy has a similarly designed "Costco Wholesale" signs measuring 21 square feet in area, on each of its four sides. The total signage on the canopy is 84 square feet.

The Specific Plan contains a Conceptual Sign Program outlining standards and specifications that assure consistent quality, size, variety, and placement for tenant signs throughout the project site; *Specific Plan Section 6.5.11 Tenant Identity Signs.* The Plan indicates that a tenant sign can, "*exhibit the logos, look and feel of the stores they represent.*" Building-mounted fascia signs are appropriate, and acrylic is permitted including internally illuminated channel letters and logos. With respect to size, the

Specific Plan states that, "*all tenant signage must be proportionate to the storefront and building design as well as the urban nature of the street. Each tenant is allowed primary building fascia signage for each elevation facing the common area.*" The Costco signs are in keeping with these requirements. They are proportionate to the storefront with sizes of 184, 280 and 31 square feet and they are directed to the front and left hand sides of the store that are dominant and viewable from the public traveling throughout the commercial center.

Public Comments

Staff received nine (9) public comment letters (Attachment No. 3 - Public Comments). Four (4) were in favor of the project. One (1) was in opposition due to proximity to the San Bernardino Costco. The other four requested numerous large trees be planted, bicycle parking be included, and issues regarding compliance with the Specific Plan, additional traffic and environmental impacts and drainage be studied and addressed.

The project has been conditioned to address increased landscape density and tree size and required the installation of a 10-bike parking rack close to the entrance. Issues related to Specific Plan compliance are noted in the above sections. Traffic and environmental impacts are addressed below.

ENVIRONMENTAL REVIEW: The Certified Environmental Impact Report (ENV No. 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan was certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The EIR and SEIR anticipated commercial development similar to the project proposal; a large-scale retail development with ancillary goods and services.

Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 provide that when an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.

b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.

c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

None of these criteria were met that would initiate additional CEQA analysis. The proposed project is compatible with the approved Specific Plan and the proposal will not increase the level of impacts identified in the EIR and SEIR.

In compliance with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV No. 09-003 and ENV No. 19-002, a current project-specific Noise Study and Biological Resource Study were prepared as required by the MMRPs to provide details on sound levels and to check for the presence of the endangered San Bernardino Kangaroo Rat. The Applicant's consultant prepared a presence/absence trapping survey in August 2023 as required by the US Fish and Wildlife Service. The results were negative, confirming the absence of The Kangaroo Rat. Additionally, an Environmental Noise Impact Study was prepared by Acoustical Engineering Services, Inc., dated May 2023. The Study concluded, "In summary, the noise and vibration impacts associated with the construction and operation of the Project would be consistent with the Certified EIR. No new impacts associated with the proposed Project construction and operation activities is anticipated."

Kittleson & Associates prepared a "Preliminary Trip Generation, Distribution and Assignment" study dated December 20, 2022. The study recommended various improvements which were incorporated into the project design and Conditions of Approval. It concluded that, "In comparison to the results of the 2013 Focused Analysis, the proposed Costco development will have a minimal impact on the three site access locations on Greenspot Road. It will not change the forecast future Level of Service at the site access intersections except for Access #3/C, for which an increase of 1.1 seconds of delay during weekday PM peak hour shifts the intersection from LOS B to LOS C. With the proposed traffic circulation improvements, the intersection is restored to LOS B."

An Air Quality and Greenhouse Gas Impact Evaluation for the Proposed Costco Commercial Center was prepared by Ramboll, dated July 14, 2023. The Evaluation concluded that, "The project would not create new significant impacts or increase the severity of previously significant impacts for Air Quality or GHG as compared to those analyzed and approved for the Greenspot Village and Marketplace Specific Plan. As describe above, the land uses for the proposed Project are consist with that analyzed and approved for the Greenspot Village and Marketplace Specific Plan, and the Kittleson Memo demonstrates that the mobile trips will be less than that analyzed and approved for the Greenspot Village and Marketplace Specific Plan."

Given the results of these studies, the scope of the project was previously analyzed and none of the events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger further environmental review.

SUMMARY: The project was thoroughly reviewed for compliance with the Greenspot Village and Marketplace Specific Plan, Highland Municipal Code and General Plan. The project has meets the criteria for Community Design as described in Specific Plan Section 1.3.1 to "*...create an identifiable sense of place though design, create a visually attractive development through consistent application of architectural and landscape standards, provide easy pedestrian connections between residential neighborhoods and shopping opportunities.*"

It provides a high quality planned commercial center that compliments the surrounding residential land uses while creating a vibrant, attractive, cohesive combination of architectural styles, landscaping and public spaces. It meets and exceeds the minimum Commercial Development Standards with respect to lot size, building height, floor area ratio and setbacks. It encourages creativity in site planning and architectural design. The Design Theme is compliant with Specific Plan Section 6.2.2 by utilizing an Agrarian character to create an overall sense of place. Concurrently, the Specific Plan permits "Chain Retailers" to utilize corporate design as described in Section 6.2.13.1 & 2 to "*recognize the value of brand recognition for retailers with multiple store locations.*" Standardized signs, architecture, design, colors, forms, logos, etc. It permits design consistent with that company's retail prototype format.

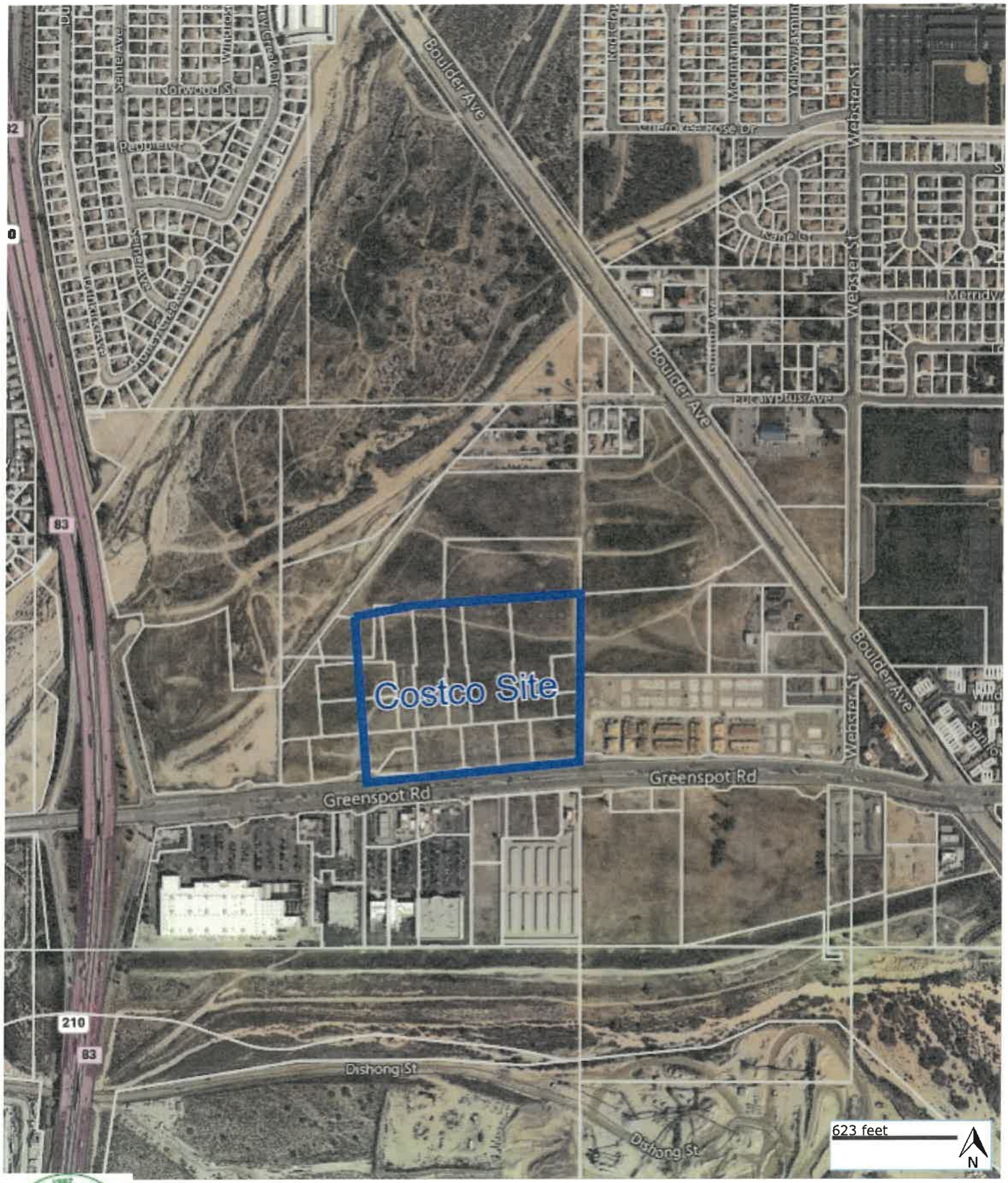
The Specific Plan also addresses "Large Volume Buildings" in Section 6.2.13.5. It recommends, "reducing the apparent scale and uniformity to seem more inviting. Have at least three features that add visual interest such as arcades, decorative cornices, windows, awnings, etc. Enhance blank walls with decorative materials, colors, trellis structures murals or other elements. Vary rooflines, Cornice treatments, parapet wall details, overhanging eaves, color schemes should be neutral." These guidelines were incorporated into the project design.

Staff recommends approval of each of the project entitlement applications subject to the Conditions of Approval (Attachments 4-7 Resolutions for Approval).

Attachments:
1. Vicinity Map
2. Project Plan Set (large scale, under separate cover)
3. Public Comments
4. Resolution for Design Review Application 23-011
5. Resolution for CUP 22-013 for the Vehicle Fueling Station
6. Resolution for CUP 23-012 for the ABC License
7. Resolution for ASR 23-003 for the Project Signage

ATTACHMENT 1

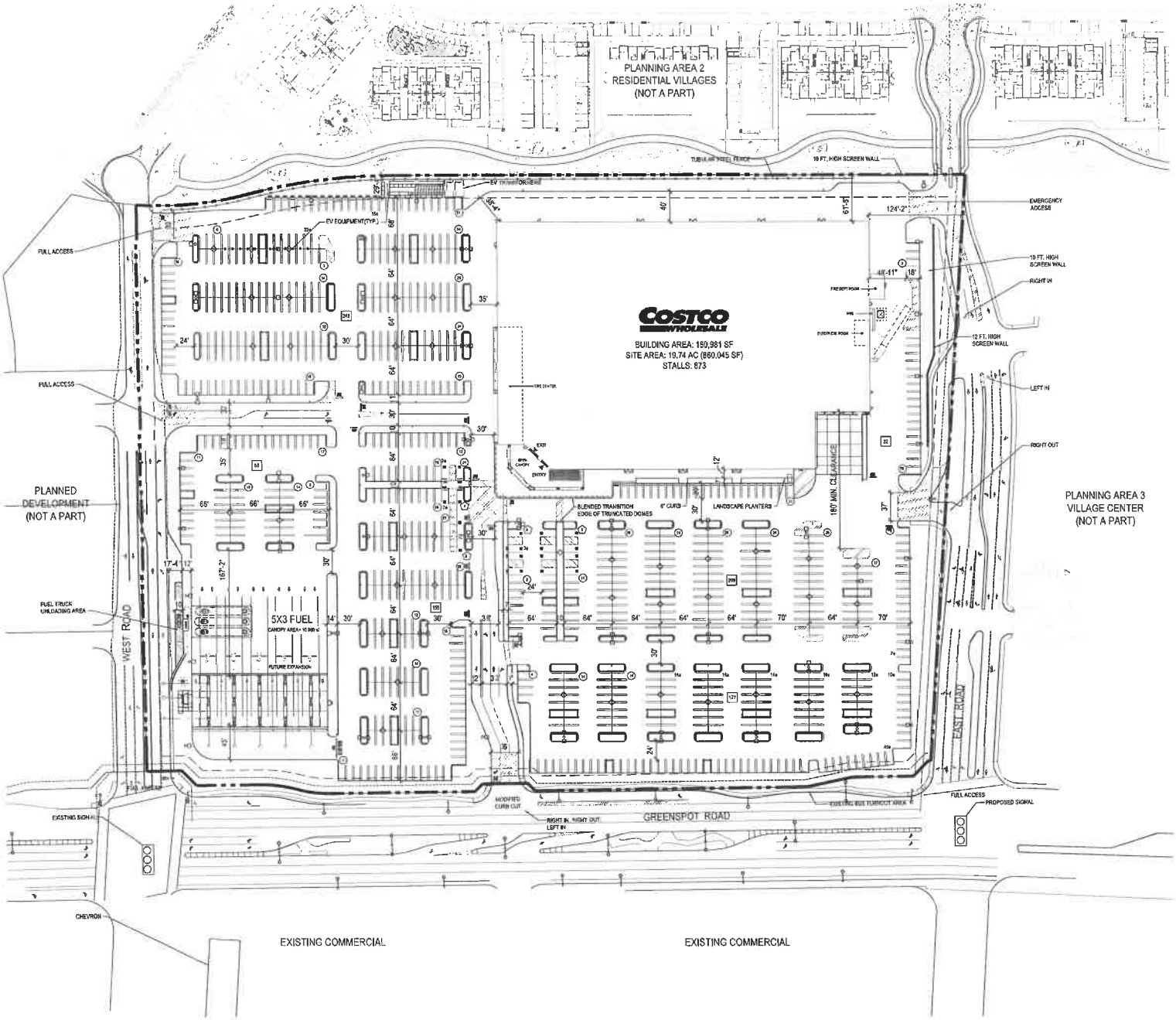
Vicinity Map



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ATTACHMENT 2

Project Plan Set



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC GREENSPOT ROAD & BOULDER AVE HIGHLAND, CA

SITE DATA:

COSTCO SITE AREA:	19.74 ACRES (860,045 SF)
JURISDICTION:	CITY OF HIGHLAND GREENSPOT VILLAGE AND MARKETPLACE SPECIFIC PLAN
ZONING:	GREENSPOT VILLAGE MASTER PLAN PLANNING AREA 1- HIGHLAND MARKETPLACE
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED USING CAD SURVEY PROVIDED BY CLIENT ON 4/22/2022

BUILDING DATA:

WAREHOUSE	155,748 SF
VESTIBULE/ OPEN EXTERIOR CANOPY	5,233 SF
TOTAL GROSS BUILDING AREA	160,981 SF

PARKING DATA:

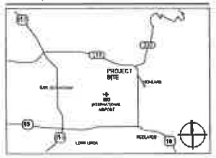
REQUIRED: 155,748 @ 4/ 1,000 SF	623 STALLS (INC. 2% ACCESSIBLE AND 20% EV STALLS
PROVIDED:	873 STALLS
INCLUDES:	
⊙ 10' WIDE STALLS	855 STALLS
♿ ACCESSIBLE STALLS	18 STALLS
#e EV STALLS @ 20%	175 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.44 STALLS

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

VICINITY MAP



REGIONAL MAP



0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

PRELIMINARY
SITE PLAN

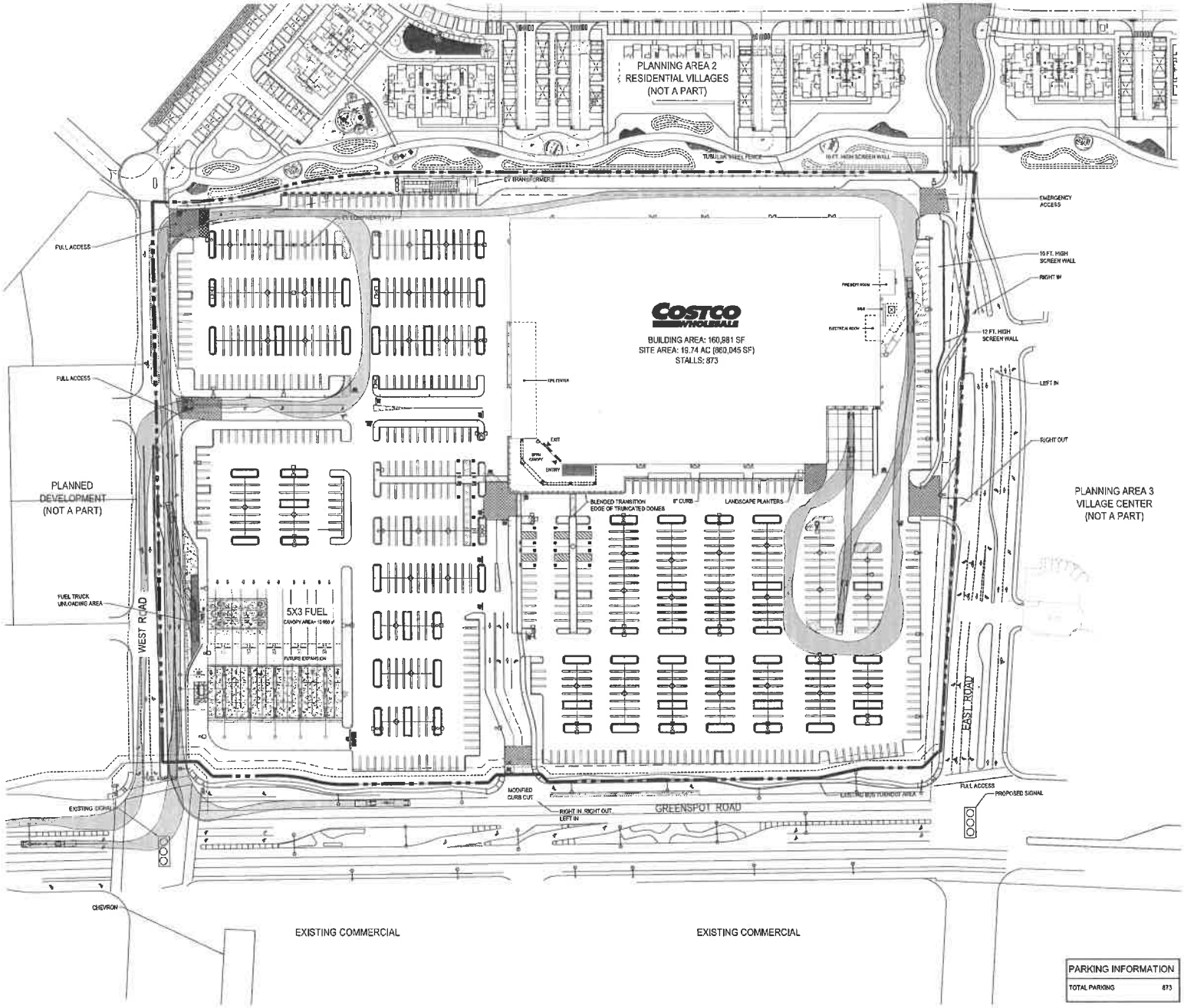
DD11-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

PRELIMINARY SITE PLAN

OCTOBER 4, 2023



PARKING INFORMATION	
TOTAL PARKING	873

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

TRUCK ROUTE PLAN

DD12-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

TRUCK ROUTE PLAN

OCTOBER 4, 2023



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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

AERIAL PLAN

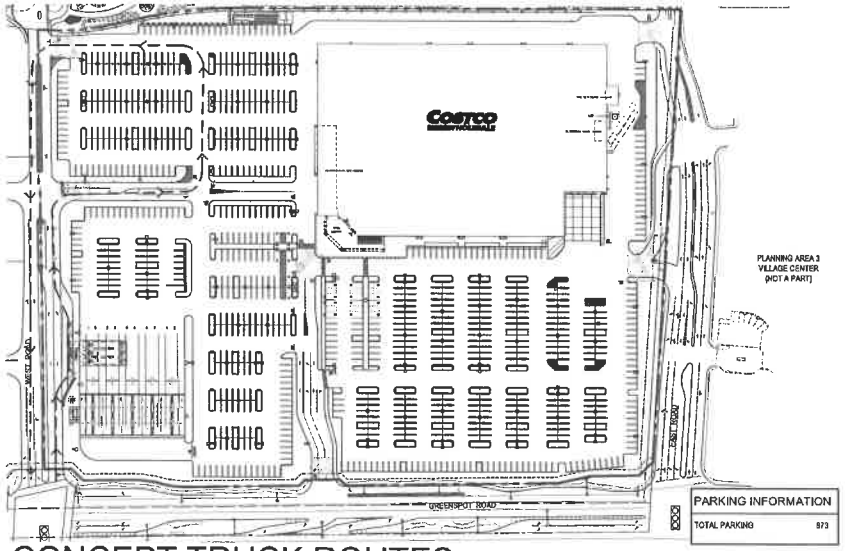
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COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

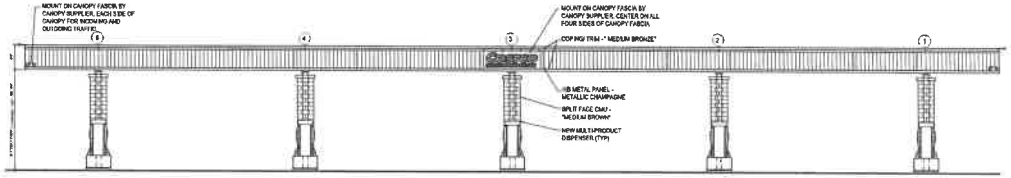
AERIAL PLAN

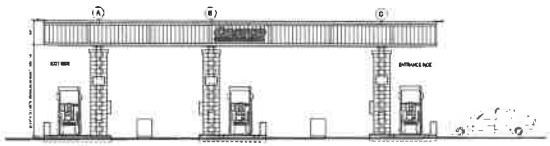
OCTOBER 4, 2023

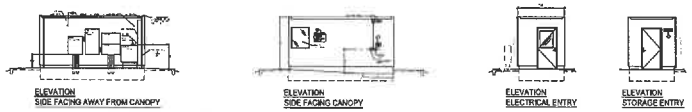


CONCEPT TRUCK ROUTES

SCALE: 1:1000

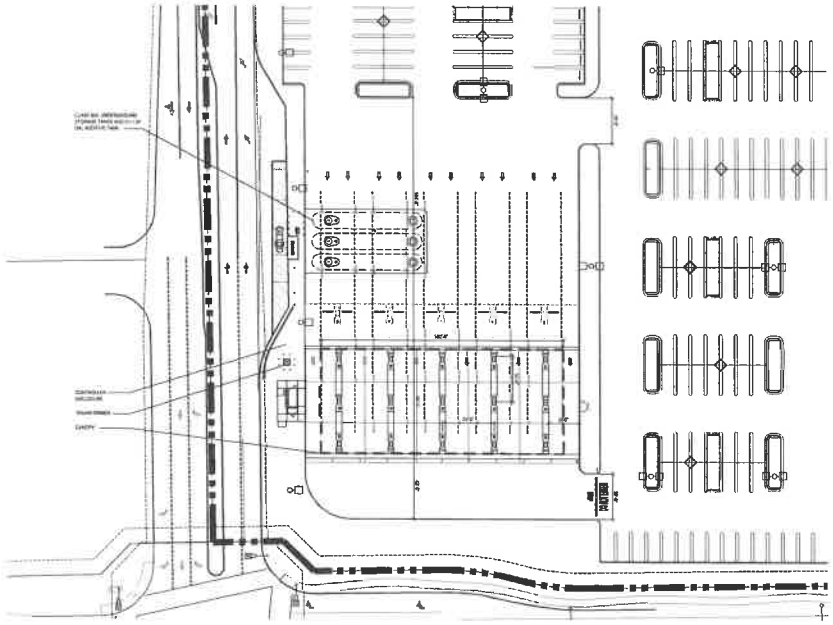






CONCEPT ELEVATIONS

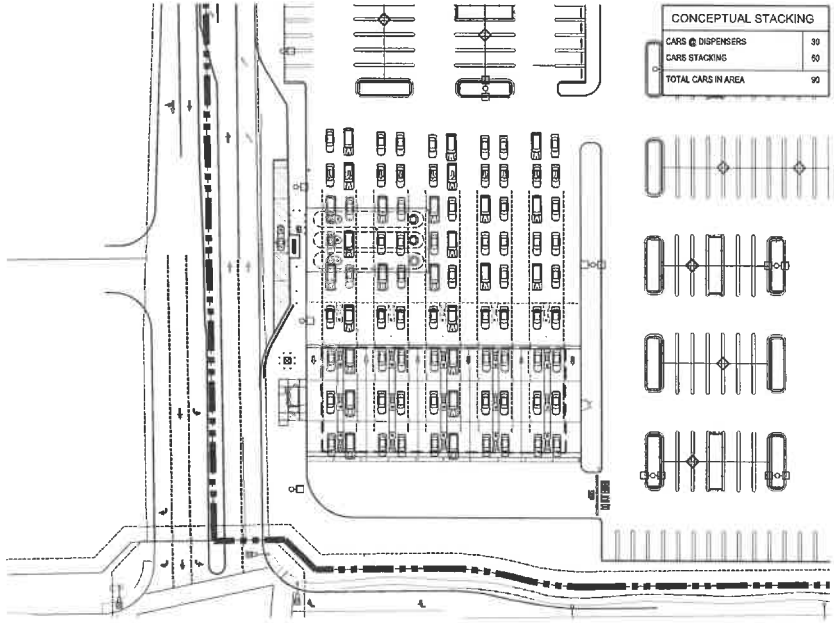
SCALE: 1/8" = 1'-0"



DETAIL SITE PLAN

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

NO DIESEL TANK



STACKING PLAN

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

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

OVERALL
SITE PLAN

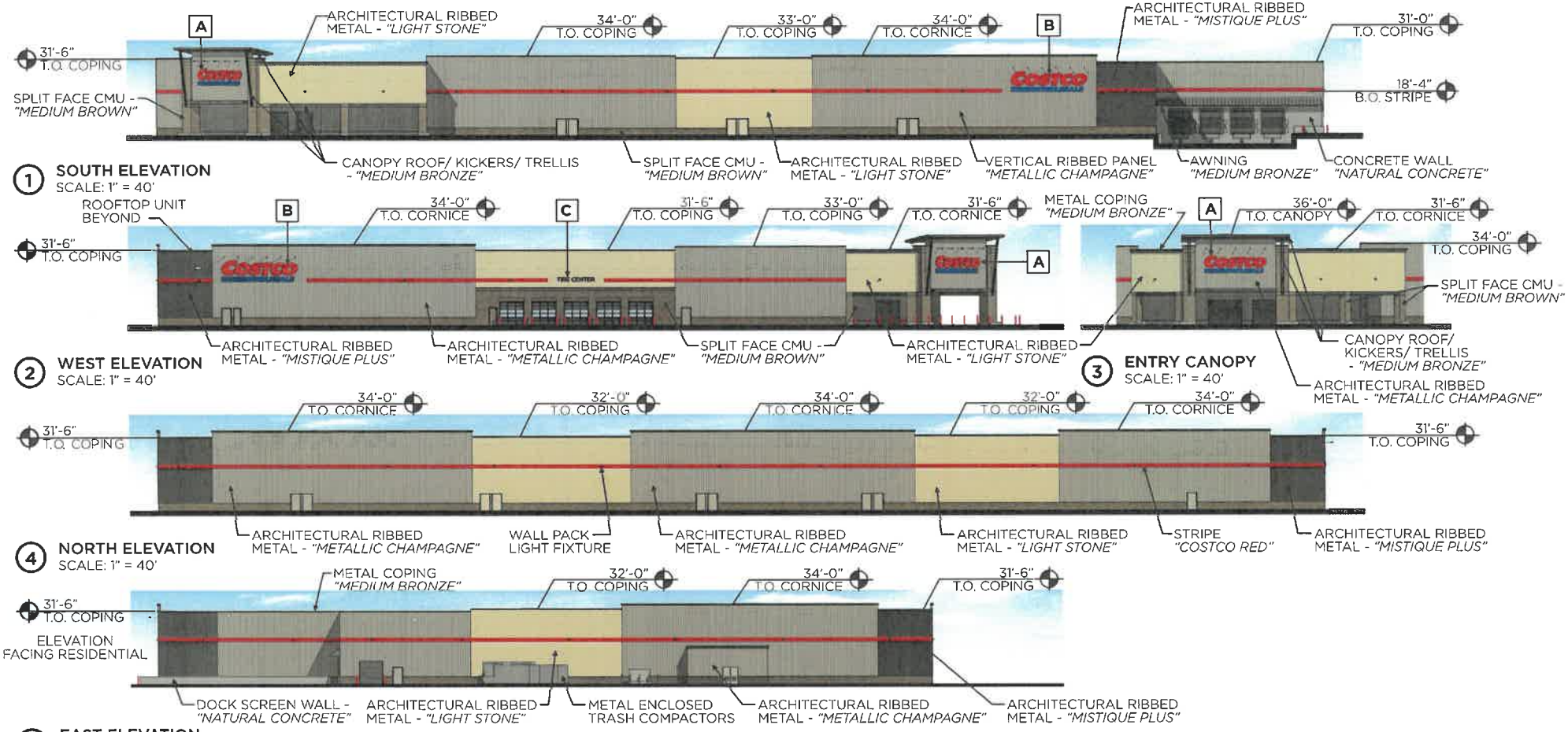
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COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

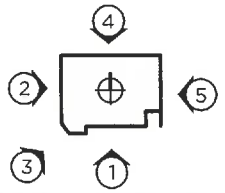
CONCEPT FUEL FACILITY PLAN

OCTOBER 4, 2023



SIGN TABLE SIGNAGE UNDER SEPARATE PERMIT

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	COSTCO WHOLESALE	5'-0" C	184 SF	***184 SF***
B	2	COSTCO WHOLESALE	6'-0" C	280 SF	***560 SF***
C	1	TIRE CENTER	17'-4" X 1'-9"	31 SF	***31 SF***
				TOTAL SIGN AREA:	**775 SF**



MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

CONCEPT WAREHOUSE ELEVATIONS

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.



MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

ENTRY CANOPY PERSPECTIVE

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.



MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

NORTHWEST PERSPECTIVE

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.



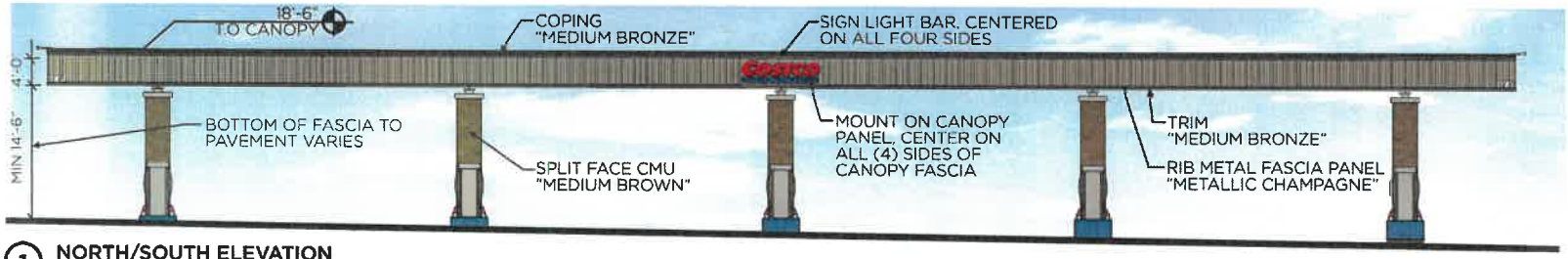
MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

SOUTHEAST PERSPECTIVE

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.

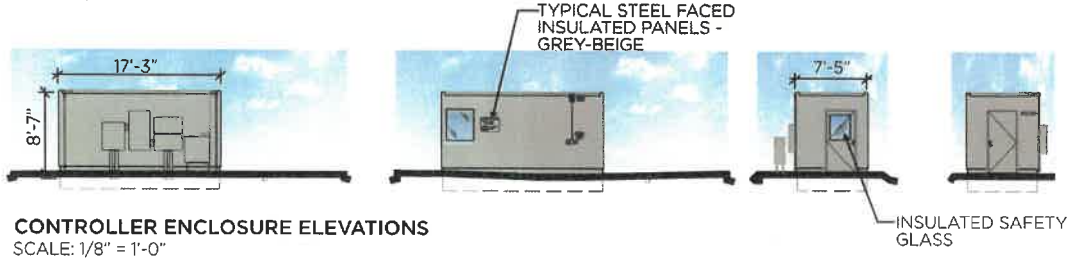


1 NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	2'-5 1/4" "C"	21 SF	84 SF
			TOTAL SIGNAGE AREA	84 SF

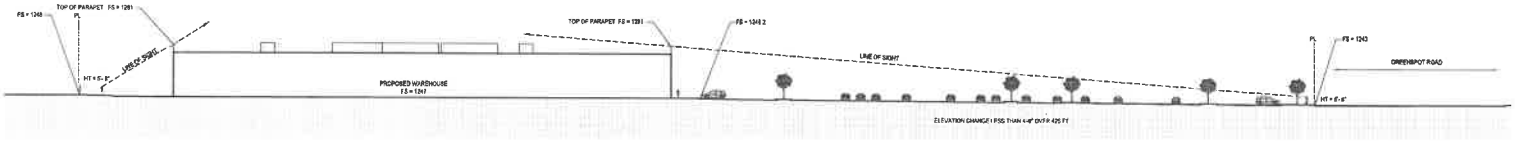


3 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



4 CANOPY SIGNS
SCALE: 1/4" = 1'-0"

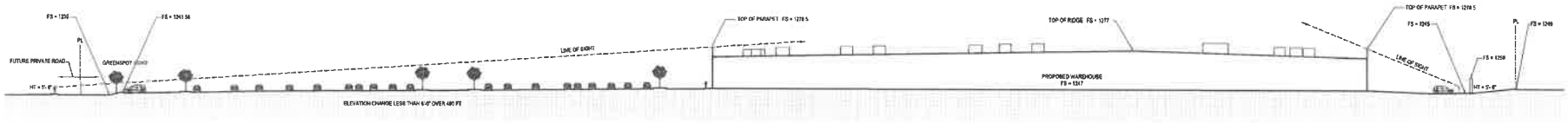
NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.



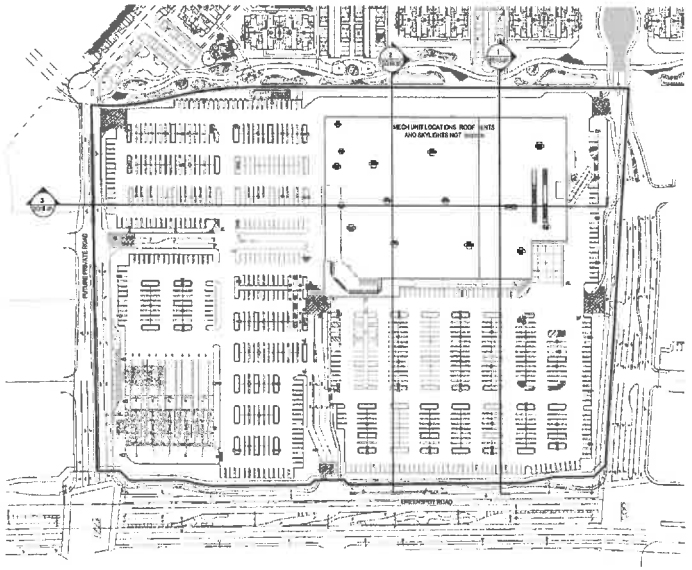
1 SITE SECTION
SCALE: 1/32"=1'-0"



2 SITE SECTION
SCALE: 1/32"=1'-0"



3 SITE SECTION
SCALE: 1/32"=1'-0"



20 SITE KEY PLAN
SCALE: 1:100

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

0 16' 32' 64'
1/32" = 1'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

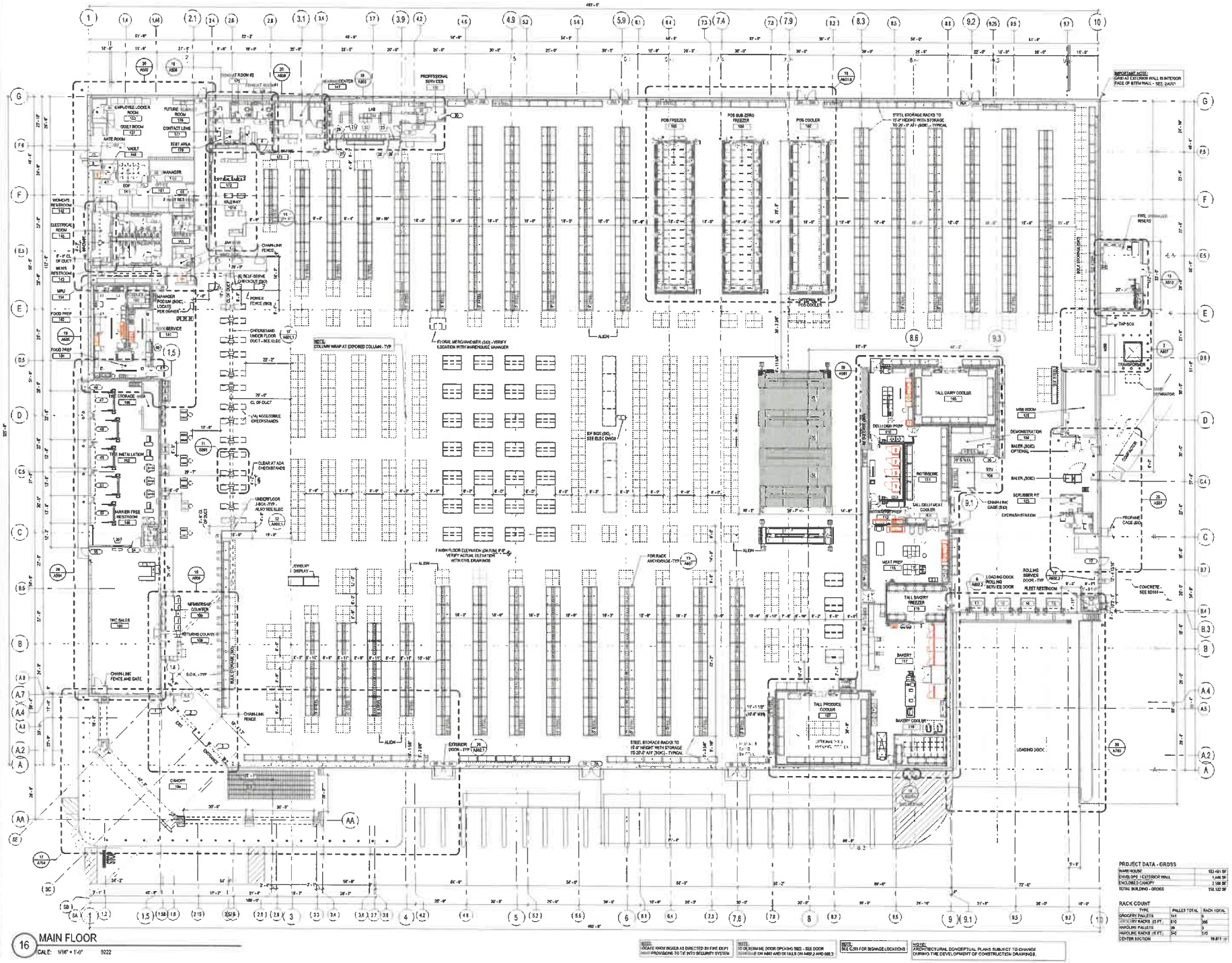
22-5768-01
OCTOBER 4, 2023

SIGHT LINE EXHIBIT

DD16-01

COSTCO WHOLESALE
HIGHLAND, CALIFORNIA

SIGHT LINE EXHIBIT
OCTOBER 4, 2023



16 MAIN FLOOR
SCALE: 1/16" = 1'-0" 9222

NOTE: LOCATE KNOX BOXES AS DIRECTED BY FIRE DEPT PROVISIONS TO TIE INTO SECURITY SYSTEM

NOTE: 10' ACCESIBLE DOOR OPENING SEE - SEE DOOR SCHEDULE ON A601 AND DETAILS ON A602.2 AND 602.3

NOTE: SEE C200 FOR SIGNAGE LOCATIONS

NOTE: ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

PROJECT DATA - GROSS

WAREHOUSE	153,491 SF
ENVELOPE / EXTERIOR WALL	1,446 SF
ENCLOSED CANOPY	1,186 SF
TOTAL BUILDING - GROSS	154,122 SF

RACK COUNT

TYPE	PALLETS TOTAL	RACK TOTAL
GROCERY PALLETS	161	0
GROCERY RACKS (5 FT.	810	366
HARDLINE PALLETS	36	0
HARDLINE RACKS (5 FT.	540	270
CENTER SECTION		19,811 SF

COSTCO WHOLESALE

HIGHLAND, CA
NWC GREENSPORT RD. & BOULDER AVE.
HIGHLAND, CA 92346

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

MG2

10.04.2023

KEY PLAN

0 4' 8' 16' 32'
1/16" = 1'-0"

NATHAN D. MENARD, ARCHITECT

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△ DATE DESCRIPTION

22-5768-01
PM: Steve Orozco
10/4/23

FLOOR PLAN

A101

10/4/2023 9:58:16 AM Autodesk Docs://COST-Highland-CA-23575801_Y23/5_23-5768-01_Highland_CA_Costco_V2_R23.rvt



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	58	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD - 24" BOX
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD - 36" BOX
	64	RHUS LANCEA / AFRICAN SUMAC - 24" BOX
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE - 36" BOX
	12	PINUS ELDARICA / AFGHAN PINE - 36" BOX

ACCENT TREE	QTY	BOTANICAL / COMMON NAME
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE - 36" BOX
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE - 15' X 15' (FIELD GROWN)
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE - 36" BOX (MULTI-TRUNK)
	7	PHOENIX DACTYLIFERA / DATE PALM - 34' BTH (SKINNED)
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK - 48" BOX (MULTI-TRUNK)
	29	QUERCUS ILEX / HOLLY OAK - 36" BOX

STREET TREE	QTY	BOTANICAL / COMMON NAME
	36	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE - 48" BOX

WDID# 8 36C401724

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
CITY OF HIGHLAND BENCHMARK NUMBER "00558"
ELEVATION: 1,327.383 FEET (DATUM: NGVD 29)
DESCRIPTION: 1-1/2 INCH BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN, 78 FEET NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5 FEET EAST OF CENTERLINE OF CHURCH STREET.

