

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Craig Graves, Commissioner
Jarrod Miller, Commissioner
Vacant, Commissioner

REGULAR MEETING

May 21, 2024
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, 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

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

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

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

Submission of Public Comments: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on May 21, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the May 21, 2024 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
May 21, 2024 - 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 May 21, 2024, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

PUBLIC HEARING

1. Conditional Use Permit (CUP 23-014) for the construction of a 950 square foot "Dutch Bros" drive through coffee shop at the northeast corner of Base Line and Boulder Avenue

and related Design Review Application (DRA 23-018) for the building elevations, site plan, grading plan, and landscape plan. (Location: 7285 Boulder Avenue)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt Resolution 24 -___ Approving Conditional Use Permit CUP 23-014 for the construction of a 950 square foot Dutch Bros drive through coffee shop, subject to the Conditions of Approval and Findings of Fact;
2. Adopt Resolution 24 -___ Approving Design Review Application DRA 23-018 for the site plan, building elevations, grading plan, and landscape plan, subject to the Conditions of Approval and Findings of Fact;

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 16th of May 2024 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: May 16, 2024



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: May 21, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Travis Trejo, Assistant Planner ✱

SUBJECT: Conditional Use Permit (CUP 23-014) for the construction of a 950 square foot "Dutch Bros" drive through coffee shop at the northeast corner of Base Line and Boulder Avenue and related Design Review Application (DRA 23-018) for the building elevations, site plan, grading plan, and landscape plan.

(SB 1439 Campaign Contributions and Conflicts of Interest - Government Code Section 84308 is applicable)

LOCATION: 7285 Boulder Ave Highland, CA
APN: 1200-501-04

REPRESENTATIVE: Shelby Eldridge, Dutch Bros Coffee.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 24 - ____ Approving Conditional Use Permit CUP 23-014 for the construction of a 950 square foot Dutch Bros drive through coffee shop, subject to the Conditions of Approval and Findings of Fact;
2. Adopt Resolution 24 - ____ Approving Design Review Application DRA 23-018 for the site plan, building elevations, grading plan, and landscape plan, subject to the Conditions of Approval and Findings of Fact;

PUBLIC NOTICE: On April 30, 2024, a Public Hearing Notice was posted on the City's website and published in the San Bernardino Sun newspaper on May 10, 2024. The Planning Commission Agenda was posted at the City's three designated posting locations

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

and mailed to property owners within 300 feet of the project site and to those requesting notice.

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

DESCRIPTION OF SITE: The subject site is located at the northeast corner of Base Line and Boulder Avenue within the 23,148 square-foot Highland Village Plaza neighborhood shopping center which includes a major grocery anchor, childcare facility, bank, several restaurants, and small businesses. The site located within the center is approximately 0.54 acres. The proposed coffee shop will be located on a pad at the southwest corner of the center, formerly occupied by the Arrowhead Credit Union. The Credit Union building will be demolished once building permits are approved (Exhibit A - Area Map).

Surrounding Land Uses:

The City of Highland General Plan and Municipal Code designate the site as General Commercial (CG). The Applicant's proposal is to develop the site with a drive through coffee shop with walk up window. The proposal is consistent with the City of Highland General Plan and Municipal Code and the site's prior Conditional Use Permit approval. Development of all drive-in/drive through businesses require a conditional use permit.

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Unoccupied Bank Building	General Commercial	General Commercial
<i>North</i>	Single-Family Residential	Low Density	Single-Family Residential
<i>South</i>	Walgreens and KFC/Taco Bell	General Commercial	General Commercial
<i>East</i>	San Bernardino County Flood Control District	Open Space	Open Space
<i>West</i>	Commercial Retail Center Nail and Hair Salons	Office Professional	Office Professional

PROJECT REVIEW/ANALYSIS: The project proposes to develop a drive through quick service restaurant selling primarily coffee and custom energy drinks. The Dutch Bros Coffee company originated in Grants Pass, Oregon in 1992 and is rapidly expanding

throughout the western and central US as far east as Texas and Oklahoma. Nearby locations have been opened in the City of Redlands and Yucaipa.

Conditional Use Permit (CUP 24-014)

Site Plan

The Highland Dutch Bros will occupy the same corner lot as the former Credit Union as mentioned above. The plans include an approximately 950 square-foot drive through coffee shop with walk up window. The drive-through will be a dual lane drive through with each lane being approximately ten (10) feet wide and converge into a single window lane approximately 12 feet wide. The single lane will contain a 10-foot-wide exit lane as well which will allow customers receiving orders prior to reaching the window to pass. In total the site will provide a queuing area for twenty (20) vehicles (Exhibit B – Site Plan/Grading Plan). The drive-through will not consist of any speaker boxes and instead will be serviced by employees who will service each vehicle individually to ensure wait times are minimal. Dutch Bros is known for its extreme popularity and extensive drive through queuing. The proposed accommodation of 20 vehicles serviced by individual employees is expected to address the waiting lines and ensure cars do not block drive aisles shared by other center tenants. There will be no impacts to offsite traffic along Base Line and Boulder Avenue.

The walk-up window will be on the west side of the building opposite the drive-through service window. The window will be under a canopy. Access to the walk-up window will be provided by a walkway which crosses the drive-through lane, as well as a path of entry from the sidewalk to the west.

Hours of Operation

The proposed hours of operation are planned to be 5:00 am – 11:00 pm seven (7) days a week. The drive through is not anticipated to generate nuisance noise affecting residences because it is not adjacent to or separated by a drive aisle or alley from any residentially zoned or occupied property. In the future, the applicant may apply to extend the hours to 24 hours on a seasonal or permanent basis. This will require an amendment to the CUP Conditions of Approval at a later date.

Driveways

Access to the project will be through the shopping center's existing drive aisles with two being fairly close to the corner lot. There is one on Boulder Avenue to the north of the restaurant and one on Base Line to the east.

Parking

As noted in Highland Municipal Code Table 16.52.030.A.B.2 *Off-Street Automobile Parking Space Requirements*), uses located in neighborhood, community, and convenience shopping centers (less than 750,000 ft. of gross leasable area) require one (1) parking space for every 250 square feet of gross floor area. This project meets that requirement by providing five (5) parking spaces with one (1) handicap space. These five (5) spaces will be utilized by the store's employees and the occasional walk-up customer. The shopping center's Covenants, Conditions and Restrictions (CC&R) include a provision for shared parking, allocating additional spaces if needed. There is sufficient parking located in the contiguous parking field with the existing center.

Refuse Storage

The site will incorporate a trash enclosure to accommodate two (2) trash receptacles which will service the site alone. The owner of the commercial center is addressing the removal of the existing shared trash enclosure, existing on site, with their current trash enclosure plans overhauling the entirety of the center.

Overall, the project meets the requirements outlined in *HMC Section 16.44.120* Drive-in, drive-through, fast food, and take-out restaurants including provisions regarding hours of operation, circulation, parking, and refuse storage.

Design Review Application (DRA 24-018)

Grading Plan:

The grading of this site will be utilizing the existing corner lot. Minimal grading is anticipated to accommodate the new parking drive aisles and landscape planters. Grading will remain consistent with the existing commercial center.

Elevations:

The exterior of the restaurant consists primarily of cement plaster finishes. The building consists of large massings of "Sandal", and "Fame Orange", cement plaster. The "Fame Orange" color was chosen to emulate the colors of the existing tile seen throughout the center, whereas the "Sandal" color is to complement the existing stucco on site. The southeast elevation features a tower feature in "Dutch Bros Blue" which is the company's corporate color for brand recognition. This same blue is utilized on the stucco cornices which runs along the top edge of the entirety of the building. Metal awnings in "Dutch Bros Dark Gray" are featured atop the drive through window on the east side, as well as above the employee entrance on the north side (Exhibit C – Elevations)

The patio area features a wood canopy in an “Antiquarian Brown” color. The inclusion of wood will reflect the wooden canopy that is currently being replaced within the center due to wood rot. The wooden canopy will sit atop three (3) pillars in the “Fame Orange” color.

In reference to the rest of the commercial center, the applicants attempt to complement the existing center are being submitted to the planning commission for consideration.

Conceptual Landscape Plan:

The conceptual landscaping proposed on the site includes various trees, shrubs, and groundcovers. (Exhibit D – Landscape Plan). The project calls for one (1) new tree per every five (5) parking spaces along with the replacement of any trees being removed. The applicant will be planting 8 trees total to meet these requirements consisting of “Crape Myrtle”, “Chinese Pistache”, and “Carrotwood” trees. A minimum landscaped area of five (5) percent of the total parking is required for the site, which is being exceeded. The remainder of the landscape area will consist of various shrubs throughout the site within the drive through median as well as the buffer between the site and the city right-of-way. The landscaping along the Base Line and Boulder Avenue right of way will be protected and maintained by the center property management company.

The City’s Landscape Architect reviewed the plans and provided conditions with respect to the Landscape Plan (Exhibit E - Conditions or Approval)

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

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332 *In-Fill Development Projects*. In-fill projects are consistent with the general plan and zoning policies and regulations, do not exceed five (5) acres in area, have no value as habitat for endangered, rare or threatened species, will not result in effects relating to traffic, noise, air quality or water quality and can be adequately served by all utilities.

EXHIBITS:

- A) Area Map
- B) Site Plan/Grading Plan
- C) Elevations
- D) Landscape Plan

ATTACHMENTS:

- 1) Resolution 24 - ____ Approving Conditional Use Permit CUP 23-014 for Dutch Bros Coffee
 - Exhibit 1: Area Map
 - Exhibit 2: Site Plan
 - Exhibit 3: Conditions of Approval

- 2) Resolution 24 - ____ Approving Design Review Application DRA 23-018 for Dutch Bros Coffee
 - Exhibit 1: Site Plan/Grading
 - Exhibit 2: Landscape Plan
 - Exhibit 3: Building Elevations
 - Exhibit 4: Conditions of Approval

Exhibit A

Area Map

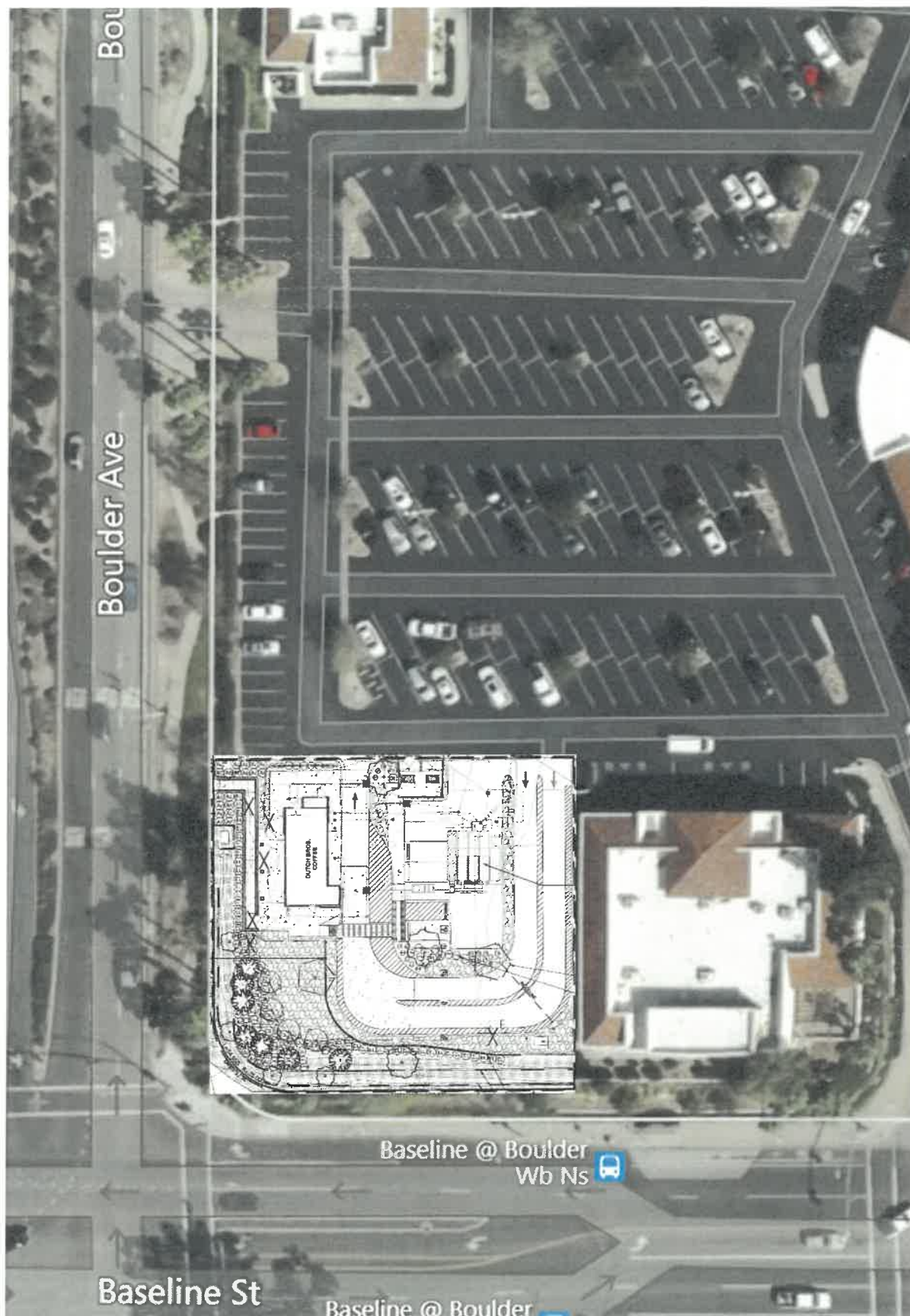
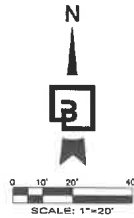


