

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

August 6, 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 August 6, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 6, 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
August 6, 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 August 6, 2024, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from the July 16, 2024 Regular Meeting.

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

PUBLIC HEARINGS

2. A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. (DRA-24-005) The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create six (6) new parcels across 25 acres for the purpose of finance and conveyance. (Applicant: Mission Communities and Mossa Investments) (Location: Vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Ave. APN: 1201-341-29, 30, & 33)

RECOMMENDATION: Staff recommends the Planning Commission continue the Public Hearing to August 20, 2024.

3. Conditional Use Permit (CUP 21-003) for the construction of a new multipurpose church building. (Owner: Indonesian Seventh-Day Adventist Church) (Location: 7480 Sterling Ave. APN: 0278-131-48)

RECOMMENDATION: Staff recommends to the Planning Commission table the Project to allow Staff and the Applicant necessary time to further review the project plans.

4. Design Review Application (DRA 24-002) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 7,384 square foot retail store (O'Reilly Auto Parts) on a one-acre site at the northeast corner of Base Line and Hillview St. (Applicant: O'Reilly Auto Enterprise) (Location: 26778 Base Line, APN: 1191-421-57)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 24-___ Approving Design Review Application (DRA 24-002), for the Site Plan, Landscape Plan, and Building Elevations related to the construction of an O'Reilly Auto Parts subject to the Conditions of Approval, and the Findings of Fact and;
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

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 1st of August 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: August 1, 2024



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 6, 2024

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Duarte, Administrative Assistant III *60*

SUBJECT: Minutes from the July 16, 2024 Planning Commission Regular Meeting.

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

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

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

PLANNING COMMISSION REGULAR MEETING MINUTES
July 16, 2024 – 6:00 P.M.

CALL TO ORDER

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

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Jarrold Miller
	Commissioner	Vacant

Absent:	Commissioner	Craig Graves
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the June 4, 2024 Regular Meeting. (Continued from the July 2, 2024 meeting)

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the revised minutes as submitted. Motion carried, 3-0, with Commissioner Graves being absent.

PUBLIC HEARING

1. An application by Grocery Outlet grocery store Conditional Use Permit (CUP 24-002) for Alcohol Beverage Control, Type 21 Off-sale General license to authorize the sale of beer, wine and distilled spirits for consumption off the premises. (Representative: JLM-TREHVII HWY 30 LLC for Grocery Outlet) (27945 Greenspot Road)

Assistant Planner Martinez presented the staff report.

Assistant Community Development Director Stater stated regarding the Conditions of Approval, Condition No. 11, is a Public Services Department condition and it is referencing the type of trash enclosure that will be necessary for Grocery Outlet. It does not have a direct

nexus to the ABC license, we would like to remove it. It does not belong in this document; therefore, staff is recommending the removal of that condition.

Chair Hamerly asked that is not a Conditional Use Permit condition?

Assistant Community Development Director Stater stated no, it does not relate to an ABC license.

Chair Hamerly stated this is the same census tract as the north side of the road and it seemed like there were five or six ABC licenses that were approved.

Assistant Community Development Director Stater stated yes, we are close to 8 licenses.

Chair Hamerly asked why is that tally was not included in the staff report?

Assistant Community Development Director Stater stated the licenses are not active yet. There is a chance that they will not use the license, so they are not included in this count.

Chair Hamerly stated there should be an additional column for pending or approved because it would affect the analysis if we are trying to make a finding.

Assistant Community Development Director Stater stated in the future we will make a column for pending and approved licenses.

Chair Hamerly stated the census tract population is 4,844, however it is probably safe to assume that that population in the next 10 years will double within this census tract. If you look at the map it is unreasonable that people will be walking all the way up to Base Line or crossing under the freeway and going all the way over to Palm Avenue. That part of the convenience and necessity is the strongest argument, the proximity of the establishments to the concentration of residential units.

Assistant Community Development Director Stater stated we can make that modification in the resolution. There are over 1,100 units in total.

Chair Hamerly opened the public hearing.