SEAL
NOT FOR CONSTRUCTION

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: 10/4/2023
EXPIRATION: 03/31/2023
MATTHEW DURHAM 4840
LANDSCAPE ARCHITECT LICENSE NO.

PLANS PREPARED BY:
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD, SUITE 700,
ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

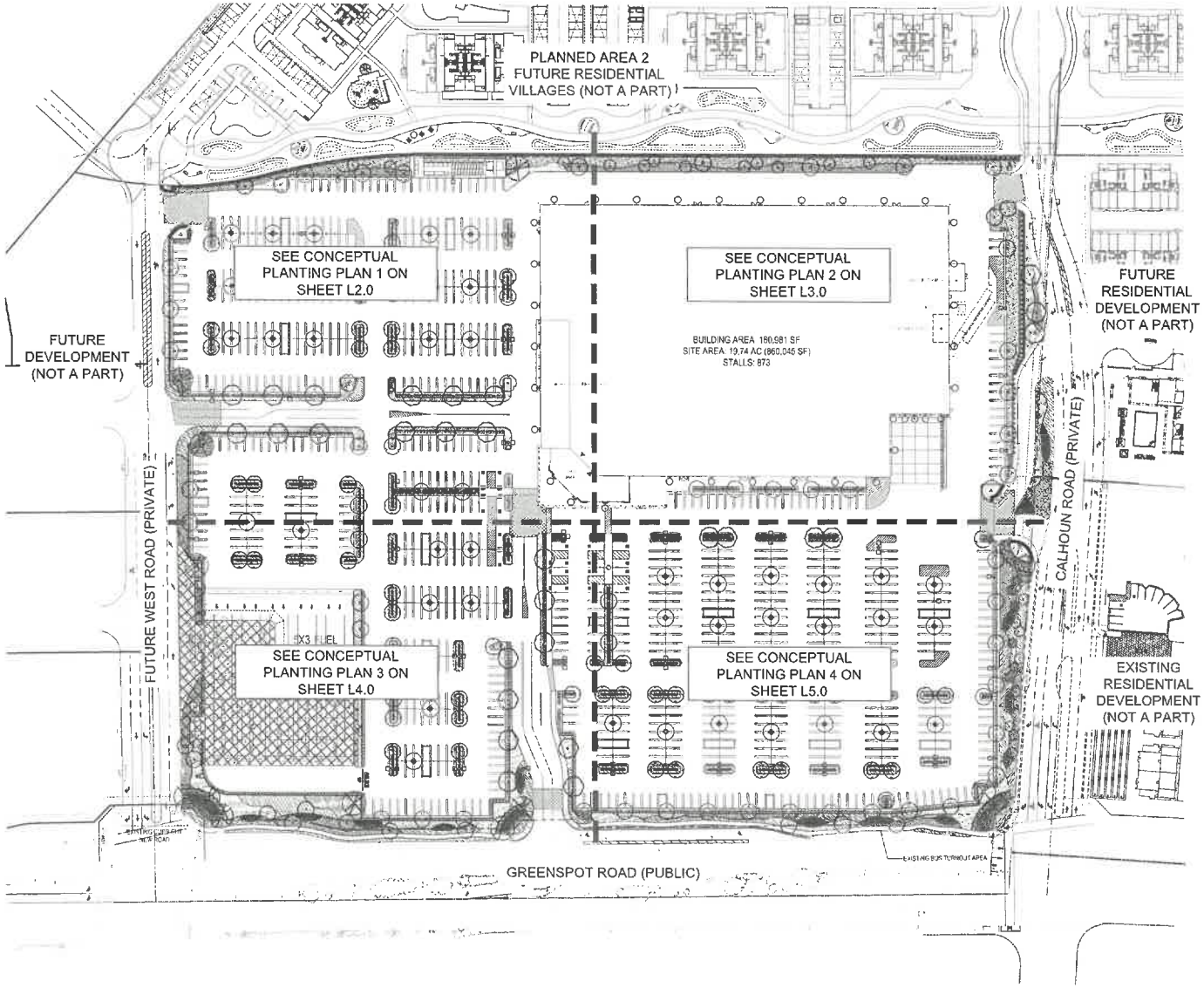
REVISIONS
NO. DESCRIPTION APPR. DATE

CITY OF HIGHLAND
RECOMMENDED BY
APPROVED BY
PLANNING
BUILDING AND SAFETY
MATTHEW S. BENNETT R.C.E. 63103 Assistant Public Works Director
CARLOS SANANES R.C.E. 80153 Public Works Director/City Engineer

COSTCO WHOLESALE - HIGHLAND
CUP 22-013

Landscape Illustrative

DRAWING NO. L0.01
SHEET 2 OF XXXXX



LANDSCAPE SUMMARY

ADDRESS: 29000 GREENSPOT ROAD HIGHLAND, CA 92346

BUILDING AREA:	169,873 SF	(3.89 AC)	19.7%
LANDSCAPE AREA:	87,680 SF	(2.01 AC)	10.2%
PAVED AREA:	572,278 SF	(13.14 AC)	66.5%
OFFSITE IMPROVEMENTS BY OTHER:	39,214 SF	(0.90 AC)	4.6%
TOTAL SITE AREA:	860,045 SF	(19.74 AC)	100%
REQUIRED LANDSCAPE AREA:	*86,004 SF*	*(1.97 AC)*	*10.0%*

PLANTING PERCENTAGE REQUIRED:

TREES:	
48" BOX:	20%
36" BOX:	30%
24" BOX:	50%
SHRUBS:	
15 GAL.:	10% - 30%
5 GAL.:	70% - 90%

PLANTING PERCENTAGE PROVIDED:

TREES:	
48" BOX:	49 TOTAL (20%)
36" BOX:	74 TOTAL (30%)
24" BOX:	123 TOTAL (50%)
SHRUBS:	
15 GAL.:	1,213 TOTAL (10%)
5 GAL.:	9,357 TOTAL (79%)
1 GAL.:	1,336 TOTAL (11%)

MAWA CALCULATION

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE
ET ADJUSTMENT FACTOR (ETAF) =
0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (SF OF TREES)
CONVERSION FACTOR (CONVERTS ACRE INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR) = 0.62
IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)
SPECIAL LANDSCAPE AREA (SLA) = SF OF ENVIRONMENTAL AREAS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURE USING RECYCLED WATER
ETo = EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJACENT SOIL AND TRANSPIRED BY PLANTS OVER A SPECIFIED TIME

ETo	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
ETo = 55.60	MAWA = 55%*ETo	PLANTING AREA = 0.62	SUM OF PLA'S AREA = 0.81	ETAF = 1	SLA = 0	ESTIMATED TOTAL WATER USE (ETWU) = 555,871.81

HYDROZONE "A" (DRIP)

ETo	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
55.60	0.55	74,836	0.62	0.81	0	555,780.22

HYDROZONE "B" (BUBBLER)

ETo	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
55.60	0.55	12,864	0.62	0.81	0	95,571.81

ESTIMATED TOTAL WATER USE (ETWU) = 651,352.03

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETo	SUM OF PA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA (GAL/YEAR)
55.60	87,680.00	0.62	0.55	0	1,200,727.33

MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR) = 1,200,727.33

MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE: 91.39%

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

Kimley»Horn
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11590 WESTON PARKWAY, SUITE 150, CERRITOS, CA 90703
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

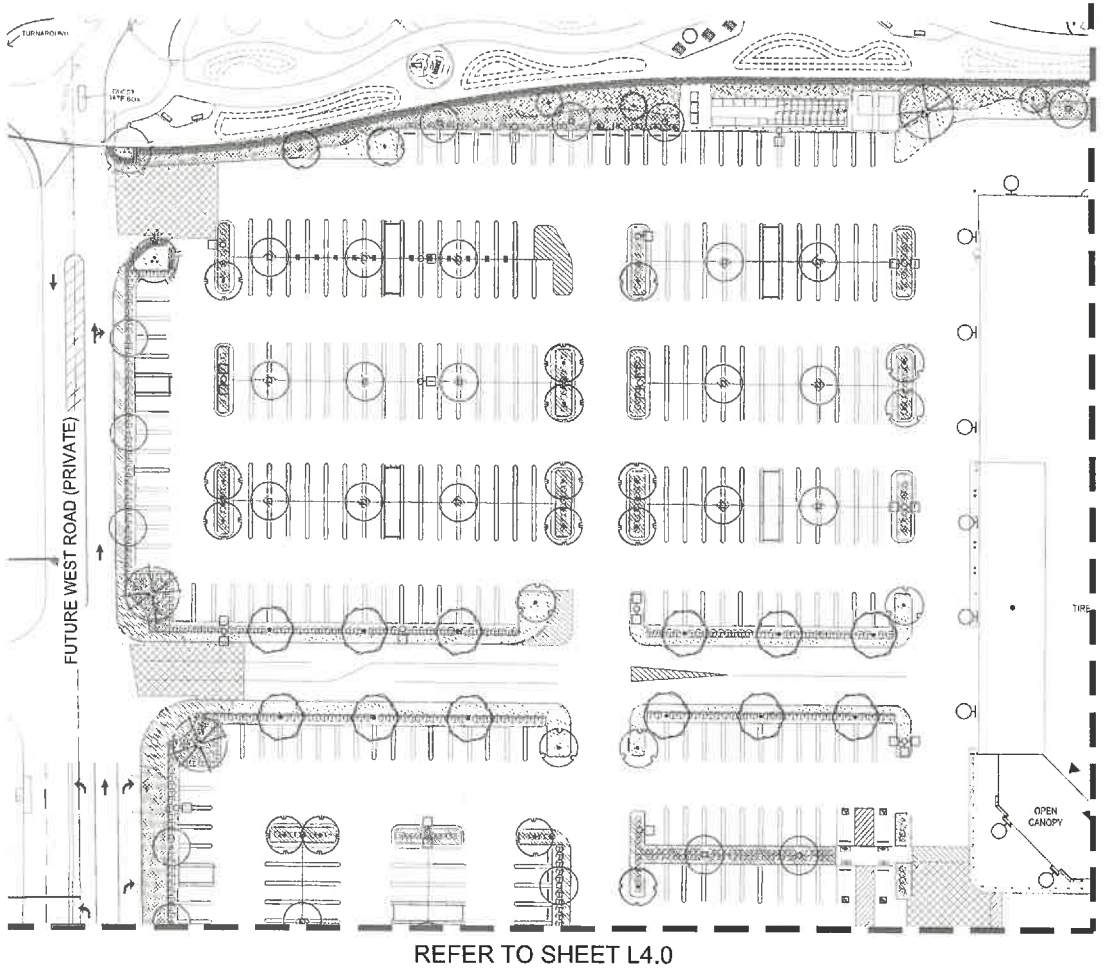
NOT FOR CONSTRUCTION

KHA PROJECT 094169702
DATE: 12/21/2020
SCALE: AS SHOWN
DESIGNED BY: BY
DRAWN BY: BY
CHECKED BY: MD

PRELIMINARY OVERALL LANDSCAPE PLAN

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L1.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	6'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	16' X 16'	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24" STH		L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	28	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	36	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-60' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	5' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	438	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	58	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	6' O.C.	M
	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	89	FICUS PUMILA / CREEPING FIG	5 GAL.	8' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	862 (7,837 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,338 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (18,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

NO. | DATE | BY | REVISIONS

Kimley»Horn
18012 SKY PARK CIRCLE, SUITE 200, IRVINE, CA 92614
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

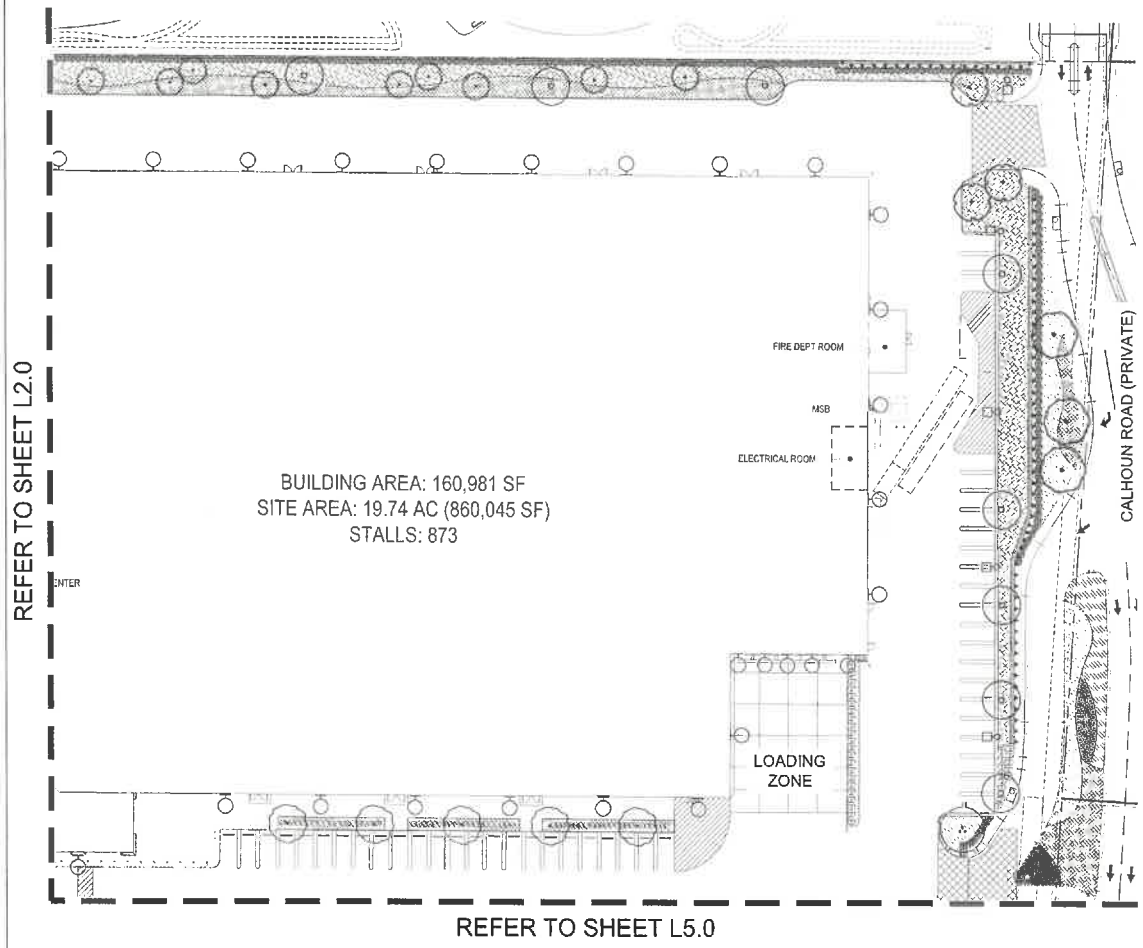
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KHA PROJECT 094189102
DATE 7/7/2025
SCALE AS SHOWN
DESIGNED BY BT
DRAWN BY BT
CHECKED BY MD

CONCEPTUAL PLANTING PLAN 1

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L2.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	6	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	6'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	15' X 15'	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24" BTH	-	L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	38	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	436	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	56	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	6' O.C.	M
	655	RHAPHIDLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	862 (7,637 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,338 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (16,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

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ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

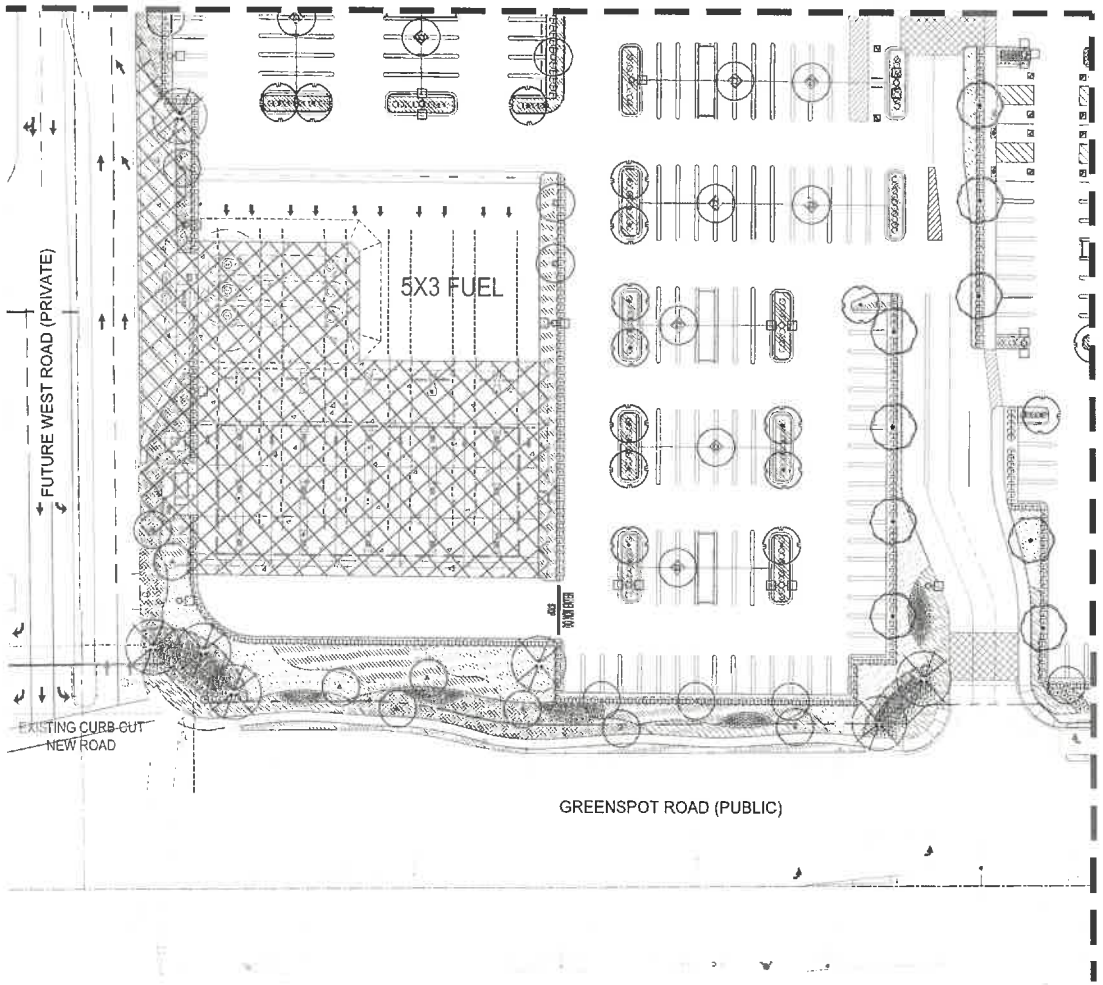
NOT FOR CONSTRUCTION

KHA PROJECT 064199102
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

CONCEPTUAL PLANTING PLAN 2

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L3.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	90'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 8'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	8'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	16' X 16'	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24' BTH	-	L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	38	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	438	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	3' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMINAR)	15 GAL.	4' O.C.	M
	56	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	6' O.C.	M
	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	159	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	852 (7,837 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,338 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (16,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
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NOTE:
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

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NO.	REVISIONS	DATE	BY

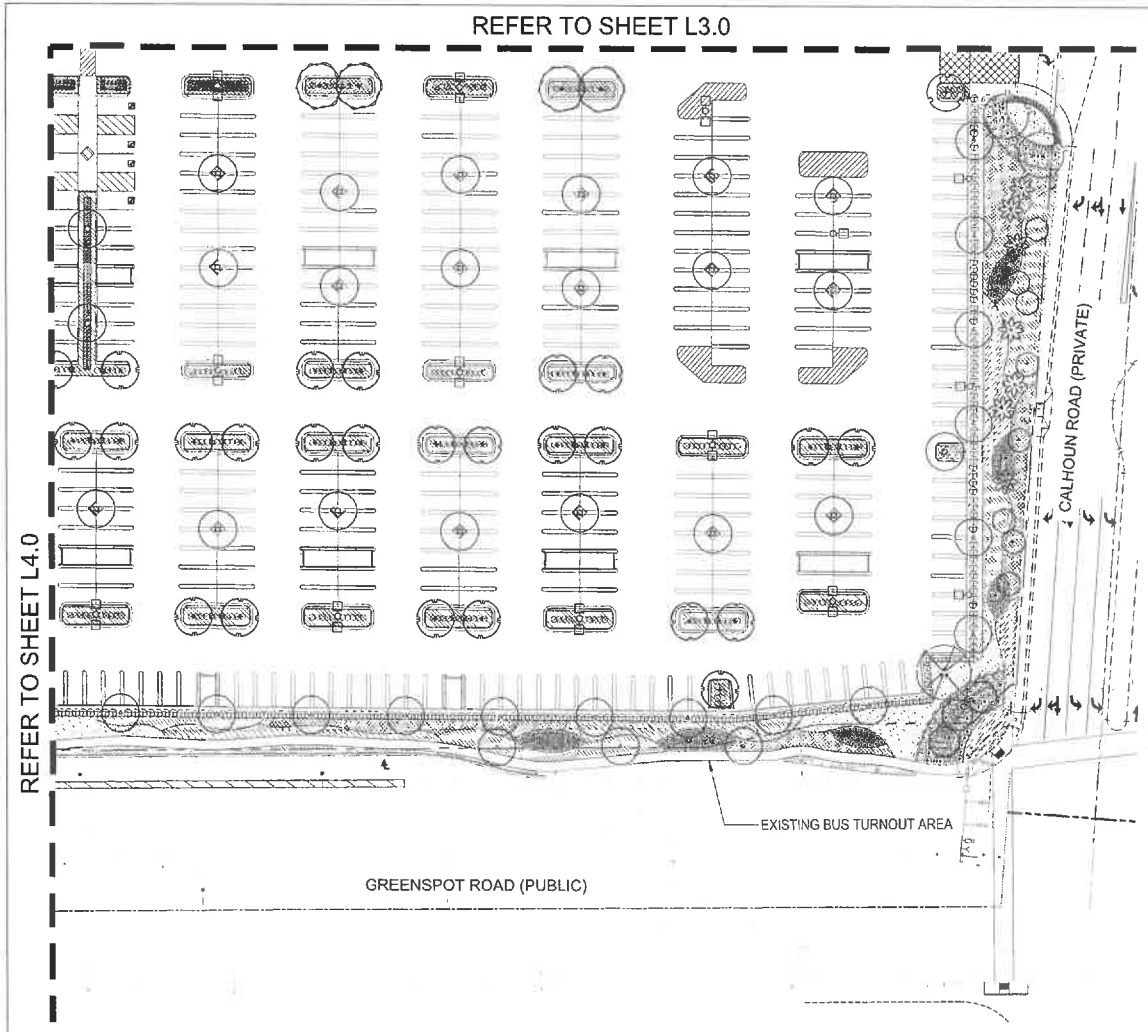
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KHA PROJECT 094189102
DATE 10/18/2023
SCALE AS SHOWN
DESIGNED BY RY
DRAWN BY RY
CHECKED BY MD

CONCEPTUAL PLANTING PLAN 3

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L4.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	8	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	8'-12' HT X 8'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	15" X 16'	20'-30' HT X 20'-25' SPR.	L
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	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
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VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

NO.	REVISIONS	DATE	BY

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DALLAS, TX 75231
PHONE: 214-369-2100 FAX: 214-369-9468
WWW.KIMLEY-HORN.COM

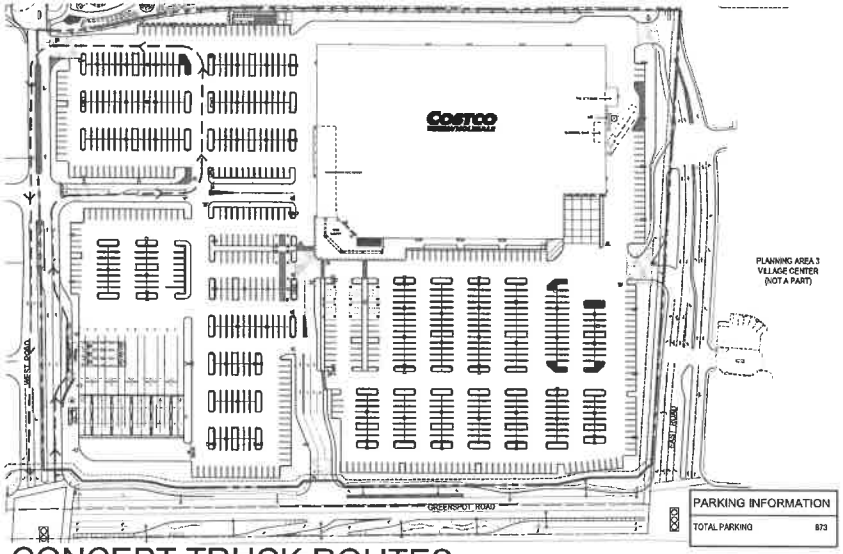
NOT FOR CONSTRUCTION

KHA PROJECT 019489102	
DATE	
SCALE AS SHOWN	
DESIGNED BY	RTT
DRAWN BY	RTT
CHECKED BY	MD

CONCEPTUAL PLANTING PLAN 4

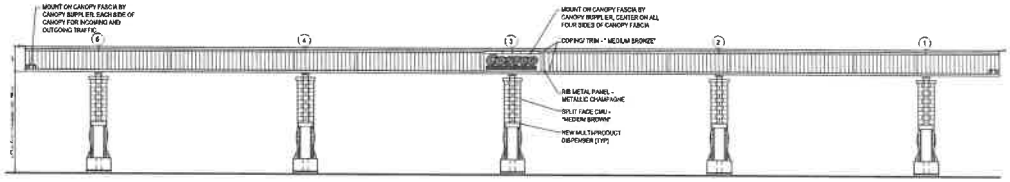
HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L5.0

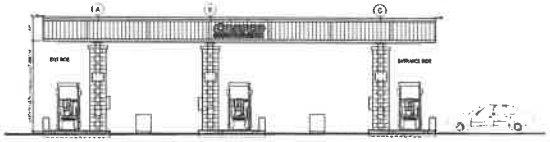


CONCEPT TRUCK ROUTES

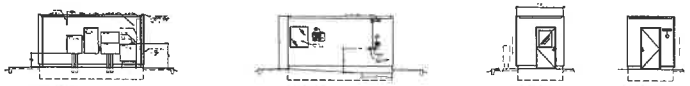
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SOUTH ELEVATION

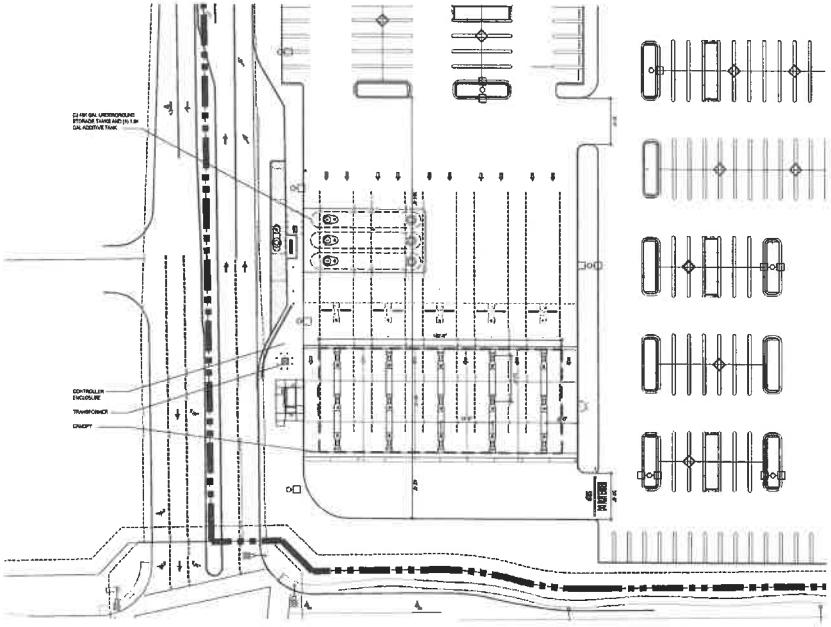


WEST ELEVATION



CONCEPT ELEVATIONS

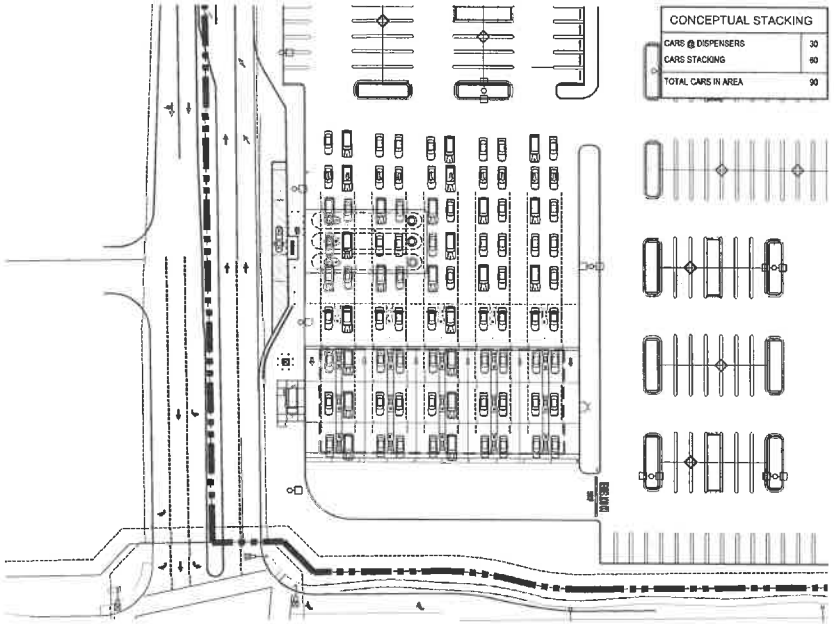
SCALE: 1/8" = 1'-0"



DETAIL SITE PLAN

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

NO DIESEL TANK



STACKING PLAN

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

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

OVERALL
SITE PLAN

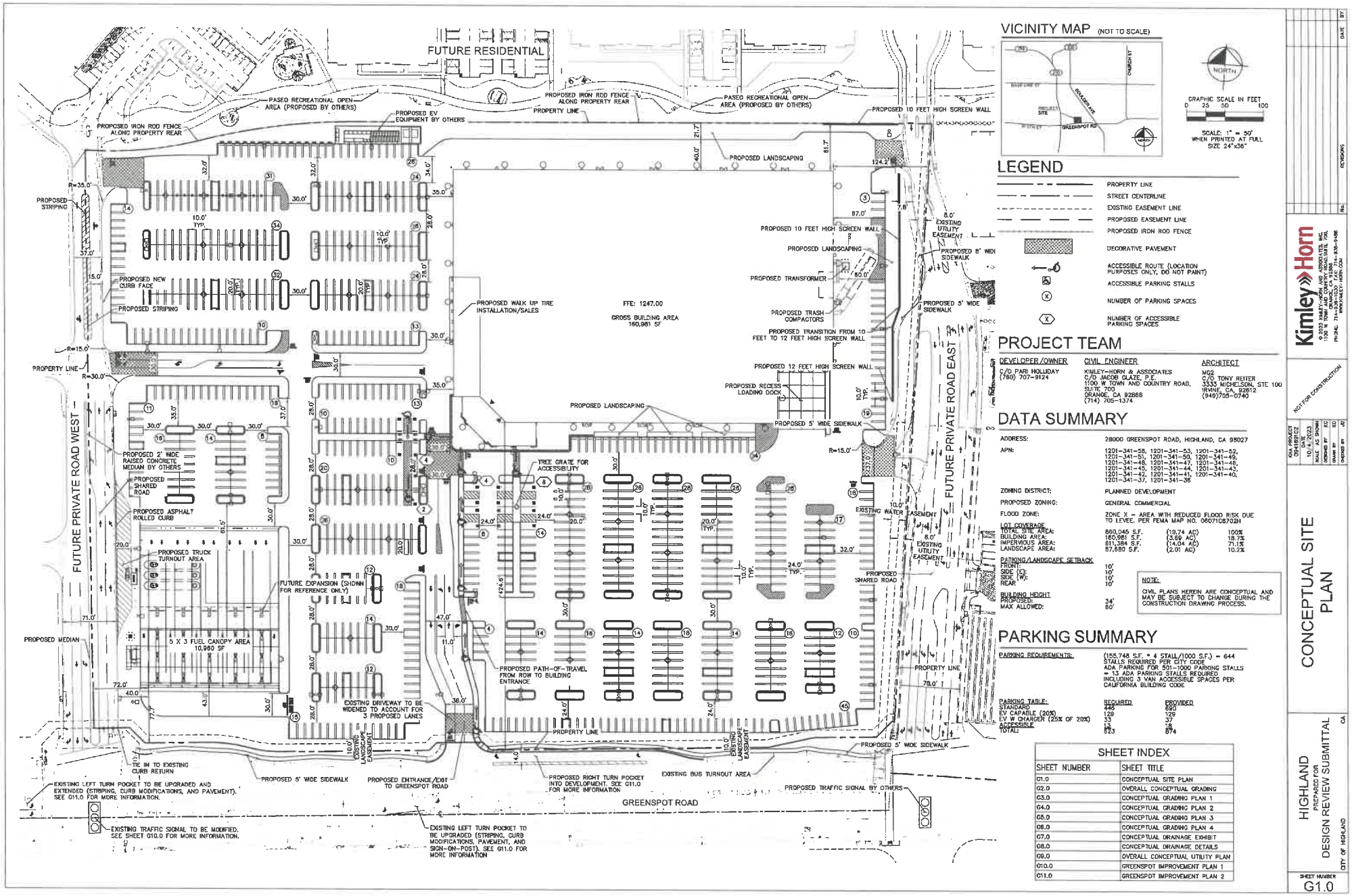
DD41-01

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

CONCEPT FUEL FACILITY PLAN

OCTOBER 4, 2023



VICINITY MAP (NOT TO SCALE)

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1" = 50' WHEN PRINTED AT FULL SIZE 24"x36"

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED IRON ROD FENCE
- DECORATIVE PAVEMENT
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- ACCESSIBLE PARKING STALLS
- NUMBER OF PARKING SPACES
- NUMBER OF ACCESSIBLE PARKING SPACES

PROJECT TEAM

DEVELOPER/OWNER
C/O PARI HOLLIDAY
(780) 707-9124

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES
C/O JACOB GLAZE, P.E.
1100 W TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
(714) 705-1374

ARCHITECT
MGE
C/O TONY REITER
3333 MICHELSON, STE 100
IRVINE, CA, 92612
(949)705-0740

DATA SUMMARY

ADDRESS:	28000 GREENSPOT ROAD, HIGHLAND, CA 98027		
APN:	1201-341-58, 1201-341-53, 1201-341-52, 1201-341-51, 1201-341-50, 1201-341-49, 1201-341-48, 1201-341-47, 1201-341-46, 1201-341-45, 1201-341-44, 1201-341-43, 1201-341-42, 1201-341-41, 1201-341-40, 1201-341-37, 1201-341-36		
ZONING DISTRICT:	PLANNED DEVELOPMENT		
PROPOSED ZONING:	GENERAL COMMERCIAL		
FLOOD ZONE:	ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. PER PEMA MAP NO. 06071C8702H		
LOT COVERAGE			
TOTAL SITE AREA:	860,045 S.F.	(19.74 AC)	100%
BUILDING AREA:	160,981 S.F.	(3.69 AC)	18.7%
IMPERVIOUS AREA:	611,384 S.F.	(14.04 AC)	71.1%
LANDSCAPE AREA:	87,680 S.F.	(2.01 AC)	10.2%
PARKING/LANDSCAPE SETBACK			
FRONT:	10'		
SIDE (E):	10'		
SIDE (W):	10'		
REAR	10'		
BUILDING HEIGHT			
PROPOSED:	34'		
MAX ALLOWED:	80'		

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.