Exhibit B

Site Plan/Grading Plan



Know what's below.
Call before you dig.
Dial 811



PROJECT DATA

PARCEL ADDRESS: 7285 BOULDER AVENUE, HIGHLAND, CA 92346
 APN: 1200-501-04
 EXISTING ZONE: GENERAL COMMERCIAL (CG)
 EXISTING USE: EXISTING COMMERCIAL DEVELOPMENT
 PROPOSED USE: RESTAURANT - DRIVE-UP OR FAST FOOD
 TRASH ENCLOSURE: 20'x12'
 QUELING: 20
 PARCEL AREA: 23,418 SF (0.54 AC)
 GROSS PROJECT AREA: 18,733 SF (0.43 AC)
 PARKING CALCULATION: 1.0 SPACES PER 75 SF GROSS FLOOR AREA
 REQUIRED: 13 PARKING SPACES
 PARKING SPACES PROPOSED: 5 REGULAR
 1 ADA SPACE
 EXISTING COMMERCIAL DEVELOPMENT
 PARKING LOT ADJACENT TO SITE - CROSS
 PARKING AGREEMENT
 FIRE: BUILDING TO NOT BE SPRINKLED
 BUILDING SETBACKS:
 FRONT: 20 FEET
 SIDE: 0 FEET
 REAR: 0 FEET
 MAXIMUM BUILDING HEIGHT: 80 FEET
 LANDSCAPE SETBACK: 0 FEET
 GROUND COVER SUMMARY (ON-SITE):

BUILDING (INCLUDES TRASH ENCLOSURE)	1,190 SF	(5.1%)
PARKING AND MANEUVERING	9,584 SF	(42.8%)
WALKWAYS	2,011 SF	(8.6%)
LANDSCAPE	10,233 SF	(43.7%)
TOTAL	23,418 SF	(100.0%)

 GROUND COVER SUMMARY (OFF-SITE):

PAVEMENT	220 SF	(80.0%)
GRASS	53 SF	(20.0%)
TOTAL	273 SF	(100.0%)

LEGAL DESCRIPTION

PARCEL A:
 PARCEL 4 OF PARCEL MAP NO. 12821, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 143, PAGES 17 AND 18, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
 NON-EXCLUSIVE EASEMENTS FOR VEHICULAR INGRESS, EGRESS, PASSAGE AND PARKING, PEDESTRIAN INGRESS AND EGRESS, WATER DRAINAGE SYSTEMS, WATER MAINS, SEWERS, WATER SPRINKLER SYSTEMS, TELEPHONE AND ELECTRICAL CONDUITS AND SYSTEMS, GAS MAINS AND OTHER PUBLIC UTILITIES, AND BUILDING ENCROACHMENTS OF NOT MORE THAN 2 FEET MEASURED HORIZONTALLY, ALL AS DEFINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 25, 1995, AS INSTRUMENT NO. 86-401851, OF OFFICIAL RECORDS, AS AFFECTED BY THAT CERTAIN AGREEMENT OF COVENANTS, RESTRICTIONS AND EASEMENTS RELATING TO PARCEL SALE RECORDED OCTOBER 28, 2015 AS INSTRUMENT NO. 2015-048828, OF OFFICIAL RECORDS.

APN: 1200-501-04-0-000

BEING THE SAME PROPERTY CONVEYED TO HYP ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 26, 2021 AND RECORDED SEPTEMBER 03, 2021, OF RECORD IN DOCUMENT NUMBER 2021-0401516, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE IO REPORT IDENTIFIED AS "TITLEVEST" FILE NUMBER SCAB03502, WITH A DATE OF 6/16/2022.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2000
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	(800) 855-4555
WATER	EAST VALLEY WATER DISTRICT (EWD)	(909) 868-8968
FIRE	CITY OF HIGHLAND FIRE DEPARTMENT	(909) 864-5851
SEWER	EAST VALLEY WATER DISTRICT (EWD)	(909) 868-8968
DRAINAGE	CITY OF HIGHLAND ENGINEERING DEPARTMENT	(909) 864-6881
U.S.A	N/A	(800) 227-2600

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA SITE PLOT PLAN

OWNER

HYP ASSOCIATES, LLC
 12855 VENTURA BLVD. #1057
 STUDIO CITY, CA 91604
 CONTACT: DAVID BENZ
 EMAIL: DAVID@HYPASSOCIATES.COM

DEVELOPER

DUTCH BROS. COFFEE
 110 SW 4TH STREET
 GAINESVILLE, FL 32601
 TEL: (352) 380-2200
 CONTACT: JOHN GAGLIA

ENGINEER

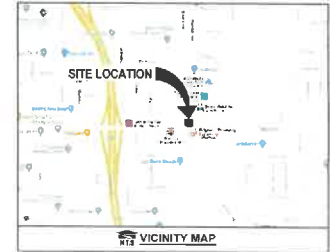
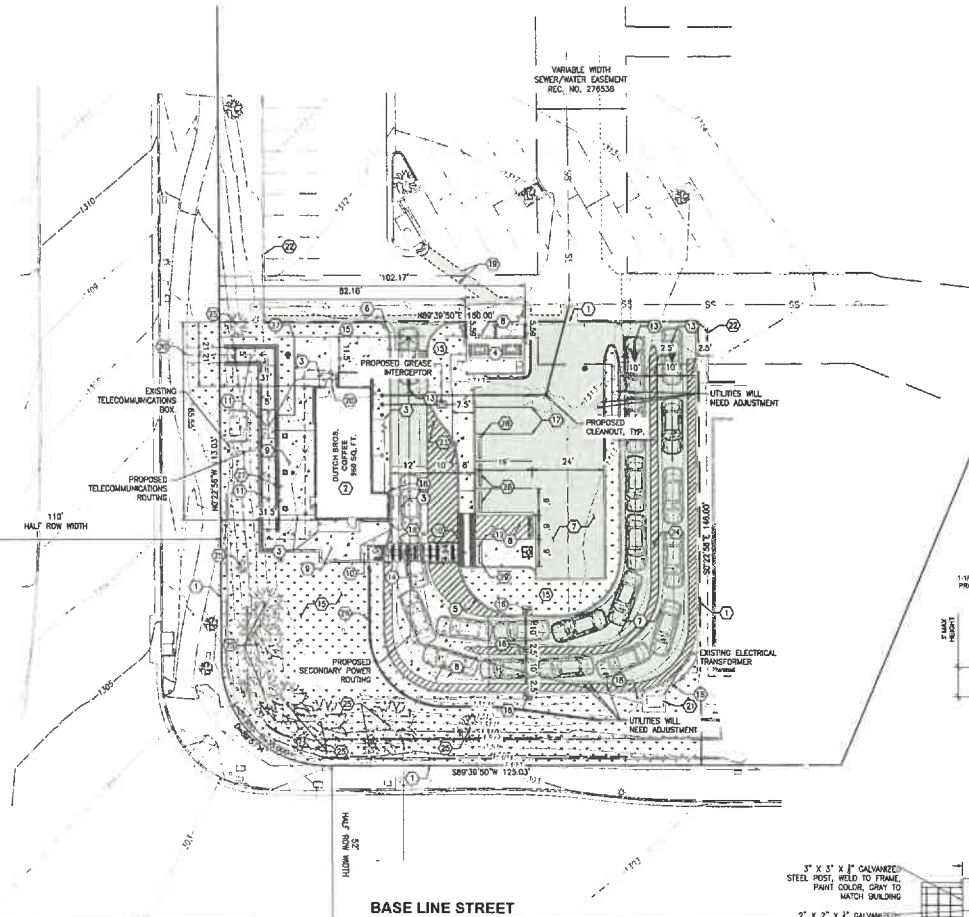
BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (253) 231-8222
 CONTACT: HAL P. GRUBB, P.E.

SURVEYOR

TERMINARY
 8185 SW HALL BOULEVARD, SUITE #111
 BEAVERTON, OR 97008
 TEL: (503) 880-2200
 CONTACT: MICHAEL A. HOFFMAN, L.S. 7261
 EMAIL: MICHAEL@TERMINARY.COM

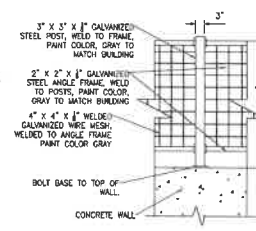
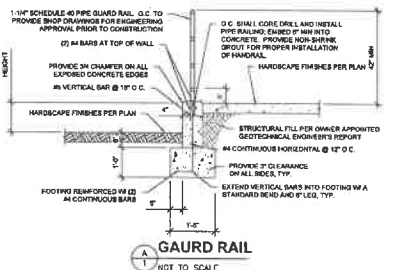
BOULDER AVENUE

BASE LINE STREET



① SITE PLAN KEYNOTES:

- EXISTING PROPERTY LINE
- PROPOSED DUTCH BROS. COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED AVENUE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 12'x20' TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED CONCRETE CURB AND CUTTER, TYPICAL.
- PROPOSED ASPHALT PAVEMENT, TYPICAL.
- PROPOSED ON-SITE CONCRETE SIDEWALK, TYPICAL.
- PROPOSED ADA RAMP.
- PROPOSED ADA RAMP W/ HANDRAILS.
- PROPOSED ACCESSIBLE PARKING SPACE AND AISLE WITH ALL REQUIRED SIGNAGE.
- PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
- PROPOSED PEDESTRIAN CROSSWALK STRIPING, TYPICAL.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- PROPOSED SIGN. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL.
- PROPOSED BOLLARD, TYPICAL.
- PROPOSED SIGNAGE LIMITS, TYPICAL.
- LOCATION OF ACCESSIBLE ROUTE THROUGHOUT THE SITE, TYPICAL.
- LOCATION OF EXISTING TRANSFORMER TO REMAIN.
- EXISTING CURB TO REMAIN.
- PROPOSED EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C. SAFETY WHITE.
- PROPOSED PAINT STRIPING, 4" WIDE, 24" O.C., SAFETY WHITE.
- EXISTING TREE TO REMAIN.
- PROPOSED GUARD RAIL PER DETAIL A/ THIS SHEET.
- PROPOSED SAFETY FENCE PER DETAIL B/ THIS SHEET.
- PROPOSED WHEEL STOP.



LEGEND

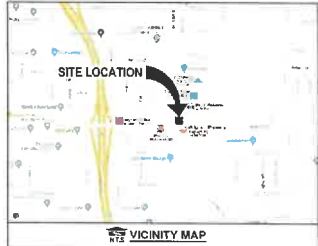
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DECORATIVE CONCRETE	

PRELIMINARY NOT FOR CONSTRUCTION

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Know what's below.
Call before you dig.
Dial 811

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA GRADING AND DRAINAGE PLAN

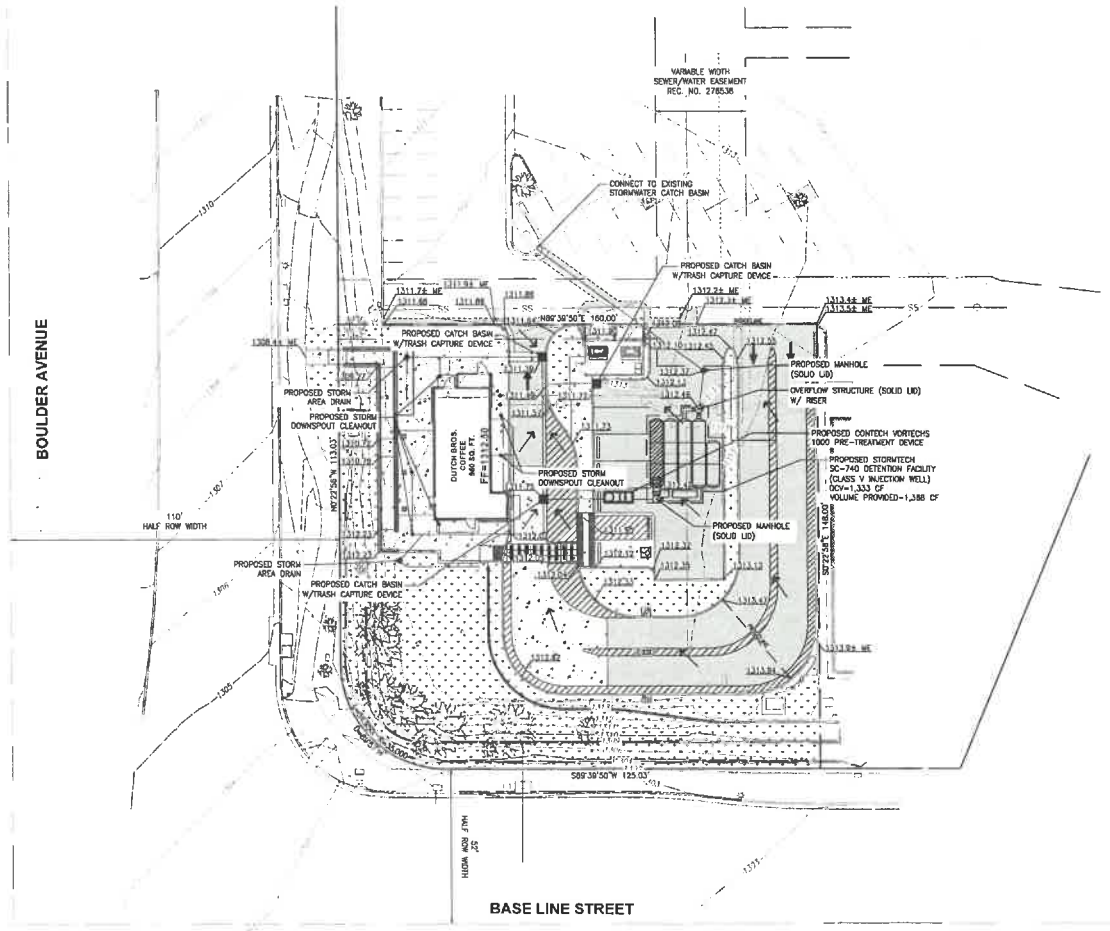


GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SMCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

GRADING PLAN LEGEND:

FF - FINISHED FLOOR
ME - MATCH EXISTING



LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DECORATIVE CONCRETE	

PRELIMINARY NOT FOR CONSTRUCTION

Exhibit C

Elevations

[illegible]

SCALE 1/4" = 1'-0"

[illegible]

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

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (ROOF)				
1A	EXTERIOR CEMENT PLASTER	DUNN EDWARDS	DEC715 SANDAL	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	DUNN EDWARDS	DEC716 GONE!	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1C	STUCCO CORNICE	SHERMAN WILLIAMS	SM56-12045 - BLDG DB BLUE	
ZONE 2 (TOWER) (22)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AMP-1918 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
2C	STUCCO CORNICE	SHERMAN WILLIAMS	SM56-12045 - BLDG DB BLUE	
ZONE 3 (2nd BASE)				
3	EXTERIOR CEMENT PLASTER	SHERMAN WILLIAMS	SW5043 FAME ORANGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
ZONE 4 (FRAMED CANOPY)				
5	COLUMNS	SHERMAN WILLIAMS	SW5043 FAME ORANGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
7	WOOD CANOPY		SW00415 ANTIQUARIAN BROWN	2 COATS OF PAINT

[illegible]

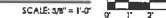
Table 1

Architectural elevation drawing of a Dutch Bros building. The drawing includes the following callouts and details:

- Top Left:**
 - STUCO CONSOLE WITH THE FINISHED PAINT OF PLASTER (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (

Age Group	Percentage of Respondents
18-29	65
30-39	75
40-49	85
50-59	90
60-69	95
70-79	98
80+	99



[illegible]

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Exhibit D

Landscape Plans

The client DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros. including but not limited to the "look and feel" of the trademarks and projects, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed to DUTCH BROS. USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and shall remain the property of Dutch Bros. USA, LLC.



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Dial 811

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA PLANT PHOTOS



CHINESE PISTACHE
TREES



CARROTWOOD



CRAPE MYRTLE



ACACIA REDOLENS
SHRUBS



MUHLENBERGIA
'REGAL MIST'



OLEA 'MONTRA'



DIANELLA 'BABY'S
BLISS'

PRELIMINARY NOT FOR CONSTRUCTION

PLANT PHOTOS
7285 BOULDER AVE
HIGHLAND, CA

Title



For

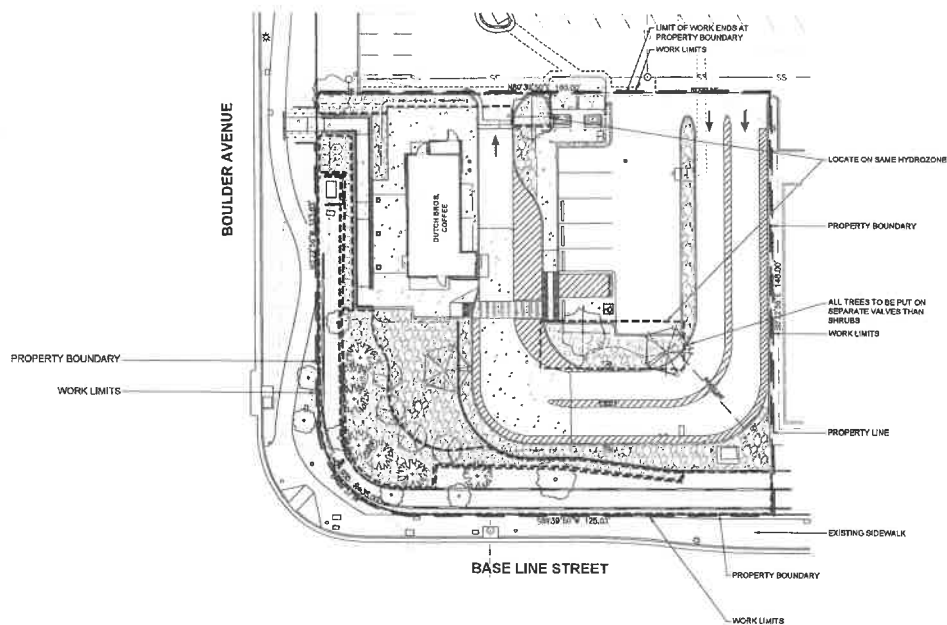


Specs:	Horizontal	Vertical
Designed - JML	Checked - JML	Approved - JML
Drawn - JML	Created - JML	Date 12/02/23

Borghausen
Consulting Engineers, Inc.
18015 72nd Avenue South
Kent, WA 98032
425.251.0222 borghausen.com



Job Number 22940	Sheet LP-3
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ALL NEW PLANTS TO BE IRRIGATED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM THAT IS CONNECTED TO AN AUTOMATIC CONTROLLER THAT HAS A RAIN SENSOR

TOTAL NEW IRRIGATED AREA: 2,571 SF
+ TOTAL EXISTING: 2,111 SF
= 4,682 SF

$$= 112,878 \text{ GALLONS PER YEAR}$$

HYDROZONE #1 (SHRUBS ONLY)

$$\begin{aligned} \text{ETWU} &= (\text{Eto}) \times (0.62) \times (\text{PFAD}) / \text{IE} \\ &= 55.8 \times 0.82 \times (0.344882) / 0.81 \\ &= (34.4 \times 1,405) / 0.81 = 50,660 \text{ GALLONS PER YEAR} \end{aligned}$$

INTERZONE 12 (TERRY OLIV)

PROPOSED TREES ARE 'MODERATE' SO 'PT' IS 0.5

$$= (34.4 \times 224) / 0.81 = 9,513 \text{ GALLONS PER YEAR}$$

TOTAL ETWU: 69,182 GALLONS PER YEAR

PRELIMINARY NOT FOR CONSTRUCTION

IRRIGATION HYDROZONE EXHIBIT
7285 BOULDER AVE
HIGHLAND, CA

Title:

Dutch Bros

For:



Sealer:	horizontal	vertical	vertical	N/A
---------	------------	----------	----------	-----

Designed	<u>BY</u>
Drawn	<u>BY</u>
Checked	<u>BY</u>
Approved	<u>BY</u>

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6777
barghausen.com



Job Number
22940

Sheet
LP-4

\\220005\22940\preliminary\CA7201-LOG 5/7/2024 3:32 PM JAWLEY

Attachment 1

Resolution 24 - ____ Approving Conditional Use Permit CUP 23-014 for Dutch Bros Coffee

RESOLUTION NO. 2024-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION (CUP 23-014), FOR CONSTRUCTION OF A 950 SQUARE FOOT DRIVE THROUGH COFFEE SHOP WITH WALK UP WINDOW ON A 0.52 ACRES SITE AT THE NORTHEAST CORNER OF BASE LINE AND BOULDER AVENUE

ASSESSOR'S PARCEL NUMBER: 1200-501-04

APPLICANT: Dutch Bros Coffee.

A. RECITALS

1. On December 19, 2023, the Applicant submitted an application for Conditional Use Permit (CUP 23-014) for the construction of a 950 sq ft drive through coffee shop with walk up window.
2. Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Projects,
3. The site is located within Highland Village Plaza on an approximately 23,148 square foot site on the northeast corner of Base Line and Boulder Ave. The lease area is approximately 0.54 acres. Assessor's Parcel Number(s): 1200-501-04
4. On May 21, 2024, 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:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated May 21, 2024, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Conditional Use Permit Findings of Fact (CUP 23-014):

- 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 drive-through restaurant use is permitted through a conditional use permit in the General Commercial zone and shall comply with standards set in the City of Highland Municipal Code and as specified by the Planning Commission. The primary purpose of the General Commercial (CG) District is to provide sites for commercial uses which serve a large segment of the population with a wide variety of retail, wholesale, service, and office uses.

In addition, the City has reviewed the application and conditions of approval have been included to ensure compliance with applicable development policies and standards of the city.

- 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 proposed drive-through coffee shop will improve the character of the district and existing commercial center by providing the general public an inviting and visually appealing place to enjoy coffee as well as other Dutch Bros Coffee offerings. The proposed Dutch Bros Coffee is within an existing commercial shopping center and will contain architecture with vertical recesses, parapets, and a color scheme that compliments the surrounding buildings. Therefore, no significant impacts to the existing visual character, or quality of the site and its surroundings would occur as a result of the proposed project. Conditions of approval have been placed on the project to ensure the project would not impair the integrity, or character of the proposed district in which it is to be established.

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

Response: The proposed use aligns in type and intensity with the existing commercial development and environment. Dutch Bros Coffee will provide services to current businesses in the Highland Village Plaza as well as attract customers from the community.

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

Response The proposed project will provide adequate provision for water, sanitation, and public utilities and services to ensure public health and safety. The proposed Dutch Bros Coffee location sits on an improved site. The existing building was approved for water and sewer connection by the East Valley Water District. The Dutch Bros Coffee will comply with all provisions of the East Valley Water District as well as all other utility connection provisions.

- 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 use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. There is an existing commercial building on the site that is unoccupied. The proposed Dutch Bros Coffee will add a service to the adjacent commercial users and residents of the community.

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

Response: The proposed Dutch Bros Coffee will not result in a significant effect on the environment and is compatible with the existing commercial uses in the area. The project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Project.

- 4. Based on the Findings and Conclusions set forth above, the Planning Commission approves Conditional Use Permit (CUP 23-014) for the construction of a 950 sq ft drive through coffee shop with walk up window on a 23,148 square foot site on the northeast corner of Base Line and Boulder Ave. All improvements will be completed subject to the 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.

Exhibit 1 includes Aerial Location Map

Exhibit 2 includes Site Plan

Exhibit 3 includes Conditions of Approval

PASSED, APPROVED, and ADOPTED this 21st day of May, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1: Aerial Location Map

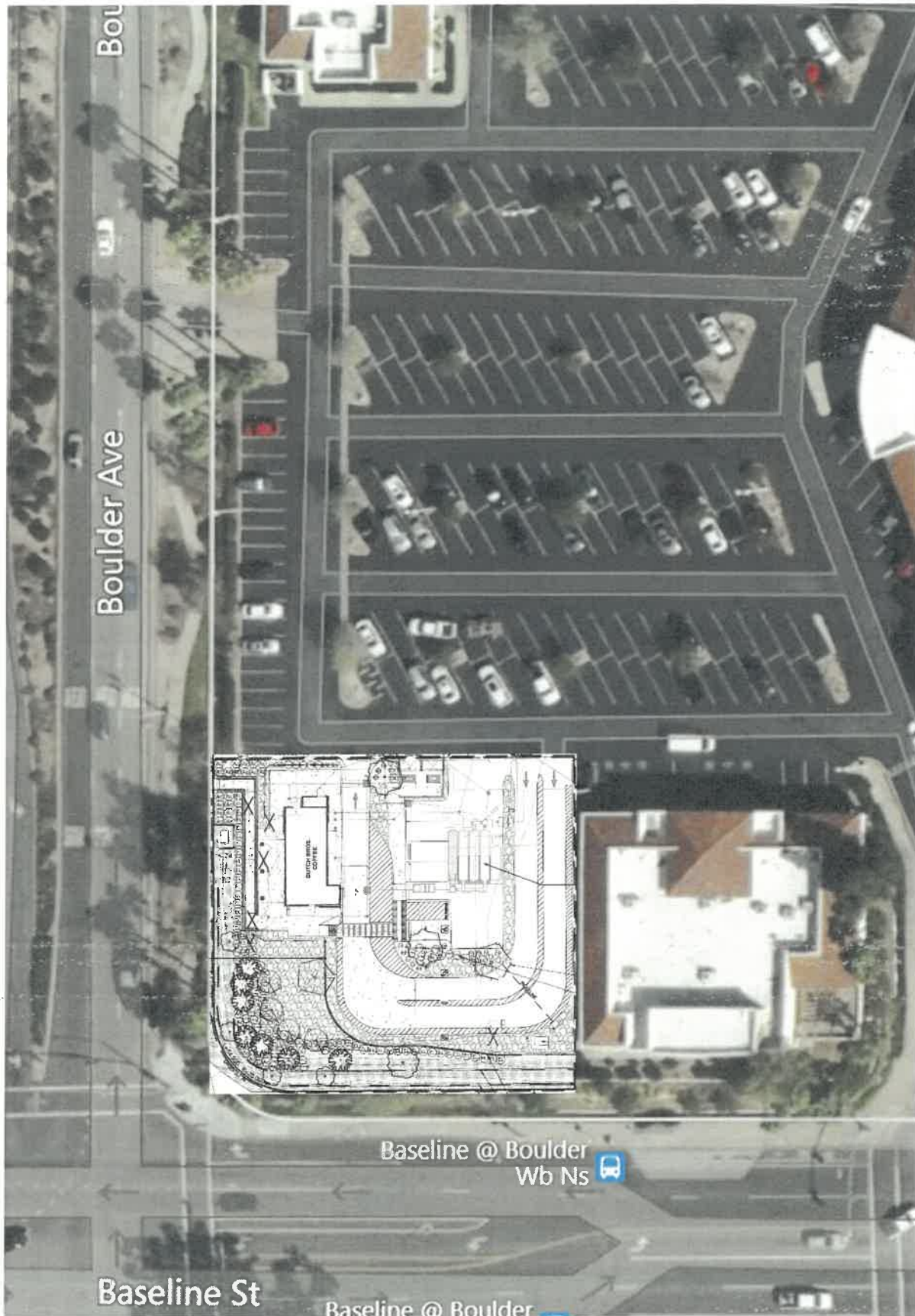


Exhibit 2: Site Plans



Know what's below.
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DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA SITE PLOT PLAN

OWNER

HVP ASSOCIATES, LLC
19865 VANDERBILT BLVD., #1087
STUDIO CITY, CA 91604
CONTACT: DAVID BOVE
EMAIL: DAVID@HVPASSOCIATES.COM

DEVELOPER

DUTCH BROS COFFEE
10 SW 14TH STREET
GRANTS PASS, OR 97526
TEL: (503) 785-7270
CONTACT: JOHN GARCIA

ENGINEER

BARHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENN, WA 98032
TEL: (206) 251-8222
CONTACT: HAL P. GRUBB, P.E.