PARKING SUMMARY

PARKING REQUIREMENTS: (155,748 S.F. * 4 STALL/1000 S.F.) = 644 STALLS REQUIRED PER CITY CODE
ADA PARKING FOR 501-1000 PARKING STALLS = 13 ADA PARKING STALLS REQUIRED INCLUDING 3 VAN ACCESSIBLE SPACES PER CALIFORNIA BUILDING CODE

PARKING TABLE:	REQUIRED	PROVIDED
STANDARD	446	680
EV CAPABLE (20%)	129	129
EV W CHARGER (25% OF 20%)	33	37
ACCESSIBLE	13	18
TOTAL:	623	874

SHEET INDEX

SHEET NUMBER	SHEET TITLE
G1.0	CONCEPTUAL SITE PLAN
G2.0	OVERALL CONCEPTUAL GRADING
G3.0	CONCEPTUAL GRADING PLAN 1
G4.0	CONCEPTUAL GRADING PLAN 2
G5.0	CONCEPTUAL GRADING PLAN 3
G6.0	CONCEPTUAL GRADING PLAN 4
G7.0	CONCEPTUAL DRAINAGE EXHIBIT
G8.0	CONCEPTUAL DRAINAGE DETAILS
G9.0	OVERALL CONCEPTUAL UTILITY PLAN
G10.0	GREENSPOT IMPROVEMENT PLAN 1
G11.0	GREENSPOT IMPROVEMENT PLAN 2

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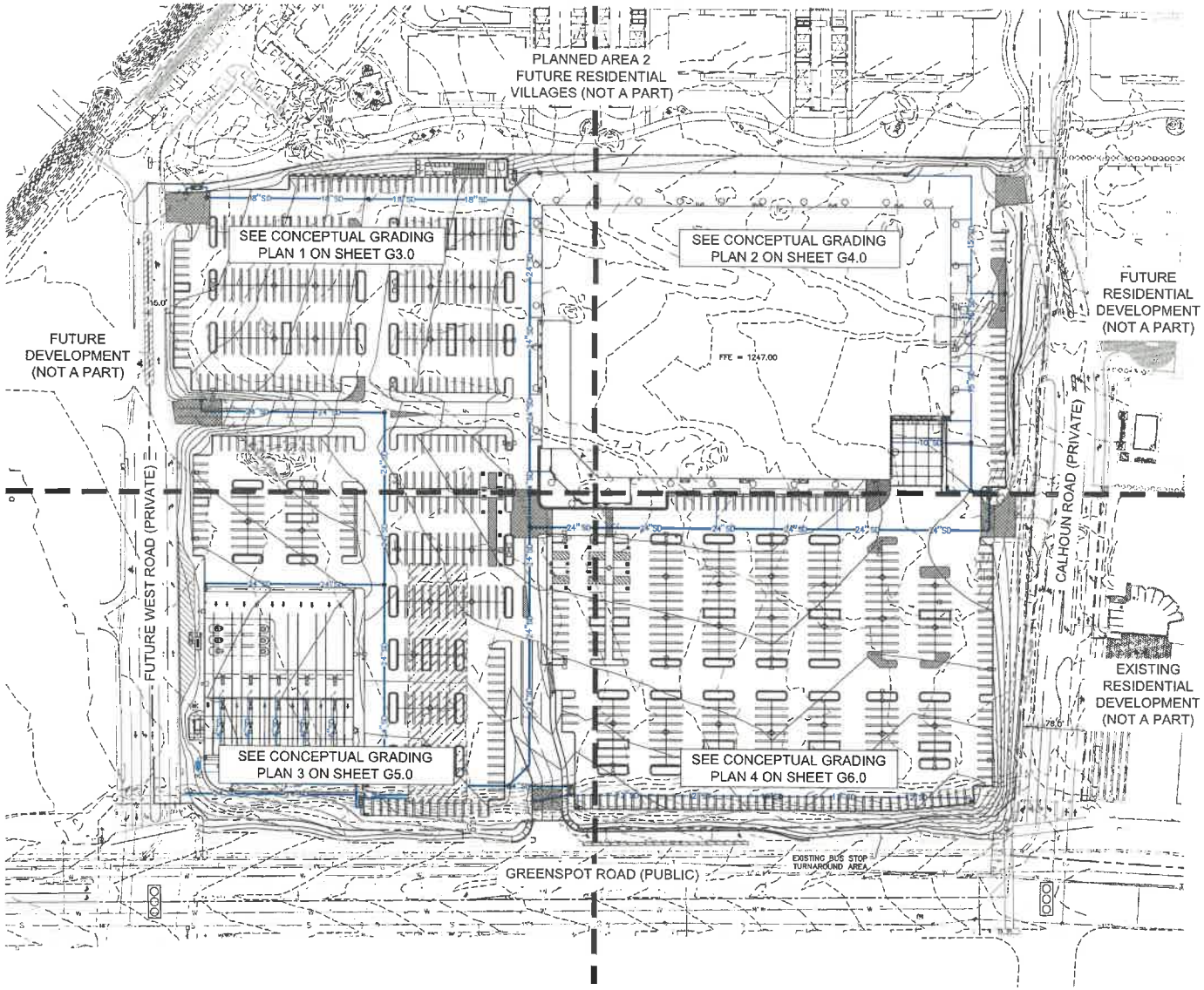
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KHA PROJECT 094189012
DATE 10/6/2022
SCALE AS SHOWN
DESIGNED BY KC
DRAWN BY KC
CHECKED BY JD

CONCEPTUAL SITE PLAN

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER G1.0



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- 1248 PROPOSED CONTOURS
- 1246 EXISTING CONTOURS
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK
- PROPOSED FLOWLINE
- SD PROPOSED STORM DRAIN LINE
- FF FINISH FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOWLINE
- LIP LIP OF GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- FS FINISH SURFACE
- (1248.50 TG) (1248.00 FS) EXISTING GRADE
- 1248.50 TG 1248.00 FS PROPOSED GRADE
- X.X% DIRECTION OF AREA
- PROPOSED GRATE INLET
- ARC 12 PROPOSED MODULAR WETLANDS
- UNDERGROUND ADS SYSTEM

EARTHWORK

CUT:	29,700	CY (EXISTING SURFACE TO PROPOSED SURFACE)
CUT:	33,600	CY (ASSOCIATED WITH PAVEMENT, UTILITIES, UNDERGROUND STORM DRAIN CHAMBERS)
FILL:	47,580	CY
NET:	13,980	CY (FILL)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM TOP OF EXISTING GRADE TO THE PROPOSED TOP OF PAVEMENT SECTIONS. THESE QUANTITIES TAKE INTO CONSIDERATION APPROXIMATE PAVEMENT, SLABS, AND UTILITIES.

THE EARTHWORK QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

GENERAL CONTRACTOR TO ASSUME AN ADDITIONAL 5,000 CY ADDED TO THE ABOVE ON-SITE EARTHWORK QUANTITIES FOR OFF-SITE WEST AND EAST ROAD.

NOTE:

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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

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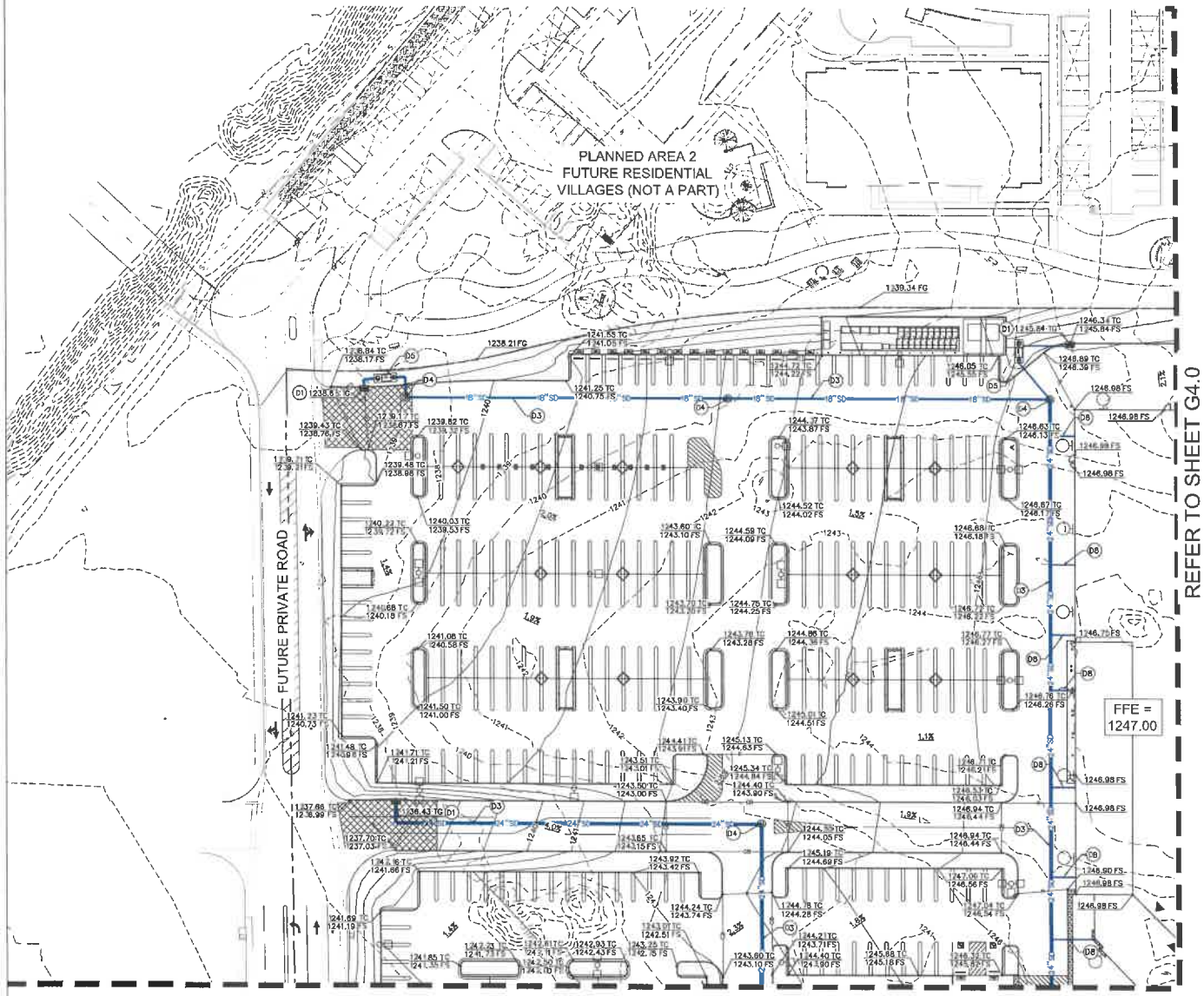
Kimley»Horn

NOT FOR CONSTRUCTION

PRELIMINARY OVERALL GRADING PLAN

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND

SHEET NUMBER
G2.0



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- 1245 PROPOSED CONTOURS
- 1245 EXISTING CONTOURS
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK
- PROPOSED FLOWLINE
- SD PROPOSED STORM DRAIN LINE
- FF FINISH FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOWLINE
- LIP LIP OF GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- FS FINISH SURFACE
- (1246.50 TC) (1246.00 FS) EXISTING GRADE
- 1246.50 TC 1246.00 FS PROPOSED GRADE
- XX% DIRECTION OF AREA
- PROPOSED GRATE INLET
- INSERT FF PROPOSED MODULAR WETLANDS
- UNDERGROUND ADS SYSTEM

DRAINAGE NOTES

(D1) PROPOSED PRECAST DRAIN INLET.
(D2) PROPOSED LOADING DOCK STORM TRENCH DRAIN AND CATCH BASIN.
(D3) PROPOSED STORM DRAIN LINE.
(D4) PROPOSED STORM DRAIN MANHOLE.
(D5) PROPOSED MODULAR WETLAND SYSTEM.
(D6) PROPOSED ADS SYSTEM, REFER TO SHEET C7.0 FOR DETAIL.
(D7) PROPOSED CURB CUT OPENING.
(D8) PROPOSED ROOF DRAIN LINE.
(D9) PROPOSED STORM DRAIN OUTFALL.
(D10) PROPOSED CONCRETE VALLEY GUTTER.
(D11) STANDARD TRAFFIC RATED CLEAN-OUT.
(D12) PROPOSED 6" PVC PIPE.

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

NO.	REVISIONS	DATE	BY

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1100 W. TOWN & COUNTRY ROAD, SUITE 1050
ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

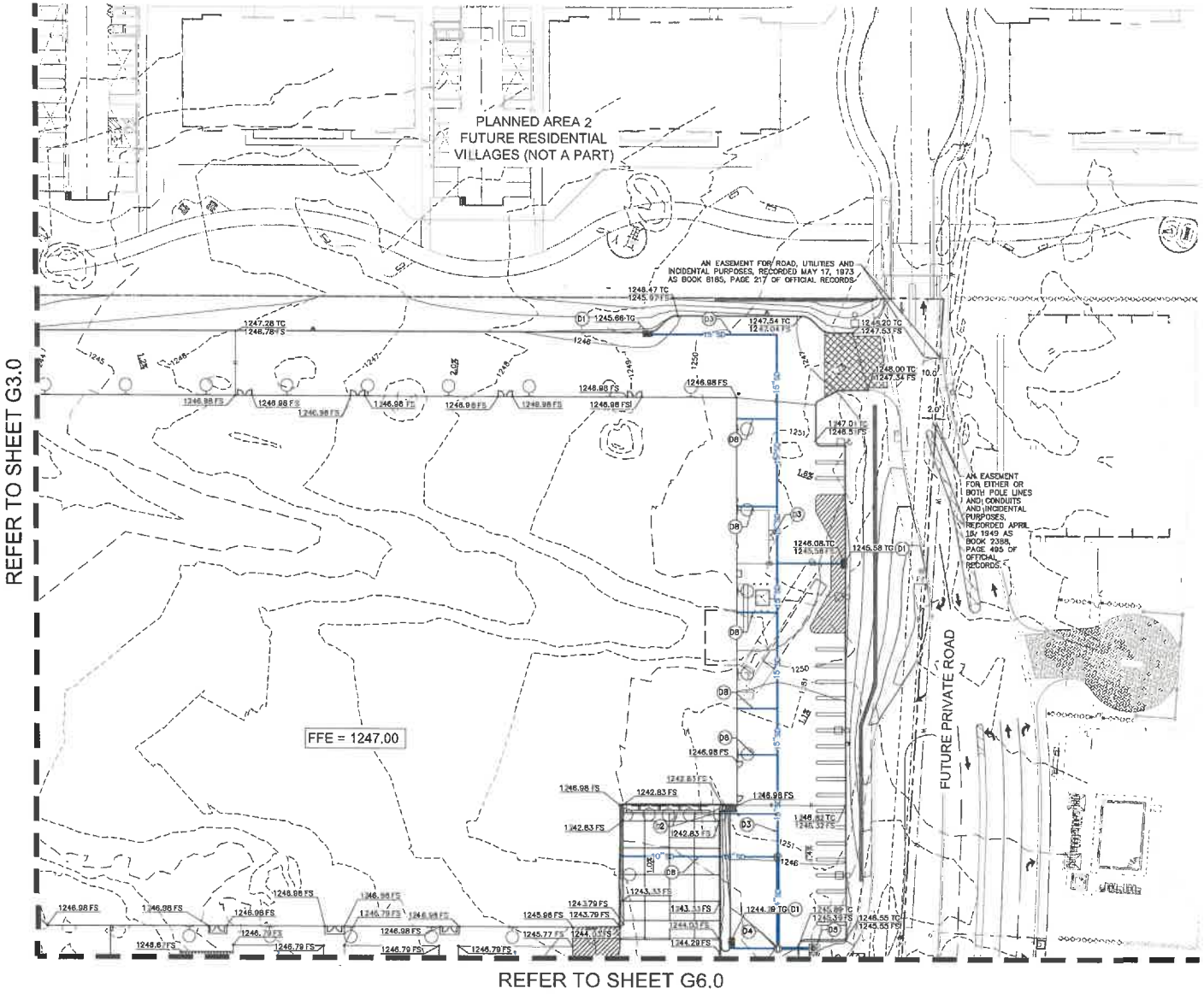
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KHA PROJECT	
094189102	
DATE	
10/27/2023	
SCALE	AS SHOWN
DESIGNED BY	KC
DRAWN BY	KC
CHECKED BY	JG

CONCEPTUAL GRADING PLAN 1

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
G3.0



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- 1246 PROPOSED CONTOURS
- 1246 EXISTING CONTOURS
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK
- PROPOSED FLOWLINE
- SD PROPOSED STORM DRAIN LINE
- FF FINISH FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOWLINE
- LIP LIP OF GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- FS FINISH SURFACE
- (1248.50 TC) / (1248.00 FS) EXISTING GRADE
- 1248.50 TC / 1248.00 FS PROPOSED GRADE
- XXX DIRECTION OF AREA
- PROPOSED GRATE INLET
- PROPOSED MODULAR WETLANDS
- UNDERGROUND ADS SYSTEM

DRAINAGE NOTES

(D1) PROPOSED PRECAST DRAIN INLET.
(D2) PROPOSED LOADING DOCK STORM TRENCH DRAIN AND CATCH BASIN.
(D3) PROPOSED STORM DRAIN LINE.
(D4) PROPOSED STORM DRAIN MANHOLE.
(D5) PROPOSED MODULAR WETLAND SYSTEM.
(D6) PROPOSED ADS SYSTEM, REFER TO SHEET C7.0 FOR DETAIL.
(D7) PROPOSED CURB CUT OPENING.
(D8) PROPOSED ROOF DRAIN LINE.
(D9) PROPOSED STORM DRAIN OUTFALL.
(D10) PROPOSED CONCRETE VALLEY GUTTER.
(D11) STANDARD TRAFFIC RATED CLEAN-OUT.
(D12) PROPOSED 6" PVC PIPE.

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

No.	REVISIONS	DATE	BY

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CARLSBAD, CA 92008
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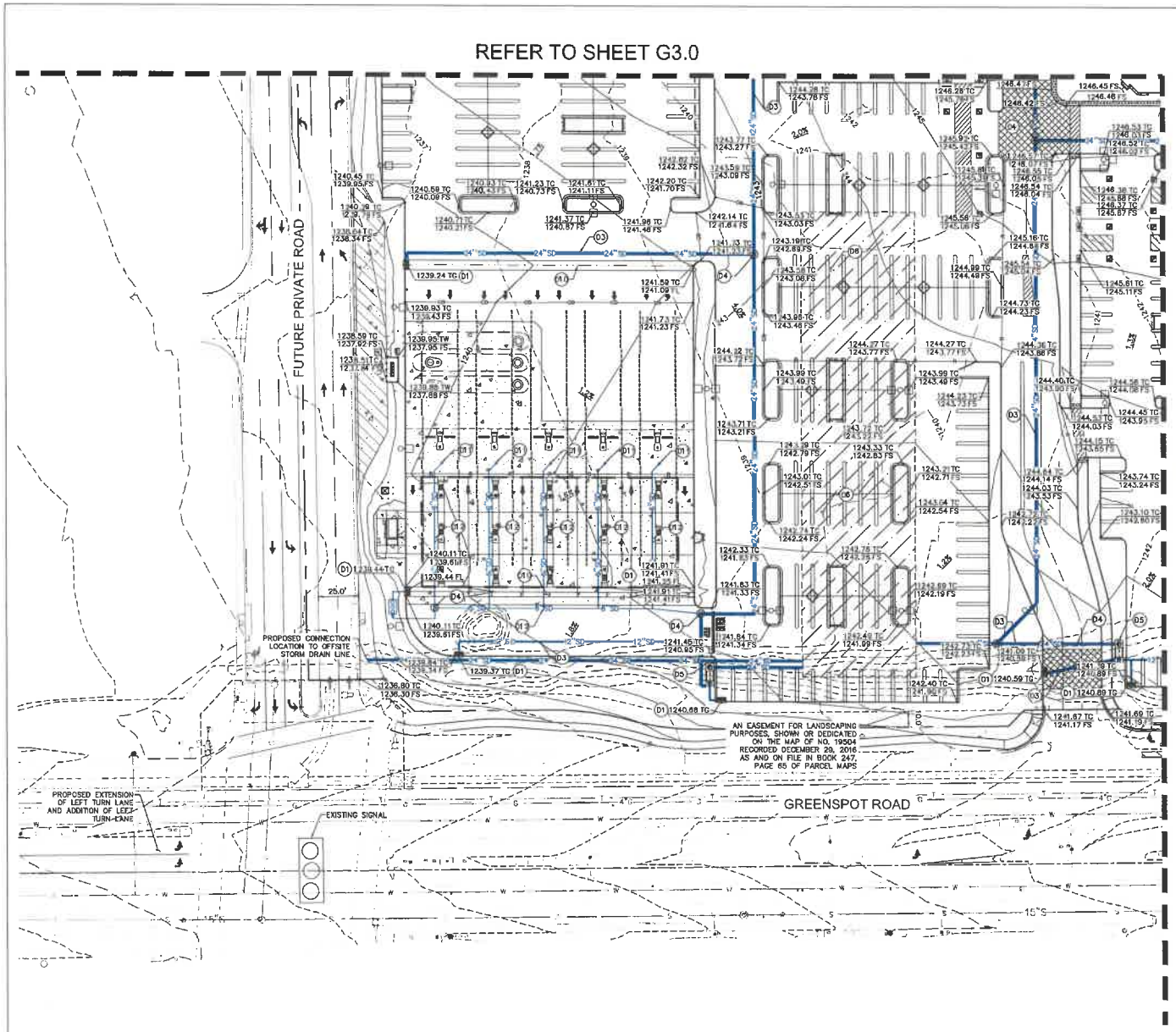
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KHA PROJECT 094189102
DATE 09/27/2023
SCALE AS SHOWN
DESIGNED BY NC
DRAWN BY NC
CHECKED BY JD

CONCEPTUAL GRADING PLAN 2

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND
CA

SHEET NUMBER
G4.0



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- 1246 PROPOSED CONTOURS
- 1246 EXISTING CONTOURS
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK
- PROPOSED FLOWLINE
- SD PROPOSED STORM DRAIN LINE
- FF FINISH FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOWLINE
- LIP LIP OF GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- FS FINISH SURFACE
- (1245.50 TC) (1246.00 FS) EXISTING GRADE
- 1248.50 TC 1248.00 FS PROPOSED GRADE
- X.X% DIRECTION OF AREA
- PROPOSED GRATE INLET
- MWS 12 PROPOSED MODULAR WETLANDS
- UNDERGROUND ADS SYSTEM

DRAINAGE NOTES

(D1) PROPOSED PRECAST DRAIN INLET.
(D2) PROPOSED LOADING DOCK STORM TRENCH DRAIN AND CATCH BASIN.
(D3) PROPOSED STORM DRAIN LINE.
(D4) PROPOSED STORM DRAIN MANHOLE.
(D5) PROPOSED MODULAR WETLAND SYSTEM.
(D6) PROPOSED ADS SYSTEM, REFER TO SHEET C7.0 FOR DETAIL.
(D7) PROPOSED CURB CUT OPENING.
(D8) PROPOSED ROOF DRAIN LINE.
(D9) PROPOSED STORM DRAIN OUTFALL.
(D10) PROPOSED CONCRETE VALLEY GUTTER.
(D11) STANDARD TRAFFIC RATED CLEAN-OUT.
(D12) PROPOSED 6" PVC PIPE.

NOTE:
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NORTH

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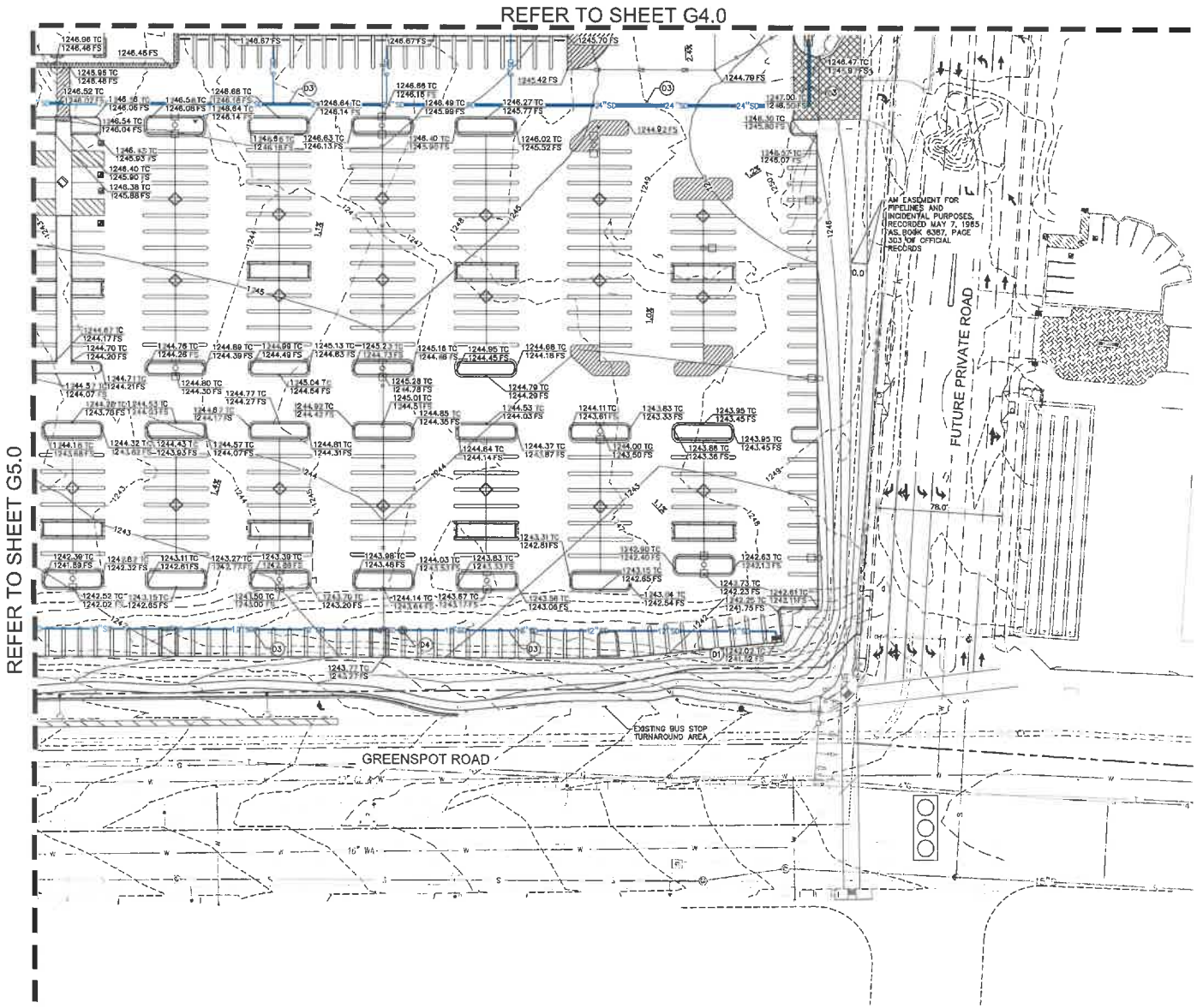
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PDA PROJECT 069-PDA-2022
DATE 10.4.2023
SCALE AS SHOWN
DESIGNED BY MC
DRAWN BY MC
CHECKED BY JG

CONCEPTUAL GRADING PLAN 3

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
G5.0



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- 1246 — PROPOSED CONTOURS
- 1246 — EXISTING CONTOURS
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK
- PROPOSED FLOWLINE
- SD — PROPOSED STORM DRAIN LINE
- FF — FINISH FLOOR ELEVATION
- FG — FINISHED GRADE
- FL — FLOWLINE
- LIP — LIP OF GUTTER
- TC — TOP OF CURB
- TG — TOP OF GRATE
- FS — FINISH SURFACE
- (1246.50 TC) (1246.00 FS) — EXISTING GRADE
- 1246.50 TC 1246.00 FS — PROPOSED GRADE
- XX% — DIRECTION OF AREA
- PROPOSED GRATE INLET
- MWS 72 — PROPOSED MODULAR WETLANDS
- UNDERGROUND ADS SYSTEM

DRAINAGE NOTES

(D1) PROPOSED PRECAST DRAIN INLET.
(D2) PROPOSED LOADING DOCK STORM TRENCH DRAIN AND CATCH BASIN.
(D3) PROPOSED STORM DRAIN LINE.
(D4) PROPOSED STORM DRAIN MANHOLE.
(D5) PROPOSED MODULAR WETLAND SYSTEM.
(D6) PROPOSED ADS SYSTEM, REFER TO SHEET C7.0 FOR DETAIL.
(D7) PROPOSED CURB CUT OPENING.
(D8) PROPOSED ROOF DRAIN LINE.
(D9) PROPOSED STORM DRAIN OUTFALL.
(D10) PROPOSED CONCRETE VALLEY GUTTER.
(D11) STANDARD TRAFFIC RATED CLEAN-OUT.
(D12) PROPOSED 6" PVC PIPE.

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

DATE BY REVISIONS

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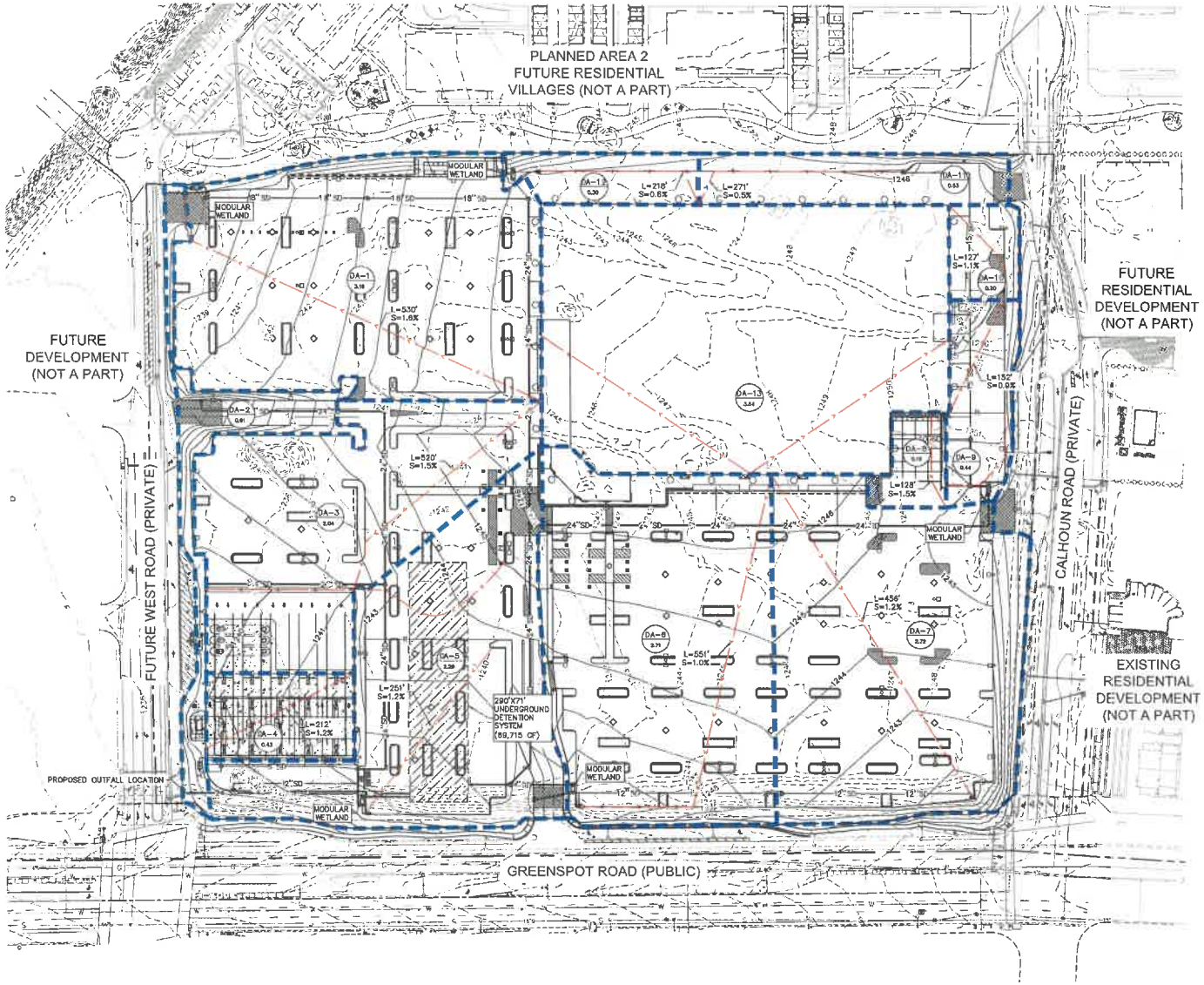
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CHECKED BY: AS

CONCEPTUAL GRADING PLAN 4

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
G6.0



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- STREET CENTERLINE
- 1246 PROPOSED CONTOURS
- 1246 EXISTING CONTOURS
- TDMA BOUNDARY
- FLOW PATH
- SD PROPOSED STORM DRAIN
- DA XX / XX AC — DRAINAGE AREA NAME / AREA (IN ACRES)
- PROPOSED CATCH BASIN
- UNDERGROUND DETENTION SYSTEM

DRAINAGE KEYNOTES

1. ALL NEWLY CONSTRUCTED OR EXISTING CATCH BASINS MUST BE FITTED WITH A FULL CAPTURE TRAIN DEVICE.

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
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SIZE 24"X36"

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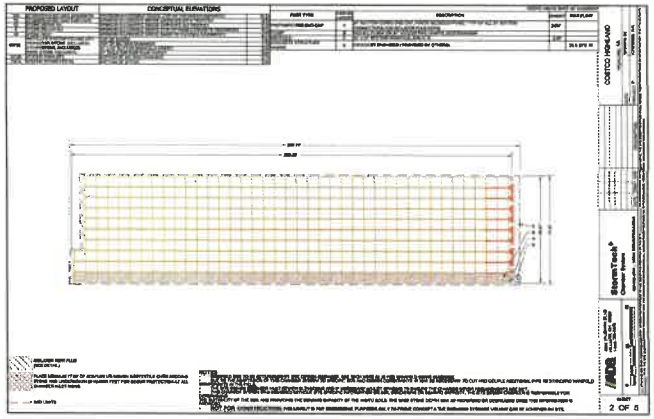
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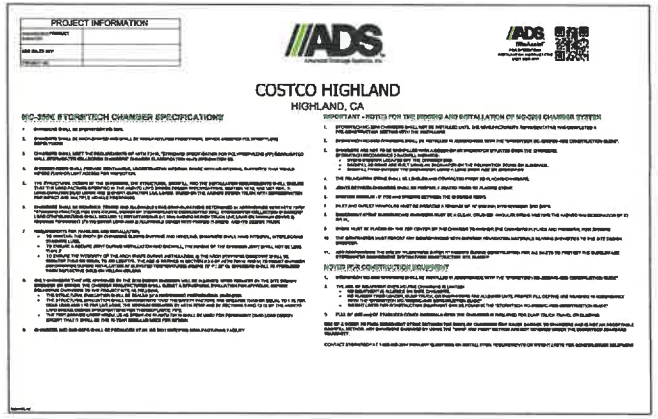
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DATE	09.29.2023
SCALE	AS SHOWN
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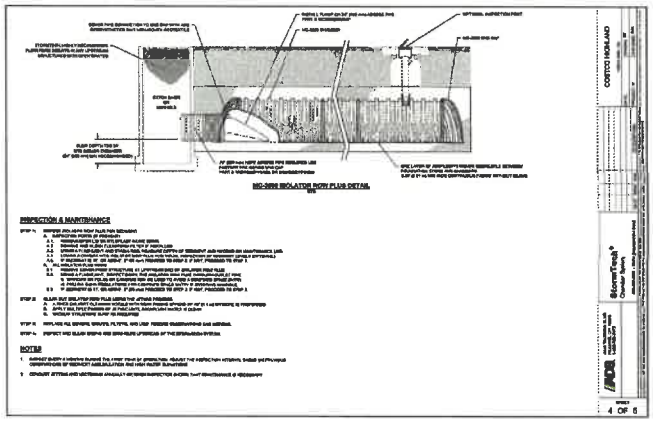
CONCEPTUAL DRAINAGE EXHIBIT

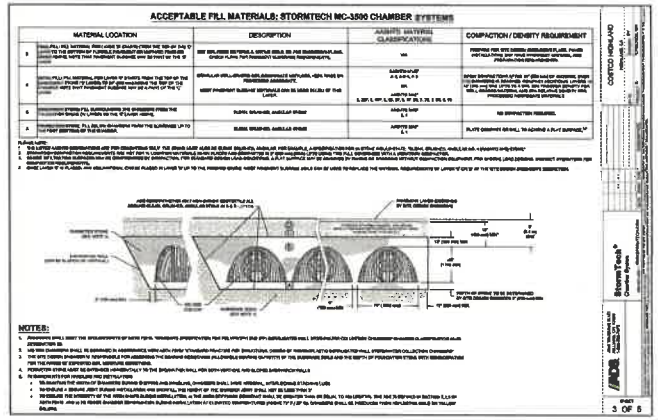
HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND
CA

SHEET NUMBER
G7.0

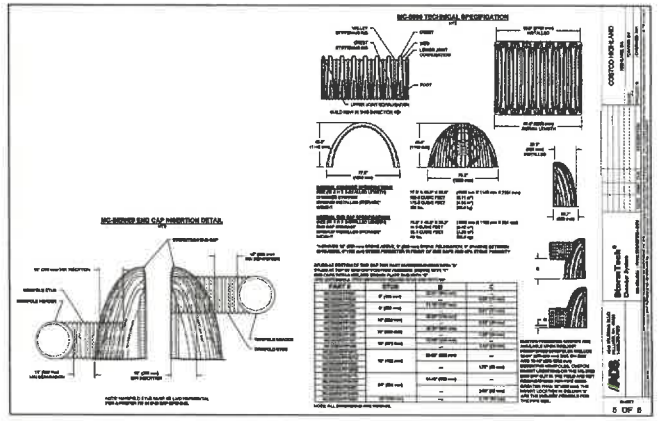












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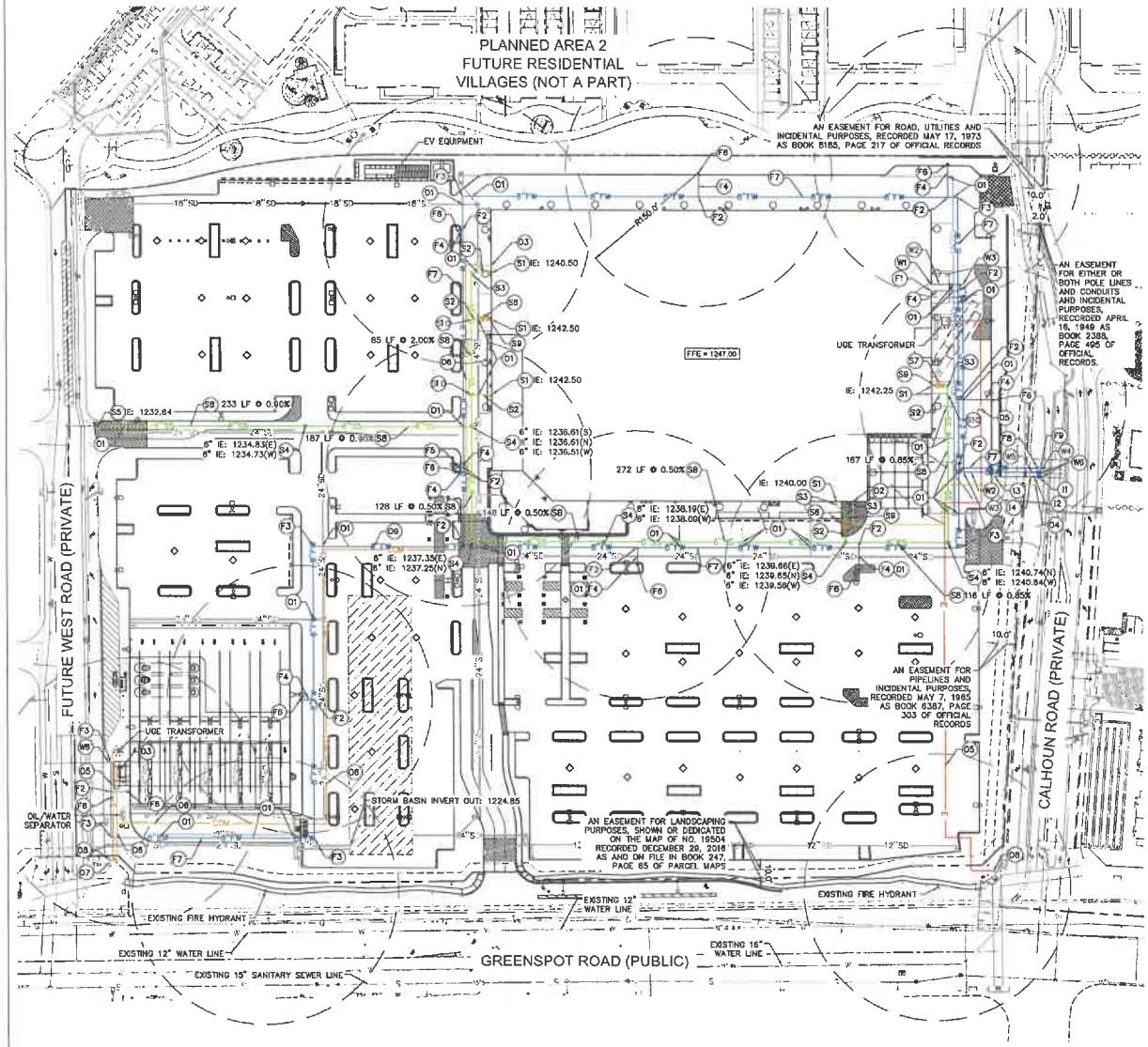
NO.	REVISIONS	DATE	BY

KHA PROJECT 069168102
DATE 09/29/2023
SCALE AS SHOWN
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CONCEPTUAL DRAINAGE DETAILS

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CA
CITY OF HIGHLAND

SHEET NUMBER
G8.0



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- FIRE PULL RADIUS (150')
- 12"W — EXISTING 12" WATER LINE
- 14"W — EXISTING 14" WATER LINE
- 15"S — EXISTING 15" SANITARY SEWER LINE
- 3"W — PROPOSED 3" WATER LINE
- 6"SS — PROPOSED 6" SANITARY SEWER LINE
- 8"FW — PROPOSED 8" FIRE WATER LINE
- 6"SD — PROPOSED 6" STORM DRAIN LINE
- 10"SD — PROPOSED 10" STORM DRAIN LINE
- 12"SD — PROPOSED 12" STORM DRAIN LINE
- 15"SD — PROPOSED 15" STORM DRAIN LINE
- 18"SD — PROPOSED 18" STORM DRAIN LINE
- 24"SD — PROPOSED 24" STORM DRAIN LINE
- SD — EXISTING STORM DRAIN LINE
- G — EXISTING 4" GAS LINE
- T — EXISTING TELECOMMUNICATIONS LINE
- E — PROPOSED UNDERGROUND ELECTRICAL LINE
- COM — PROPOSED TELECOMMUNICATIONS LINE
- PROPOSED GAS LINE
- PROPOSED GREASE INTERCEPTOR/ PROPOSED SAND SEPARATOR
- FIRE HYDRANT
- PROPOSED SEWER MANHOLE

SEWER

- (S1) BUILDING SEWER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLANS FOR CONTINUATION.
- (S2) INSTALL 6" SDR-26 PVC SEWER LATERAL.
- (S3) INSTALL 6" PVC SCHEDULE 45°BEND WITH SEWER CLEANOUT PER EAST VALLEY WATER DISTRICT STD. DWG. S-107.
- (S4) INSTALL SANITARY SEWER MANHOLE PER EAST VALLEY WATER DISTRICT STD. DWG. S-106.
- (S5) POINT OF CONNECTION TO SANITARY SEWER LATERAL PROVIDED BY DEVELOPER PER SEPARATE PLANS.
- (S6) PROPOSED GREASE INTERCEPTOR.
- (S7) PROPOSED SAND AND OIL INTERCEPTORS.
- (S8) INSTALL 6" SDR-26 PVC SEWER PIPE PER EAST VALLEY WATER DISTRICT STD. DWG S-114.
- (S9) INSTALL TWO WAY CLEANOUT PER EAST VALLEY WATER DISTRICT STD. DWG. S-107.
- (S10) PROPOSED 6" X 6" X 6" W.Y.E PER EAST VALLEY WATER DISTRICT STD. DWG. S-110.

DOMESTIC WATER

- (W1) BUILDING DOMESTIC WATER POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- (W2) INSTALL 3" CL200 PVC DOMESTIC WATER PIPE.
- (W3) INSTALL 3" AWWA DUCTILE IRON C110 90°BEND.
- (W4) PROPOSED 3" WATER METER.
- (W5) INSTALL 3" BACKFLOW IN CAGE. GENERAL CONTRACTOR SHALL RECEIVE BACKFLOW APPROVAL FROM WATER PURVEYOR PRIOR TO ORDERING OF BACKFLOW. BACKFLOW TO BE FREEZE WRAPPED AND INSTALLED IN CAGE.
- (W6) POINT OF CONNECTION TO WATER LATERAL PROVIDED BY DEVELOPER PER SEPARATE PLANS.

IRRIGATION NOTES

- (I1) PROPOSED 2" METER.
- (I2) INSTALL 2" BACKFLOW IN CAGE. GENERAL CONTRACTOR SHALL RECEIVE BACKFLOW APPROVAL FROM WATER PURVEYOR PRIOR TO ORDERING OF BACKFLOW. BACKFLOW TO BE FREEZE WRAPPED AND INSTALLED IN CAGE.
- (I3) REFER TO IRRIGATION PLANS FOR CONTINUATION.
- (I4) INSTALL 2" CL200 PVC IRRIGATION WATER PIPE PER EAST VALLEY WATER DISTRICT STD. DWG. W-121.

FIRE WATER KEY NOTES

- (F1) BUILDING FIRE WATER POINT OF CONNECTION (5-FT FROM BUILDING FACE).
- (F2) PROPOSED 8" X 8" X 8" TEE CONNECTOR.
- (F3) INSTALL 8" 90° BEND WITH THRUST BLOCK.
- (F4) INSTALL 8" FIRE WATER LATERAL.
- (F5) PROPOSED FDC.
- (F6) PROPOSED FIRE HYDRANT WITH 8" GATE VALVE.
- (F7) INSTALL 8" CL200 PVC FIRE WATER PIPE.
- (F8) PROPOSED 8" BACKFLOW PREVENTER.
- (F9) POINT OF CONNECTION TO WATER LATERAL PROVIDED BY DEVELOPER PER SEPARATE PLANS.

UTILITY PURVEYORS

WATER AND SEWER
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE, SUITE 18,
HIGHLAND, CA 92346
(909) 888-8986

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
287 TENNESSEE ST.
REDLANDS, CA 92373
(909) 307-6749

TELECOMMUNICATION
AT&T OR VERIZON

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W LUGONIA AVE.
REDLANDS, CA 92374-9795
(909) 335-7772

OTHER NOTES

- (01) WET UTILITY CROSSING.
- (02) PROPOSED NATURAL GAS POINT OF CONNECTION TO METER AND BUILDING. GAS LINE DESIGNED BY SCG.
- (03) BUILDING TELECOM POINT OF CONNECTION. COMMUNICATIONS CONDUIT FOR TELEPHONE OR CABLE.
- (04) PROPOSED GAS TIE CONNECTION TO EXISTING LINE.
- (05) PROPOSED UNDERGROUND ELECTRICAL CONDUIT LINE.
- (06) PROPOSED COMMUNICATIONS CONDUIT FOR TELEPHONE OR CABLE.
- (07) PROPOSED COMMUNICATION TIE CONNECTION TO EXISTING LINE.
- (08) PROPOSED UNDERGROUND ELECTRICAL CONDUIT TO TIE INTO EXISTING TRANSFORMER. LOCATION TO BE VERIFIED.

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

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DESIGNED BY MC | DRAWN BY MC | CHECKED BY JC

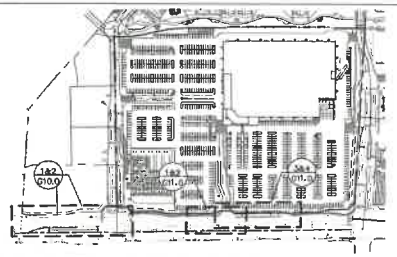
OVERALL CONCEPTUAL UTILITY PLAN

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
G9.0

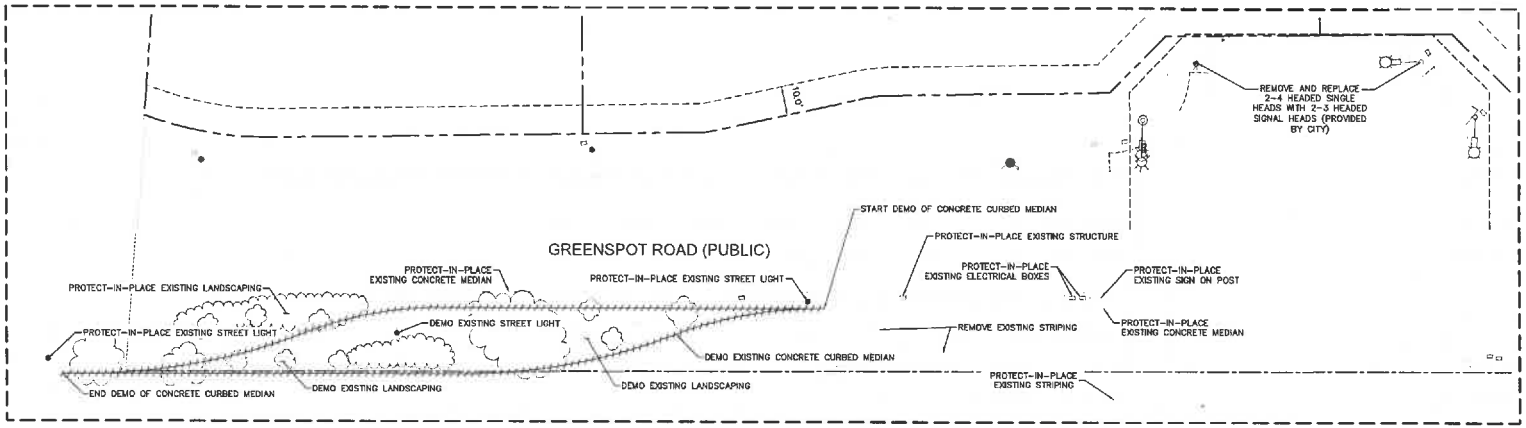
LEGEND

- PROPERTY LINE
- STREET CENTER LINE
- EXISTING EASEMENT
- LIMIT OF DISTURBANCE

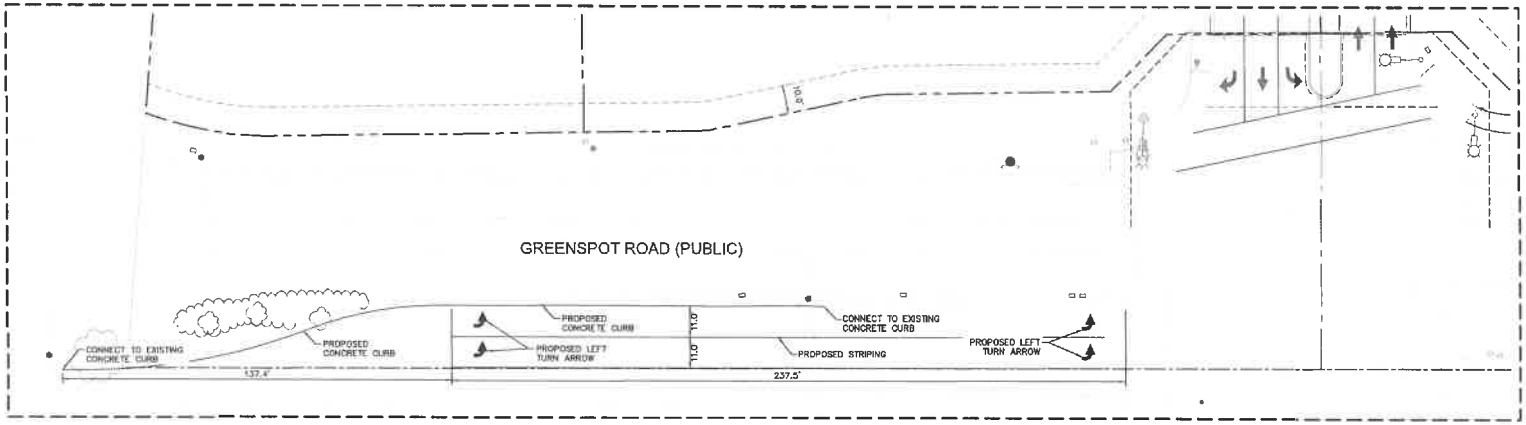


INDEX MAP
SCALE 1" = 125'

NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.



ACCESS "A" LEFT TURN POCKET (PROVIDED BY CITY)
EXISTING CONDITIONS (1)
SCALE 1" = 20'



ACCESS "A" LEFT TURN POCKET (PROVIDED BY CITY)
STREET IMPROVEMENTS (2)
SCALE 1" = 20'

NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20' WHEN PRINTED AT FULL SIZE 24"X36"

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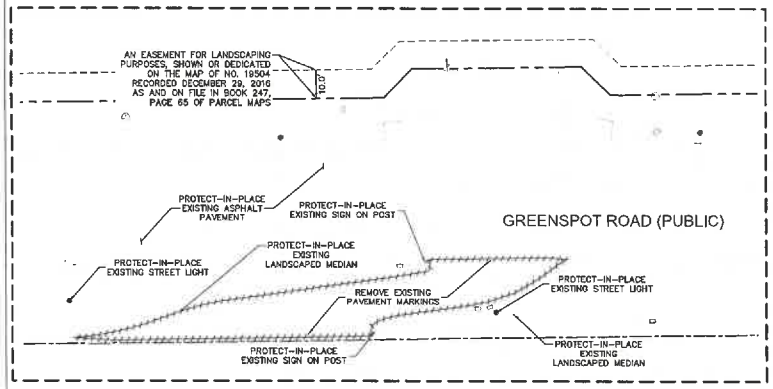
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CHECKED BY JG

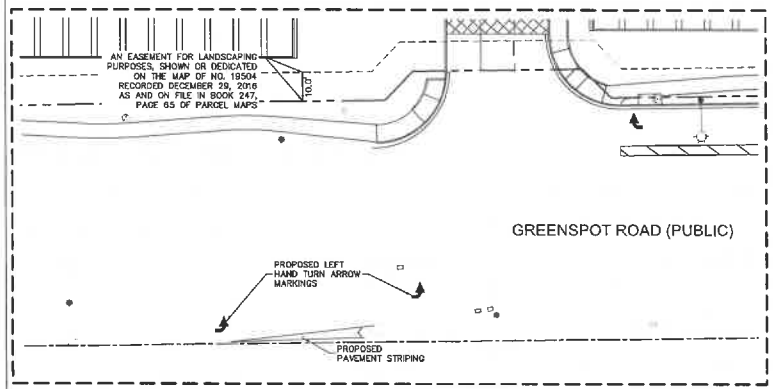
GREENSPOT IMPROVEMENT
PLAN 1

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CA
CITY OF HIGHLAND

SHEET NUMBER
G10.0



ACCESS "B" LEFT TURN POCKET (PROVIDED BY CITY)
EXISTING CONDITIONS (1)
SCALE 1" = 20'

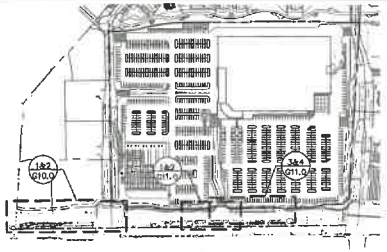


ACCESS "B" LEFT TURN POCKET (PROVIDED BY CITY)
STREET IMPROVEMENTS (2)
SCALE 1" = 20'

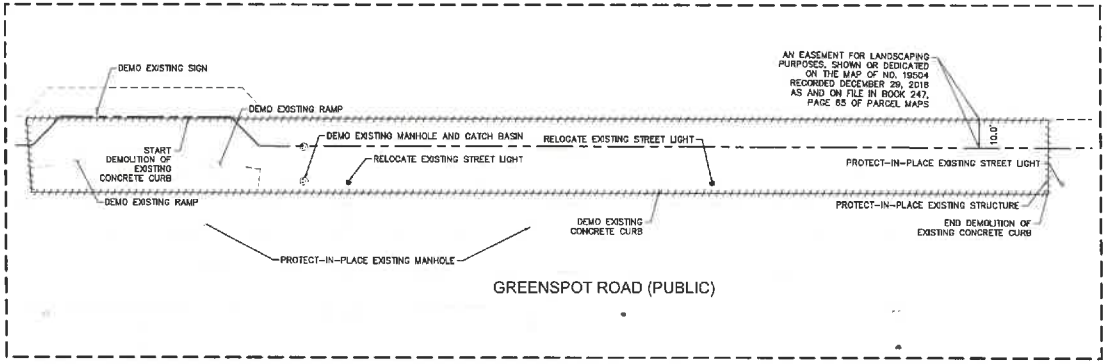
LEGEND

- PROPERTY LINE
- STREET CENTER LINE
- EXISTING EASEMENT
- LIMIT OF DISTURBANCE

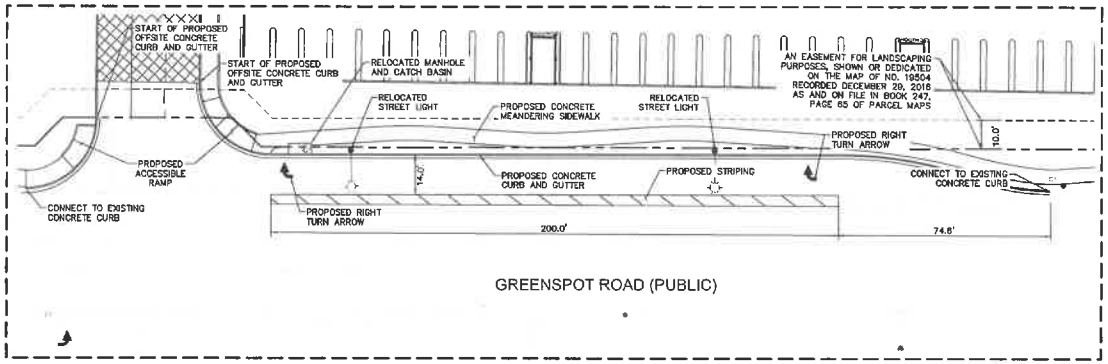
NOTE:
CIVIL PLANS HEREIN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DRAWING PROCESS.



INDEX MAP
SCALE 1" = 125'



ACCESS "B" RIGHT TURN POCKET (PROVIDED BY DEVELOPER)
EXISTING CONDITIONS (3)
SCALE 1" = 20'



ACCESS "B" RIGHT TURN POCKET (PROVIDED BY DEVELOPER)
STREET IMPROVEMENTS (4)
SCALE 1" = 20'



SCALE: 1" = 20'
WHEN PRINTED AT FULL SIZE 24"X36"

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

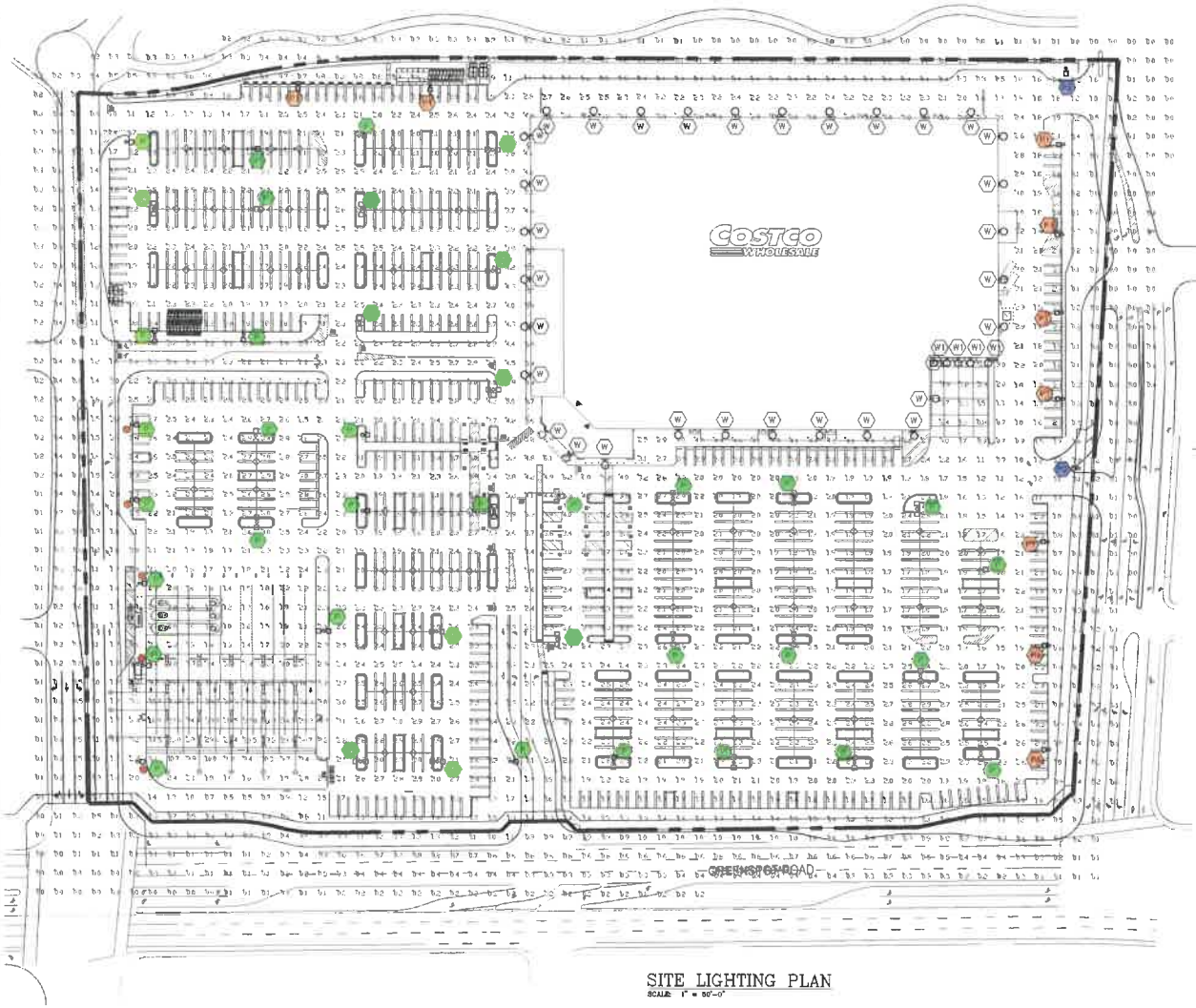
NOT FOR CONSTRUCTION

KHA PROJECT 094169102
DATE 09/29/2023
SCALE AS SHOWN
DESIGNED BY KC
DRAWN BY JC
CHECKED BY

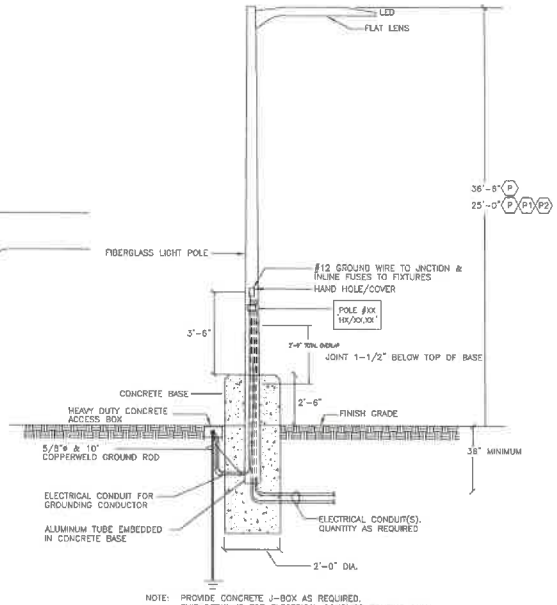
GREENSPOT IMPROVEMENT
PLAN 2

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND

SHEET NUMBER
G11.0



SITE LIGHTING PLAN
SCALE: 1" = 80'-0"



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

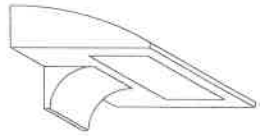
QUANTITY	FIXTURE DESCRIPTION
35	COOPER GALLEON GLEON-SA4B-740-U-SWQ-BZ, 171W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 36'-6" & 25'-0"(WEST) ABOVE GRADE, WITH 2'-6" BASE.
5	
9	(P1) COOPER GALLEON GLEON-SA2B-740-U-SL3-HSS-BZ, 85W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 25'-0" ABOVE GRADE, WITH 2'-6" BASE.
2	(P2) COOPER GALLEON GLEON-SA2B-740-U-SL4-HSS-BZ, 85W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 25'-0" ABOVE GRADE, WITH 2'-6" BASE.
TOTAL = 51	(W) LITHONIA DSXW2-LED-30C-700-40K-T2M-MVOLT-DDBXD 71W LED, 20' MOUNTING HEIGHT.
	(W1) LITHONIA DSXW2-LED-20C-530-40K-T4M-MVOLT-DDBXD 35W LED, 20' MOUNTING HEIGHT.
	(GA) 86W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS. 18' MOUNTING HEIGHT

PLAN NOTES:
● 18'-0" MOUNTING HEIGHT.

PLAN NOTES:
① 25'-0" MOUNTING HEIGHT.



FUEL FACILITY - LED (GA)
NO SCALE



TYPICAL WALL PACK DETAIL (W)(W1)
SCALE: NTS

ISSUED FOR QA REVIEW, NOT FOR CONSTRUCTION

ISSUE DATE: JANUARY 2023 | REVISION DATE: | DRAWN: AV | CHECKED: AFF, ASM

T.E., Inc.
800 N. RIVERSIDE DRIVE
RENTON, WA. 98057
PHONE: 425-970-3753
FAX: 425-970-3760

DD PACKAGE

NWC GREENSPOT ROAD & BOULDER AVE.
HIGHLAND, CA

COSTCO WHOLESALE

SITE PLAN

SE-1

© NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.INC.

PROJECT NO:22-143 | ARCHITECT REFERENCE NO:22-5188-01

ATTACHMENT 3

Public Comments

Kim Stater

From: Suzanne Colvin <colvinsu51@gmail.com>
Sent: Friday, July 28, 2023 1:14 PM
To: Kim Stater
Subject: Costco warehouse

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

I would ask first that this proposal be denied; but since it is probably a done deal, why not insist the developer include NUMEROUS large trees. Highland used to be #26 on California's Tree City list. This might help offset another 30 foot building ruining my view of our beautiful mountains and raising Earth's temperature due to more concrete. Take an action that would endear rather than disgust Highland's residents for a change.

Kim Stater

From: Sherry Owens <hikerlady31@gmail.com>
Sent: Saturday, July 29, 2023 1:00 PM
To: Kim Stater
Subject: Costco Highland

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Ridiculous and frightening to me as a mountain resident. 6.7 miles from the SB Costco, too close. 40,000 gallons of gasoline that could explode in a big earthquake. Frightning. Of course theyll say they will be in safe containers, can they guarantee that, of course not. They FINALLY just opened another lane on the 210 to ease congestion, now this will have traffic backed up onto the freeway again. Eventually I will bet they will close the SB Costco leaving a huge empty warehouse. Of course they will deny they are going to close it. Hmmm, go to the old one in SB or big new one in Highland, no brainer, its so close. I would be behind one in Yucaipa, Beaumont or Banning, they need one out there, further from SB Costco. Bad idea!!

Kim Stater

From: Joseph Hughes
Sent: Monday, July 31, 2023 6:46 AM
To: Kim Stater
Cc: Larry Mainez
Subject: FW: Question about Costco
Attachments: costco.jpg

Please respond.

Joseph Hughes
City Manager
City of Highland
27215 Base Line
Highland, Ca 92346
(909) 864-6861
(909) 862-3180 (Fax)

From: charles <walcha2002@aol.com>
Sent: Sunday, July 30, 2023 6:37 AM
To: information <information@cityofhighland.org>
Subject: Question about Costco

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Saw this on Facebook and was looking too see if it was true. if it is I wish to say Thank you it's about time.

Kim Stater

From: Highland CA <wo@iworq.net>
Sent: Monday, July 31, 2023 8:05 AM
To: Kim Stater
Subject: Highland, CA Requests # 640842868

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Per Matt Bennett please include bicycle parking in conditions.

Request # 640842868

Request #:	640842868
Request Date:	07/29/23 11:16
Location:	Greenspot just north of Lowes
Nature of Alleged Problem:	Other
Description:	Excited about new Costco, but there's no bike parking in the plans. Please ensure Costco provides parking for vehicles other than cars, like bicycles near the entrance.
Complainant Name:	Brent Merideth
Complainant Address:	29733 Southwood Ln
Complainant City, State, Zip:	Highland, Ca 92346
Complainant Email:	meridethbl@gmail.com
Complainant Phone Number:	909-725-4884
Status:	Planning

Kim Stater

From: Debbie Simpkins <ddsimpkins71@hotmail.com>
Sent: Tuesday, August 1, 2023 5:34 PM
To: Kim Stater
Subject: Costco

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

In respond to to the public notice regarding a Costco possibly coming to Highland: my husband and I, along with several friends, would love to see that happen. It's location would be close to the freeway on/off ramps so it shouldn't impact city traffic that much AND it would bring a lot of revenue to our city, something that we could use to help us grow. We have lived in Highland 46 years and are excited to see it develop and bring in viable businesses.
Sincerely,
Debbie Simpkins

Sent from my iPhone

Kim Stater

From: Andrea Massey <andreajoycemassey@gmail.com>
Sent: Thursday, August 3, 2023 1:09 PM
To: Kim Stater
Subject: Costco comment

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Hello! I am a resident of Running Springs, and I was thrilled to see the news of a Costco planned in Highland. This is welcome news to mountain residents and will alleviate overcrowding in the San Bernardino store, as well as saving us all at least 30 minutes round trip every time we need to go to Costco for essentials. It will also be far easier to take advantage of the great gas prices, something I haven't been able to do as much as I want to because current locations are out of my way. Thank you to the city of Highland for this important addition! Feel free to share my email I'm the public comments.

Andrea Massey
Running Springs, CA
909-648-3247

Kim Stater

From: Kim Stater
Sent: Monday, August 7, 2023 8:22 AM
To: Kim Stater
Subject: FW: New Costco Store

From: Erica Perez <mrsperez0408@gmail.com>
Sent: Saturday, August 5, 2023 11:15 AM
To: Larry Mainez <lmainez@cityofhighland.org>
Subject: New Costco Store

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Hello,
I am not sure who to contact about the new Costco that is proposed to be built off Greenspot, but I just wanted to share our family's favor in this project. We have a large family and frequently shop at Costco, so we think having a Costco close by would be wonderful. I think the overall concern is the increase of traffic that will be moving through that area, so we hope there will be careful and thoughtful consideration in the plans to keep traffic flowing smoothly and safely. Thank you for you time in reading this email.
Thank you,
Erica Perez

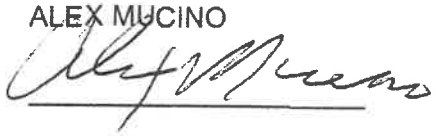
The following is additional observation/questions posed by Greenspot Development Company (GDC) related to COSTCO PROJECT:

1) It is our understanding that the original Specific Plan ("SP") contemplated 850 units approximately between P2 & P3, of which the bulk would be located in P3. Also, as part of the original SP, the REXCO land fronting Greenspot Road would be destined for commercial use (Pads). However, that area is now built with MFR. Additionally, REXCO purchased 13.5 immediately north of their current project which we assume will be for MFR. In summary, if the 550 units originally approved are built in P3, plus the 200 units REXCO recently built, this total comes to 750 units. Is REXCO proposing another MFR project in the 13.5 acres it purchased as an expansion to its current project?

If so, wouldn't the SP and EIR have to be amended and updated respectively?

For GDC

ALEX MUCINO



August 15, 2023

The following are comments presented by Greenspot Development Company (GDC) related to COSTCO PROJECT:

1) Has the Specific Plan ("SP") been amended or modified to accommodate the COSTCO PROJECT? If not, why not?
2) If so, has the related EIR been updated.
3) If the SP was amended or modified, shouldn't have the adjacent property owners been involved in the Process?
4) Is this a 'Stand Alone" Project as it relates to the Project's overall drainage or will the Project change natural drainage patterns consequently impacting adjacent Properties?
5) Will the Project have its own Signage Plan or will it be part of the overall Signage Plan contemplated by the SP?

For GDC

ALEX MUCINO August 15, 2023



ATTACHMENT 4

Resolution for Design Review 23-011

RESOLUTION NO. 23-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-011) FOR A 160,951 SQUARE FOOT "COSTCO WHOLESALE" BIG-BOX RETAIL STORE WITH VEHICLE FUELING STATION AND RELATED ON-SITE IMPROVEMENTS INCLUDING SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPE PLAN AND CONCEPTUAL GRADING PLAN ON 19.74 ACRES LOCATED ON THE NORTH SIDE OF GREENSPOT ROAD, APPROXIMATELY 1,700 FEET EAST OF STATE ROUTE 210. 28000 GREENSPOT ROAD, HIGHLAND, CA. ASSESSOR'S PARCEL NUMBERS 1201-341-36, -37, -40 THROUGH -53, AND -58

APPLICANT: Costco Wholesale Corporation

A. RECITALS

1. On July 14, 2023, the Applicant submitted a Design Review Application (DRA 23-011) and Sign Review Application (ASR 23-003) for design plans related to a 160,951 square foot Costco Wholesale warehouse club store with vehicle fueling station, parking, landscaping, and on-site improvements. Design Review approvals are comprised of the Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan. Related entitlements include Conditional Use Permit Application (CUP 22-013) to construct and operation of the vehicle fueling station, Conditional Use Permit Application (CUP 23-012) to permit a Type 21 (Off-Sale General) Alcoholic Beverage Control License related to alcohol sales at the Costco store, and Sign Review Application (ASR 23-003) for building-mounted signage.

2. The site, addressed 28000 Greenspot Road, is located on 19.74 acres on the north side of Greenspot Road, midblock between State Route 210 and Bulder Avenue, and is Zoned "SP 006-001" Greenspot Village & Market Place Specific Plan. Assessor Parcel Numbers: 1201-341-36 and -37, -40 through -53 and -58.

3. Environmental Impact Report (ENV No. 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan, in which the project is located, was certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The EIR and SEIR anticipated development similar to the proposal in question. There are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR. The project is exempt from further environmental review Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162.

4. On October 17, 2023, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Application and concluded the Hearing on that date.

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

B. RESOLUTION

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

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

Section 2. Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 the project is exempt from further environmental review.

Section 3. Based upon substantial evidence presented to the Planning Commission during the October 17, 2023, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 4. Findings of Fact for Design Review

a. That the proposed project is consistent with the General Plan or Specific Plan.

Response: The project site is located within the "Golden Triangle Community Policy Area" of the General Plan and has a Land Use Designation of Planned Development. The General Plan intent for this area is to facilitate a master planned, mixed-use type of development large enough to cater to residential, retail and office uses within a well-coordinated group of individually designed projects. With this in mind, the property owner proposed the "Greenspot Village & Marketplace Specific Plan" which was adopted in June 2013, by the City Council, and acts as the property's land use development document.

The Specific Plan has three defined Planning Areas, PA1, PA2 and PA3. The project is within PA1 – "Highland Marketplace" which describes the area where "neighborhood, community and sub-regional commercial uses are conveniently located adjacent to the SR210 freeway with direct access

from Greenspot Road... Development of commercial uses provides retail goods and services for Specific Plan residents and regional consumers, and acts as a buffer between SR210 and residential uses located to the east... Highland Marketplace allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office."

The proposed use as a big box retail store, specifically a warehouse club store, is in keeping with the retail commercial vision of the plan. The store will offer bulk goods, electronics, appliances, groceries, produce and services such as optometry, pharmacy, tire shop, and vehicle fueling station. These will meet the needs of Highland area residents as well as regional consumers. The project plans exhibit the appropriate circulation, architectural detailing, landscaping, and shared amenities promoted by the Specific Plan. It provides the desired buffer between the 210 Freeway and the residential projects proposed and approved in PA2 (546 units approved), and PA3 (200 units approved and 272 proposed). Costco is a major promotional retail tenant that will complement the existing retail development to the south along Greenspot Road and the proposed retail to its east within PA1. It will create retail synergy and encourage the ultimate build-out of the Specific Plan and Golden Triangle.

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: As noted above, the project site is within the Greenspot Village & Marketplace Specific Plan, a formal zoning designation of "SPR-006-001." This is the prevailing development document, and where silent, Title 16 of the Highland Municipal Code is the appropriate reference.

Long Term Objectives identified in Section 1.3 of the Specific Plan which are met by this project include expanding the City's economic base and meeting future commercial needs. Community Design Objectives are met by creating a sense of place and using community landscaping, architectural design and signage. The project creates a visually attractive development through consistent application of architectural and landscape standards, creating a focal point of commercial activity for the local community, residences, businesses and visitors. It establishes well-balanced specialized and general retail, creates employment-generating opportunities, and provides a variety of sales tax-generating uses to minimize leakage of sales from Highland. The project also meets Circulation Objectives to provide safe and efficient movement within and through the Plan and augment major roadway improvements.

The project's proposed uses are consistent with the Specific Plan. Land uses noted in Table 5-1 *Permitted Uses* which are allowed by right upon approval of a Design Review Application include General Retail, Specialized Retail, Grocery Stores/ Markets, Home Improvement/Goods/Supplies/Appliances, Vehicle Service and Parts, Fast Food Restaurants, Optician Service and Optical Goods. These are consistent with the proposed project.

The site plan, building elevations, conceptual landscape plan, conceptual grading plan, and color and material samples have been reviewed and conditioned to ensure compliance with the objectives of the Specific Plan and Title 16, Land Use and Development of the City of Highland Municipal Code.

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

Response: The design criteria for the project site are enumerated in the Greenspot Village & Marketplace Specific Plan Design. The Plan calls for an "Agrarian" style with embellished architecture, landscaping and signage which is detailed in Chapter 6 *Design Guidelines,* Chapter 7 *Landscape Guidelines*, Section 5.5 *Commercial and Mixed Use Development Standards*, and Section 6.5 *Signage and Environmental Graphics Program*.

The Site Plan meets the minimum lot size of 5,000 square feet, maximum building height of 60', maximum floor area ratio of .75, street setbacks of 10', interior setback of 0' and interior setbacks of 5'. It exceeds the minimum ratio of parking spaces; 1/1000 square feet as well as appropriate loading spaces and parking stall sizes. The placement of the building considers the context of the commercial and residential uses in the plan. The architectural focal points are provided at strategic locations. The design theme recognizes the Agrarian style identified as desirable. Parking lots and circulations routes are designed with attention to cooperative use and safety. Overall, the project helps to create a unique sense of place. Planning and Landscape Divisions further conditioned the project to be in accordance with the City's Municipal Code in aspects where the Specific Plan is silent. The project plans meet the high expectations established in the plan.

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

Response: The proposed use is located within a commercial land use zone that has the appropriate infrastructure and services to accommodate

a wholesale warehouse / big-box retail store of its size and nature. The operational characteristics and resulting impacts are anticipated and mitigated through the project's Specific Plan, Conditions of Approval, and Mitigation Measures. The project plans were reviewed and conditioned by the Highland Fire Marshal, Building & Safety and Sheriff's/Police Department to ensure that public safety provisions are in place.

Section 5. Based on the Findings and conclusions set forth above, the Planning Commission approves Design Review Application (DRA 23-011 for a 160,951 square foot Costco Wholesale warehouse store with vehicle fueling station, parking, landscaping, and on-site improvements. All improvements will be completed subject to the Conditions of Approval attached hereto and incorporated by reference as Exhibits:

A – Site Plan
B – Building Elevations
C – Conceptual Landscape Plan
D – Conceptual Grading Plan
E – Conditions of Approval

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 17th day of October, 2023.