SURVEYOR

VERMANN
8189 SW HALL BOULEVARD, SUITE #111
BENTON, OR 97008
TEL: (503) 860-2250
CONTACT: MICHAEL A. HOFFMAN, L.S. 7361
EMAIL: MHOFFMAN@VERMANN.COM

PROJECT DATA

PARCEL ADDRESS: 7285 BOULDER AVENUE, HIGHLAND, CA 92346
APN: 1200-501-04
EXISTING ZONE: GENERAL COMMERCIAL (CG)
EXISTING USE: EXISTING COMMERCIAL DEVELOPMENT
PROPOSED USE: RESTAURANT - DRINK-UP OR FAST FOOD
TRASH ENCLOSURE: = 25'x12'
CURBING: = 20'
PARCEL AREA: 23,418 SF (0.54 AC)
GROSS PROJECT AREA: 18,733 SF (0.43 AC)
PARKING CALCULATION: 1.0 SPACES PER 75 SF GROSS FLOOR AREA
REQUIRED: 13 PARKING SPACES
PARKING SPACES PROPOSED: 5 REGULAR, 1 ADA SPACE, EXISTING COMMERCIAL DEVELOPMENT PARKING LOT ADJACENT TO SITE - CROSS PARKING AGREEMENT
FIRE: BUILDING TO NOT BE SPRINKLED
BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 0 FEET
REAR: 0 FEET
MAXIMUM BUILDING HEIGHT: 60 FEET
LANDSCAPE SETBACK: 0 FEET
GROUND COVER SUMMARY (ON-SITE):
BUILDING (INCLUDES TRASH ENCLOSURE): 1,190 SF (5.1%)
PARKING AND MANEUVERING: 9,984 SF (42.8%)
WALKWAYS: 2,011 SF (8.6%)
LANDSCAPE: 10,243 SF (43.7%)
TOTAL: 23,418 SF (100.0%)
GROUND COVER SUMMARY (OFF-SITE):
PAVEMENT: 220 SF (0.0%)
WALKING: 275 SF (100.0%)
TOTAL: 275 SF (100.0%)

LEGAL DESCRIPTION

PARCEL A:
PARCEL A OF PARCEL MAP NO. 12821, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 143, PAGES 17 AND 18, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
NON-EXCLUSIVE EASEMENTS FOR VEHICULAR INGRESS, EGRESS, PASSAGE AND PARKING, PEDESTRIAN INGRESS AND EGRESS, WATER DRAINAGE SYSTEMS, WATER MAINS, SEWERS, WATER SPRINKLER SYSTEMS, TELEPHONE AND ELECTRICAL CONDUITS AND SYSTEMS, GAS MAINS AND OTHER PUBLIC UTILITIES, AND BUILDING ENCROACHMENTS OF NOT MORE THAN 2 FEET MEASURED HORIZONTALLY, ALL AS DEFINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 25, 1988, AS INSTRUMENT NO. 89-401851, OF OFFICIAL RECORDS, AS AFFECTED BY THAT CERTAIN AGREEMENT OF COVENANTS, RESTRICTIONS AND EASEMENTS RELATING TO PARCEL SALE RECORDED OCTOBER 28, 2015 AS INSTRUMENT NO. 2015-0486428, OF OFFICIAL RECORDS.

APN: 1200-501-04-0-000

BEING THE SAME PROPERTY CONVEYED TO HVP ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 28, 2021 AND RECORDED SEPTEMBER 03, 2021, OF RECORD IN DOCUMENT NUMBER 2021-0401516, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE IO REPORT IDENTIFIED AS "TILEVEST" FILE NUMBER SC04903502, WITH A DATE OF 6/16/2023.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2000
ELECTRICITY	SOUTHERN CALIFORNIA Edison	(800) 655-4555
WATER	EAST VALLEY WATER DISTRICT (EWD)	(925) 988-8988
FIRE	CITY OF HIGHLAND FIRE DEPARTMENT	(908) 884-6881
SEWER	EAST VALLEY WATER DISTRICT (EWD)	(925) 988-8988
DRAINAGE	CITY OF HIGHLAND ENGINEERING DEPARTMENT	(908) 884-6881
U.S.A	N/A	(800) 227-2800

BOULDER AVENUE

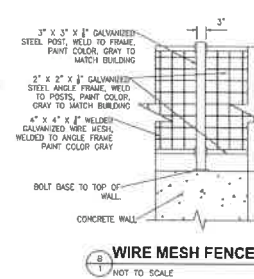
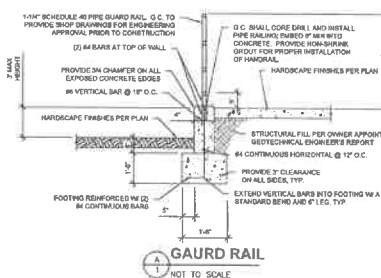
BASE LINE STREET

PRELIMINARY NOT FOR CONSTRUCTION



SITE PLAN KEYNOTES:

- EXISTING PROPERTY LINE
- PROPOSED DUTCH BROS COFFEE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED WADING, SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 12'x20' TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE CURB, TYPICAL
- PROPOSED CONCRETE CURB AND UTILITY, TYPICAL
- PROPOSED ASPHALT PAVEMENT, TYPICAL
- PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL
- PROPOSED ON-SITE CONCRETE SIDEWALK, TYPICAL
- PROPOSED ADA RAMP
- PROPOSED ADA RAMP W/ HANDRAILS
- PROPOSED ACCESSIBLE PARKING SPACE AND ASLE WITH ALL REQUIRED SIGNAGE
- PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL
- PROPOSED PEDESTRIAN CROSSWALK STRIPING, TYPICAL
- PROPOSED LANDSCAPE AREA, TYPICAL
- PROPOSED SIGN, REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL
- PROPOSED ROLLBACK, TYPICAL
- PROPOSED SLOTTED LIMITS, TYPICAL
- LOCATION OF ACCESSIBLE ROUTE THROUGHOUT THE SITE, TYPICAL
- LOCATION OF EXISTING TRANSFORMER TO REMAIN
- EXISTING CURB TO REMAIN
- PROPOSED EXIST LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C. SAFETY WHITE
- PROPOSED PAINT STRIPING, 4" WIDE, 24" O.C. SAFETY WHITE
- EXISTING TREE TO REMAIN
- PROPOSED GUARD RAIL FOR DETAIL A/ THIS SHEET.
- PROPOSED SAFETY FENCE FOR DETAIL B/ THIS SHEET.
- PROPOSED WHEEL STOP.



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DECORATIVE CONCRETE	

SITE PLOT PLAN

THE

DUTCHBROS

FOR



Scale:

Horizontal

Vertical

Designed: JAC

Drawn: JAC

Checked: JAC

Approved: JAC

Barhausen Consulting Engineers, Inc.

Job Number

22940



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GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDWALK) UNLESS OTHERWISE NOTED.

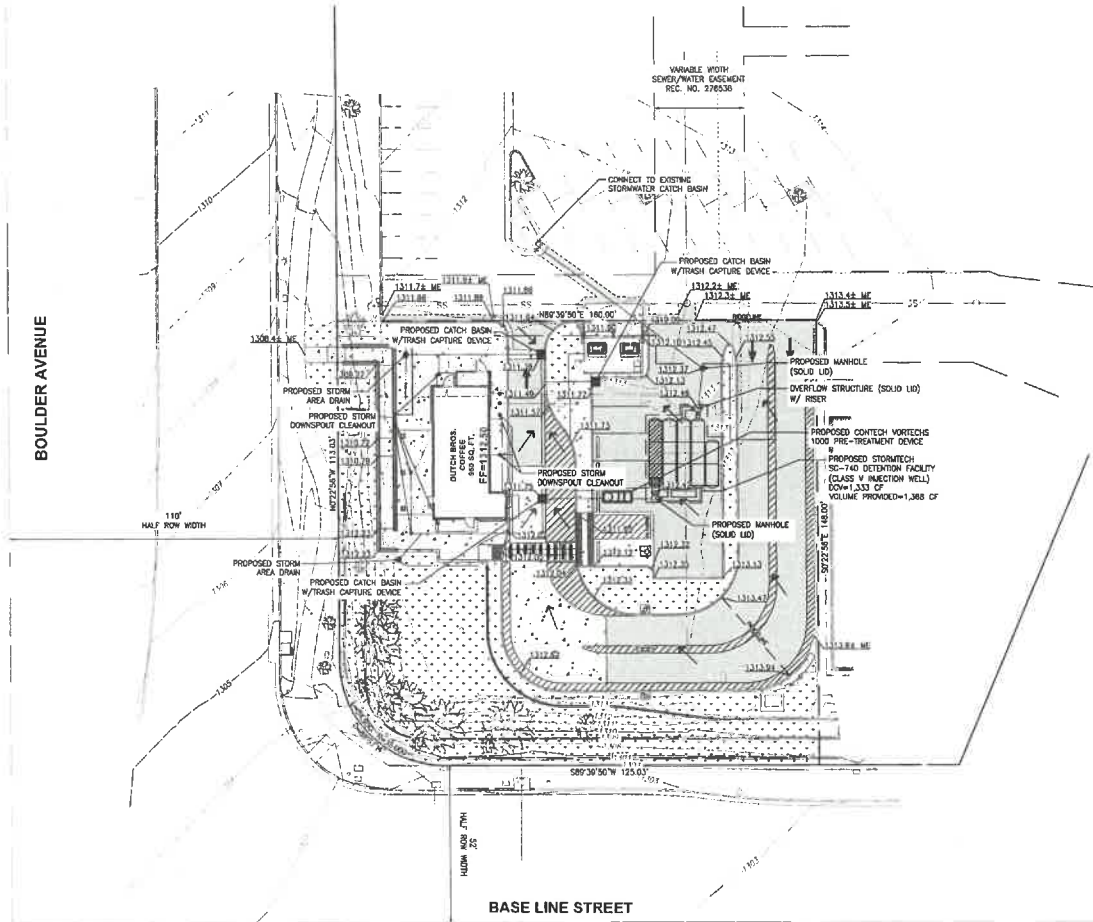
GRADING PLAN LEGEND:

FF = FINISHED FLOOR
ME = MATCH EXISTING

EXISTING CONTOURS

PROPOSED CATCH BASIN

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA GRADING AND DRAINAGE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DECORATIVE CONCRETE	

GRADING AND DRAINAGE PLAN

Title:

DUTCH BROS.

For:



Scale:

Horizontal

Vertical

Barghausen Consulting Engineers, Inc.



Job Number
22940

Exhibit 3: Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: May 21, 2024

Applicant: Dutch Bros Coffee.

File/Index: Conditional Use Permit (CUP 23-014)– [Related Projects: Design Review Application (DRA 23-018)]

Proposal: Construction of a 950 square foot drive-through coffee shop, site of approximately 0.54 acres.