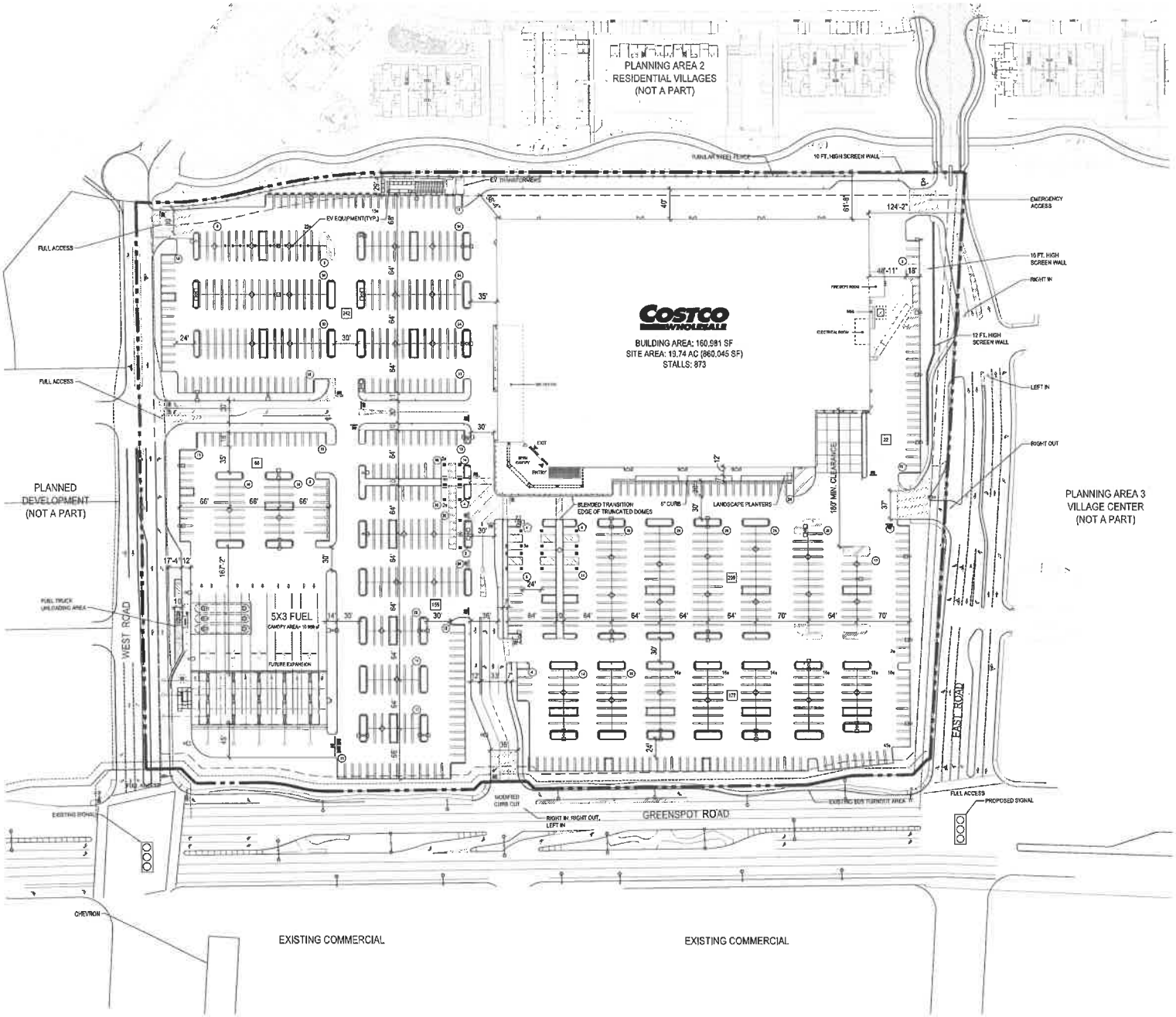
ATTEST:

Chandra Thomas, Vice Chair
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT A

Site Plan



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC GREENSPOT ROAD & BOULDER AVE HIGHLAND, CA

SITE DATA:

COSTCO SITE AREA:	19.74 ACRES (860,045 SF)
JURISDICTION:	CITY OF HIGHLAND GREENSPOT VILLAGE AND MARKETPLACE SPECIFIC PLAN
ZONING:	GREENSPOT VILLAGE MASTER PLAN PLANNING AREA 1- HIGHLAND MARKETPLACE
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED USING CAD SURVEY PROVIDED BY CLIENT ON 4/22/2022

BUILDING DATA:

WAREHOUSE	155,748 SF
VESTIBULE/ OPEN EXTERIOR CANOPY	5,233 SF
TOTAL GROSS BUILDING AREA	160,981 SF

PARKING DATA:

REQUIRED: 155,748 @ 4/ 1,000 SF	623 STALLS (INC. 2% ACCESSIBLE AND 20% EV STALLS
PROVIDED:	873 STALLS
INCLUDES:	
⊙ 10' WIDE STALLS	855 STALLS
ⓐ ACCESSIBLE STALLS	18 STALLS
#e EV STALLS @ 20%	175 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.44 STALLS

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

VICINITY MAP



REGIONAL MAP



0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

PRELIMINARY
SITE PLAN

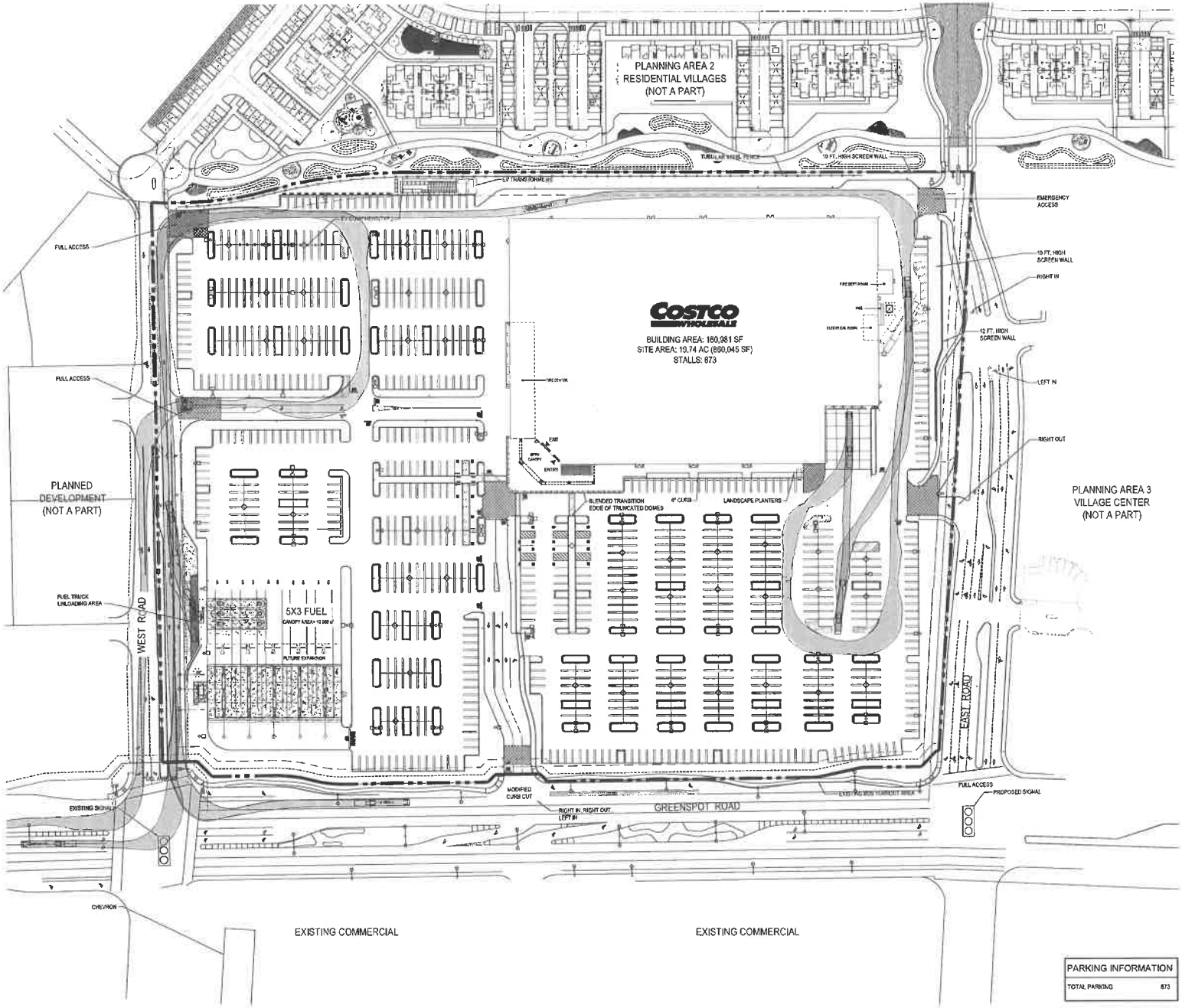
DD11-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

PRELIMINARY SITE PLAN

OCTOBER 4, 2023



PARKING INFORMATION	
TOTAL PARKING	873

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

TRUCK ROUTE PLAN

DD12-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

TRUCK ROUTE PLAN

OCTOBER 4, 2023



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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

AERIAL PLAN

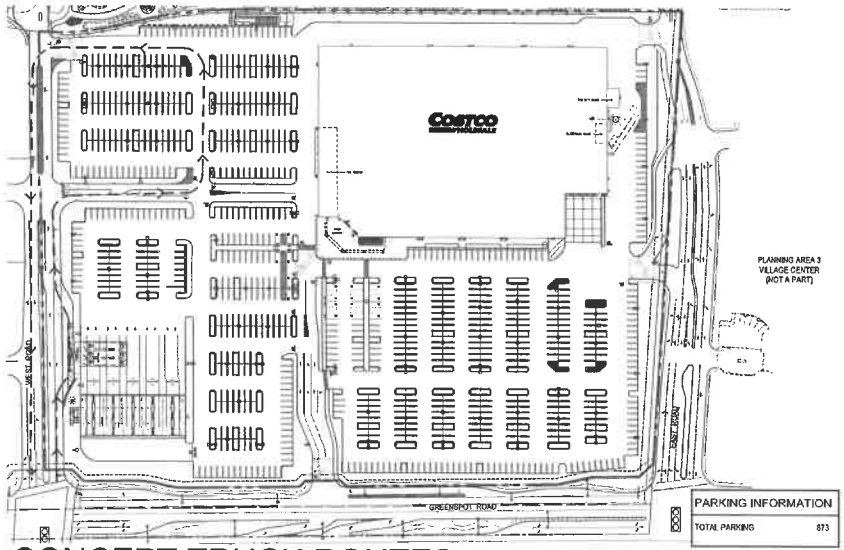
DD13-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

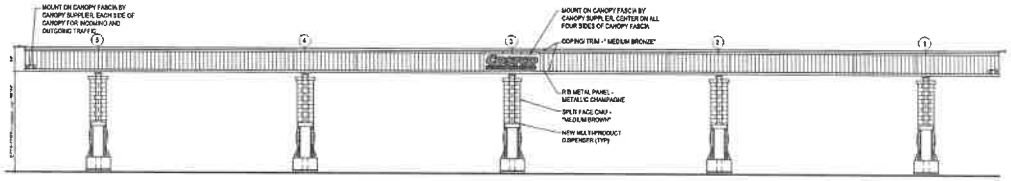
AERIAL PLAN

OCTOBER 4, 2023

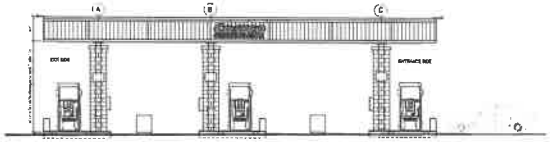


CONCEPT TRUCK ROUTES

SCALE: 1:1000



SOUTH ELEVATION

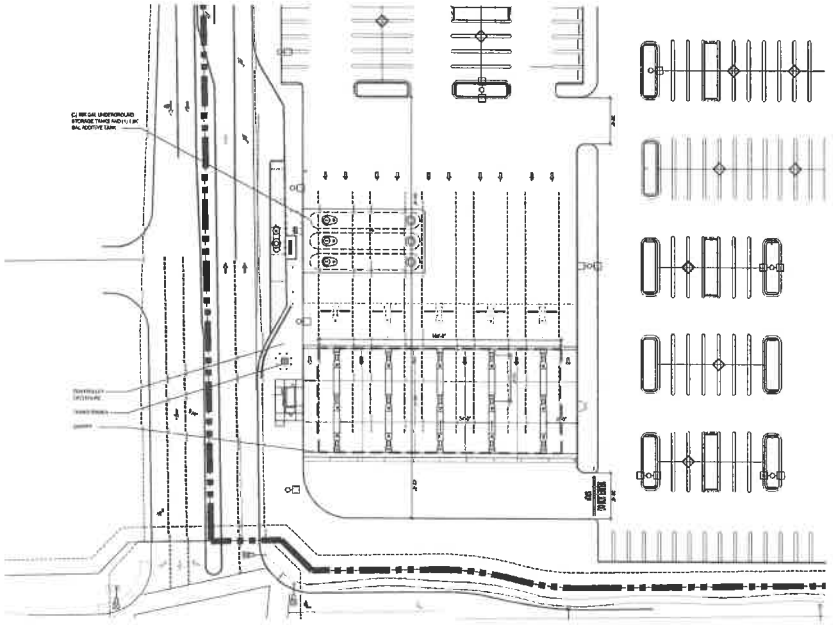


WEST ELEVATION



CONCEPT ELEVATIONS

SCALE: 1/8" = 1'-0"



DETAIL SITE PLAN

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

NO DIESEL TANK



STACKING PLAN

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

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

OVERALL
SITE PLAN

DD41-01

COSTCO WHOLESALE

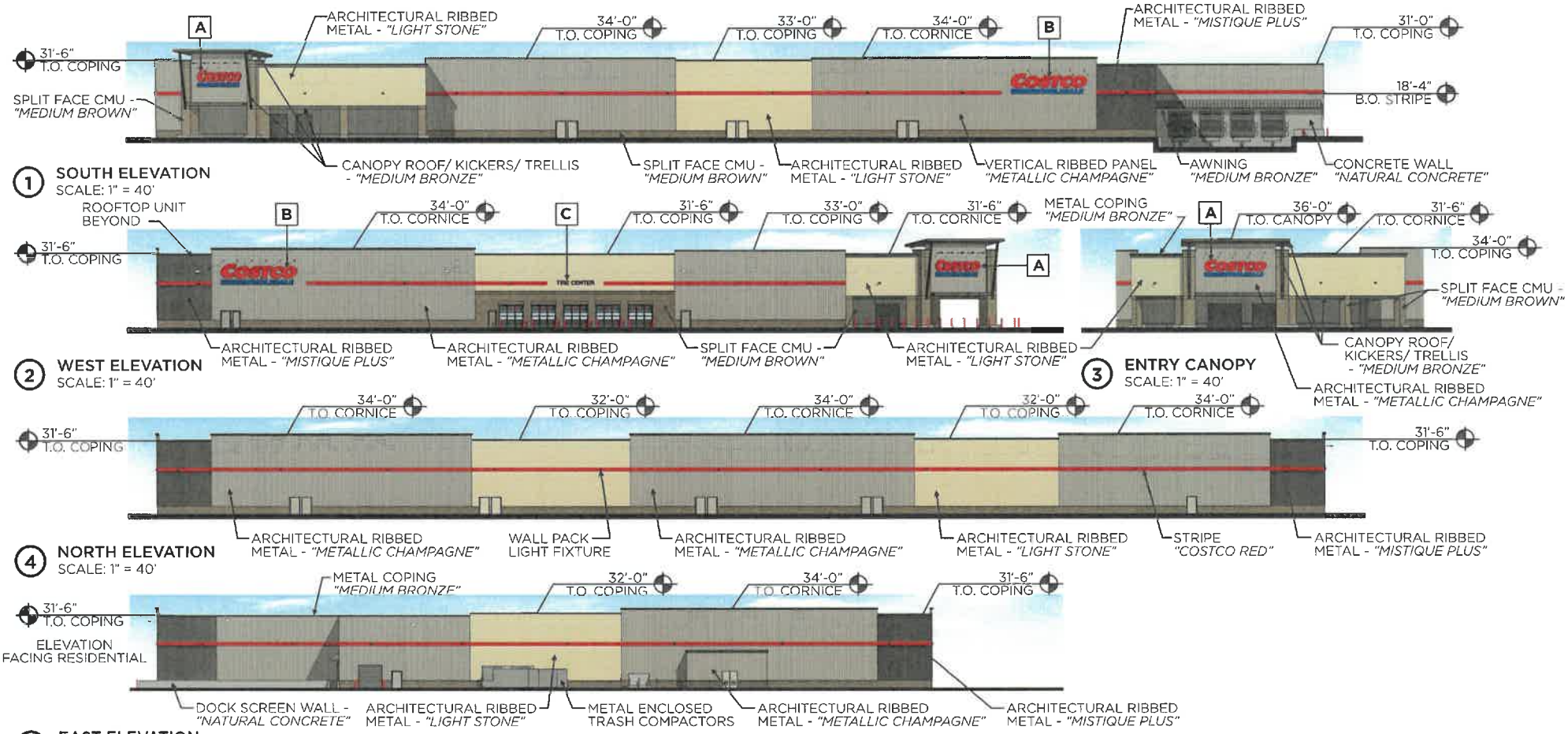
HIGHLAND, CALIFORNIA

CONCEPT FUEL FACILITY PLAN

OCTOBER 4, 2023

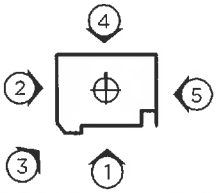
EXHIBIT B

Building Elevations



SIGN TABLE SIGNAGE UNDER SEPARATE PERMIT

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	COSTCO WHOLESALE	5'-0" C	184 SF	***184 SF***
B	2	COSTCO WHOLESALE	6'-0" C	280 SF	***560 SF***
C	1	TIRE CENTER	17'-4" X 1'-9"	31 SF	***31 SF***
				TOTAL SIGN AREA:	**775 SF**



MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

CONCEPT WAREHOUSE ELEVATIONS

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.



MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

ENTRY CANOPY PERSPECTIVE

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.



MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

NORTHWEST PERSPECTIVE

COSTCO WHOLESALE

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MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

SOUTHEAST PERSPECTIVE

COSTCO WHOLESALE

Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.

EXHIBIT C

Conceptual Landscape Plan



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD - 24" BOX
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD - 36" BOX
	64	RHUS LANCEA / AFRICAN SUMAC - 24" BOX
	6	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE - 36" BOX
	12	PINUS ELDARICA / AFGHAN PINE - 36" BOX

ACCENT TREE	QTY	BOTANICAL / COMMON NAME
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE - 36" BOX
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE - 16' X 16' (FIELD GROWN)
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE - 36" BOX (MULTI-TRUNK)
	7	PHOENIX DACTYLIFERA / DATE PALM - 24' BTH (SKINNED)
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK - 48" BOX (MULTI-TRUNK)
	29	QUERCUS ILEX / HOLLY OAK - 36" BOX

STREET TREE	QTY	BOTANICAL / COMMON NAME
	30	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE - 48" BOX

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK
CITY OF HIGHLAND BENCHMARK NUMBER "00358"
ELEVATION: 1,327.363 FEET (DATUM: NGVD 29)
DESCRIPTION: 1-1/2 INCH BRASS CAP SET IN SOUTH END OF CONCRETE CATCH BASIN, 78 FEET NORTH OF CENTERLINE OF GREENSPOT ROAD AND 32.5 FEET EAST OF CENTERLINE OF CHURCH STREET.

SEAL
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: 10/4/2023
EXPIRATION: 03/31/2023
MATTHEW DURHAM 4840
LANDSCAPE ARCHITECT LICENSE NO.

PLANS PREPARED BY:
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD, SUITE 700,
ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

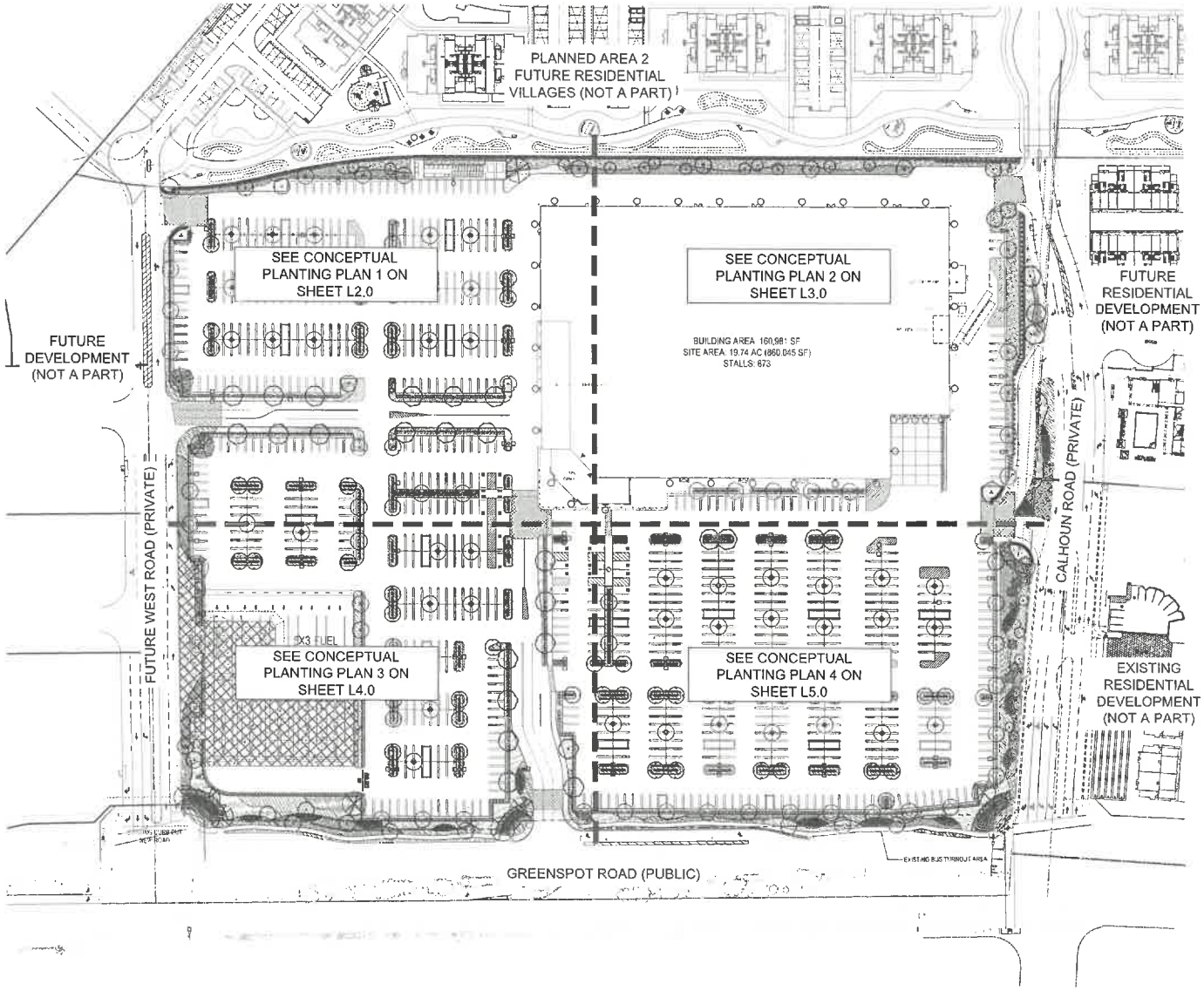
CITY OF HIGHLAND
RECOMMENDED BY
APPROVED BY
PLANNING
BUILDING AND SAFETY
MATTHEW S. BENNETT, R.C.E. 68106, Assistant Public Works Director
CARLOS ZAMORA, R.C.E. 92163, Public Works Director/City Engineer

COSTCO WHOLESALE - HIGHLAND
CUP 22-013

Landscape Illustrative

DRAWING NO. L0.01
SHEET 2 OF XXXXX

WDID# 8 36C401724



LANDSCAPE SUMMARY

ADDRESS:	28000 GREENSPOT ROAD HIGHLAND, CA 92346		
BUILDING AREA:	160,873 SF	(3.69 AC)	18.7%
LANDSCAPE AREA:	87,880 SF	(2.01 AC)	10.2%
PAVED AREA:	572,276 SF	(13.14 AC)	66.5%
OFFSITE IMPROVEMENTS BY OTHER:	39,214 SF	(0.90 AC)	4.6%
TOTAL SITE AREA:	860,045 SF	(19.74 AC)	100%
REQUIRED LANDSCAPE AREA:	*86,094 SF*	*(1.97 AC)*	*10.0%*
PLANTING PERCENTAGE REQUIRED:			
TREES:			
48" BOX:	20%		
36" BOX:	30%		
24" BOX:	50%		
SHRUBS:			
15 GAL.:	10% - 30%		
5 GAL.:	70% - 90%		
PLANTING PERCENTAGE PROVIDED:			
TREES:			
48" BOX:	46 TOTAL (20%)		
36" BOX:	74 TOTAL (30%)		
24" BOX:	123 TOTAL (50%)		
SHRUBS:			
15 GAL.:	1,213 TOTAL (10%)		
5 GAL.:	9,357 TOTAL (78%)		
1 GAL.:	1,336 TOTAL (11%)		

MAWA CALCULATION

STATE OF CALIFORNIA ESTIMATED WATER USE

HYDROZONE "A" (DRIP)

HYDROZONE "B" (BUBBLER)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

NOTE:
THIS DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

NO. | REVISIONS | DATE | BY

Kimley»Horn
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ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

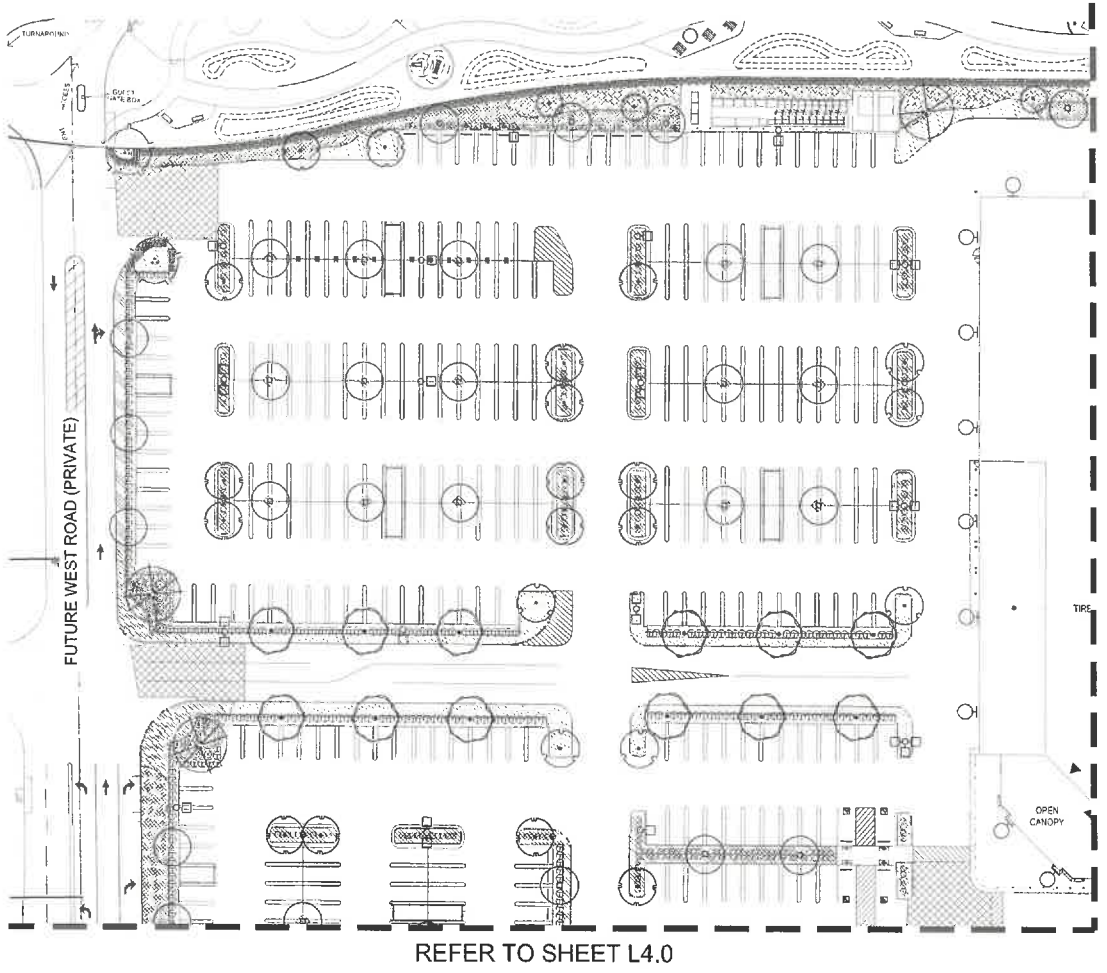
NOT FOR CONSTRUCTION

KHA PROJECT 094169102
DATE 11/13/2019
SCALE AS SHOWN
DESIGNED BY RYT
DRAWN BY RYT
CHECKED BY MD

PRELIMINARY OVERALL LANDSCAPE PLAN

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L1.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	80'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	6'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	15' X 15'	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24' BTH		L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	28	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	36	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	439	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	308	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	58	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	6' O.C.	M
	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	682 (7,637 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,336 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (18,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

NO.	REVISIONS	DATE	BY

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COVINA, CA 91791
PHONE: 714-939-1030 FAX: 626-939-9488
WWW.KIMLEY-HORN.COM

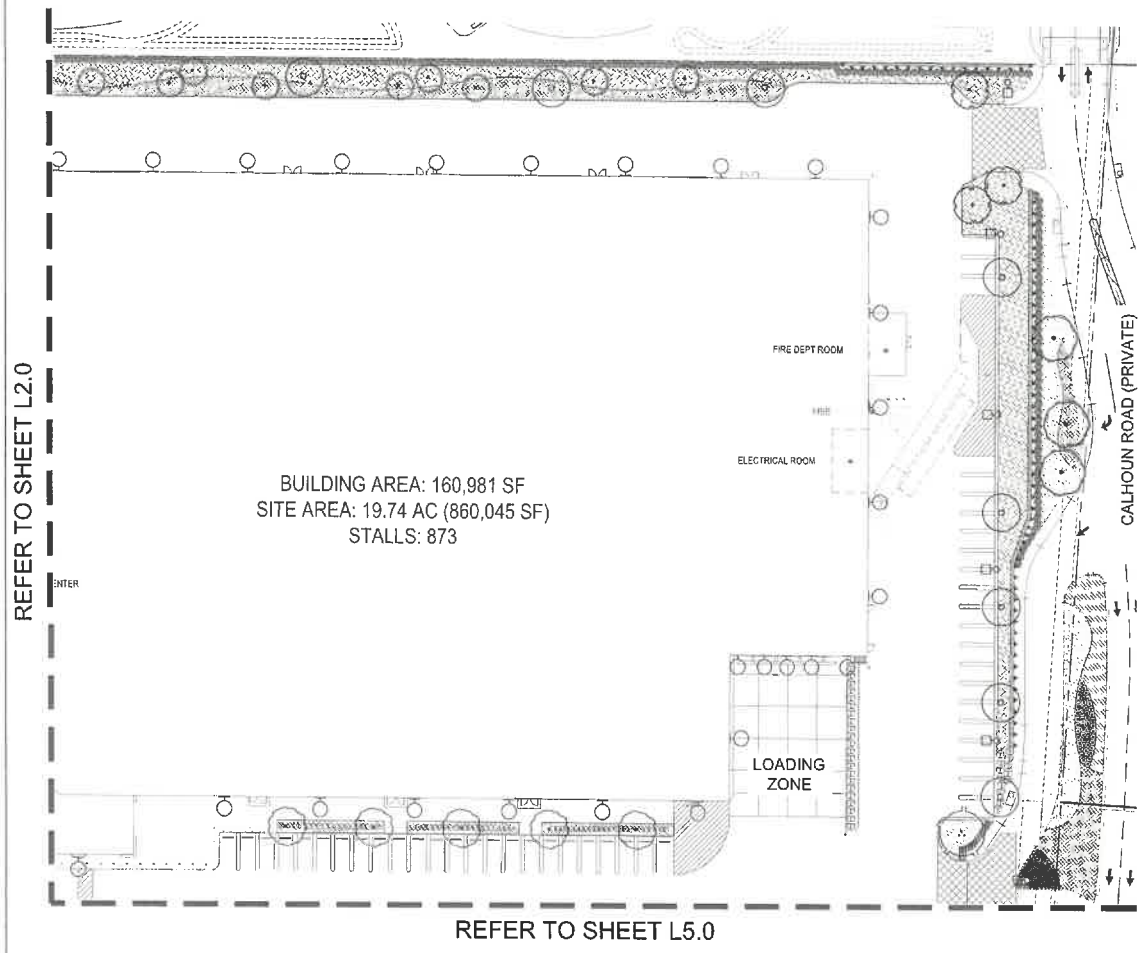
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KHA PROJECT 019168002	
DATE	
SCALE	AS SHOWN
DESIGNED	BY
DRAWN	BY
CHECKED	BY

CONCEPTUAL PLANTING PLAN 1

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND
CA

SHEET NUMBER
L2.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	6'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	16' X 18'	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24' BTH	-	L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	26	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	36	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	458	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMINAR)	15 GAL.	4' O.C.	M
	58	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	5' O.C.	M
	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	89	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	862 (7,837 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,338 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,348 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (10,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

REVISIONS | NO. | DATE | BY

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PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

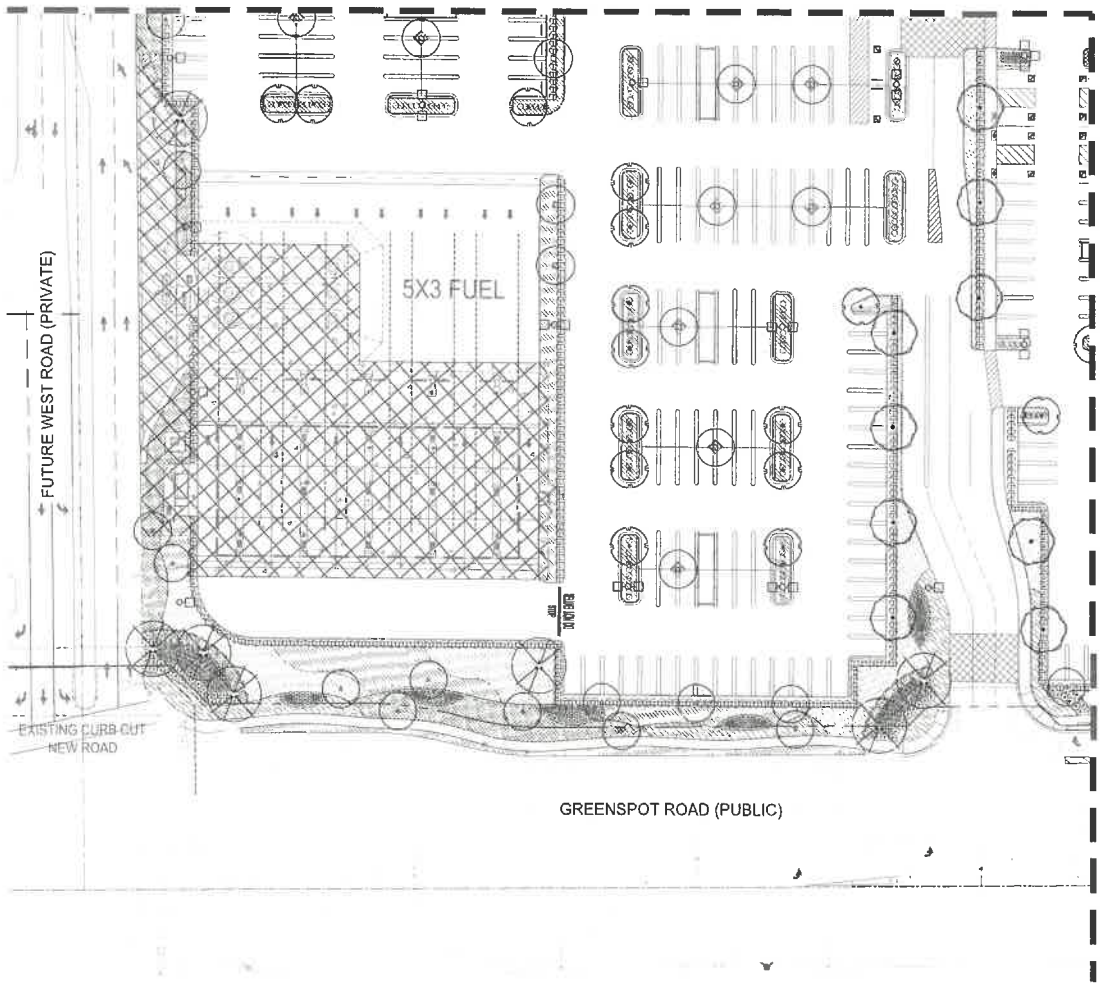
NOT FOR CONSTRUCTION

KHA PROJECT 034169102
DATE 3/13/24
SCALE AS SHOWN
DESIGNED BY RT
DRAWN BY RT
CHECKED BY MD

CONCEPTUAL PLANTING PLAN 2

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND
CA

SHEET NUMBER
L3.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	8'-12' HT X 8'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	15" X 15"	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24" BTH		L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	38	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	45'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	438	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	58	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	8' O.C.	M
	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	159	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	662 (7,937 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,116 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,538 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,348 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (18,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

NO.	REVISIONS	DATE	BY

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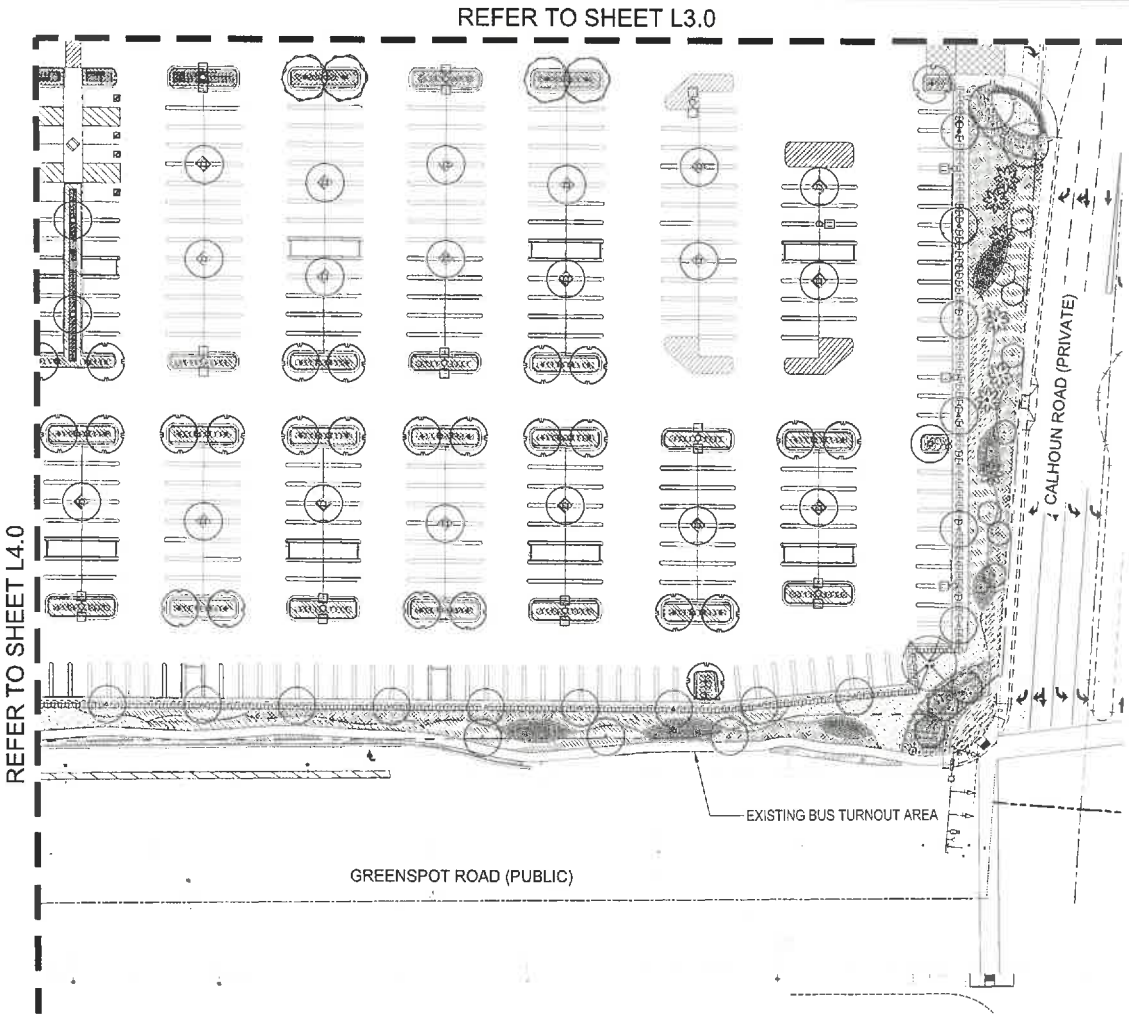
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KHA PROJECT 094199702
DATE
SCALE AS SHOWN
DESIGNED BY RT
DRAWN BY RT
CHECKED BY MD

CONCEPTUAL PLANTING PLAN 3

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND
CA

SHEET NUMBER
L4.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	6	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	8'-12' HT X 8'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	16" X 16"	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24" BTH	-	L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	38	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	438	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	88	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	8' O.C. -	M
	656	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	662 (7,837 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,338 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (10,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1"-3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT	094199102
DATE	
SCALE	AS SHOWN
DESIGNED BY	RTT
DRAWN BY	RTT
CHECKED BY	MD