Location: 7285 Boulder Ave Highland, CA
APN: 1200-501-04

PLANNING CONDITIONS OF APPROVAL

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

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

- 1) This Conditional Use Permit shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Conditional Use Permit.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

- 2) The subject Conditional Use Permit entitles a 950 square foot drive through coffee shop, site of approximately 0.54 acres.
- 3) The project shall implement the development standards and uses approved for the General Commercial land use and zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) The trash enclosures shall be screened on at least three sides from public view by a solid decorative wall not less than five feet in height as well as a solid roof. Permanent opaque panel gates shall be installed on all openings to the trash area.
 - a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.
 - b. Trash areas shall not be used for storage. The premises shall be kept in neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.
- 6) Permanent automobile parking spaces shall be paved with asphalt, or concrete and painted with clearly painted lines.
 - a. Each permanent parking space shall be no less than nine (9) feet wide and nineteen (19) feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle, except where compact car spaces have been authorized as follows:
 - b. Compact car parking spaces shall be not less than seven and a half (7.5) feet wide and less than fifteen (15) feet deep and shall be clearly marked and/or posted with signs stating "Compact Cars Only". Compact spaces shall not exceed 25% of the required parking.
 - c. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting should not exceed 0.5 foot candles of illumination beyond the property boundary.
 - d. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.
 - e. Loading Zones shall be properly striped and signed.

- 7) The Applicant / Developer shall submit three (3) copies of a Final Landscape / Irrigation Plan along with appropriate fees, to the City Planning Division for plan check.
 - a. All landscaping shall be provided with a permanently maintained irrigation system.
 - b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the Site.
 - c. Landscape Plans shall exhibit any proposed walls or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.
- 8) Open parking areas shall be screened from view from adjacent properties and public rights-of-way using berms (maximum 3:1 slope) and/or evergreen landscaping with an ultimate maximum height of three feet.
- 9) Off-street parking areas in commercial districts situated to be visible from any street, screening in the form of a three-foot high landscaped earthen berm or decorative wall three feet in height shall be erected between the required landscape area and the parking area.
- 10) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
- 11) 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.
- 12) Hours of operation for the tenants shall be between 5:00 am to 11:00 pm
- 13) All parking spaces shall be provided with nighttime security lighting. Lighting must be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary, as approved by the Planning Commission.
- 14) If the property will remain undeveloped for longer than 18 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust control. Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.

- 15) The applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.
- 16) Development Impact Fees shall be paid in accordance with City Policy.
- 17) Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.
- 18) Prior to the start of operations (i.e. construction), the owner/developer shall obtain any necessary permits. The owner/developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to occupancy of each dwelling.
- 19) The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
- 20) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on May 21, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
- 21) In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
- 22) The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

April 11, 2024

Attn: Travis Trejo, Assistant Planner
City of Highland
27215 Base Line
Highland, CA 92346



RE: Preliminary Landscape Plan Review:
DRA 24-014
Dutch Brothers – 7285 Boulder Ave, Highland, Ca 92346

Dear Travis:

We have reviewed the preliminary landscape plans for the project 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) Per Chapter 16.40.390 of the Highland Municipal Code, the landscape plans shall be prepared by a Landscape Architect who is licensed to practice Landscape Architecture pursuant to Chapter 3.5 of Division 3 of the most recent California Business and Professions Code.
- 2) Conceptual landscape plans shall include the following as per Highland Municipal Code 16.40.390 Water Efficient Landscape requirements:
 - a. Design statement, irrigation notes, planting notes, and a conceptual plant palette identifying proposed hydrozones;
 - b. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones;
 - c. Separate images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.
- 3) All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards.
- 4) Applicant shall clarify project boundaries and responsibilities for adjacent landscapes, include updated base with clear and consistent limits of work, update noted property lines as they do not match per city reference.
- 5) Applicant shall update supplied color renderings to match Landscape plan information accurately.
- 6) Applicant shall include enhanced paving treatments and finishes to assist in way finding in

- addition to highlighting entrances, vehicular crossings as well as in amenities areas. Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.
- 7) Enhanced landscaping and site features shall be used to define the outdoor ordering/pick up space. This shall include the use of larger plant and tree container size/boxes in addition to accent material and higher levels/concentration of planting and the addition of trees or other methods of providing shade.
 - 8) Applicant to consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas is typically damaged from high use or increased pedestrian foot traffic.
 - 9) Required trees (6 replacements for existing trees that are to be removed and two new for parking) shall be a minimum of 24" box and overall tree sizes for the project shall meet the following criteria:
 - a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15%
 - b. All palms if used shall be skinned/ dead fronds removed.
 - c. Applicant shall include cultivar and flowering color in legend and shall coordinate with the City Landscape Architect for street tree species and required spacing.
 - d. Please note that trees that create excessive debris from flowering/ seed production such as Pale Verde are prohibited due to Water Quality concerns.
 - 10) Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.
 - 11) Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.
 - 12) All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed.
 - 13) Shrub planting shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size.
 - 14) All shrubs and groundcovers shall be installed from living plant materials. On center spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.
 - 15) Maximum coverage of gravel or rock used as groundcover shall be 50% of planting areas- adjust with additional planting as required to meet the limit.
 - 16) Shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highland's seasonal

temperatures that can result in frost and freeze events in the winter months.

- 17) Any existing turf that shall be cut back shall have mow curbs installed as a separation and maintenance item.
- 18) Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structure and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental cause.
- 19) Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas and drive thru queue from public view. All parking areas and drive thru stacking lanes shall be screened by earth mounding (30") and or screening shrubs to screen the cars from public view of users of the establishment and public right ways.
- 20) Planting in frontage areas shall have three basic levels- Groundcover, low or accent, and mid-level (up to the 30" requirement) to create the required visual buffer for parking areas.
- 21) Landscape islands or planters adjacent to parking stalls shall be a minimum of 5' wide excluding any concrete step out areas or curbing.
- 22) All plants shall be hydrozoned to low to medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.
- 23) Coordinate the landscape plan layout with the project's Water Quality Management Plan to ensure that the landscape layout aligns with the required Best Management Practices (BMP) for the facilities, Current landscape plan does not address any facilities if required.
- 24) Include total landscape area in square feet and a percentage of overall site for verification with meeting City minimums typically 10-15% based on similar projects.
- 25) A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve, flow sensor and separate Landscape water meter are required.
- 26) A copy of the soil management plan and fertility recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.
- 27) Applicant shall provide a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.
- 28) The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.

- 29) Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed 3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign-off.
- 30) No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree or masses of shrubs. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.

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
City Landscape Plan Reviewer/ Inspector
Landscape Architect CA# 6092
Certified Arborist WE-11637A

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

CUP 23-014

Dutch Bros Coffee – 7285 Boulder Avenue; APN 1200-501-04

- 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 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 pad certification 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

- C 14. Design and construct accessible route in compliance with City Standard and in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
- C 15. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standard and in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code or where disturbed by utility connections.
- C 16. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 17. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- C* 18. 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. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 19. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP. Prior to submittal of the Final WQMP, conduct a minimum of two additional borehole infiltration tests. Design infiltration rate is to be based on the complete set of tests but shall not exceed 2.4 inches/ hour.

- C 20. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

- C* 21. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary.
- B 22. 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 23. Register the underground chambers with EPA as a Class V Injection Well, if Project qualifies as a Class V Injection Well.
- E 24. 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 25. 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 26. Submit engineering plans for 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.

FEES/ PERMITS

- E 27. Pay development impact fees and engineering fees for plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, microfilming and storage of plans, and other required fees.
- D 28. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 29. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- *E 30. Obtain written permission from adjoining property owners/ businesses prior to start of any grading, removal or construction work located within the affected private properties.

- B 31. 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 32. 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* 33. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 34. 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.
- B 35. 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 36. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 37. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 38. Design and construct trash enclosures per City Standard 700 or trash facilities per the approved Waste Management Plan, as approved by the Public Works Director.
- C 39. 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* 40. Design and construct trash enclosure with a solid roof per City Standard 700. Submit structural design for trash enclosure for review and approval by the City Engineer/ Building Official.



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

DATE : 4/1/24

Page 1 of 3

APPLICANT : Dutch Bros. Coffee

ADDRESS : 7285 Boulder Ave

SITE LOCATION: 1200-501-04-0000; NE Corner of Boulder Ave & Base line, SW corner of Highland Village Plaza, Former Arrowhead Credit Union

FILE / INDEX No.: CUP 23-014

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
2. **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**
3. **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.
4. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

ACCESS:

5. **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**
6. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
7. **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**

8. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
9. **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**
10. **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**
11. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "KNOX BOX" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

WATER:

12. **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.

13. **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.

14. **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**

15. **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**
16. **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**
17. **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:

18. **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
19. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, **1/2"** stroke, on contrasting background. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

20. **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**

21. **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**
22. **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**
23. **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**
24. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.

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

Building and Safety Division Conditions of Approval

Date: April 15, 2024
Project: 950 Sq/ft Drive Through Coffee Shop – Dutch Bros.
Applicant: UNK
Site Location: Northeast Corner of Boulder Ave & Baase Line, Southwest corner of Highland Village Plaza; Former Arrowhead Credit Union
Project Numbers: CUP: 23-014
APN(s): 1200-501-04-0000

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

- (1) **Fire Flow Test** – At submittal with hydrant location dimensioned on the site plan. Fire Flow tests are provided by East Valley Water District - <https://www.eastvalley.org/360/Engineering-Forms>
- (3) Architectural Plans
- (3) Project Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal.
- (3) Structural Plans
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Exiting Plans
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (3) Precise Grading Plans
**Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
- (3) Site Disabled Access Plan
- (3) Temporary Construction Fence Plan
- (2) Roof and Floor Truss Plans – As Applicable
- (2) Title 24 Energy Calculations
- (2) Soils Report
- (2) Structural Calculations

Provide before permit issuance.

- (1) East Valley Water District (EVWD) – A copy of the signed Discharge Permit Application

- (1) San Bernardino County Health Department (plan approval/permit issuance Clearance)
2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.
3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit a copy of the Water Quality Management Program Report. (WQMP)
5. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.
6. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route from each site arrival point.
7. All dead and removed trees and foliage is to be properly removed from the site.
8. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
9. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
 - a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.
10. The building is to be connected to the public sewer system, when provided or within 250 feet of the nearest sewer main
 - a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from East Valley Water District (EVWD) and an approved septic

system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

11. Prior to building permit issuance - submit copy of the East Valley Water District (EVWD) –signed Discharge Permit Application to the Building & Safety staff. Discharges into the sewer collection system and POTW could potentially introduce hazardous or undesired matter into the sewage infrastructure.
 - For additional information, please contact a member of the Source Control staff at (909) 806-4222 or via email at sourcecontrol@eastvalley.org.
12. Prior to the issuance of Building Permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
13. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
14. Prior to the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
15. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(Redlands Unified School Districts)
16. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

17. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
18. On-site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
19. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities performed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.
20. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-6861, Ext 228.
21. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
22. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
23. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Commercial and industrial projects, see Policy 295.
24. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
25. Please obtain a Demolition permit for the removal of the buildings and canopies any accessory structures and hardscape, as needed, to verify the Demolition of the structure, site elements and any foundations. Verify the termination of utility and proper abatement of any onsite underground storage tanks prior to grading activities.

Contact the City of Highland Building & Safety and Public Services Division for current abatement and documentation requirements include waste hauling/ recycling receipts prior to proceeding any demolition activities.

Attachment 2

Resolution 24 - ____ Approving Design Review Application DRA 23-018 for Dutch Bros Coffee

RESOLUTION NO. 2024-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-018) FOR THE SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS, AND GRADING PLAN PERTAINING TO THE CONSTRUCTION OF A 950 SQUARE FOOT DRIVE THROUGH COFFEE SHOP WITH WALK UP WINDOW LOCATED ON 0.54 ACRES AT THE NORTHEAST CORNER OF BASE LINE AND BOULDER AVENUE

ASSESSOR'S PARCEL NUMBER: 1200-501-04

APPLICANT: Dutch Bros Coffee.

A. RECITALS

1. On December 19, 2023, the Applicant submitted an application for Design Review Application (DRA 23-018) for the construction of a 950 sq ft drive through coffee shop with walk up window.
2. The site is located within Highland Village Plaza on an approximately 23,148 square foot site on the northeast corner of Base Line and Boulder Ave. The lease area is approximately 0.54 acres. Assessor's Parcel Number(s): 1200-501-04
3. On May 21, 2024, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and concluded the hearing on that date.
4. Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Projects
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated May 21, 2024, which is

incorporated herein by this reference, does find and determine the following facts:

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

3. Findings of Fact Design Review Application (DRA 23-018):

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

Response: The drive-through restaurant use is permitted through a conditional use permit in the General Commercial zone and shall comply with standards set in the City of Highland Municipal Code and as specified by the Planning Commission.

The new drive through coffee shop provides the community with a necessary service. The exterior elevations, site circulation, and onsite landscaping are consistent with the development policies of the City.

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

Response: The primary purpose of areas designated General Commercial is to provide appropriately located areas for the general shopping and commercial service needs of area residents and workers. The drive through coffee shop provides the residents and workers in the area with such, both as a function of the drive through but as well as the pedestrian scale feature of the canopy and walk up window area.

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

Response: The proposed drive-through coffee shop will improve the character of the district and existing commercial park by providing the general public an inviting and visually appealing place to enjoy coffee as well as other Dutch Bros Coffee offerings. The proposed Dutch Bros Coffee is within an existing commercial shopping center and will contain architecture and colors that compliments the surrounding buildings.

The Conceptual Landscape Plan is compliant with the City's water efficient landscape requirements, per Section 16.40.390 of the Highland Municipal Code. Alongside the landscaping for the pad, the center will also incorporate their master landscape plans to ensure cohesion. A licensed landscape architect prepared the project plans, the plant selection, and the

grouping of plants with similar water needs. The plants were selected appropriately based on their adaptability to the conditions of the site; no new turf is proposed; and invasive species were avoided to ensuring that the environmentally sensitive areas in the open space to the south will not be negatively affected.

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

Response: The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. There is an existing commercial building on the site that is unoccupied. The proposed Dutch Bros Coffee will add a service to the adjacent commercial users and residents of the community.

The drive-through will be in compliance with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. All project related public utilities and services will be in place.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 23-018) proposing the construction of a 950 sq ft drive through coffee shop with walk up window on a 23,148 square foot site on the northeast corner of Base Line and Boulder Ave

C. ADOPTION OF RESOLUTION.

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

Exhibit 1 includes the Site Plan/Grading Plan

Exhibit 2 includes Landscape Plan

Exhibit 3 includes Building Elevations

Exhibit 4 includes the Conditions of Approval for DRA 23-018

PASSED, APPROVED, and ADOPTED this 21st day of May, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1: Site Plan/Grading Plan



Know what's below.
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SCALE: 1"=20'

PROJECT DATA

PARCEL ADDRESS:	7285 BOULDER AVENUE, HIGHLAND, CA 92346
APN:	1200-501-04
EXISTING ZONE:	GENERAL COMMERCIAL (GC)
EXISTING USE:	EXISTING COMMERCIAL DEVELOPMENT
PROPOSED USE:	RESTAURANT - DRIVE-UP OR FAST FOOD
TRASH ENCLOSURE:	= 20'x12'
QUELING:	= 20'
PARCEL AREA:	23,418 SF (0.54 AC)
GROSS PROJECT AREA:	18,333 SF (0.43 AC)
PARKING CALCULATION:	1.8 SPACES PER 75 SF GROSS FLOOR AREA
REQUIRED:	13 PARKING SPACES
PARKING SPACES PROPOSED:	5 REGULAR 1 ADA SPACE EXISTING COMMERCIAL DEVELOPMENT PARKING LOT ADJACENT TO SITE - CROSS PARKING AGREEMENT
FIRE:	BUILDING TO NOT BE SPRINKLED
BUILDING SETBACKS:	
FRONT:	20 FEET
REAR:	0 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET
LANDSCAPE SETBACK:	0 FEET
GROUND COVER SUMMARY (ON-SITE):	
BUILDING (INCLUDES TRASH ENCLOSURE):	1,190 SF (5.1%)
PARKING AND MANEUVERING:	9,884 SF (42.6%)
WALKWAYS:	2,011 SF (8.6%)
LANDSCAPE:	10,233 SF (43.7%)
TOTAL:	23,418 SF (100.0%)
GROUND COVER SUMMARY (OFF-SITE):	
PAVEMENT:	220 SF (60.0%)
LANDSCAPE:	270 SF (100.0%)

LEGAL DESCRIPTION

PARCEL A:
PARCEL 4 OF PARCEL MAP NO. 12821, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 143, PAGES 17 AND 18, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
NON-EXCLUSIVE EASEMENTS FOR VEHICULAR INGRESS, EGRESS, PASSAGE AND PARKING, PEDESTRIAN INGRESS AND EGRESS, WATER DRAINAGE SYSTEMS, WATER MAINS, SEWERS, WATER SPRINKLER SYSTEMS, TELEPHONE AND ELECTRICAL CONDUITS AND SYSTEMS, GAS MAINS AND OTHER PUBLIC UTILITIES, AND BUILDING ENCROACHMENTS OF NOT MORE THAN 2 FEET MEASURED HORIZONTALLY, ALL AS DEFINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 23, 1988, AS INSTRUMENT NO. 89-401851, OF OFFICIAL RECORDS, AS AFFECTED BY THAT CERTAIN AGREEMENT OF COVENANTS, RESTRICTIONS AND EASEMENTS RELATING TO PARCEL SALE RECORDED OCTOBER 28, 2015 AS INSTRUMENT NO. 2015-0456429, OF OFFICIAL RECORDS.

APN: 1200-501-04-D-000

BEING THE SAME PROPERTY CONVEYED TO HYP ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 28, 2021 AND RECORDED SEPTEMBER 03, 2021, OF RECORD IN DOCUMENT NUMBER 2021-0401516, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE 10 REPORT IDENTIFIED AS "TILEVEST" FILE NUMBER SC403502, WITH A DATE OF 8/18/2023.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2000
ELECTRICITY	SOUTHERN CALIFORNIA Edison	(800) 855-4355
WATER	EAST VALLEY WATER DISTRICT (EVWD)	(909) 898-8998
FIRE	CITY OF HIGHLAND FIRE DEPARTMENT	(909) 884-8861
SEWER	EAST VALLEY WATER DISTRICT (EVWD)	(909) 888-8888
DRAINAGE	CITY OF HIGHLAND ENGINEERING DEPARTMENT	(909) 884-8881
U.S.A.	N/A	(800) 227-2800

OWNER
HYP ASSOCIATES, LLC
12805 VENTURA BLVD, #1057
STUDIO CITY, CA 91604
CONTACT: DAVID HENK
EMAIL: DAVID@HYPASSOCIATES.COM

DEVELOPER
DUTCH BROS COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97526
TEL: (503) 765-7270
CONTACT: JOHN GAGLA

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (206) 251-9222
CONTACT: HAL P. GRUBB, P.E.

SURVEYOR
TERRAMARK
6190 SW HALL BOULEVARD, SUITE #111
SEASIDE, OR 97138
TEL: (503) 880-2230
CONTACT: MICHAEL A. HORTWALL, L.S. 7381
EMAIL: MICHAEL@TERRAMARK.COM

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA SITE PLOT PLAN

BOULDER AVENUE

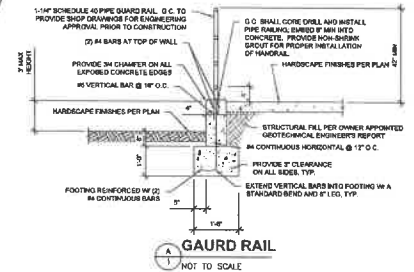
BASE LINE STREET

PRELIMINARY NOT FOR CONSTRUCTION



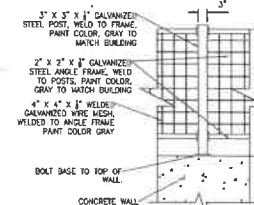
① SITE PLAN KEYNOTES:

- EXISTING PROPERTY LINE
- PROPOSED DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED PARKING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 12"x20" TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE BARRIER CURB. TYPICAL.
- PROPOSED CONCRETE CURB AND OUTLET. TYPICAL.
- PROPOSED ASPHALT PAVEMENT. TYPICAL.
- PROPOSED ON-SITE CONCRETE SIDEWALK. TYPICAL.
- PROPOSED ON-SITE CONCRETE SIDEWALK. TYPICAL.
- PROPOSED ADA RAMP.
- PROPOSED ADA RAMP W/ HANDRAILS.
- PROPOSED ACCESSIBLE PARKING SPACE AND AISLE WITH ALL REQUIRED SIGNAGE.
- PROPOSED DIRECTIONAL PAVEMENT MARKINGS. TYPICAL.
- PROPOSED PEDESTRIAN CROSSWALK STRIPES. TYPICAL.
- PROPOSED LANDSCAPE AREA. TYPICAL.
- PROPOSED SIGN. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION. TYPICAL.
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES. TYPICAL.
- PROPOSED BOLLARD. TYPICAL.
- PROPOSED SAVOUT LIMITS. TYPICAL.
- LOCATION OF ACCESSIBLE ROUTE THROUGHOUT THE SITE. TYPICAL.
- LOCATION OF EXISTING TRANSFORMER TO REMAIN.
- EXISTING CURB TO REMAIN.
- PROPOSED EXIST LANE W/STRIPES. STRIPES 4" WIDE, 24" O.C. SAFETY WHITE.
- PROPOSED PAINT STRIPES. 4" WIDE, 24" O.C. SAFETY WHITE.
- EXISTING TREE TO REMAIN.
- PROPOSED GUARD RAIL PER DETAIL A/ THIS SHEET.
- PROPOSED SAFETY FENCE PER DETAIL B/ THIS SHEET.
- PROPOSED WHEEL STOP.



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DECORATIVE CONCRETE	



WIRE MESH FENCE
NOT TO SCALE

SITE PLOT PLAN

Title:

Dutch Bros

For:

STATE OF CALIFORNIA

Scale:

Horizontal

Vertical

Original

Drawn

Designed

Checked

Approved

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and/or competition laws under the United States and foreign laws."



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Dial 811



GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LINES THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SANCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

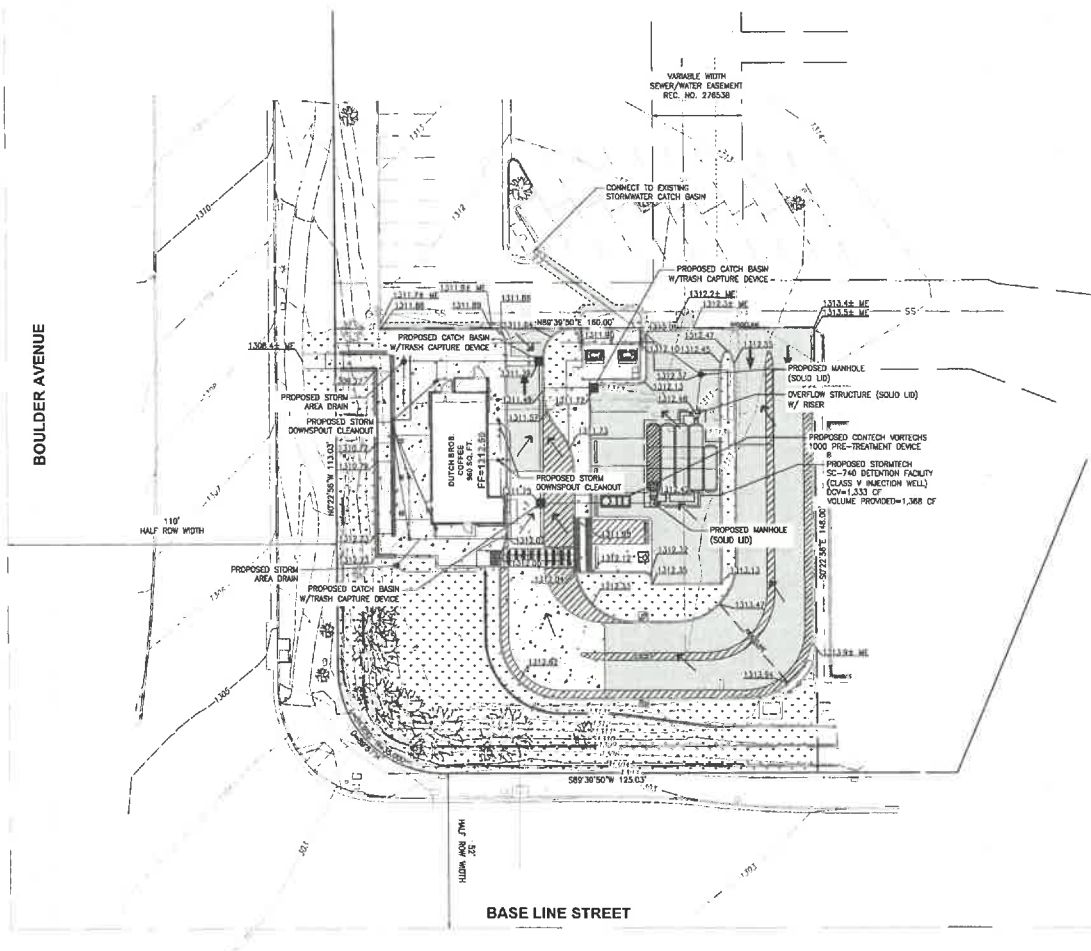
GRADING PLAN LEGEND:

FF - FINISHED FLOOR
ME - MATCH EXISTING

DISTING CONTOURS



DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA GRADING AND DRAINAGE PLAN



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DECORATIVE CONCRETE	

PRELIMINARY NOT FOR CONSTRUCTION

Grading and Drainage Plan
Dutch Bros. Coffee

Title

Dutch Bros.

For



Scale

Horizontal

Design

Drawn

Barghausen Consulting Engineers, Inc.