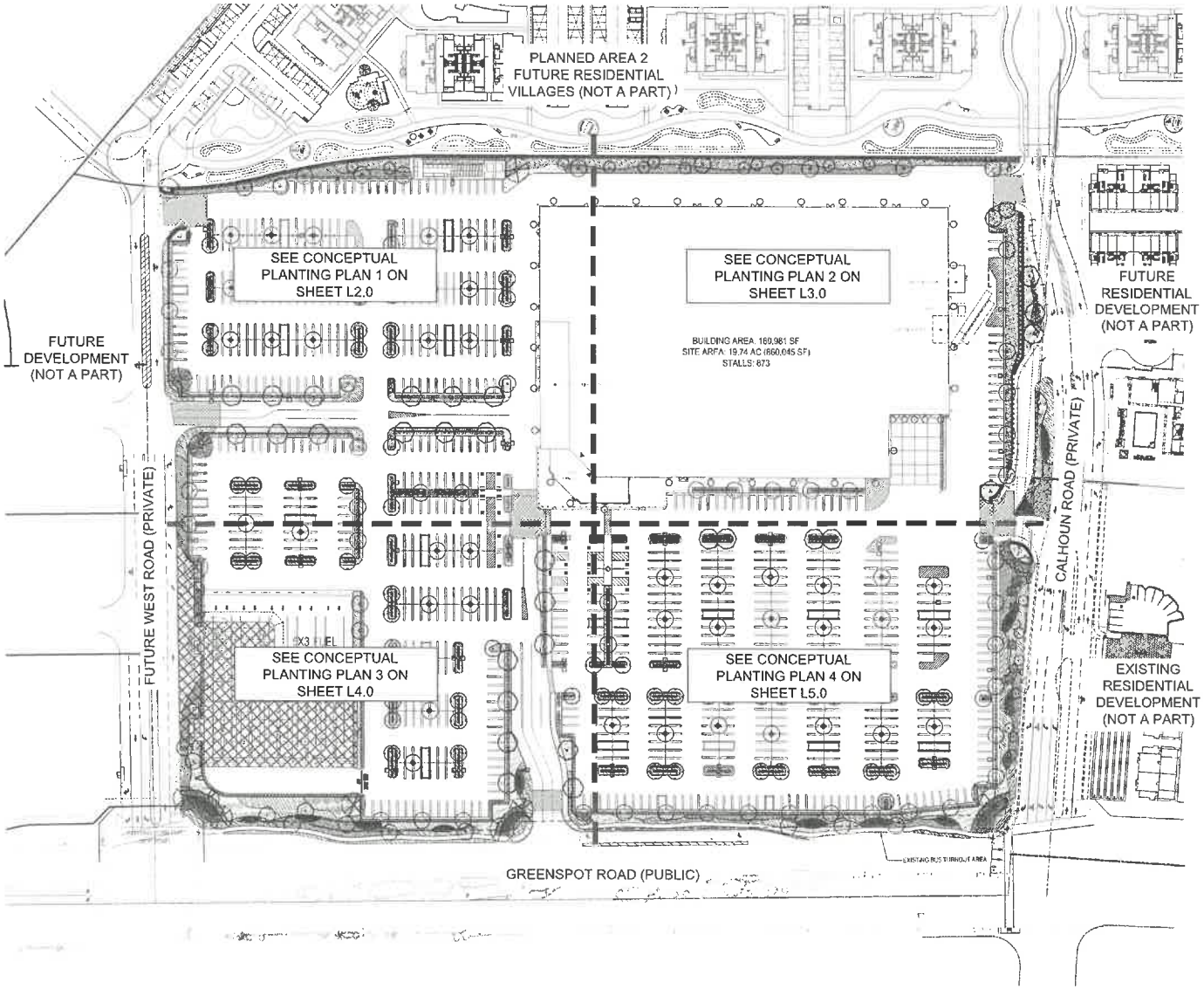
CONCEPTUAL PLANTING PLAN 4

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L5.0

EXHIBIT D

Conceptual Grading Plan



LANDSCAPE SUMMARY

ADDRESS:	28000 GREENSPOT ROAD HIGHLAND, CA 92346		
BUILDING AREA:	180,673 SF	(3.89 AC)	19.7%
LANDSCAPE AREA:	87,680 SF	(2.01 AC)	10.2%
PAVED AREA:	572,278 SF	(13.14 AC)	66.5%
OFFSITE IMPROVEMENTS BY OTHER:	39,214 SF	(0.90 AC)	4.6%
TOTAL SITE AREA:	860,045 SF	(19.74 AC)	100%
REQUIRED LANDSCAPE AREA:	*86,004 SF*	*(1.97 AC)*	*10.0%*
PLANTING PERCENTAGE REQUIRED:			
TREES:			
48" BOX:	20%		
36" BOX:	30%		
24" BOX:	50%		
SHRUBS:			
15 GAL.:	10% - 30%		
5 GAL.:	70% - 90%		
PLANTING PERCENTAGE PROVIDED:			
TREES:			
48" BOX:	48 TOTAL (26%)		
36" BOX:	74 TOTAL (30%)		
24" BOX:	123 TOTAL (50%)		
SHRUBS:			
15 GAL.:	1,213 TOTAL (10%)		
5 GAL.:	9,357 TOTAL (79%)		
1 GAL.:	1,338 TOTAL (11%)		

MAWA CALCULATION

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY MEASURING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (ETAF)*

0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.5 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

HYDROZONE AREA (HA) = SF OF LANDSCAPE IN ONE OF THESE

CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR) = 0.62

IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

ETWU = (ETAF x (HA x PF / IE)) + SLA

MAWA* (ETo) (0.45) (ETAF) (SUM OF ((HA x PF) / IE)) + ((ETAF) (SLA))

HYDROZONE "A" (DRIP)

ETo	HP	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
56.60	0.30	15,623	0.62	0.75	-	259,231.87

HYDROZONE "B" (BUBBLER)

ETo	HP	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
56.60	0.30	12,883	0.62	0.75	-	213,777.87

ESTIMATED TOTAL WATER USE (GAL/YEAR) 473,009.73

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETo	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA(GAL/YEAR)
56.60	87,680.00	0.62	0.45	-	1,376,127.33

MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR) 1,376,127.33

MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE 91.94%

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL
SIZE 24"X36"

BY | DATE | REVISIONS | NO.

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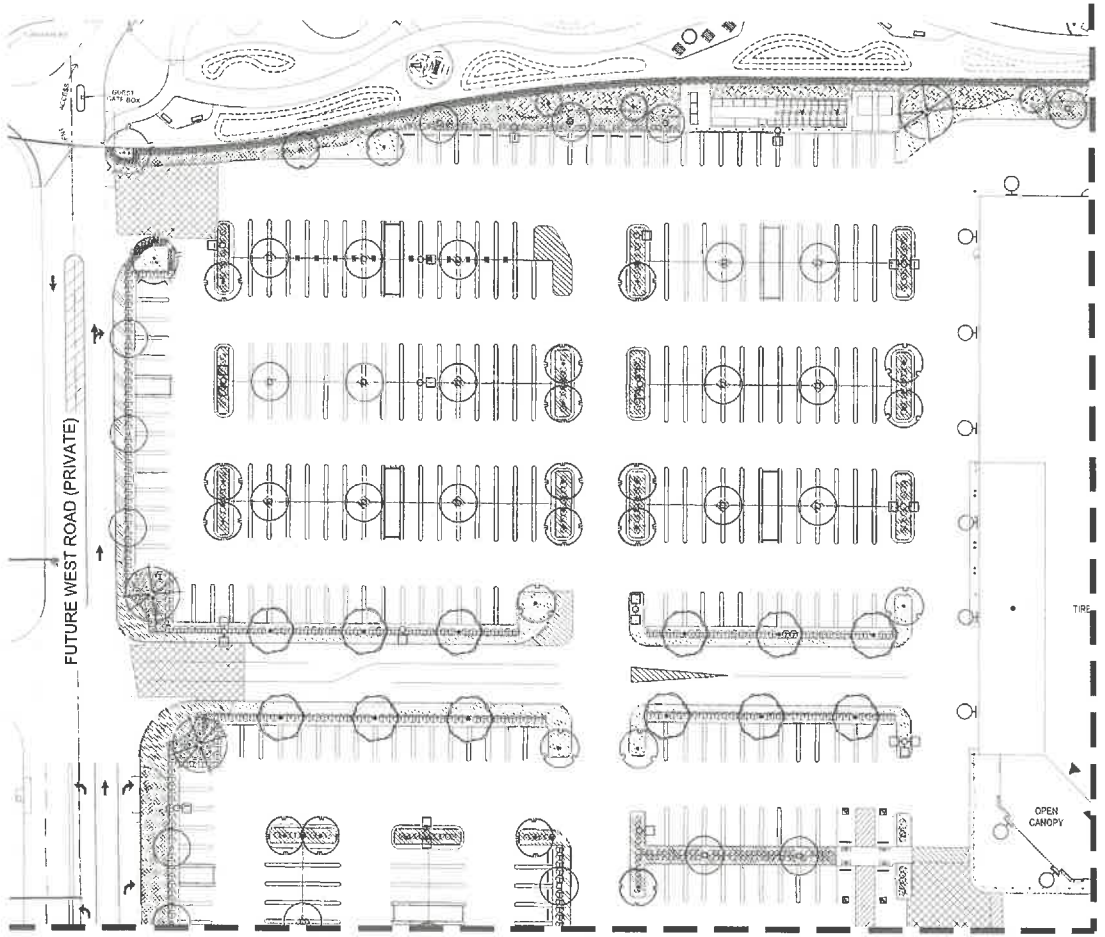
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KHA PROJECT 019197102
DATE 10/30/2019
SCALE AS SHOWN
DESIGNED BY AY
DRAWN BY AY
CHECKED BY MD

PRELIMINARY OVERALL
LANDSCAPE PLAN

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L1.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	90'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	6	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	6'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	18" X 18"	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24" BTH	-	L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	38	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	436	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	58	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	8' O.C.	M
	858	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	8' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	662 (7,937 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,336 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (18,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1" - 3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

NO.	REVISIONS	DATE	BY

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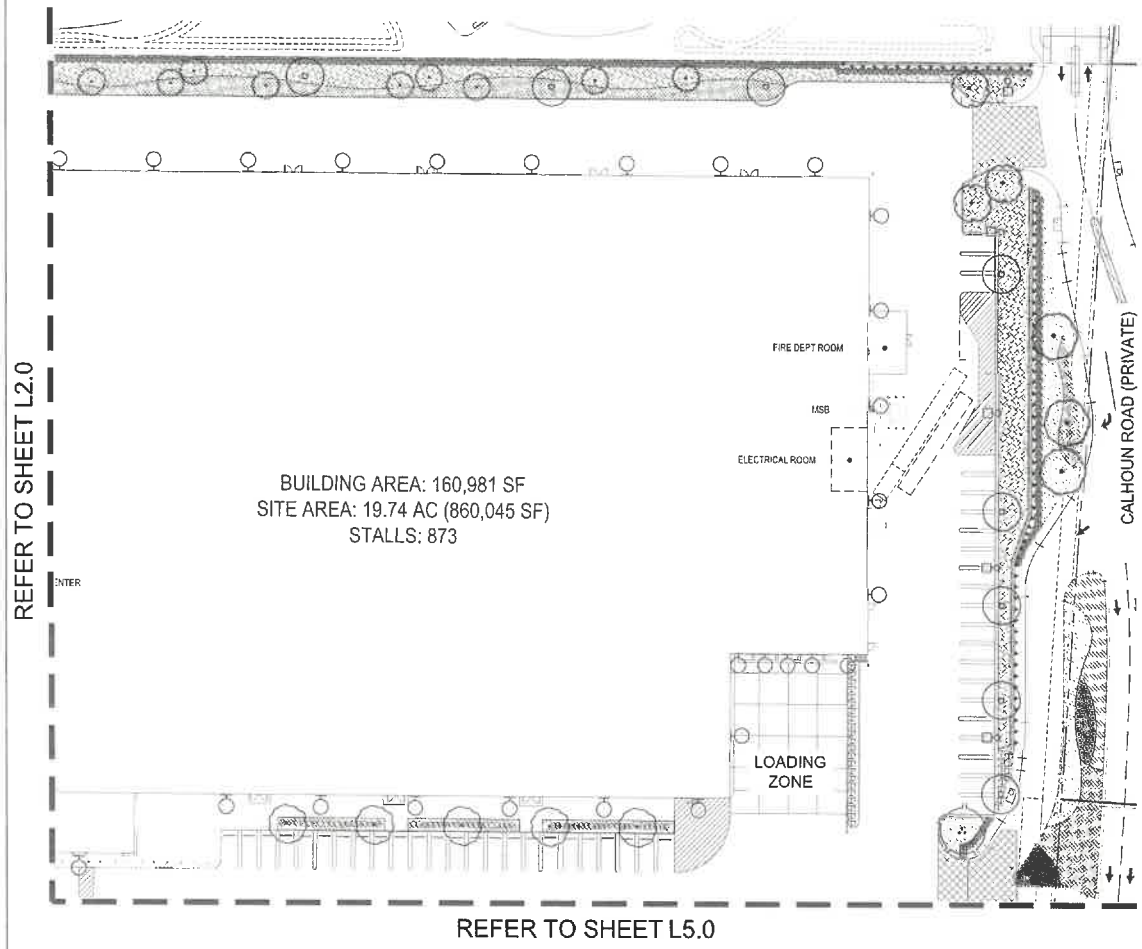
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KHA PROJECT 193615000	
DATE	11/10/2023
SHEET SIZE	24" X 36"
DRAWN BY	TT
CHECKED BY	MD

CONCEPTUAL PLANTING PLAN 1

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L2.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	84	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	6'-12' HT X 6'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	15' X 15'	20'-30' HT X 20'-25' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24' BTH		L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	36	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	438	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	198	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	398	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	55	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	6' O.C.	M
	658	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	662 (7,637 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,336 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,429 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (18,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
1. PERIMETER SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE MULCH WITH 3-INCH DEEP LAYER OF TERRA VERDE INDUSTRIES (TVI) FOREST MULCH 1"-3".
2. PARKING LOT ISLANDS AND DIAMOND PLANTERS TO RECEIVE ROCK MULCH WITH PLANTING.

NOTE:
THE DEVELOPMENT REVIEW SUBMITTAL LANDSCAPE PLAN PACKAGE CONTAINS PLANT SELECTIONS, LAYOUT, AND LANDSCAPE MATERIALS, WHICH ARE CONCEPTUAL AND MAY BE MODIFIED WITH FUTURE SITE PLAN REFINEMENT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

NORTH

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SCALE: 1" = 30'
WHEN PRINTED AT FULL SIZE 24"X36"

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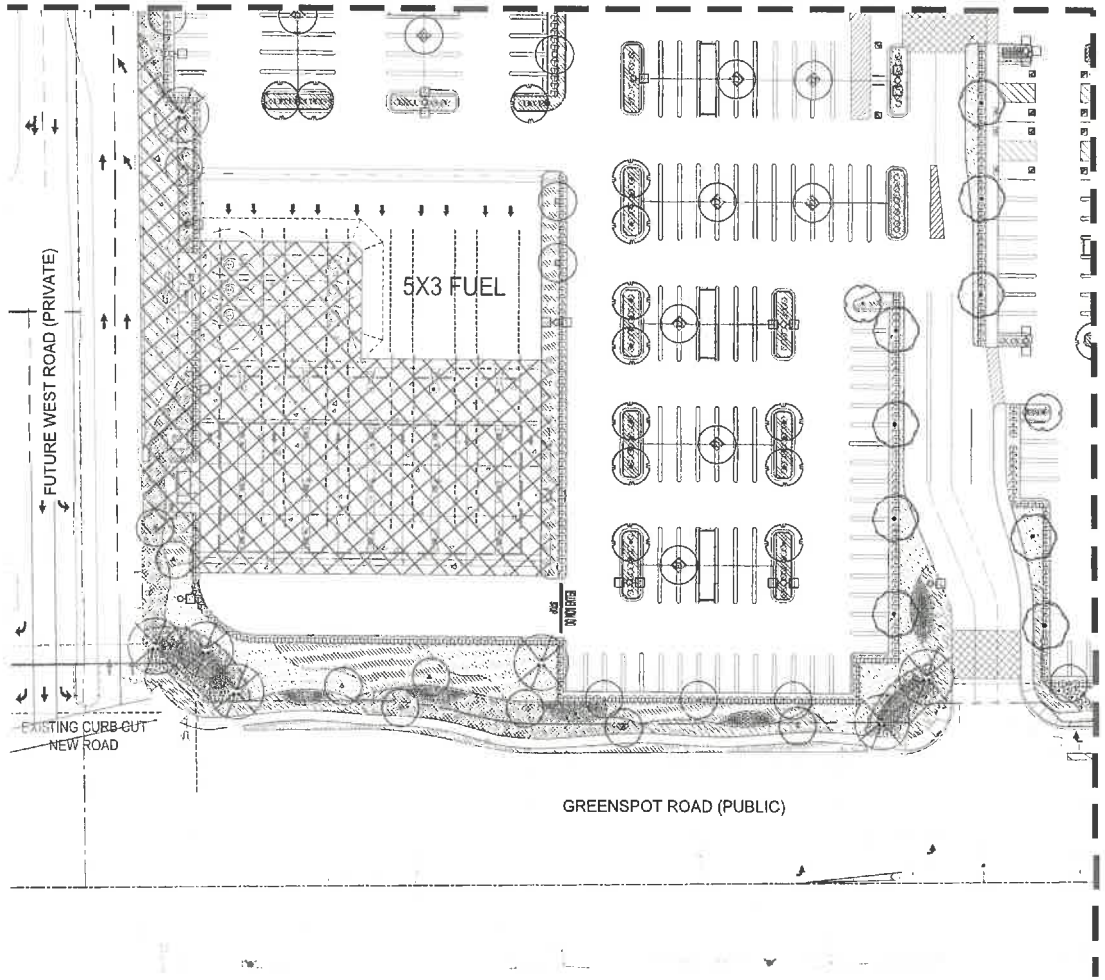
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CONCEPTUAL PLANTING PLAN 2

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND
CA

SHEET NUMBER
L3.0

REFER TO SHEET L2.0



REFER TO SHEET L5.0

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	59	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	24" BOX	25'-35' HT. / 25'-35' SPR.	M
	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	64	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	8	LAGERSTROEMIA X 'PURPLE MAGIC' / PURPLE MAGIC CRAPE MYRTLE	36" BOX	8'-12' HT X 8'-12' SPR.	M
	3	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE (FIELD GROWN)	15' X 15'	20'-30' HT X 20'-35' SPR.	L
	5	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (MULTI-TRUNK)	36" BOX	20'-30' HT. X 20'-30' SPR.	L
	7	PHOENIX DACTYLIFERA / DATE PALM (SKINNED)	24" BTH		L
	11	QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK)	48" BOX	30'-50' HT. X 30'-50' SPR.	L
	29	QUERCUS ILEX / HOLLY OAK	36" BOX	30'-50' HT X 30'-50' SPR.	L

STREET TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
	36	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	40'-50' HT. X 25'-40' SPR.	M

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	27	AEONIUM ARBOREUM 'ZWARTKOP' / ZWARTKOP TREE AEONIUM	5 GAL.	2' O.C.	L
	141	BUXUS MICROPHYLLA VAR 'JAPONICA' / JAPANESE BOXWOOD	5 GAL.	4' O.C.	M
	438	DIETES VEGETA / FORTNIGHT LILY	5 GAL.	3' O.C.	L
	168	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	644	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
	309	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET (COLUMNAR)	15 GAL.	4' O.C.	M
	58	PRUNUS CAROLINIANA 'MONUS' / BRIGHT N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	6' O.C.	M
	658	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	3' O.C.	M
	158	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.	3' O.C.	M

VINES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	69	FICUS PUMILA / CREEPING FIG	5 GAL.	6' O.C.	M

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	662 (7,837 SF)	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.	36" O.C.	L
	2,115 (19,227 SF)	DIETES IRIDIOIDES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY	5 GAL.	36" O.C.	M
	1,336 (12,144 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.	36" O.C.	M
	3,346 (30,420 SF)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL.	36" O.C.	M
	1,137 (18,333 SF)	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL.	48" O.C.	L

MULCH NOTES:
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NORTH

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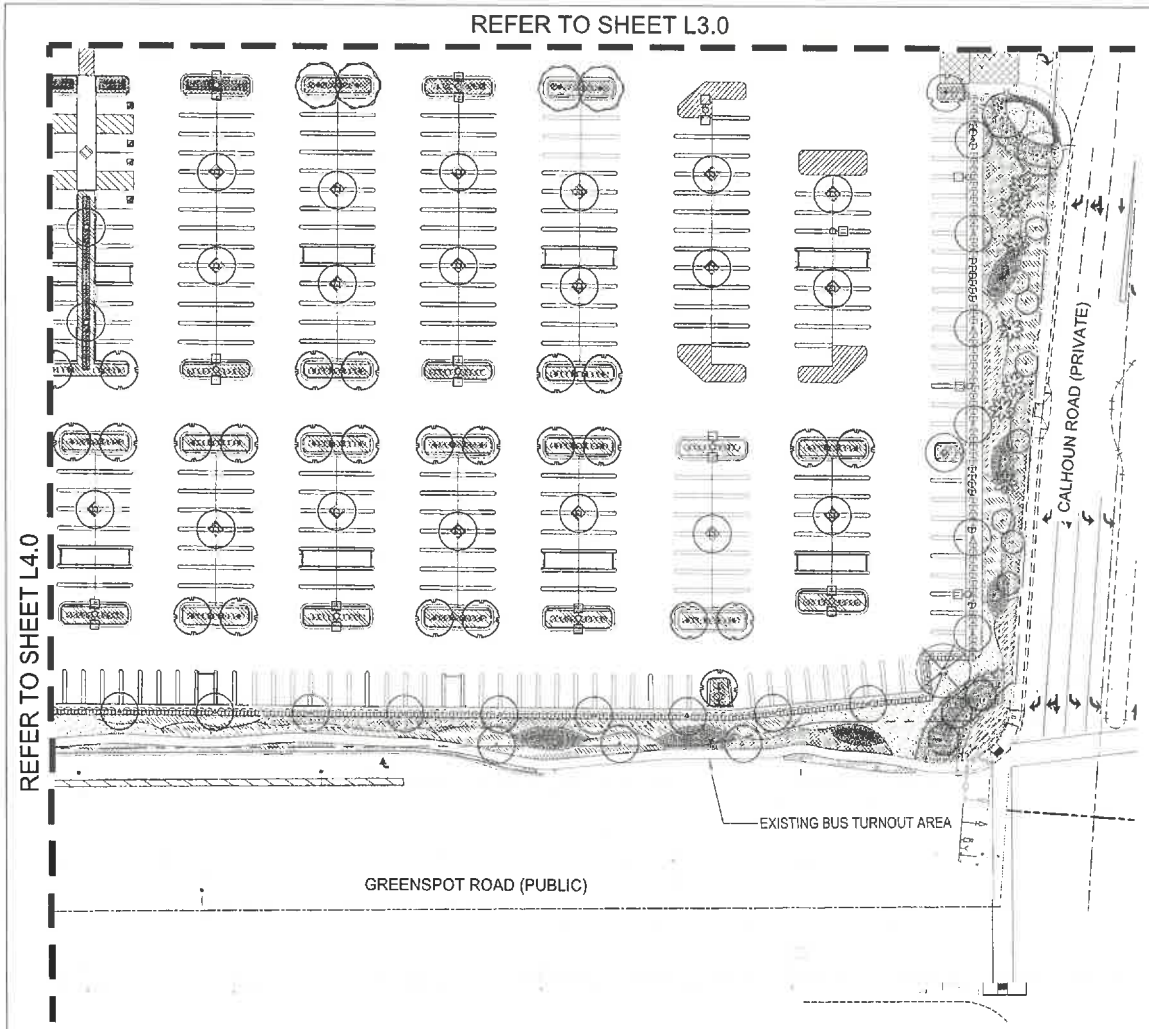
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014 PROJECT
DESIGNED BY
DRAWN BY
CHECKED BY

CONCEPTUAL
PLANTING PLAN 3

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND

SHEET NUMBER
L4.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT/SPREAD	WUCOLS
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	7	CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	36" BOX	25'-35' HT. / 25'-35' SPR.	M
	84	RHUS LANCEA / AFRICAN SUMAC	24" BOX	60'-100' HT. / 25'-30' SPR.	L
	5	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12'-14' HT. / 5'-7' SPR.	M
	12	PINUS ELDARICA / AFGHAN PINE	36" BOX	30'-40' HT. / 25'-40' SPR.	L

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	198	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL.	2' O.C.	L
	240	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	2' O.C.	L
	844	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	4' O.C.	M
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SCALE: 1" = 30'
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NO.	DATE	BY	REVISIONS

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KHA PROJECT 193162012
DATE 12/13/23
SCALE AS SHOWN
DRAWN BY RT
CHECKED BY MD

CONCEPTUAL PLANTING PLAN 4

HIGHLAND
PREPARED FOR
DESIGN REVIEW SUBMITTAL
CITY OF HIGHLAND CA

SHEET NUMBER
L5.0

EXHIBIT E

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: October 17, 2023

Applicant: Costco Wholesale Corporation

File/Index: Design Review Application (DRA 23-011)

Proposal: Development of an approximately 160,981 square foot Costco Wholesale warehouse, inclusive of a big-box retail store and related site improvements, optical store, pharmacy, tire shop, and 15-pump vehicle fueling station with 30 fueling positions. Related Files: Conditional Use Permits (CUP 22-013 and CUP 23-012), and Sign Review (ASR 23-003).

Location: 28000 Greenspot Road, Highland, CA

The site is comprised of 17 parcels, approximately 19.74 acres in area, located on the north side of Greenspot Road midblock between State Route 210 and Boulder Avenue within the Greenspot Village & Market Place Specific Plan Planning Area 1 (PA1). Assessor's Parcel Numbers: 1201-341-36, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 & 58

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 Marshal conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

The above referenced proposal is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Design Review Application (DRA 23-011) 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 Sign Review have occurred within thirty-six (36) months from the approval date and 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, given in

12-month increments. 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 City's Planning Division 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 Design Review Application entitlement permits the construction and operation of an approximate 160,981 square foot "warehouse/wholesale club" store comprised of general retail sales and services as well as vehicle related services and 15-pump vehicle fueling station (155,748 sf warehouse, 5,233 sf vestibule). These include grocery sales, non-grocery retail sales, optical services, vehicle services (tire shop), and quick service food sales. Related parking, landscaping, drainage, circulation, and water quality improvements will be constructed.

    a. Approved Design Exhibits include the Site Plan, Building Elevations, Conceptual Landscape Plan, and Conceptual Grading Plan as illustrated on the Exhibits included herein and will remain on file with the Planning Division.

    b. Three complete sets of revised plans reflecting changes required by these conditions of approval and as may be modified by Planning Commission Conditions or Directives shall be submitted to the planning Division within one week of this entitlement approval.

3. The operator and recorded owner of the property shall submit to the Planning Division written acknowledgement for all conditions of approval before the approval becomes effective. Release of any construction permit shall be withheld pending receipt of this signed acknowledgement.

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. Pursuant to the site's "SPR 06-001 – Greenspot Village & Marketplace Specific Plan" designation, this Design Review Application shall comply with Standards as

shown in the Specific Plan, as well as the Land Use and Development Code Title 16 of the Highland Municipal Code, as may be amended from time to time.

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

7. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on October 17, 2023, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

8. 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 as determined by the Community Development Director.

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

10. Prior to issuance of a certificate of occupancy by the City, all landscaping, irrigation or other construction shown on the approved landscaping and irrigation plans (as approved by the City's Landscape Architect), including any walls and fences, shall be installed. Temporary Certificate of Occupancies are considered by the Community Development Director on a case by case basis.

11. Any change of use of this project site, the occupancy, or tenant change in the Building, or portion thereof, may require a plot plan be submitted to the City's Planning Division for review and approval, which identifies location of use, letter of intent and parking requirements. The installation of vehicle fueling pumps in excess of 15 must be approved by the Planning Commission.

12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the requirements of the Greenspot Village & Marketplace Specific Plan and/or based on a parking study as approved by the Planning Commission. A minimum of 623 parking stalls is required on-site.

    a. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary, as approved by the Planning Commission.

13. A bicycle rack shall be installed near the building. The bike rack shall park a minimum of ten (10) bicycles. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

14. 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.

15. 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.

16. Prior to the issuance of building permit, a photometric plan shall be submitted to the Community Development Director and City Landscape Architect for review and approval. Both parking lot and building mounted lighting fixtures shall provide for a uniform consistency with other developed retail sites within the Greenspot Village & Marketplace Specific Plan area.

17. Shopping Cart Storage shall be secured after store closing hours. Flatbed carts shall be stored inside the building at night. Stacked carts under the canopy shall be secured with locking cables. Excess carts not within the front canopy will be locked in cart corrals closest to the front entrance at the end of every day. Carts will be locked by utilizing steel cable tat will be ran through the end of the car corral structures.

18. The operation of the business interest on this project site must include a shopping cart locking/security system to prevent carts from being removed from the site.

19. Construct an arched entry statement at the northwest corner of Greenspot Road and the Easterly Access Road/Road "C"/Calhoun Street. The entry statement shall be complementary to the structure installed by Rexco's San Carlo Townhomes on the northeast side of the intersection.

20. All proposed retaining walls and screening shall be constructed of decorative concrete block (i.e., split face block or similar material as the buildings) as approved by the Community Development Director.

21. The Developer shall comply with all applicable mitigation measures specified within the Greenspot Village & Marketplace Environmental Impact Report (adopted 2013) and Supplemental Environmental Impact Report (adopted 2019) both of which are attached hereto.

Landscaping

22. Prior to the issuance of a Building Permit, the Applicant shall submit final landscape and irrigation plans for plan check. Said landscape plan shall show the type, size, and location of landscaping materials and a date by which time the planting is expected to be completed. Said landscape plan shall be signed by a landscape architect and incorporate the following criteria:

    a. All landscaping and irrigation systems shall be permanently maintained.

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

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

    d. One hundred percent (100%) of all landscape areas or exposed soil shall be covered with either shrubs or groundcover as approved by the City's Landscape Architect.

23. Coordinate clear traffic sight lines for ingress / egress points with City's Engineering Department to ensure all street trees, do not obstruct the view of vehicles entering and exiting the Project.

24. Shrubs and/or decorative screen walls located in front of parking stalls shall be planted / constructed approximately two feet (2') from the curb face to prevent possible damage from vehicle overhang.

25. Additional Landscape Conditions of Approval by the City's Landscape Architect attached separately (Correspondence from Community Works Design Group dated August 7, 2023).