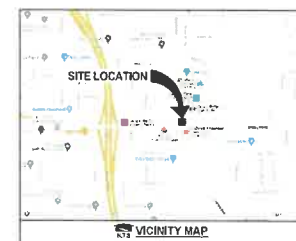


Job Number
22940

Exhibit 2: Landscape Plan

Know what's below.
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DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA
LANDSCAPE PLANTING PLAN



PROJECT DATA

PARCEL ADDRESS:	7295 BOULDER AVENUE, HIGHLAND, CA 92346
APR#	1200-501-04
EXISTING ZONE:	COMMERCIAL (CO)
EXISTING USE:	EXISTING COMMERCIAL DEVELOPMENT
PROPOSED USE:	RESTAURANT - DRIVE-UP OR FAST FOOD
PARCEL AREA:	23,418 SF (0.54 AC)
GROSS PROJECT AREA:	18,733 SF (0.43 AC)
PARKING CALCULATION:	1.8 SPACES PER 75 SF GROSS FLOOR AREA
REQUIRED:	13 PARKING SPACES
PARKING SPACES PROPOSED:	5 REGULAR 1 ADA SPACE EXISTING COMMERCIAL DEVELOPMENT PARKING LOT ADJACENT TO SITE

LANDSCAPE REQUIREMENTS

WITHIN THE LANDSCAPE AREAS, A TOTAL OF (0) CHAMPY-TYPE TREES SHALL BE
 PROVIDED FOR EVERY (5) (S) VEGICULAR PARKING STALLS

CHAMPY PARKING STALLS PROVIDED: 3 TREES REQUIRED;
 # ADDITIONAL TREES TO REPLACE (0) TREES PROVIDED TO BE REMOVED
 # TREES REQUIRED: 3 TREES PROVIDED;
 # TREES PROVIDED:

A MINIMUM LANDSCAPE AREA OF FIVE (5) PERCENT OF THE TOTAL PARKING AREA IS
 REQUIRED FOR ALL FACILITIES UNDER 10,000 SQUARE FEET
 2,000 SF OF PARKING AREA
 2,000 SF X .05 = 100 SF LANDSCAPE REQUIRED
 100 SF OF LANDSCAPE PROVIDED
 (ADULT USE TO MEET OTHER LANDSCAPE REQUIREMENTS)

OPEN PARKING AREAS SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES
 PLANTING RICHNESS OF-LOW (50% BUSHES, MAXIMUM 5:1 SLOPE) AND/OR EVERGREEN
 TREES TO PROVIDE AN ULTIMATE MINIMUM HEIGHT OF THREE (3) FEET.
 A SCREEN WALL/SCREEN IS PROPOSED. SEE CIVIL SET.

TOTAL PARCEL SIZE: 23.418 AC
 TOTAL LANDSCAPING: 8,638 SF
 36 TREES

LEGEND

- | | |
|---|--|
|  | EXISTING CITY-MAINTAINED LANDSCAPE AND IRRIGATION TO BE RETAINED |
|  | EXISTING PALM TO BE RETAINED. PROTECT DURING CONSTRUCTION |
|  | EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION |
|  | EXISTING TREE TO BE REMOVED |

DESIGN STATEMENT

- A VARIETY OF SPECIES IS PROPOSED.
- PLANTS WITH ATTRACTIVE FOLIAGE ARE THE PRIMARY SOURCE OF AESTHETIC VALUE.
- OWNERS PREFER CLEAN LOOK. PLANTS WITH FLOWERS ARE LIMITED OR PLANTS HAVE
- SPECIES FROM ADJACENT SPOILING CENTER USED FOR PROJECT.
- LIMIT THE NEED FOR FUELS, FUEL AND CHEMICAL INPUTS, SUCH AS SPRAYING HERBICIDES
- REDUCE MAINTENANCE AND GROWTH CENTER. SHRUBS AND TREES ONLY PAIRED WITH GRASS MULCH
- AND NEED BARRIER FACING.
- REDUCE NUMBER OF VESICLE MAINTENANCE VISITS. THE PLANTS PROPOSED DO NOT
- REQUIRE FERTILIZERS.
- ALL SHRUBS ARE VERY LOW OR LOW WATER USAGE ON WOODS Y. NOT "MODERATE
- OR HIGH" SHRUBS FROM ADJACENT SPOILING CENTER ARE USED IN ORDER TO MEET
- WATER REQUIREMENTS.
- "MODERATE" TREE SPECIES ARE USED BUT WILL BE ON SEPARATE DISCUSSION

ROCK MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF 1" CALIFORNIA RED REX MULCH FROM O.F. WOLFBERGER INC. LANDSCAPE SUPPLY (OR APPROVED EQUIV.) OVER WEED BARRIER FABRIC. IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS), ABSOLUTELY NO EXPOSED DRAINER SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT. AFTER ROCK MULCH HAS BEEN INSTALLED:
PHONE: 508-827-7140
WWW.OFWOLFBARGERINC.COM

MAXIMUM SIZE OF LANDSCAPE AREA CAN BE COVERED BY ONLY ROCK MULCH
8,638 SQ FT OF LANDSCAPE AREA
4,319 SQ FT OF ROCK MULCH ALLOWED
2,928 SQ FT ROCK MULCH PROPOSED, 33,886

PLANT SCHEDULE

ITEMS	SYMBOLS/COMMON NAMES	SIZE	CONDITION	SPACING	QUANTITY	REMARKS	REGION 4	REMARKS	FLORIST CODE
	BELLS LARGE PINKISH "RED ROCKET" / "DINK WHITE RED ROCKET" LUPINE CHERRY / DINKIE PRINCE / DINKIE PRINCE CLOVERBELL ANACARDIUM / CORONILLA	15" OAL 24" BUSH 24" BUSH # 40" BUSH	AS SHOWN AS SHOWN AS SHOWN	1 1 2	MODERATE MODERATE MODERATE	STAKE 1 DAY OR SHOWN SHOWN, BUSHY SHOWN, BRANCHED N 2 STAKE 1 DAY OR SHOWN SHOWN, BUSHY SHOWN, BRANCHED N 2 STAKE 1 DAY OR SHOWN SHOWN, BUSHY SHOWN, BRANCHED N 2	RED RED WHITE		
	BUR TREES TO BE 11-14L 108 24" BUSH 108 24" BUSH 108 40" BUSH # THREE PRUNED								
	SHRUBS SINGULAR POLYANTH "MAY BUSH" / "DUE MAY" OLD SPANISH "WINDY" / "LITTLE BLUE BERRY SHINY" "ACORN PROBLEM" / "ACORN PROBLEM" MAGNOLIA "CANDIDINE LINDSEY" / "SPECIAL INTER. PINK MARLY DUNE" CORONILLA "FLORIST'S SEVENBERRY" / "BUSHY FLORIST'S SEVENBERRY"	5" GALLON 5" GALLON 5" GALLON 5" GALLON 5" GALLON	AS SHOWN AS SHOWN AS SHOWN AS SHOWN	22 38 33 17	LOW LOW LOW LOW	FULL & BUSHY FULL & BUSHY FULL & BUSHY FULL & BUSHY	BLACK-VEIL MIDBRIGHT YELLOW PINK		
	THIN SHRUBS TO BE 4-5L 141 20" SHRUB PRUNED 138 20" SHRUB PRUNED 143 20" SHRUB PRUNED								
	ORANGE/CORAL "SUNSHINE LAMB" ONLY LOCATED IN CITY 4.0 L								
	GRASS "GOLDEN RICE" GRASS AREA, SEE THIS SHEET								

LANDSCAPE PLANTING PLAN
7285 BOULDER AVE
HIGHLAND, CA

DUTCH BROS



Assigned ΔN	Source
Green ΔN	Horizontal
Red ΔN	$1'' = 20'$
Approved ΔN	Vertical
	N/A

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Job Number
22940

Sheet
LP-1

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DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA LANDSCAPE PLANTING NOTES AND DETAILS

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK
FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIAL, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEMOS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS
LANDSCAPE CONTRACTOR TO BE SOLID AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRELIMINARY JURISDICTION.

JOB CONDITIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH DISTURB THEM HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

IRRIGATION SYSTEM
LANDSCAPE CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK ON THE PROPOSED IRRIGATION SYSTEM. PROVIDE WRITTEN RESULTS OF WATER PRESSURE TO LANDSCAPE ARCHITECT.

REPAIR OF IRRIGATION SYSTEM
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING COMPLETION OF WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- C) TREE STAKING AND CURBING MATERIALS.
- D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- E) PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

NOTES:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AM) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "9" & "18" INDICATES BALLEE AND BULBUPLET; "CONT." INDICATES CONTAINER; "BT" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 8" ABOVE SOIL LINE; "CAL" INDICATES CALIPER AT 12" ABOVE SOIL LINE.

A) SPECIFIED PLANT CALIPER SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, WOODSIES, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER. SEVERELY DAMAGED OR PROTECTED FROM HEAVY AND BRUISING. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED, HAVE DEFOLIATION OF STEMS, BRANCHES, OR LEAVES, OR HAVE MULTIPLE LEADERS OR "Y" CROTCHES (LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR AMT STANDARDS) WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/GENUS. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION:
ALL PLANT SUBSTITUTIONS TO BE SUBMITTED TO LANDSCAPE ARCHITECT REVIEW AND APPROVAL. THE LOCAL JURISDICTION WILL BE THE JURISDICTION THAT PROVIDES FINAL APPROVAL OF ALL SUBSTITUTIONS.

D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURITY ATTACHED WATERPROOF AND BEARING LEGIBLE REPRODUCTION OF BOTANICAL AND COMMON NAMES.
E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT MATERIALS, IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FROM HEAVY AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL ARE CRITICAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHARGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOIL REPORT.

SOIL FERTILITY AND ADDITIONAL SUSTAINABILITY ANALYSIS:
AFTER FINISH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS SPECIFIED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUSTAINABILITY RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONDUCTED WITHIN 14 DAYS OF THE CONTRACTOR'S START DATE.

A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL, AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HEREIN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WELD CONTROL RESULTING FROM CONTAMINATED OR SITE SOURCES.
B) TOPSOIL TO CONCRETE OF 1/5 BY VOLUME SAND (LOAM), 1/5 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/5 BY VOLUME COMPOST WASHED SAND OR EQUIVALENT, OR APPROVED EQUAL.

- 0) TOPSOIL PREPARATION AND INSTALLATION:
1. VERIFY SURFACES TO -3 INCHES IN LANDSCAPE AREAS, THIS ACCOMMODATES THE TWO (2) INCHES OF ROCK MULCH TO BE INSTALLED IN ALL LANDSCAPE BEDS.
2. ELIMINATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
4. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
- 1) TOPSOIL PLACEMENT:
1. TOPSOIL TO BE INCORPORATED AS FOLLOWS:
A. INITIAL ONE 1-GALLON CONTAINER OF IMPORTED TOPSOIL FOR EACH 1-CALLON PLANT.
B. INITIAL ONE 5-GALLON CONTAINER OF IMPORTED TOPSOIL FOR EACH 5-CALLON PLANT.
C. INITIAL ONE-QUARTER CUBIC YARD OF IMPORTED TOPSOIL FOR EACH TREE.
2. LANDSCAPE CONTRACTOR TO EXCAVATE EACH PLANT PIT AS NOTED IN LANDSCAPE DETAILS ON THIS SHEET. LOOSEN UP BOTTOM AND SIDES OF PLANT PIT TO DECONSTRUCT EXISTING SOILS. RETAIN NATIVE SOIL FOR USE IN BACKFILL. PLACE 1/5 OF NATIVE SOIL PLUS TOPSOIL MIXED PLANT PIT AND MIX. INSTALL PLANT PER PLAN. REMOVE ANY NATIVE SOIL NOT USED.
3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

STAKES:
6'-FOOT LENGTH GREEN METAL T-POSTS, TWO PER TREE.
ROOT MATERIAL:
1/2-INCH HOSE POLYETHYLENE CHAIN LOCK TYPE, BEECH, 3/8" DIAMETER RUBBER, NO HOSE.

EXCAVATION:
CONFIRMATIONS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPILLS, ETC.) HAVE BEEN SATISFACTORILY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH OVER GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CITY DRAWINGS INDICATE FINAL ELEVATIONS. MOSTLY PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MOIST SOIL.

TREES AND SHRUBS:
REMOVE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR CUT, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE FIT SPILLS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDWORK:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

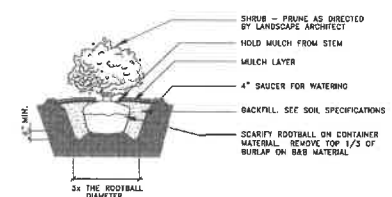
UTILITY CLEARANCES:
UTILIZE ADEQUATE PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAYMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
THE CITY LANDSCAPE ARCHITECT SHALL MEET WITH THE JOB SITE SUPERINTENDENT AND THE LANDSCAPE CONTRACTOR FOR A PRE-JOB MEETING. COPIES OF REQUIRED LANDSCAPE SUBMITTALS SHALL BE PRESENTED FOR APPROVAL. FOLLOWING SOIL TEST RESULTS PER THE SOIL MANAGEMENT PLAN, THE OVERALL INSPECTION SCHEDULE SHALL BE REVIEWED, AND ALL PROCEDURES SHALL BE REVIEWED. NO LANDSCAPING SHALL OCCUR PRIOR TO THE MEETING.

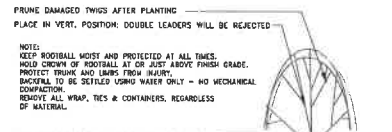
FINAL INSPECTION:
PRIOR TO THE REQUEST FOR FINAL INSPECTION, THE APPLICANT SHALL HAVE COMPLETED THE INSTALLATION OF ALL LANDSCAPE ITEMS. FINISH ALL CONSTRUCTION SEQUENCE INSPECTIONS IN ADDITION TO HAVING A COMPLETED SOIL PARTIAL MEETING WITH REPORT. AS-NOTED DOCUMENTS, CONTRACTOR CHARTS SUBMITTED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT, FAILURE TO DO SO WILL RESULT IN DELAYS FOR FINAL INSPECTION AND/OR SHUT-OFF.

ROOT BARRIER:
ROOT BARRIER SHALL BE IN STALLED FOR ALL TREES PLANTED WITHIN 5-FEET OF HARDSCAPE, PAVING, OR WALLS/STRUCTURES. ALL TREES REQUIRING ROOT BARRIERS SHALL EXTEND 10-FEET FROM THE CENTER OF THE TRUNK IN EITHER DIRECTION AND BE A MINIMUM OF 24" DEPT.