ATTACHMENT A-1

MITIGATION MONITORING REPORTING PROGRAM

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS					
1-1	In conjunction with the submittal of a site plan for any phase of the proposed project, the project applicant shall submit a lighting and photometric plan for that phase for review and approval by the City of Highland Planning Division. The lighting plan shall include the amount, location, height and intensity of street and parking-area lighting limited to the minimum necessary for public safety in order to reduce potential for light and glare and incidental spillover into adjacent properties and/or roadways The lighting plan shall also include a description and details of the proposed lighting fixtures.	Project Applicant	Prior to the approval of a site plan for any phase of the project	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-2	Perimeter lighting fixtures proposed along State Route 210 (SR-210) shall be consistent with the Illuminating Engineering Society of North America "sharp cut-off" fixtures and shall be fitted with flat glass lenses and internal and external shielding. Rood lighting shall not be permitted to spill onto SR-210	Project Applicant	Prior to the approval of a site plan for development in Planning Area 1	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-3	The lighting levels within the commercial (Planning Area 1) and mixed-use (Planning Area 3) areas shall be appropriately designed to fall within the Illuminating Engineering Society of North America recommendations for retail commercial centers.	Project Applicant	Prior to the approval of a site plan for development in Planning Areas 1 and 3	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-4	Site lighting systems shall be grouped into control zones to allow for open closing, and night light/security lighting schemes. All control groups shall be controlled by an automatic lighting control system utilizing components such as a time clock, photocell, and low-voltage relays.	Project Applicant	Prior to the approval of a site plan for any phase of the project	City of Highland Planning Division in coordination with Building and Safety/Building Official	
5.3 AIR QUALITY					
3-1	**Fugitive Dust** Ongoing during demolition, grading, and construction the construction contractor shall implement the following measures in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM_{10} and $PM_{2.5}$ emissions To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections.	Project Applicant/Construction Contractor	Ongoing during demolition, grading and construction activities	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• During all grading activites, the construction contractor shall reestablish ground cover on the construction site through seeding and watering as quickly as possible This would achieve a minimum control efficiency for PM_{10} of 5 percent • During all construction activites, the construction contractor shall sweep streets with Rule 1186 compliant PM_{10}-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling • During active demolition and debris removal and grading, the construction contractor shall suspend demolition and grading operations when wind speeds exceed 25 miles per how This would achieve an emissions control efficiency for PM_{10} under worst-case wind conditions of 98 percent. • During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose matenals and tarp matenals with a fabric cover or other suitable means. This would achieve a control efficiency for PM_{10} of 91 percent. • During all construction activities the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day This would achieve an emissions reduction control efficiency for PM_{10} of 61 percent • During active demolition and debris removal the construction contractor shall apply water to disturbed soils at the end of each day This would achieve an emissions control efficiency for PM_{10} of 10 percent. • During all construction activities, the construction contractor shall limit on-site vehicle speeds on unpaved roads to no more than 15 miles per hour This would achieve a control efficiency for PM_{10} of 57 percent • The construction contractor may apply chemical soil stabilizers to reduce wind erosion This would achieve a control efficiency of up to 80 percent.				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	The construction contractor shall apply water every four hours to the area within 100 feet of a structure being demolished to reduce vehicle trackout. This would achieve a control efficiency of 36 percent.				
3-2	**Exhaust Emissions** Ongoing during demolition, grading and construction, the construction contractor shall implement the following measures to further reduce construction exhaust emissions of NO_x, PM_{10}, and $PM_{2.5}$. To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections: • The construction contractor shall use construction equipment rated by the United States Environmental Protection Agency as having Tier 2 or higher exhaust emission limits for construction equipment with engines over 50 horsepower. Tier 3 engines are available for 2006 to 2008 model year construction equipment A list of construction equipment by type and model year shall be maintained by the construction contractor onsite and verified by the City of Highland A copy of each unit's certified tier specification shall be provided at the time of mobilization of each applicable unit of equipment. • The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes.	Project Applicant/Construction Contractor	Ongoing during demolition, grading, and construction activities	City of Highland Public Works Department/City Engineer	
3-3	**Architectural Coatings** The construction contractor shall use paints with a volatile organic compound (VOC) content of 100 grams/liter or less for all exterior and interior surfaces in order to minimize VOC emissions from painting.	Project Applicant/Construction Contractor	Ongoing during construction activities	City of Highland Building and Safety/Building Official	
3-4	**Energy Efficiency** Prior to the issuance of a building permit for residential, commercial, or office structures. development plans for these structures shall be required to demonstrate that buildings exceed the 2008 Building and Energy Efficiency Standards (Title 24) for energy efficiency by 25 percent Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, compact fluorescent and/or light emitting diode light bulbs, low-e window glazing or double-paned windows, and specifying energy-efficient appliances (e.g., EnergyStar® appliances).				
3-5	Development plans for residential, commercial, or office structures shall include roofing systems, such as "cool' roofs, that reduce roof temperatures significantly during the summer and therefore reduce the energy requirement for air conditioning Building permits shall not be issued until such plans meet the satisfaction of the City. A list of energy- efficient building materials and suppliers can be found at http://eetd lbl gov/CoolRoofs/.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
3-6	Development plans for residential, commercial, or office structures shall include cool pavement materials such as lighter-colored pavement materials, porous materials, or permeable or porous pavement for all roadways and walkways not within the public right-of-way, excluding frequently traveled access-ways, to minimize the absorption of solar heat and subsequent transfer of heat to its surrounding environment Building permits shall not be issued until such plans meet the satisfaction of the City. A list of cool pavement materials is available at http.//www eoa gov/heatisld/images/extra/level3 pavingproducts.html.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with the City's Public Works Department/City Engineer	
3-7	**Water Conservation and Efficiency** In order to increase energy efficiency and therefore reduce on-site emissions, all toilets, urinals, sinks, showers, and other water fixtures installed on-site shall be low-flow fixtures.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
3-8	**Land Use** Prior to the issuance of a building permit for residential, commercial, or office structures. landscape plans for these building types shall include water-efficient shade trees strategically located near building structures. including along the south-facing building facade, in order to reduce energy usage at residential commercial, and office buildings The location and number of trees shall be determined by the landscape architect.	Project Applicant	Prior to issuance of building permits	City of Highland Planning Division in coordination with the City's Landscape Architect	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-9	**Transportation and Motor Vehicles** The applicants of future commercial, office, and retail development within the specific plan area shall provide the following features to reduce project-related mobile-source air pollutant emissions. • Preferential parking for carpools and vanpools • Preferential parking for alternative-fuel vehicles (e g , compressed natural gas [CNG] or hydrogen). • Secure bicycle parking and storage facilities for employees and visitors • Commuter information boards identifying bicycle paths and public transit routes and schedules	Project Applicant	Prior to the execution of respective lease agreements	City of Highland Planning Division in coordination with the City's Public Works Department/City Engineer	
5.4 BIOLOGICAL RESOURCES					
4-1	Pre-construction presence/absence surveys for burrowing owls shall be conducted for all properties within the Specific Plan area within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to current recommended guidelines established by the California Department of Fish and Wildlife (CDFW) In the event this species is not identified within the project limits, no further mitigation is required. If during the pre-construction survey burrowing owls are identified, then the following shall be implemented. • Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. • If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. • If relocation of the owls is approved for the site by CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following. o The location of the nest and owls proposed for relocation. o The location of the proposed relocation site.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	o The number of owls involved and the time of year when the relocation is proposed to take place. o The name and credentials of the biologist who will be retained to supervise the relocation o The proposed method of capture and transport for the owls to the new site A description of site preparation at the relocation site (e g enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control)				
4-2	A California horned lark and migratory nesting bird survey shall be conducted for all properties within the Specific Plan area by a qualified biologist within 30 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented. At a minimum the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked by a qualified biological monitor as recommended by the biologist. The approved buffer zone shall be visually marked in the field, which no vegetation clearing, or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the monitoring biologist.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	
4-3	Protocol presence/absence trapping surveys in accordance with current guidelines established by the US Fish and Wildlife Service (USFWS) for the San Bernardino kangaroo rat (SBKR) shall be	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division and USFWS	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	completed on all areas within the Specific Plan Area that are proposed for development unless written concurrence from the USFWS is obtained that the survey is not required, and that the given property is deemed unsuitable and non-occupied by USFWS. If protocol presence/absence trapping surveys for SBKR have negative results for a given property, then no additional mitigation measures are required and there would be no anticipated impacts. Protocol presence/absence trapping surveys are valid for one year If protocol presence/absence trapping surveys for SBKR are positive then the occupied portion of the property shall be determined utilizing protocol trapping surveys and one or more of a combination of the following shall be implemented, as reviewed and approved by the City and USFWS: o Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS. o Enhancement of on-site avoided SBKR habitat as determined by USFWS o Conservation of off-site suitable habitat as determined by USFWS for impacts to on-site occupied habitat from the project				
4-4	Prior to discharge of any fill into either of the channels adjacent to the project site, the developer shall obtain regulatory permits from the California Department of Fish and Wildlife and the Santa Ana Regional Water Quality Control Board Areas within the channels that experience discharge of fill or streambed alteration (estimated to be 0 15 acre of the streambed of City Creek) shall be compensated by creation of 0 45 acre of comparable habitat within the project site, at an alternative location approved by the regulatory agencies; or through purchase of mitigation credits at a mitigation bank acceptable to the regulatory agencies. If the agencies that issue permits for this project specify a different mitigation plan than is provided in this measure, the City will ensure implementation of such mitigation as long as it is not less protective than what is specified in this measure	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
4-5	Night lighting shall be sized (light standard height), located, oriented, and shielded to avoid any light spillover into the adjacent creek channel A lighting plan shall be submitted to the City for review and approval that demonstrates light from night lighting on the property will not spill over into the adjacent creek channel.	Project Applicant/Engineer in coordination with the Project Biologist	Prior to the approval of a site plan for development in Planning Area 1 or 2 that is adjacent to the creek channel	City of Highland Planning Division in coordination with Building and Safety/Building Official	
4-6	Fencing shall be installed between the project site and the creek channel. A minimum eight-foot wall, combined berm and wall, or wrought iron view fence shall be installed Access through the fence shall meet safety requirements, but shall minimize access to the channels for people and domestic animals. The fence design shall be submitted to and approved by the City, and any alternative acceptable to the City that provides access control to the Creek can be implemented	Project Applicant/Engineer in coordination with the Project Biologist and California Department of Fish and Game	Prior to the approval of a site plan for development in Planning Area 1 or 2 that is adjacent to the creek channel	City of Highland Planning Division in coordination with Building and Safety/Building Official	
5.5 CULTURAL RESOURCES					
5-1	If buried cultural materials are discovered during any earth-moving activities associated with the project, all work within 100 feet of the find shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds Specimens shall be identified, curated and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens The report and inventory, when submitted to the City of Highland, would signify completion of the program to mitigate impacts to cultural resources	Project Applicant/Construction Contractor in coordination with the Project Archaeologist	During excavation and grading activities	City of Highland Public Works Department/City Engineer	
5-2	The excavation of areas identified as likely to contain paleontologic resources shall be periodically monitored by a qualified paleontological monitor Monitoring shall be restricted to Pleistocene alluvial sediments. The monitor shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays The monitor shall also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates The monitor shall have the power to temporarily hilt or divert grading equipment to allow for	Project Applicant/Construction Contractor in coordination with the Project Archaeologist/ Paleontologist	During excavation and grading activities	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	removal of abundant or large specimens Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that \hey can be identified and permanently preserved Specimens shall be identified, curated, and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of \he steps outlined above The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Highland, would signify completion of the program to mitigate impacts to paleontologic resources				
5.6 GEOLOGY AND SOILS					
6-1	The project applicant shall comply with the recommendations in the geotechnical investigation completed by Moore Twining Associates on February 19, 2008, the Addendum No 1 to the Geotechnical Engineering Investigation Report completed by Moore Twining Associates on April 29, 2008, as well as the Geologic/Geotechnical Impact Investigation completed by CHJ on September 14, 2005, subject to approval by the City of Highland City Engineer. The reports at these investigations, including recommendations are included in Appendix I.	Project Applicant/Construction Contractor in coordination with the Geotechnical Consultant	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
6-2	During project design, the project applicant shall provide data from corrosivity tests to manufacturers or suppliers of materials that would be in contact with soils, such as pipes and other copper or ferrous metal objects, to assist in the selection of such materials and corrosion protection for those materials If the manufacturers or suppliers cannot determine if materials are compatible with the soil corrosion conditions then the applicant shall consult a professional corrosion engineer to assist in selection of materials and of corrosion protection.	Project Applicant/ Construction Contractor	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
5.7 HAZARDS AND HAZARDOUS MATERIALS					
7-1	Prior to issuance of demolition permits, the developer shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Route 1403 The SCAQMD rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (AC\11) The	Project Applicant/Construction Contractor	Prior to issuance of demolition permits	City of Highland Building and Safety/Building Official	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures. and storage, disposal. and landfill disposal requirements for asbestos-containing waste materials. In addition, the developer shall adhere to the requirements of Title 17 California Code of Regulations, Division 1 Chapter 8, which identifies procedures for accreditation, certification and work practices for lead-based paint and lead hazards				
5.11 NOISE					
11-1	Individual project applicants proposing commercial/retail uses within the regional commercial center in the immediate vicinity or existing and/or proposed residential developments shall retain a qualified acoustic engineer to design project acoustical features to limit noise generated by activity within the proposed project site to levels that are below 55 dBA L_{eq} between 10 PM and 7AM and below 60 dBA L_{eq} between 7 AM and 10 PM	Project Applicant in coordination with future tenants	Prior to issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-2	Prior to the approval of final building plans, the applicant shall demonstrate that the exterior noise level at sensitive residential outdoor areas (i e , backyards) shall not exceed 65 dBA CNEL and interior noise levels in habitable rooms (residential, hotel rooms, and offices) shall not exceed 45 dBA CNEL, as defined by the California Building Code Balconies on multifamily residential units are exempt from the City's 65 dBA CNEL noise compatibility standards Acoustical design features incorporated into the proposed project design, which may include exterior features to reduce noise, such as berms/walls or architectural features such as Sound Transmission Class rated windows, doors, and attic battling, shall be shown on all building plans and shall be incorporated into construction of the proposed project City inspectors shall verify compliance with the noise mitigation report	Project Applicant/Construction Contractor	Prior to approval of building plans	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-3	The construction contractor shall properly maintain and tune all construction equipment to minimize noise emissions	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-4	The construction contractor shall fit all equipment with property operating mufflers, air intake silencers, and engine shrouds no less	Project Applicant/ Construction	Prior to and during construction and	City of Highland Planning Division in	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	effective than as originally equipped by the manufacturer to minimize noise emissions.	Contractor	grading activities	coordination with Building and Safety/Building Official	
11-5	The construction contractor shall locate all stationary noise sources (e.g., generators, compressors. staging areas) as far from noise-sensitive receptors as is feasible.	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-6	Material delivery, soil haul trucks. and equipment servicing, shall be restricted to the hours set forth in the City of Highland Municipal Code. Title 15, Building and Construction Chapter 15 48, Section 15 48 030	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-7	The rock crusher shall be placed a minimum of 150 feet from occupied noise-sensitive land uses.	Project Applicant/ Construction Contractor	Prior to issuance of grading permits and during construction and grading activities	City of Highland Public Works Department/City Engineer	
5.12 PUBLIC SERVICES					
12-1	The primary land management entity shall provide on-site private security personnel and equipment throughout the proposed project's construction phase(s), implement a surveillance camera system installed at various appropriate locations throughout the construction site, and submit a plan to the HPD Police Chief to coordinate security efforts in order to minimize crime related to construction activities.	Project Applicant/Construction Contractor in coordination with the Highland Police Department	Prior to issuance of grading permits and during construction and grading activities	City of Highland Planning Division in coordination with the City's Planning Division	
5.13 TRANSPORTATION/TRAFFIC					
13-1	Prior to approval of final landscape and street improvement plans, the sight distance at each project entrance shall be reviewed to ensure compliance with standard Caltrans/County/City sight distance standards	Project Applicant/Construction Contractor in coordination with the Project Engineer and Landscape Architect	Prior to approval of final landscape and street improvement plans	City of Highland Public Works Department/City Engineer	
13-2	Prior to building occupancy on-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site	Project Applicant/Construction Contractor in coordination with the	Prior to issuance of building occupancy permits	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		Project Engineer			
13-3	*Scenario One Mitigation Measures* Prior to building occupancy for each phase of the project, the project applicant shall either construct the following circulation and on- and off-site intersection improvements for each project phase, If such improvements have not been constructed by other development projects or by the City, or prior to issuance of building permits, the project applicant shall pay project fair share for such improvements as set forth in the traffic study, and/or City development impact fees for the project. • Construct Greenspot Road adjacent to the project (from the western project boundary to Webster Street) at its ultimate half-section width as a Primary Arterial (6D) in conjunction with the development. • For the intersection of Westerly Access at Greenspot Road, construct a signal in con1unction with the detailed construction plans for the project site. It should be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left tum pocket and 350 feet of southbound through/right tum pocket are needed. • For the intersection of Access A at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site It shall be aligned with the access for the development south of Greenspot Road Based on the 95th percentile queuing analysis, about 125 feet of eastbound left tum pocket, 150 feet of southbound left tum pocket, 200 feet of westbound left turn pocket and 275 feet of southbound right tum pocket are needed. • For the intersection of Access B at Greenspot Road, construct a left/right-in and right-out only access Based on 95th percentile, about 100 feet of eastbound left tum pocket, 75 feet of westbound left tum pocket. and 275 feet of southbound right tum pocket are needed. • For the intersection of Access C at Greenspot Road,	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
construct a signal in conjunction with the detailed construction plans for the project site It shall be aligned with the access for the future development south of Greenspot Road Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket, 150 feet of southbound left turn pocket, and 250 feet of southbound right turn pocket are needed • For the intersection of Access D at Greenspot Road, construct a left/right-in and right-out only access Based on the 95th percentile queuing analysis, about 100 feet of eastbound left turn pocket and 100 feet of westbound left turn pocket are needed • For the intersection of Webster Street at Greenspot Road, construct a left/right-in and right-out only access. Based on the 95th percentile queuing analysis. about 25 feet of eastbound left turn pocket and 425 feet of southbound right turn pocket are needed. • Install "Keep Clear" signing and striping for the intersections at Greenspot Road and at key on-site intersections (3) on Figure 5.13-10 of the DEIR. • Construct Boulder Avenue adjacent to the project (from Eucalyptus Avenue to Webster Street) at its ultimate half-section width as a Modified Primary Arterial (4D) in conjunction with the development. • For the intersection of Webster Street at Boulder Avenue, close Webster Street's existing north leg, realign Webster Street with Access G, and move its current traffic signal. Webster Street south leg access shall be converted to right turn in/out only access Also provide a minimum of 400 feet of northbound left turn pocket. • For the intersection of Access E/Eucalyptus at Boulder Avenue, construct a traffic signal with exclusive eastbound and westbound left turn lanes and eastbound/westbound shared through light turn lanes The northbound left turn pocket shall be a minimum of 100 feet to accommodate 95th percentile queuing requirements				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• For Boulder Avenue at Access F, the northbound left turn pocket shall be at least 25 feet based on 95th percentile queuing requirements. *Scenario Two Mitigation Measures* The following improvement would not be required for Scenario Two: • For the intersection of Westerly Access at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It should be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 125 feet of eastbound left turn pocket, 75 feet of southbound right turn pocket and 300 feet of southbound left turn/through pocket are needed Changes to the turn pocket lengths have been modified for the following improvements for Scenario Two • For the intersection of Access A at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the development south of Greenspot Road Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket, 125 feet of southbound left turn pocket, and 200 feet of separate right turn pocket are needed • For the intersection of Access C at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site It should be aligned with the access for the future development south of Greenspot Road Based on the 95th percentile queuing analysis, about 175 feet of eastbound left turn pocket, 225 feet of southbound left turn pocket, and 200 feet of southbound right turn pocket are needed				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Off-Site Improvements The project applicant shall either: construct improvements within a quarter mile of the project needed to mitigate direct project-related impacts for the interim year; or pay the project's fair share contributions toward improvements within a quarter mile of the project included in the traffic study; and/or pay the City development impact fee for the project. A direct project impact has been defined as an improvement required for with-project conditions that is not necessary for without-project conditions for the same time frame interim year or post-2030) Interim year is defined as buildout or the proposed project, and for purposes of the EIR and traffic report has been assumed to be 2017 The project applicant shall contribute toward the cost of improvements needed to mitigate direct project impacts: 1) in the interim year for locations more than a quarter mile from the project and 2) post-2030 for all locations impacted by the project. The project applicant shall contribute on a fair-share or "pro rata" basis by paying fair-share contributions toward improvements included in the traffic study, and City development impact fees for locations not included in the traffic study.				

13-4 *Scenario One Mitigation Measures*
Direct Impact Mitigation – 2017
 	
Prior to building occupancy, the project applicant shall either construct the following improvements within a quarter mile of the project as determined by the City, if such improvements have not been constructed by the City or other development project, or, prior to the issuance of building permits, the project applicant shall pay the project fair share traffic mitigation fee, and/or City development impact fees
 	
• SR-210 Southbound Ramps (NS) at 5th Street (EW)
  o Southbound – Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane.
• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)
  o Northbound – Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project)
  o Eastbound – Provide a 3rd Through Lane to Provide 100 feet of Storage
• Boulder Avenue (NS) at Greenspot Road (EW)
  o Northbound – Construct 2nd Exclusive Left Turn Lane
  o Southbound – Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the
	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	southwest corner of this intersection) o Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane o Westbound – Construct 3rd Through Lane Prior to the issuance of building permits, the project applicant shall contribute toward the cost of improvements needed to mitigate direct project impacts in the interim year for locations more than a quarter mile from the project. The project applicant shall contribute on a fair-share or "pro-rata" basis by paying fair-share contributions toward improvements included in the traffic study for this improvement, and/or City development impact fees for the project: • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) o Westbound- Construct 3rd Through Lane (this improvement is not required if minimum green times of 10 seconds are used, resulting in less than 20 seconds of green time for the westbound through movement)				
13-5	Direct Impact Mitigation – Post 2030 Prior to issuance of building permits for each phase, the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact fees for the following improvements as determined by the City: • Tippecanoe Avenue (NS) at 3rd Street (EW) o Northbound – Construct 3rd Through Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Southbound – Construct 2nd Exclusive Left Turn	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Lane (also identified as a 2017 direct project impact) o Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact)				
13-6	Cumulative Project Impacts - 2017 Prior to building occupancy, the project applicant shall either construct the following improvements within a quarter mile of the project as determined by the City, or prior to issuance of building permits, pay project fair share traffic mitigation fee and/or City development impact fees for the project: • SR-210 Southbound Ramps (NS) at 5th Street (EW) o Southbound – Construct 1st Exclusive Left Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound – Construct 1st Exclusive Left Turn Lane o Northbound – Construct 2dn Exclusive Right Turn Lane o Westbound – Construct an additional Through Lane o Eastbound – Construct an additional Through Lane	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	
13-7	Cumulative Project Impacts – 2017 Prior to issuance of building permits for each phase, the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact Fees for the following improvements as determined by the City: • Tippecanoe Avenue (NS) at 3rd St (EW) o Eastbound – Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o Northbound – Provide a right turn overlap signal for the Right Turn Lane	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• Palm Avenue/Alabama Street (NS) at San Bernardino Avenue (EW) o Northbound – Construct 3rd Through Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 3rd Though Lane • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct Exclusive Right Turn Lane with overlap phase o Eastbound – Construct 2nd and 3rd Through Lanes o Westbound – Construct 2nd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) o Westbound – Construct 1st Exclusive Right Turn Lane • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) o Northbound – Construct 2nd Left Turn Lane o Northbound – Construct 1st Exclusive Right Turn Lane o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct 1st Exclusive Right Turn Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Weaver Street (NS) at Greenspot Road (EW) o Install a traffic signal • Boulder Avenue (NS) at Greenspot (EW) o Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane o Westbound – Construct 2nd Exclusive Left Turn Lane				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Widen 5th Street/Greenspot Road between SR-210 ramps to accommodate the three added lanes under the overcrossing Make additional improvements on the ramps and adjacent roadway to bring the interchange to the City's Master Plan Configuration (Appendix N).				
13-8	Cumulative Project Impacts – Post 2030 Prior to issuance of building permits for each phase the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact Fees for the following improvements as determined by the City. • Tippecanoe Avenue (NS) at 3rd St (EW) o Northbound- Construct 2nd Exclusive Left Turn Lane o Northbound - Add right turn overlap phase o Southbound- Construct 1st Exclusive Right Turn Lane o Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Eastbound - 1st Exclusive Right Turn Lane o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 2nd Exclusive Left Turn Lane • Palm Avenue (NS) at 3rd St (EW) o Northbound- Construct 2nd Exclusive Left Turn lane o Eastbound- Reconstruct existing Right Turn Lane as a free Right Turn Lane • Palm Avenue/Alabama Street (NS) at San Bernardino Avenue (EW)	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
○ Northbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) ○ Northbound - Construct 2nd Exclusive Left Turn Lane ○ Northbound - Add right turn overlap phase ○ Southbound - Construct 2nd Exclusive Left Turn Lane ○ Southbound - Construct 3rd Through Lane ○ Eastbound - Construct 2nd Through Lane (Also identified as a 2017 cumulative project impact) ○ Eastbound - Construct 2nd Exclusive Left Turn Lane ○ Eastbound - Construct 3rd Through Lane ○ Westbound – Construct 2nd Left Turn Lane (and 2nd receiving lane) • Church Avenue (NS) at 5th Avenue (EW) ○ Northbound - Construct 1ree Right Turn lane (3rd Street Extension) ○ Eastbound - Construct a free Right Turn Lane (3rd Street Extension) ○ Eastbound- Construct a 2nd Through Lane • SR-21 O Southbound _Ramps (NS) at 5th Street (EW) ○ Southbound -Construct a Left Turn Lane and restripe the southbound approach to provide a left Turn Lane, a shared left, Through, Right Turn Lane, and a Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Eastbound- Construct 2nd Exclusive Right Turn Lane and 2 additional Through Lanes (also identified as a 2017 direct project impact) • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound-Construct 1st Exclusive Right Turn Lane ○ Southbound - Construct 2nd Left Turn Lane (also identified as a 2017 cumulative project impact)				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
○ Southbound - Construct Exclusive Right Turn Lane with overlap phase (also identified as a 2017 cumulative project impact) ○ Eastbound -Construct 2nd and 3rd Through Lanes (also identified as a 2017 cumulative project Impact) ○ Eastbound -Construct 2nd Exclusive left Turn lane (and 2nd receiving lane) ○ Westbound- Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) and 3rd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) ○ Westbound - Construct free Right Turn Lane ○ Westbound- Construct 3rd Through lane • SR-21 0 Northbound Ramps (NS) at Greens pot Road (EW) ○ Northbound- Construct 1st Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Northbound - Construct 2nd Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Westbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact) ○ Eastbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact) • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Northbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Southbound - Construct 2nd Exclusive Left Turn				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Lane (also identified as a 2017 cumulative project impact) o Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenario 1 impact) • Boulder Avenue (NS) at Base Line (EW) o Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane o Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) o Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact) o Southbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane (also				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	identified as a 2017 cumulative project impact) o Westbound – Construct 2nd Left Turn Lane • Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW) o Northbound – Construct 2nd Right Turn Lane • Church Street (NS) at Greenspot Road (EW) o Southbound – Add right turn overlap phase • Weaver Street (NS) at Greenspot Road (EW) o Install a Traffic Signal (also identified as a 2017 cumulative project impact)				
13-9	Direct Impact Mitigation – 2017 The project applicant shall either construct the following improvements needed to mitigate the cumulative project impacts for the interim year at locations within a quarter mile of the project prior to building occupancy, if such improvements have not been constructed by other development projects or the City, or, prior to the issuance of building permits, pay project fair share traffic mitigation fee and/or City development impact fees for the project. • SR-210 Southbound Ramps (NS) at 5th Street (EW) o Southbound - Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) o Eastbound - Provide a third through lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound- Construct 2nd Exclusive Left Turn Lane o Southbound - Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	southwest corner of this intersection) o Eastbound- Construct 2nd Exclusive Left Turn Lane and 3rd Through Lane o Westbound - Construct 3rd Through Lane				
13-10	Direct Impact Mitigation – Post 2030 Prior to Issuance of building permits, the project applicant shall pay the project fair share traffic mitigation fee for the following improvements as determined by the City, and/or pay City development impact fees for the project • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Westbound - Construct 1st Exclusive Right Turn Lane (also identified as a 2014 direct project Impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Southbound- Construct 2nd Through Lane *Scenario Two Mitigation Measures* 2017 and Post – 2030 Cumulative Project Impacts Same as Mitigation Measures 13-6 to 13-8 above for Scenario One	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	
5.15 GLOBAL CLIMATE CHANGE					
Operation – Scope 1 and Scope 2 Mitigation Measures 3-4 to 3-8 apply here. Please refer to pages 3 to 4 for a detailed description of these mitigation measures and information on the responsible party and reviewer and the timing of implementation.					
Operation – Scope 3 Mitigation Measures: Mitigation Measure 3-9 applies here. Please refer to page 5 for a detailed description of this mitigation measure and information on the responsible party and reviewer and the timing of implementation.					

August 7, 2023

Attn: Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, CA 92346

RE: Preliminary Landscape Plan Review:
DRA 23-013 Costco Wholesale

Dear Kim:

We have reviewed the preliminary landscape plans for the facility listed above in comparison to the City's Design Guidelines, Specific Plan, Water Efficient Landscape Ordinance, and recently processed applications of similar occupancy. Accordingly, we recommend the following landscape-specific conditions:

1) Applicant shall verify which proposed plan is the most up to date- Costco elevations, Entitlement plan, and landscape plan all have different versions of landscaping. For example, the elevations show a row of 9 trees against the South elevation as do the entitlement plans, but the Landscape plan set provided to our office only shows two trees in parking lot islands for the same area.

2) The south elevation of Costco warehouse has no landscaping other than two trees to transition from parking areas to the tall (31'0) roofline. The applicant shall include more tree planting near the building to soften the scale and size of the building.

3) Per the Greenspot Village Specific Plan, applicant shall include a mix of larger tree sizes that create a large full of canopy trees for summer cooling and aesthetic appeal with the minimum size being 24" box- 50% of total, 36" box 30% of total, and 48" box 20% of total. Applicant to include overall chart breaking down quantities of trees versus sizes for verification.

4) Applicant shall show all wall and fence treatments including the use of accent planting or architectural features that break up the long horizontal plane and extreme height of 10' -12' screen wall on the eastern boundary to create patterns and texture that offer variety and character. Currently only a "iron rod" fence is proposed on the north boundary which will do little to screen the rear of the building's lower range.

5) Applicant shall provide shade calculations and exhibit for parking areas to verify the attempt to limit heat island effect. Per the Greenspot Village Specific Plan, 1 tree per every 5 spaces is required. Tree diamonds shall have a minimum internal dimension of 5'X5'.

6) Applicant shall increase density and screening from future residential areas to the north with additional trees varying in size and form along the northern boundary.

7) Applicant shall revise proposed plant palette to better align with section 7.12 of the specific plan (plant palette), including adding more trees from the Heritage tree list and removing Kangaroo Paw and adding more shrubs for better variety.

8) Applicant shall add date palms on Calhoun Road and additional plant species to better match the Rexco development that has been previously approved to create a similar interface for consistency.

9) Applicant shall add additional shrub varieties (shrub massing) to frontages on Greenspot Road and Calhoun Road that vary in height and scale to create a hierarchy of planting forms and shapes. Current plans are proposing 2-3 species of ground cover.

10) Shrub massing areas shall include proportionate plantings as follows: roughly 30% - 15g and 90% - 15g.

11) Per City Water Efficient Landscape requirements (16.40.390) Applicant shall include conceptual design statement and proposed hydrozones with MAWA calculations.

12) Applicant shall coordinate final street tree selection including standard spacing and offset from streetlights with City Landscape Architect and Public Works.

13) Applicant shall include Gateway Entry treatments per the specific plan and include their locations on the landscape plans with additional exhibits for design communication with the planning committee.

14) Applicant shall include conceptual lighting plan to verify any conflicts or limitations of landscape plan with the safety and security requirements of site lighting.

15) Applicant shall verify large north/south planter south of main ADA parking area. Landscape plans show two trees and no other landscape- clarify design/ area use.

16) Applicant shall address the screening requirements of commercial loading docks per the specific plan. Alternatives to the required 8' screening wall may be additional plant material and or larger planters to screen the view from Greenspot and Calhoun Road.

17) Applicant shall provide a mow curb or other form of separation at the north property boundary to clearly identify where maintenance responsibilities end.

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

19) Parking lot lighting and or water quality design shall not prevent tree placement for shading nor reduce overall site landscape coverage below the 10% threshold.

We look forward to discussing these items with you in further detail. Please feel free to contact us at (951) 369-0700 with any questions.

Respectfully,

Dan Burkhart ASLA, ISA Certified Arborist

For: Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Landscape Architect CA# 5111

Consultants to the City of Highland via Community Works Design Group

City of Highland

Engineering Department
Conditions of Approval
DRA 23-011 Costco Wholesale – 28000 Greenspot Road

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

SOILS/ GRADING/ DRAINAGE

E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.

E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.

E 3. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.

E 4. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, gravel bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.

D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system and to accommodate overflows as necessary.

E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.

D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration 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 soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

E* 14. Submit engineering plans for **Greenspot Road** street improvements and signing, striping and pavement markings to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.

C* 15. Construct, in accordance with the Greenspot Road Master Plan and Greenspot Village and Marketplace Specific Plan, new street improvements for **Greenspot Road** including, but not limited to, 5'-wide meandering sidewalk and parkway landscaping. The project applicant shall design the limits and extent of removal of existing improvements, and construction of transitional improvements for **Access "B",** as directed by the City Engineer. The Access "B" westbound dedicated 200-foot right turn pocket will be constructed **by others.**

C* 16. If the following improvements for **West Private Road (Access "A")** have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan:

a) Construct and maintain the private street aligned with Access "A" improvements from Greenspot Road right of way limits to the Project north boundary, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, stamped concrete at the Westerly Access entry within City right of way, a 11–foot wide landscaped median, and a private lighting system.

b) Access "A" shall be 71-foot wide roadway section from Greenspot Road to the northern Project boundary. Construct a 12-foot wide 275-foot southbound right-turn lane, a 12-foot southbound (recommended) combination right turn-thru lane, and 12-foot wide 150-foot southbound left-turn lane. Construct (2) northbound lanes east of 11-foot wide raised landscaped median, 12-foot and 13-foot wide, respectively, per West Road Plan with plot date July 6, 2023 prepared by Madole And Associates. Align the entrance with the existing development south of Greenspot Road in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan.

C* 17. If the following improvements for **Access "C" (Calhoun Road)** have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan:

a) Construct and maintain the private street aligned with Access "C" (Calhoun Road) improvements from the existing street terminus across APN 1201-361-26 and APN 1201-351-28 to the southerly boundary of APN 1201-341-33 (PA 2) including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, stamped concrete, a 11–foot wide raised landscaped median, and a private lighting system per East Road Plan with plot date July 6, 2023 prepared by Madole And Associates, Inc. and as Calhoun Private Road Construction Agreement.

b) Access "C" shall be 81-foot wide roadway section from Greenspot Road to the northern boundary of APN 1201-361-26. Construct a 12-foot wide 250-foot southbound right-turn lane, a 11-foot combination southbound through-right turn lane, and two 150-foot southbound left-turn lanes, 11-foot and 12-foot lanes, respectively. Construct (2) 12-foot wide northbound lanes east of 11-foot wide raised landscaped median. Align the entrance with the future development south of Greenspot Road in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan.

c) Reconstruct northwest curb ramp at Greenspot Road and Access "C" (Calhoun Road) per East Private Road Improvement plan with plot date July 6, 2023 prepared by Madole And Associates, Inc.

C* 18. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall design and construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, a traffic signal utilizing a video detection system at the intersection of **Greenspot Road** and **Access "C" (Calhoun Road)** as approved by the City Engineer. Connect to the fiber optic interconnect system on Greenspot Road to coordinate the traffic signals on Greenspot Road at "Lowes Center" intersection, Access "A", Access "C" (Calhoun Road), and Boulder Avenue signals. Install any necessary hardware and software. Provide a coordinated timing analysis.

C 19. Design and construct public improvements including sidewalk, access road entrances, and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

C 20. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

E 21. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best

Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 22. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices, and raised curb landscaped areas and parking lot islands. Runoff from the proposed east (Calhoun Road) and west (Access "A") private roads shall be captured and conveyed to the proposed pre-treatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 23. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 24. 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.*"

E* 25. Construct on-site grading to drain the entire site to the south and to the existing Lateral T (as built as 48" HDPE or 66" RCP). If the entire site does not drain to the south, then demonstrate how drainage conveyance offsite will replicate pre-development flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings. Design the cumulative peak discharge from Project and tributary areas from the reminder of Planning Area 1 and 2 into Lateral T such that it does not exceed 100 cfs cumulative peak flow rate, which is the design flow rate used in the hydrology study of the existing storm drain in Greenspot Road constructed and stubbed out by the City at the existing signalized intersection (west private road, Access "A").

C* 26. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to the stubbed out existing Lateral T storm drain located on the north side of the signalized west private road (Access "A").

B 27. 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 underground infiltration 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 28. Register the underground chambers with EPA as a Class V Injection Well.

C* 29. As per the final design of the F-WQMP, construct on-site grading to drain the entire site such that all flows are tributary to proposed underground system.

E 30. 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 31. 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 32. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown on the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

C* 33. 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 Greenspot Road. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Landscaping along the Project frontages shall be maintained by the property owner. 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 and the owner was not able to restore the landscaping before the end of the Cure period. 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* 34. Apply to the City to annex the Project into the City's Consolidated Landscape Maintenance District (LMD) for maintenance of the median and streetscape along the Project's Greenspot Road frontage. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. Landscaping within the median shall be maintained by the City.

B* 35. Dedicate an irrevocable offer of dedication via separate instrument:
   a) (1) 10-foot wide minimum landscape easement across the Greenspot Road frontage
   b) Dedicate right-of-way required for 200' westbound 14' right turn pocket on Greenspot Road for Access Road "B". Taper transition to be reviewed and approved by the City Engineer.
   c) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B* 36. Acquire a private easement across Planning Area 1 and 2 if needed for construction and maintenance of offsite drainage facilities.

B* 37. Record a 20-foot wide drainage easement by separate instrument for public drainage improvements (Lateral T extension) along the centerline of Access "A" in favor of the City of Highland.

E* 38. In accordance with the Greenspot Village and Marketplace Specific Plan, grant a reciprocal private easement in favor of the parcels within Planning Area 1 and 2, easterly adjoining properties, and Planning Area 3 westerly adjoining properties, for pedestrian, vehicular and emergency access.

C* 39. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within Costco's ownership.

B* 40. In the event the developer, after a verifiable good faith effort, fails to acquire, if any, required off-site property interests, the developer shall, prior to Building Permit, enter into an agreement with the City to complete the improvements pursuant to Government Code Section 66462 et seq. at such time as the City acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by the City to acquire the off-site property interests (drainage easements, drainage acceptance letters, and permission to grade and construct as applicable) required in connection with the Project. Security for a portion of these costs shall be in the form of a cash deposit in the amount estimated by the City based on an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.

FEES/ PERMITS/ BONDING

C* 41. Pay Post 2030 fair share traffic mitigation fees for all locations inside or outside of the City of Highland impacted by development of the Specific Plan as identified in the traffic study prepared for the Specific Plan. The amount of mitigation fees required of the Specific Plan shall be based on (1) the percentage of project traffic as calculated in the traffic study, and (2) cost estimates of the improvements as initially calculated and periodically updated by the City. The amount of traffic mitigation fee applicable to each phase of development shall be calculated based on the area within that phase as a percentage of area within the entire Specific Plan, regardless of land use designation of said phase. Pay the traffic mitigation fee for the entire phase prior to occupancy of the first building located in that phase. Provide, for City review, updated tables in the traffic study showing the locations of the mitigation improvements and the project fair share percentage. Also include the Greenspot Road/Church Street intersection in the fair share calculation.

E 42. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of plans and map, and other required fees.

D 43. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 44. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

C 45. Bond for all required grading, street, storm drain, and landscape maintenance district improvements in accordance with City Development Code.

C 46. 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.

UTILITIES/ CONSTRUCTION

*E 47. Obtain written permission from the adjoining property owners for offsite grading, construction, and cumulative peak discharge of stormwater from tributary areas (Planning Area 1 and 2).

B 48. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 49. 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* 50. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 51. 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 52. 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 53. 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 54. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 55. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 56. Design and construct a trash enclosure per City Standard 700 or as approved by the Public Works Director.

C 57. 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* 58. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

D* 59. Within the Project boundaries, underground the overhead utility lines and remove the utility poles running north towards Calhoun Road to the southerly boundary of Planning Area 2 (APN 1201-341-29) as per terms of Utility Underground Improvement Agreement between the Project Applicant and City of Highland. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

Building and Safety Division Conditions of Approval

Date:	August 15, 2023
Project:	A Costco Wholesale warehouse and fuel facility
Applicant:	Costco Wholesale Corporation
Site Location:	North side of Greenspot Rd. midblock between State Route 210 & Boulder Ave.
Project Numbers:	**CUP** 22-013, **DRA** 23-011
APN(s):	1201-341-36 thru 53 and 58

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

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

2. 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.

3. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C", and Energy Climate Zone 10.

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

5. 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)

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

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

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

9. 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.

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

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

11. The building is to be connected to the public sewer system, when provided. Please provide the Building Permit Counter with a Will serve and Capacity letter from East Valley Water District Prior to Permit issuance.

12. Prior to the issuance of Building Permits Please Provide the Building Permit Counter Plan approval from San Bernardino County Public Health Department – Environmental Health Services. 385 N Arrowhead Ave, 2nd Floor, San Bernardino, Ca. 92415 - office # 800-422-2283

13. Prior to the issuance of Building Permits Please Provide the Building Permit Counter Plan approval from City of San Bernardino Municipal Water Department - environmental control section. 399 Chandler Place, San Bernardino, Ca. 92408 - office # (909) 453-6250.

14. Prior to the issuance of Building Permits, site-grading certifications, compaction reports, and survey reports shall be submitted to Building and Safety or to Public Works, as applicable.

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

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

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

18. Prior to issuance of building permits, provide Building and Safety with a Sewer and Water availability Letter from East Valley Water District. (909) 889-9501

19. 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.

20. 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.

21. 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.

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

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

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

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

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

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

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

DATE : 7/26/23

APPLICANT : Costco, Highland

ADDRESS : N. side of Greenspot Rd midblock between State Route 210 & Boulder Ave

SITE LOCATION: 1201-341-36 thru -53 & -58

FILE / INDEX No.: CUP 22-013 DRA 23-011

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. **HF65:** 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.

ACCESS:

9. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall

be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

10. **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**

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

12. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
    An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
    Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**

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

14. **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**

15. **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**

16. **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**

17. **HF66:** 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:

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

Note: Hydrants shall meet EVWD standards.

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

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

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

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

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

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

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

25. **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:

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

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

28. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC**
Note: Permanent signage shall meet City standards as required by Planning.

29. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

30. **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**

31. **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**

32. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three **(3)** sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**

33. **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**

34. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year.
CFC; T-19

35. **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**

36. **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.

37. **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.

38. **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.

39. **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.

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

41. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code

42. **Note: Carbon Dioxide enrichment systems.** The Design, installation, & maintenance of carbon dioxide enrichment systems with more than 100 pounds (45.5 kg) of carbon dioxide, and carbon dioxide enrichment systems with any quantity of carbon dioxide having refill connection, **shall comply with Sections 5307.4.1 through 5307.4.7. of CFC.**

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

ATTACHMENT 5

Resolution for CUP 22-013 for the Vehicle Fueling Station

RESOLUTION NO. 2023-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 22-013) FOR A 15-PUMP VEHICLE FUELING STATION WITH 30 FUELING POSITIONS ANCILLARY TO A 160,951 SQUARE FOOT "COSTCO WHOLESALE" BIG-BOX RETAIL STORE ON 19.74 ACRES LOCATED ON THE NORTH SIDE OF GREENSPOT ROAD, APPROXIMATELY 1,300 FEET EAST OF STATE ROUTE 210. 27980 GREENSPOT ROAD, HIGHLAND, CA. ASSESSOR'S PARCEL NUMBERS 1201-341-36, -37, -40 THROUGH -53, AND -58

APPLICANT: Costco Wholesale Corporation

A. RECITALS

1. On July 14, 2023, the Applicant submitted Conditional Use Permit Application (CUP 22-013) for a vehicle fueling station to be developed in conjunction with a 160,951 square foot Costco Wholesale warehouse club store. The fueling station is proposed to have 15 pumps with 30 fueling positions, 10 travel lanes, an overhead canopy approximately 13,000 square feet in area, and 40,000 gallon underground storage tanks. The Conditional Use Permit is comprised of the Site Plan and Conditions of Approval. Related entitlements include Design Review Application (DRA 23-011) for the Costco store and fueling station design plans, Sign Review application (ASR 23-003) for building mounted signs, and Conditional Application (CUP 23-012) to establish a Type 21 (Off-Sale General) Alcoholic Beverage Control License related to alcohol sales at the Costco store.

2. The site is located on 19.74 acres on the north side of Greenspot Road, midblock between State Route 210 and Bulder Avenue, and is Zoned "SP 006-001" Greenspot Village & Market Place Specific Plan. Assessor Parcel Numbers: 1201-341-36 and -37, -40 through -53 and -58. The fueling station is addressed at 27980 Greenspot Road, and the Costco store at 28000 Greenspot Road.

3. Environmental Impact Report (ENV No. 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The EIR and SEIR anticipated development similar to the proposal in question. There are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR. The project is exempt from further environmental review Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162.

4. On October 17, 2023, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Application and concluded the Hearing on that date.

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

B. RESOLUTION

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

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

Section 2. Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 the project is exempt from further environmental review.

Section 3. Based upon substantial evidence presented to the Planning Commission during the October 17, 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 22-013):

Based on the Findings below, the Highland City Council herby finds:

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

Response: The project site is located within the "SPR 006-001" Zone, which designates the Greenspot Village & Marketplace Specific Plan as its guiding Land Use document. A vehicle fueling station, as proposed, is a permitted use, subject to approval of a Conditional Use Permit as noted in the Plan's Table 5-1 *Permitted Uses.* Additional applicable provisions of the Specific Plan include Section 3.2 *Circulation* with respect to vehicular access and design standards, 5.3 *Permitted Uses* with respect to the land use, Table 5.2 *Commercial Development Standards* with respect to building size and setbacks, Table 5-3 *Commercial and Mixed Use Parking Requirements* for the number and design of the parking lot, 5.9 *Defensible Space Guidelines*, and Chapter 6 *Design Guidelines* with

respect to site planning, design theme, mass and scale, Green Building techniques.

The General Plan designates this area to be within the Golden Triangle Policy Area meant to "facilitate a master planned, mixed-use type of development large enough to cater to residential, retail and office uses within a well-coordinated group of individually designed projects. Residential and employment-generating land uses would be interconnected with a system of landscaped trails, pedestrian pathways and local streets." The proposal to include a vehicle fueling station ancillary to a big box retail store meets the intent to create retail uses within a well-coordinated group of individually designed projects such as the Costco store and the 85,000 square foot commercial development to the west by TREH Partners at the westerly end of Planning Area 1 in the Specific Plan. The fueling station incorporates an additional use that will complement future proposed retail and service related development. It will also provide safe, convenient vehicle fueling options to the community.

The project is consistent with the applicable development policies and standards of the city within the Specific Plan as cited above as well as applicable provisions in the Highland Municipal Code Title 16, *Land Use*, including but not limited to, Chapter 16.12 *Special Districts*, with respect to the PD Zone, 16.40 *General Development Standards*, 16.44.200 *Vehicle Fueling Stations*, and 16.56 *Sign Regulations* with respect to the canopy's building mounting signage. The project satisfies the standards established in said chapters.

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 vehicle fueling stations in the Planned Development (PD) District within the Golden Triangle Community Policy Area. It meets development code standards such as land use, setbacks, lighting, circulation, signage, etc. It has a high quality, contemporary design in keeping with the Greenspot Village & Marketplace Design Guidelines. It is consistent with the Golden Triangle Community Policy Area provisions and complimentary to surrounding commercial development within the Specific Plan and existing commercial developments south of Greenspot Road. It will develop a currently vacant site in keeping with the expected character.

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

Response: The project site is approximately 19.74 acres, which will accommodate the vehicle fueling station and Costco Wholesale store. The land has the appropriate width, depth and access to accommodate the fueling station. The store has a footprint of approximately 160,951 square feet and the fueling station includes a 13,000 square foot canopy and queuing lanes. The site plan exhibits ample space for the uses, vehicular and pedestrian circulation, landscaping, hardscape, and business operations such as loading zones, refuse removal, employee and customer parking, and interconnectedness with other uses in the Specific Plan. The site is relatively flat and free from environmental or topographic concerns that cannot be mitigated. The project is within the allowable lot coverage, setbacks and all other development standards.

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

Response: The project site will require provisions for water, sewer, public utilities, and public health and safety. As required by the Highland Municipal Code, a "will-serve" letter from the water and sanitation provider must be submitted to the City's Building Official prior to the issuance of building permits. Additionally, the project site will be served by the City of Highland Fire and Police Departments. As conditioned, the Applicant/Developer is required to pay Development Impact Fees which contribute to the additional infrastructure costs associated with these services. Furthermore, as conditioned, the Applicant/ Developer will be required to coordinate with the gas and electricity purveyors to ensure that the project site is adequately serviced. As such, there will be adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

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

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, Fire, and the Police Department and certain conditions of approval necessary to safeguard and protect the public health, safety, and welfare have been implemented. That being the case, the approval of this conditional use permit for the proposed project will not adversely affect the public health, safety, and welfare.

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

Response: An Environmental Impact Report and Supplemental Environmental Impact Report were approved for the Greenspot Village & Marketplace Specific Plan which included development in keeping with

the proposed project. Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review.

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 Highland City Council 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 Highland Planning Commission approves Conditional Use Permit (CUP 22-013) for the development of a vehicle fueling station consisting of a 13,000 square foot fuel canopy, 15 gasoline pumps with 30 fueling positions, and 40,000 gallon underground storage tanks ancillary to a Costco Wholesale store. All improvements will be completed subject to the Conditions of Approval attached hereto and the development plans incorporated by reference.

Exhibit A includes the Site Plan

Exhibit B includes Conditions of Approval for CUP 22-013

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 17th day of October, 2023

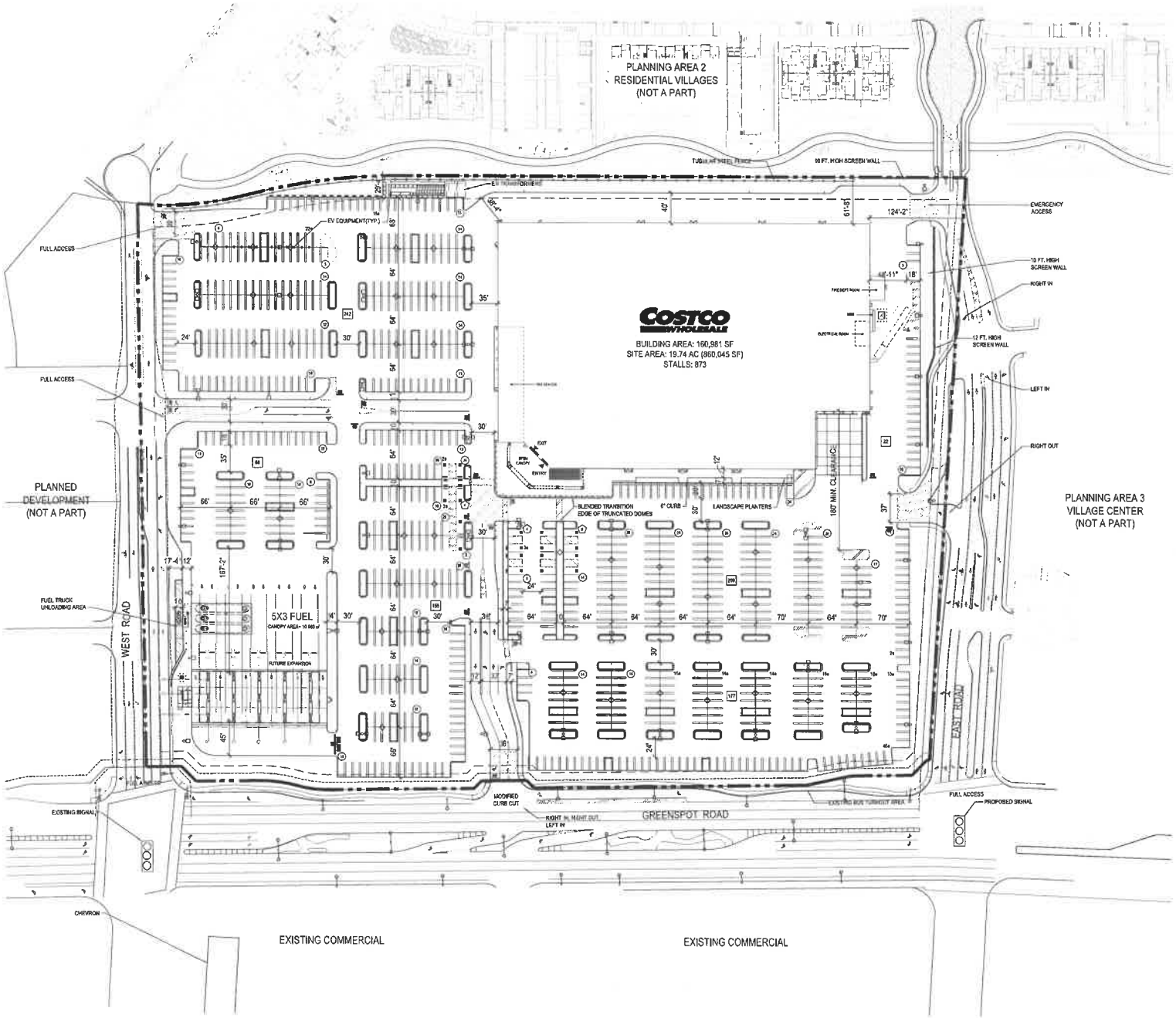
_____
Chandra Thomas, Vice Chair

ATTEST:

_____
Lawrence A. Mainez
Community Development Director

EXHIBIT A

Site Plan



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC GREENSPOT ROAD & BOULDER AVE HIGHLAND, CA

SITE DATA:

COSTCO SITE AREA:	19.74 ACRES (860,045 SF)
JURISDICTION:	CITY OF HIGHLAND GREENSPOT VILLAGE AND MARKETPLACE SPECIFIC PLAN
ZONING:	GREENSPOT VILLAGE MASTER PLAN PLANNING AREA 1- HIGHLAND MARKETPLACE
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED USING CAD SURVEY PROVIDED BY CLIENT ON 4/22/2022

BUILDING DATA:

WAREHOUSE	155,748 SF
VESTIBULE/ OPEN EXTERIOR CANOPY	5,233 SF
TOTAL GROSS BUILDING AREA	160,981 SF

PARKING DATA:

REQUIRED: 155,748 @ 4/ 1,000 SF	623 STALLS (INC. 2% ACCESSIBLE AND 20% EV STALLS
PROVIDED:	873 STALLS
INCLUDES:	
⊙ 10' WIDE STALLS	855 STALLS
⛤ ACCESSIBLE STALLS	18 STALLS
#e EV STALLS @ 20%	175 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.44 STALLS

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

VICINITY MAP



REGIONAL MAP



0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

PRELIMINARY
SITE PLAN

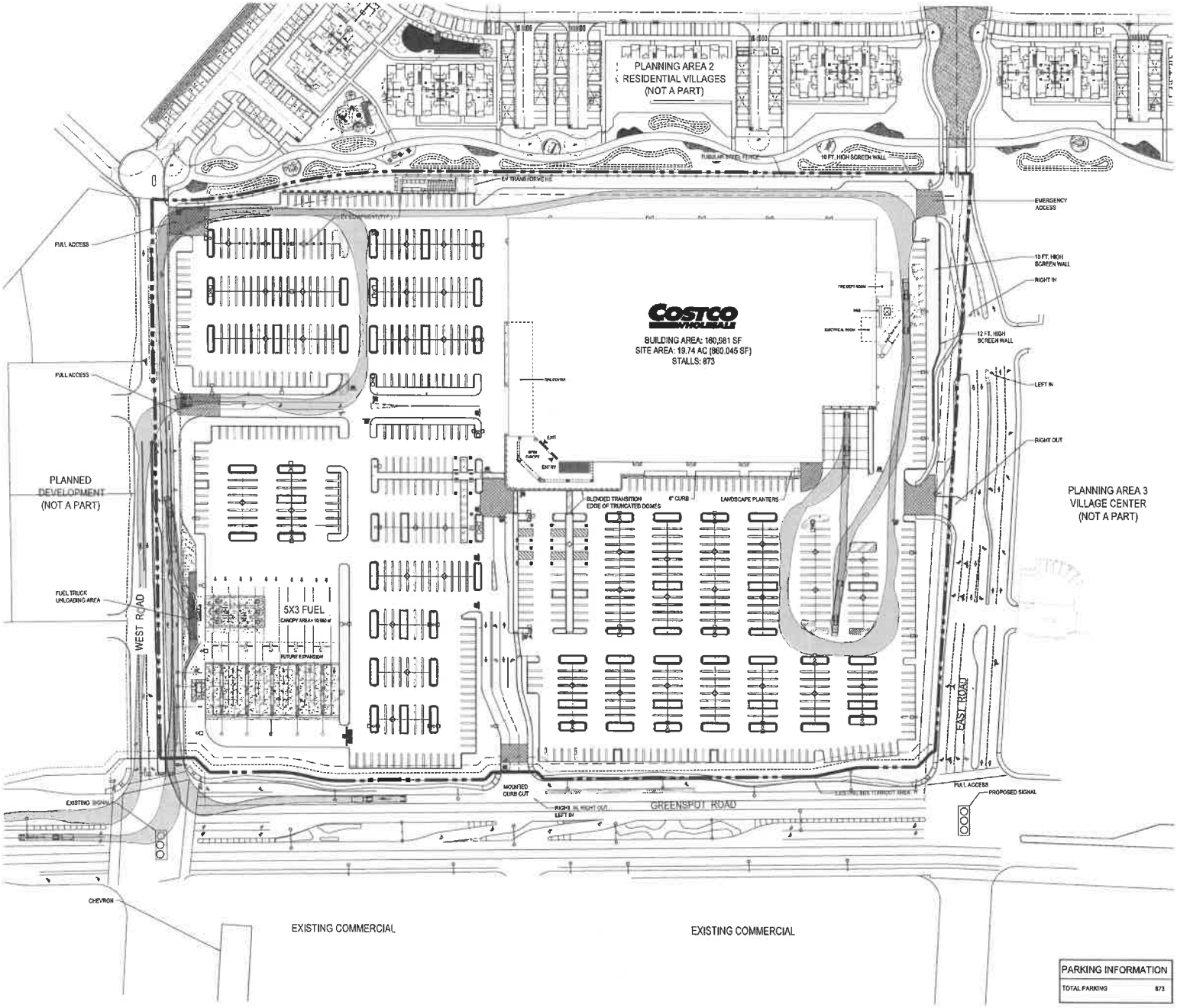
DD11-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

PRELIMINARY SITE PLAN

OCTOBER 4, 2023



PARKING INFORMATION	
TOTAL PARKING	873

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

TRUCK ROUTE PLAN

DD12-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

TRUCK ROUTE PLAN

OCTOBER 4, 2023



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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

AERIAL PLAN

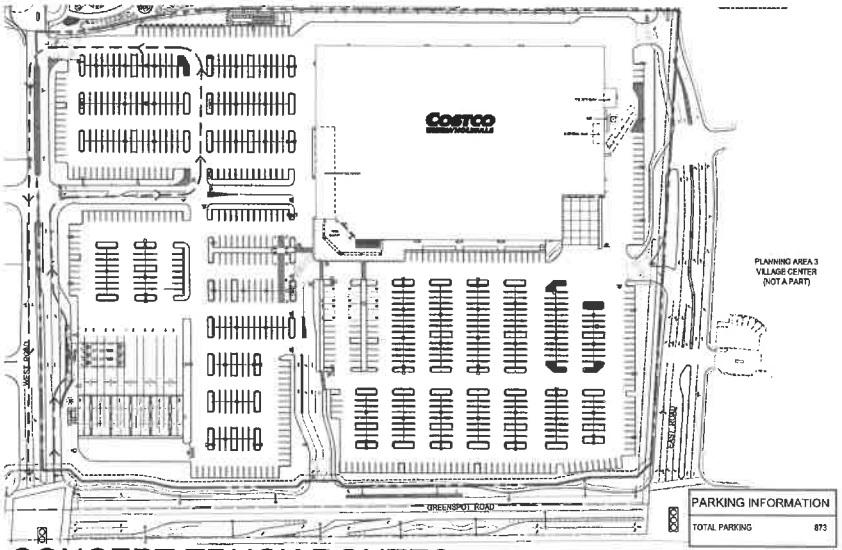
DD13-09

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

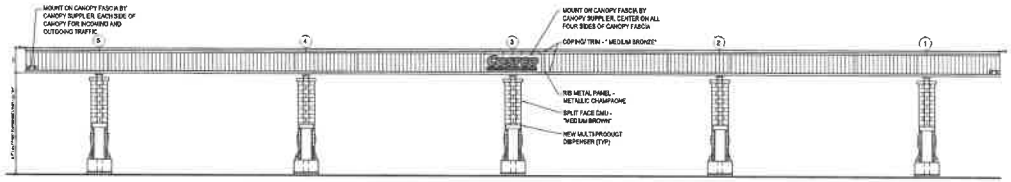
AERIAL PLAN

OCTOBER 4, 2023



CONCEPT TRUCK ROUTES

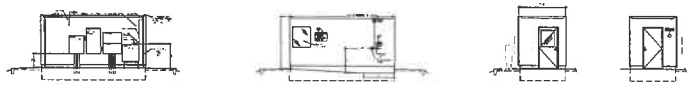
SCALE: 1:1000



SOUTH ELEVATION

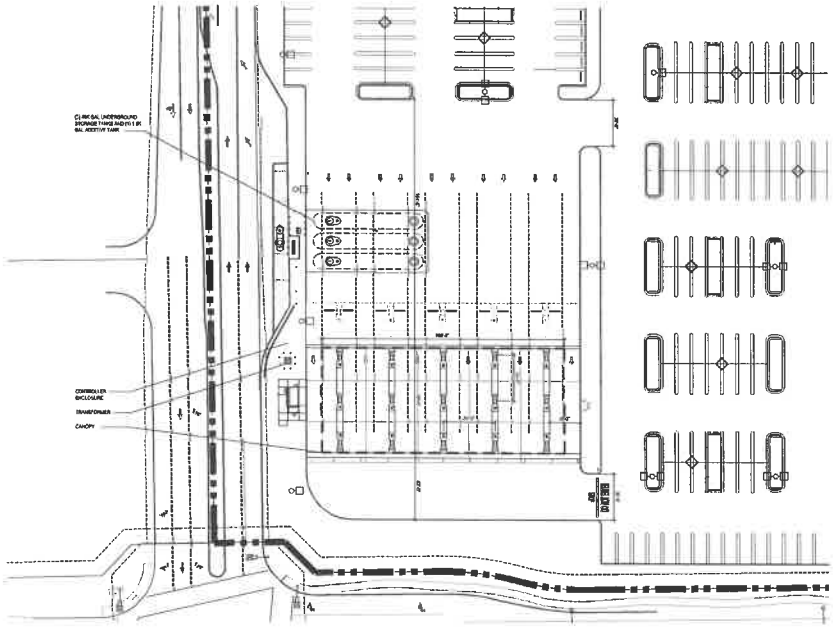


WEST ELEVATION



CONCEPT ELEVATIONS

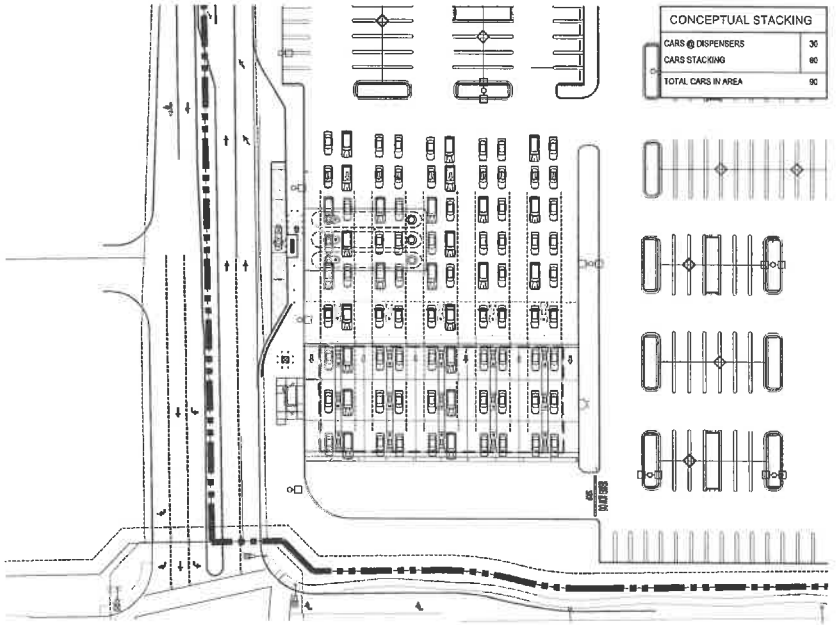
SCALE: 1/8" = 1'-0"



DETAIL SITE PLAN

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

NO DIESEL TANK



STACKING PLAN

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

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

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

COSTCO WHOLESALE
HIGHLAND, CA

MG2

22-5768-01
OCTOBER 4, 2023

OVERALL
SITE PLAN

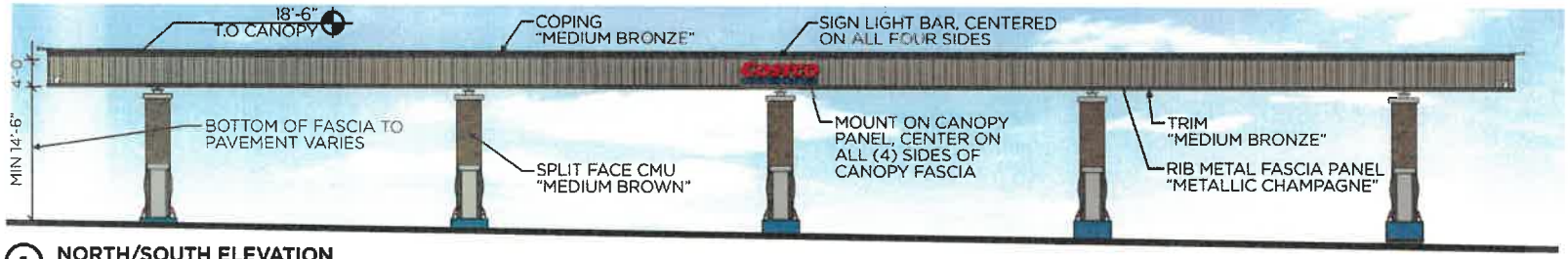
DD41-01

COSTCO WHOLESALE

HIGHLAND, CALIFORNIA

CONCEPT FUEL FACILITY PLAN

OCTOBER 4, 2023

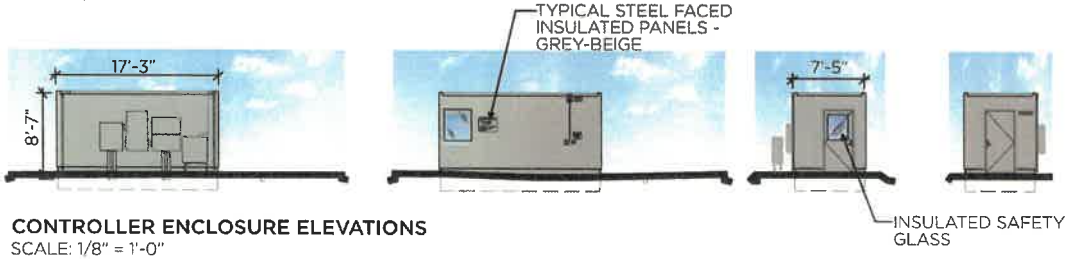


1 NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	7'-5 1/4" "C"	21 SF	84 SF
			TOTAL SIGNAGE AREA	84 SF



3 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



4 CANOPY SIGNS
SCALE: 1/4" = 1'-0"

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

EXHIBIT B

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: October 17, 2023

Applicant: Costco Wholesale Corporation

File/Index: Conditional Use Permit (CUP 22-013)

Proposal: Development of a 15-pump vehicle fueling station with 30 fueling positions, vehicle canopy and related circulation and landscape improvements ancillary to a proposed future Costco Wholesale warehouse store. Related Files: Design Review Application (DRA 23-011), Conditional Use Permits CUP 23-012, and Sign Review (ASR 23-003).

Location: 28000 Greenspot Road, Highland, CA

The site is comprised of 17 parcels, approximately 19.74 acres in area, located on the north side of Greenspot Road midblock between State Route 210 and Boulder Avenue within the Greenspot Village & Market Place Specific Plan Planning Area 1 (PA1). Assessor's Parcel Numbers: 1201-341-36, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 & 58

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 Marshal conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

The above referenced proposal is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional (CUP 22-013) 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 Sign Review have occurred within thirty-six (36) months from the approval date and 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, given in

12-month increments. 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 City's Planning Division 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 Conditional Use Permit is for the development of a 15-pump vehicle fueling station with 30 fueling positions, vehicle canopy and related circulation and landscape improvements ancillary to a proposed future Costco Wholesale warehouse store. Related parking, landscaping, drainage, circulation, and water quality improvements shall be included and constructed.

    a. Approved Design Exhibits include the Site Plan and Elevations as illustrated on the Exhibits included herein and will remain on file with the Planning Division.

    b. Three complete sets of revised plans reflecting changes required by these conditions of approval and as may be modified by Planning Commission Conditions or Directives shall be submitted to the planning Division within one week of this entitlement approval.

3. The operator and recorded owner of the property shall submit to the Planning Division written acknowledgement for all conditions of approval before the approval becomes effective. Release of any construction permit shall be withheld pending receipt of this signed acknowledgement.

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 Marshal, 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. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on October 17, 2023, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission as determined by the Community Development Director.

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

9. Prior to issuance of a certificate of occupancy by the City, all landscaping, irrigation or other construction shown on the approved landscaping and irrigation plans (as approved by the City's Landscape Architect), including any walls and fences, shall be installed. Temporary Certificate of Occupancies are considered by the Community Development Director on a case by case basis.

10. Any change of use of this project site, the occupancy, or tenant change in the Building, or portion thereof, may require a plot plan be submitted to the City's Planning Division for review and approval, which identifies location of use, letter of intent and parking requirements. The installation of vehicle fueling pumps in excess of 15 must be approved by the Planning Commission.

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 requirements of the Greenspot Village & Marketplace Specific Plan and/or based on a parking study as approved by the Planning Commission. A minimum of 623 parking stalls is required on-site.

    a. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary, as approved by the Planning Commission.

12. 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.

13. 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.

14. Prior to the issuance of building permit, a photometric plan shall be submitted to the Community Development Director and City Landscape Architect for review and approval. Both parking lot and building mounted lighting fixtures shall provide for a uniform consistency with other developed retail sites within the Greenspot Village & Marketplace Specific Plan area.

15. All Conditions of Approval related to the Costco Design Review Application (DRA 23-011 apply to this entitlement as well.

ATTACHMENT 6

Resolution for CUP 23-012 for the ABC License

RESOLUTION NO. 2018 – 021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 22-013 TO ESTABLISH A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL LICENSE AT A PROPOSED "COSTCO WHOLESALE" WAREHOUSE STORE LOCATED AT 28000 GREENSPOT ROAD, HIGHLAND, CA. ASSESSOR'S PARCEL NUMBERS 1201-341-36, -37, -40 THROUGH -53, AND -58

A. RECITALS

1. On July 14, 2023, the Applicant submitted Conditional Use Permit Application (CUP 23-012) to permit a Type 21 (Off-Sale General) Alcoholic Beverage Control License related to alcohol sales at a proposed future Costco Wholesale warehouse store. Related entitlements include Design Review Application (DRA 23-011), Conditional Use Permit Application (CUP 22-013), and Sign Review Application (ASR 23-003).

2. The site is generally located on 19.74 acres at the north side of Greenspot Road, midblock between State Route 210 and Bulder Avenue, and is Zoned "SP 006-001" Greenspot Village & Market Place Specific Plan, and will be assigned the address of 28000 Greenspot Road, Highland. Assessor Parcel Numbers: 1201-341-36 and -37, -40 through -53 and -58.

3. Environmental Impact Report (ENV No. 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan, in which the project is located, was certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The EIR and SEIR anticipated development similar to the proposal in question including the off-site sale of alcoholic beverages. There are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR. The project is exempt from further environmental review Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162.

4. On October 17, 2023, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Application and concluded the Hearing on that date.

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

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the October 17, 2023, Public Hearing, including public testimony and written and oral staff report, the Planning Commission finds as follows:

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

Section 3. Findings of Fact (Conditional Use Permit, Highland Municipal Code 16.08.50)

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

Response: The proposal would permit the sale of alcoholic beverages at a Costco Wholesale warehouse retail store for consumption off-site. Permissible beverages would include beer, wine, and distilled spirits. The sale of alcoholic beverages was anticipated within the Greenspot Village & Marketplace Specific Plan, zoned SP 006-001 in which the subject site is located. The Specific Plan permits the establishment of Alcoholic Beverage Control (ABC) licenses upon approval of a Conditional Use Permit.

The General Plan designation for the site is Planned Development and it is within the Golden Triangle Community Policy Area meant to encourage a comprehensive master planned community including residential and commercial uses. The proposal for a retail store with alcoholic beverage sales is consistent with these goals to offer diverse retail opportunities and services to the community as noted in Specific Plan Section 1.3.2 Land Use.

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 district in which the project is located, the Greenspot Village and Marketplace Specific Plan - "SP 006-001", promotes the development of a 104-acre mixed use project that provides a variety of residential and commercial uses that provide goods, services, and entertainment to the surrounding community. The Specific Plan addresses long term objectives, including the expansion of the City's economic base and meeting future commercial needs by establishing a well-balanced and carefully planned collection of specialized and general retail uses that can take full advantage of the site's visibility and accessibility. It seeks to augment the City's economic base by providing a variety of sales tax-generating uses which minimize the leakage of sales from Highland and create employment-generating opportunities. The proposed retail store that offers the sale of alcoholic beverages furthers these goals and ensures that the integrity and character of the district are improved, not impaired.

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

Response: The site is 19.74 acres and proposed to be developed with a "big box" retail club store. It is within an urbanized area and is located within the Greenspot Village & Marketplace Specific Plan's Planning Area 1 - Highland Marketplace which "allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants such as Target, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office. The Planning Area has frontage along Greenspot Road, a highly visible and prime retail location, with access to all necessary utilities and services. It is suitable for the type and intensity of the proposal for a retail store with off-sale alcoholic beverage sales.

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

Response: The project site is currently served by water, sewer, public utilities, and by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

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

Response: The proposal to establish a Type 21 ABC License at a future retail location is a permissible use with the Specific Plan and

compliments the retail nature of the Planning Area. The license and operation of the store will be overseen by the City as well as the State Department of ABC and ensure that all mandated regulations are enforced with respect to the storage and sale of alcoholic beverages. The subject application has been reviewed in compliance with the Highland Municipal Code and appropriate conditions of approval have been applied to the project.

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

Response: The proposal falls within the project description of the previously approved Environmental Impact Report and Supplemental Impact Report cited in Section A.3. above. No additional environmental review is necessary.

g. Business and Professions Code Section 23958 finding of "public convenience or necessity":

Response: The Applicant is proposing to establish an ABC Type 21 (Off-Sale General) License. According to the Business and Professions Code, a jurisdiction must make a finding of "public convenience or necessity" if there is an overconcentration of similar liquor licenses within the census tract associated with the project. Based on the data from the California Department of ABC there will be an over overconcentration of ABC licenses within this project area's Census Tract with three (3) off-sale license being permitted, seven (7) currently in operation and three (3) recently approved, but not yet in operation. A finding of "public convenience or necessity" is hereby made citing that the provision of an additional off-sale general license at this location will provide convenience to the area residents and customers of the proposed Costco Wholesale store. Costco offers a substantial variety of beverages not available from other retailers in the area. The seven (7) retailers currently offering off-sale beverages are liquor stores six of which are limited to beer and wine sales (Type 20). Therefore, the issuance of a license for the Costco store would be beneficial and convenient to the community in this area.

Section 4. Based on the findings of fact and conclusions set forth above, the Planning Commission approves CUP 22-013 to permit the establishment of a Type 21 Off-Sale ABC License, located at a future Costco Wholesale warehouse store to be addressed at 28000 Greenspot Road, Highland subject to the conditions of approval attached.

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 17th day of October, 2023.

ATTEST:

Chandra Thomas, Vice Chair Planning Commission	Lawrence A. Mainez Community Development Director

EXHIBIT A

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	October 17, 2023
Applicant:	Costco Wholesale
Project No:	Conditional Use Permit No. 23-012
Proposal:	A proposal to establish an Alcohol Beverage Control License (Type 21 On-Sale General) at a future proposed Costco Wholesale store.
Location:	28000 Greenspot Road, Highland, CA 92346 APN 1201-341-36, 37, 40, 53-58

PLANNING CONDITIONS

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

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

1. This Conditional Use Permit approval shall become null and void:

   a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such conditional use permit approval has occurred within twelve (12) months from the approval date of said conditional use permit.

   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 City Planner may grant an extension of time for a period of time not to exceed an additional twelve (12) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the conditional use permit approval. Such application shall be filed together with the city's processing fee, as established by the City Council.

2. This approval is to permit the establishment of a Type 21 Off-Sale General ABC License from the State Department of Alcohol and Beverage Control for a future proposed Costco Wholesale store.

3. The applicant shall agree to defend, at his sole expense, any action brought against the city, its agents, officers, or employees, because of the issuance of

such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the city, its agents, officers, or employers, for any court costs and attorney's fees which the city, its agents, officers or employees may be required by a court to pay as a result of such action. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

4. Any revisions, modifications to the ABC License, as prepared by the State of California Department of Alcoholic and Beverage Control or any modifications to any conditions listed herein, must be submitted to the Planning Division; additional review and approval may be required by the Planning Commission.

5. All requirements of the Department of Alcohol and Beverage Control shall be complied with and such requirements shall become part of these conditions of approval by reference.

6. The sale of alcoholic beverages shall be limited to store hours.

7. Should at any time, the ABC License issued to the applicant by the State of California be surrendered or abandoned, this Conditional Use Permit shall automatically become null and void.

ATTACHMENT 7

Resolution for ASR 23-003 for the Project Signage

RESOLUTION NO. 23-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, SIGN REVIEW APPLICATION (ASR 23-003) FOR BUILDING MOUNTED SIGNS RELATED TO A PROPOSED 160,951 SQUARE FOOT "COSTCO WHOLESALE" BIG-BOX RETAIL STORE AND VEHICLE FUELING STATION ON 19.74 ACRES LOCATED ON THE NORTH SIDE OF GREENSPOT ROAD, APPROXIMATELY 1,700 FEET EAST OF STATE ROUTE 210. 28000 and 27980 GREENSPOT ROAD, HIGHLAND, CA. ASSESSOR'S PARCEL NUMBERS 1201-341-36, -37, -40 THROUGH -53, AND -58

APPLICANT: Costco Wholesale Corporation

A. RECITALS

1. On July 14, 2023, the Applicant submitted Sign Review Application (ASR 23-003) for building mounted sign plans related to a 160,951 square foot Costco Wholesale warehouse club store and vehicle fueling station. Related entitlements include Design Review Application (DRA 23-011) for the Costco's Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan, as well as Conditional Use Permit Application (CUP 22-013) to entitle the development and operation of the vehicle fueling station and Conditional Use Permit Application (CUP 23-012) to establish a Type 21 (Off-Sale General) Alcoholic Beverage Control License related to alcohol sales at the Costco store.

2. The site, addressed 28000 Greenspot Road for the store and 27980 Greenspot Road for the vehicle fueling station, is located on 19.74 acres on the north side of Greenspot Road, midblock between State Route 210 and Bulder Avenue, and is Zoned "SP 006-001" Greenspot Village & Market Place Specific Plan. Assessor Parcel Numbers: 1201-341-36 and -37, -40 through -53 and -58.

3. Environmental Impact Report (ENV No. 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan, in which the project is located, was certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The EIR and SEIR anticipated development similar to the proposal in question. There are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR. The project is exempt from further environmental review Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162.

4. On October 17, 2023, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Application and concluded the Hearing on that date.

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

B. RESOLUTION

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

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

Section 2. Pursuant to Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 the project is exempt from further environmental review.

Section 3. Based upon substantial evidence presented to the Planning Commission during the October 17, 2023, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 4. The proposed project is consistent with the Greenspot Village & Marketplace Specific Plan, Section 6.5 *Signage and Environmental Graphics Program*, and subsection 6.5.11 *Tenant Identity Signs* including requirements regarding aesthetics, sign formats, fashion, location, materials, and illumination.

Section 5. Based on the Findings and conclusions set forth above, the Planning Commission approves Sign Review (ASR 23-003) for building mounted signs related to a proposed 160,951 square foot Costco Wholesale warehouse store and vehicle fueling station. All improvements will be completed subject to Exhibit A – Sign Exhibit attached hereto.

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.

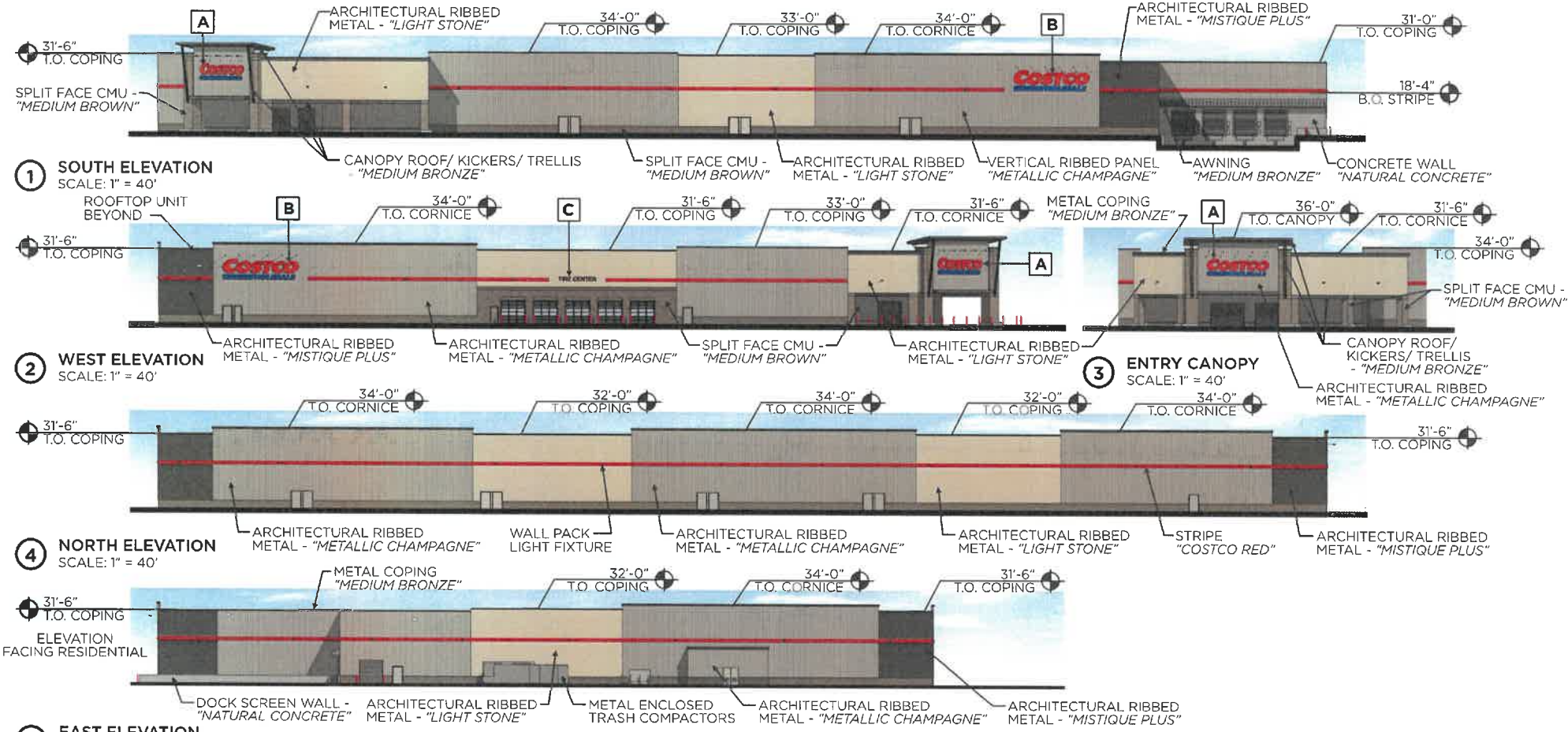
PASSED, APPROVED AND ADOPTED this 17th day of October, 2023.

ATTEST:

Chandra Thomas, Vice Chair Planning Commission	Lawrence A. Mainez Community Development Director

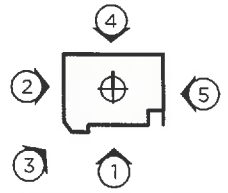
EXHIBIT A

Sign Exhibit



SIGN TABLE SIGNAGE UNDER SEPARATE PERMIT

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	COSTCO WHOLESALE	5'-0" C	184 SF	***184 SF***
B	2	COSTCO WHOLESALE	6'-0" C	280 SF	***560 SF***
C	1	TIRE CENTER	17'-4" X 1'-9"	31 SF	***31 SF***
				TOTAL SIGN AREA:	**775 SF**



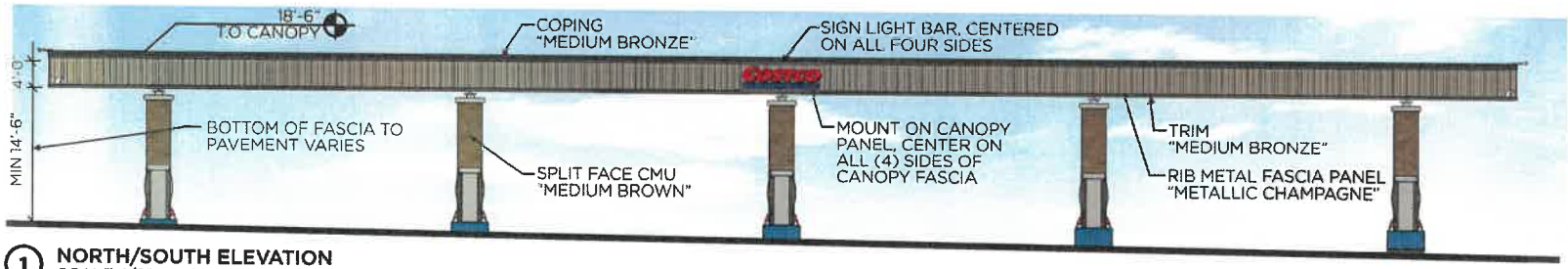
MG2

OCTOBER 04, 2023
PROJECT# 22.5768.01
HIGHLAND, CA

CONCEPT WAREHOUSE ELEVATIONS

COSTCO WHOLESALE

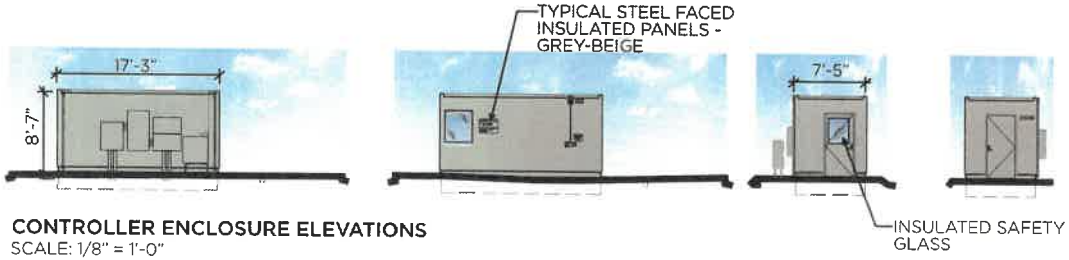
Disclaimer: Architectural conceptual plans subject to change during the development of construction documents.



1 NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

SIGNAGE AREA TABULATION (CANOPY SIGNS)

QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	2'-5 1/4" "C"	21 SF	84 SF
			TOTAL SIGNAGE AREA	84 SF



4 CANOPY SIGNS
SCALE: 1/4" = 1'-0"

NOTES:
ARCHITECTURAL CONCEPTUAL PLANS SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.