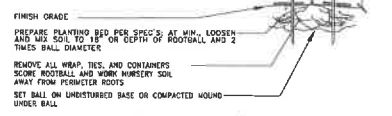


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. REINFORCE ALL SURFACES OF PIT.

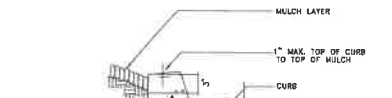
ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE



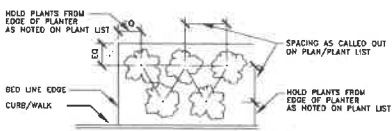
NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE. PROTECT FRONTS AND LIMBS FROM INJURY. BACKFILL TO BE SETTLED LONG WATER ONLY - NO MECHANICAL COMPACTION. REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.



BROADLEAF TREE PLANTING/STAKING DETAIL
NOT TO SCALE



MULCH AT CURB DETAIL
NOT TO SCALE



PLANT MATERIAL SPACING DETAIL
NOT TO SCALE

The LANDSCAPE PLANTING NOTES AND DETAILS
7285 BOULDER AVE
HIGHLAND, CA



Scale:
Horizontal: N/A
Vertical: N/A

Designed: JML
Checked: JML
Approved: JML
Date: 11/22/23

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CHINESE PISTACHE
TREES



CARROTWOOD



CRAPE MYRTLE



ACACIA REDOLENS
SHRUBS



MUHLENBERGIA
'REGAL MIST'



OLEA 'MONTRA'



DIANELLA 'BABY'S
BLISS'

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PLANT PHOTOS
7285 BOULDER AVE
HIGHLAND, CA

Title



For



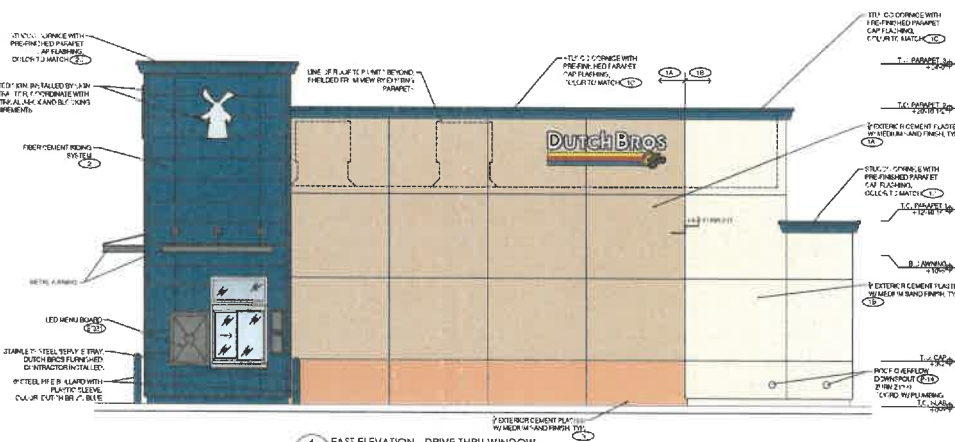
Scale	Horizontal	N/A	Vertical	N/A
Designed - JAL	Drawn - JAL	Checked - JAL	Approved - JAL	Date 12/2/23

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407.251.6222 barghausen.com

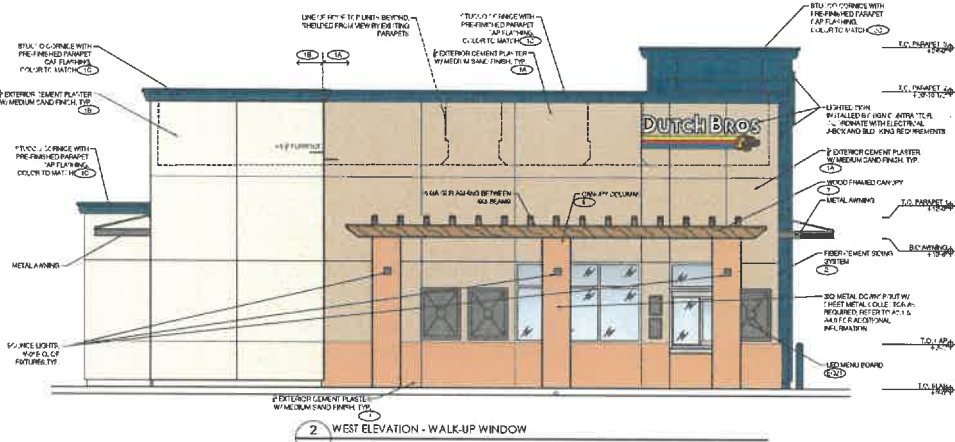


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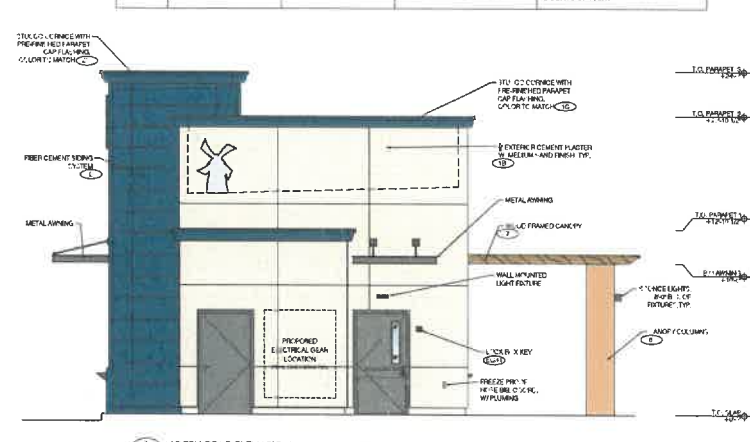
Exhibit 3: Building Elevations



4 EAST ELEVATION - DRIVE-THRU WINDOW
SCALE 1/4" = 1'-0"



2 WEST ELEVATION - WALK-UP WINDOW
SCALE 1/4" = 1'-0"



3 NORTH REAR ELEVATION
SCALE 1/4" = 1'-0"



1 SOUTH FRONT ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	DUNN EDWARDS	DECT15 SANDAL	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH, REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	DUNN EDWARDS	DECT15 BONE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH, REVEALS AS SHOWN
1C	STUCCO CORNICE	SHERWIN WILLIAMS	8668-12045 - BLOD DB BLUE	
ZONE 2 (TOWER) (Z)				
2	FIBER CEMENT SIDING	NICHIA	ILLUMINATION, AMP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLOD DB BLUE, CAP FLASHING TO MATCH BLOD DB BLUE
2C	STUCCO CORNICE	SHERWIN WILLIAMS	8668-12045 - BLOD DB BLUE	
ZONE 3 (3'-2" BASE)				
3	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SW8348 FAME ORANGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH, REVEALS AS SHOWN
ZONE 4 (FRAMED CANOPY)				
6	COLUMNS	SHERWIN WILLIAMS	SW8348 FAME ORANGE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH, REVEALS AS SHOWN
7	WOOD CANOPY		SW0045 ANTIQUARIAN BROWN	2 COATS OF PAINT



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1800 OLIVE ST. BLVD.
SAN FRANCISCO, CALIFORNIA 94109
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Project No: CA7201
Dutch Bros Coffee - New Freestanding Store
082550 - A2 PROTOTYPE
7255 BOULDER AVE.
HIGHLAND, CA 92346

DATE: 09/24/2023

REV: DATE DESCRIPTION

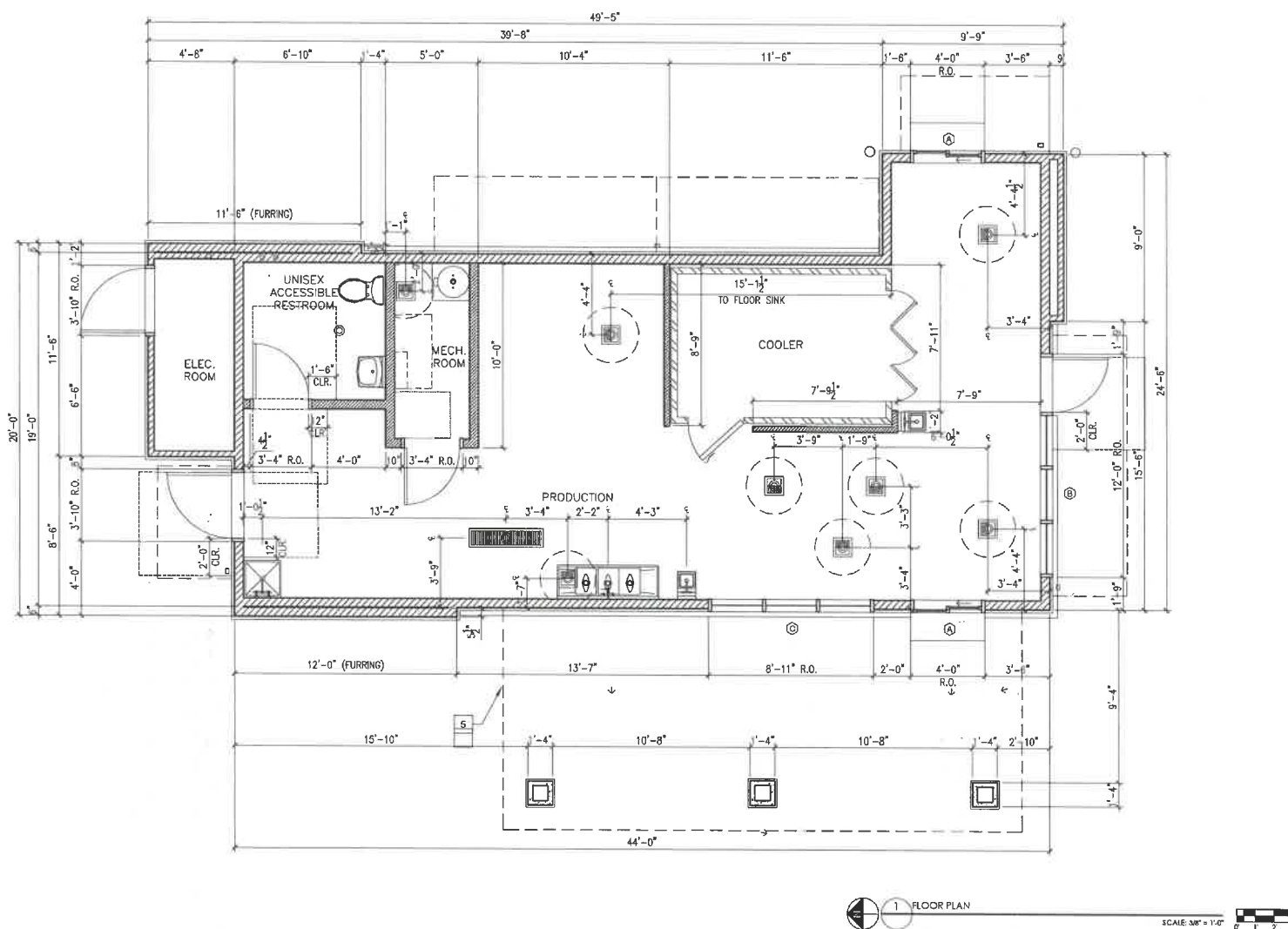
SHEET NAME

BUILDING ELEVATIONS
COLOR

SHEET NUMBER:

A6.1

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ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

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Project No: CA7201
Dutch Bros Coffee - New Freestanding Store
DB2550 - AZ PROTOTYPE

7285 BOULDER AVE.
HIGHLAND, CA 92346

DATE: 07/24/2023

REV:	DATE:	DESCRIPTION:
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SHEET NAME:

FLOOR PLAN/
DETAILS/ SCHEDULES

SHEET NUMBER

A2.0

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Exhibit 4: Conditions of Approval for DRA 23-018

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: May 21, 2024

Applicant: Dutch Bros Coffee.

File/Index: Design Review Application (DRA 23-018) – [Related Projects: Conditional Use Permit (CUP 23-014)]

Proposal: Construction of a 950 square foot drive through coffee shop, site of approximately 0.54 acres.

Location: 7285 Boulder Ave Highland, CA
APN: 1200-501-04

PLANNING CONDITIONS OF APPROVAL

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

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

- 1) This Design Review Application shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Design Review Application.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Design Review Application.

- 2) The subject Design Review Application pertains to the construction of a 950 square foot drive through coffee shop, site of approximately 0.54 acres.
- 3) The project shall implement the development standards and uses approved for the General Commercial land use and zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) 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.
- 6) All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
- 7) Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - a. In no case should illumination exceed 0.5 footcandles measured at the property line.
 - b. All lighting fixtures shall be adjusted or designed to shine downwards to avoid spillover and glare on the surrounding community.
 - c. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.
 - d. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.
 - e. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - f. Parking lot light standards and building mounted fixtures shall not extend above building eaves.
- 8) All trees in planter islands, or within six feet (6) of hardscape, shall be planted with root barriers.
- 9) Shrubs located in front of parking stalls shall be planted approximately two feet (2) from the curb face to prevent possible damage from vehicle overhang.

- 10) The Development Impact Fees shall be calculated and paid in accordance with City policy.
- 11) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
- 12) 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.
- 13) The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
- 14) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on May 21, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
- 15) In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
- 16) The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.