Applicant Edward Horvitz stated I am a partner in TREH, the owner of the property. Tom Robinson and I developed that site where Grocery Outlet will be 17 years ago. It has been a real challenge. Initially, Staples really was the right tenant, we focus on the tenant mix, both local, national and what makes the trade mix work best. We still own that center and continue developing across the street to the north. I personally shop at Grocery Outlet. They offer an interesting trade mix unlike Stater Brothers and Albertsons and their primary mission and goal is to bring value products to those shelves. It is almost like a TJ Maxx to the major mall tenants. The reason that that is important is they have a lot of value. In today's economy, I think we can use it and it is a long longevity tenant. I believe they have over 500 stores and their sales per square foot are always where major markets are. I appreciate all the staff working on this. I appreciate the interest and the concern about the liquor. Again, appreciate all the staff's work and I am available if you have any questions, concerns, or comments I could help clarify.

Commissioner Miller stated it was mentioned that this was the right tenant mix and yet if we look at moving forward in this area, we will also have a Stater Brothers and Costco across the street. How does this grocery store play into that balanced tenant mix?

Applicant Edward Horvitz stated the real estate departments at these grocery store chains are some of the best and brightest guys in industry. They have different customers, do they overlap? Absolutely. I shop at all three of those. I am typically going into the Grocery Outlet for those bargains, values, and things that probably will not even be on the shelf in two weeks because they buy quantities of a product. Costco is a value; however, the average ticket for Costco will be two to three times what Grocery Outlet will be. Stater Brothers fills that niche, they are kind of that 60% in the middle of us going to the grocery store. Costco's always larger portions; they are a different tenant mix.

Chair Hamerly stated in the second paragraph, page three of the staff report under the analysis for Census Tract 7604, it is discussing about the ABC authorized the maximum of three on sale licenses to be issued to eating establishments for the sale and consumption. I do not think that that is the determining factor in the mix between 20 and 21, and it is critical that in the table there is not a single restaurant that would qualify as an eating establishment.

Assistant Community Development Director Stater stated it is a bit of data we include for all ABC licenses. When we look up the ABC's permissiveness, there are so many on and off sales. We have tried to kind of narrow the focus more recently because we used to bring 12 licenses and you had to decipher what was what.

Chair Hamerly stated I do not question the numbers. It is the statement that it allows a maximum of three to be issued to eating establishments. It is the eating establishments that I am finding fault with.

Assistant Community Development Director Stater stated this one is off sale, so we could do some research on what the rationale was behind that statement. It was meant to cover the other types that are not included in the discussion tonight.

Chair Hamerly stated I do not have an issue with the grocery store selling alcohol because majority do. What was stated in the paragraph is not supported by what is in that table and that would make it hard to reconcile.

Assistant Community Development Director Stater stated we can look at the findings that are in the resolution and see if that statement is duplicated there.

Assistant Planner Martinez stated I had it for reference so we could see what is expected for onsite as well as offsite.

Assistant Community Development Director Stater stated we will make sure that will not be in the findings.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller and seconded by Vice Chair Thomas to adopt Resolution 2024-014 approving Conditional Use Permit 24-002, subject to the Conditions of Approval, and adopting the Findings of Fact as modified. Motion carried 3-0, with Commissioner Graves being absent.

RESOLUTION NO. 2024-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 24-002) FOR A TYPE 21 ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FOR OFF-SALE BEER, WINE, AND DISTILLED SPIRITS AT GROCERY STORE LOCATED AT 27945 GREENSPOT ROAD, HIGHLAND, CA ASSESSOR'S PARCEL NUMBER(S): 1201-341-21

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled August 6, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:27 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 6, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Angela Tafolla, Associate Planner *AT*

SUBJECT: Continuation of a Public Hearing for Design Review Application No. 24-005 (DRA-24-005): A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create six (6) new parcels across 25 acres for the purpose of finance and conveyance.

LOCATION: A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-29, 30 & 33

OWNER/APPLICANT: Mission Communities & Mossa Investments

RECOMMENDATION: Staff recommends the Planning Commission continue the Public Hearing to August 20, 2024.

PUBLIC NOTICE: As required by the City Council, a notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the SB Sun on July 26, 2024.

BACKGROUND: Staff requests that the public hearing be continued to August 20, 2024, to provide the Applicant and staff an opportunity to further review the recently proposed plan revisions and related conditions of approval.

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



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 6, 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 21-003) for the construction of a new multipurpose church building

LOCATION: 7480 Sterling Ave, San Bernardino, CA
Assessor's Parcel Number: 0278-131-48

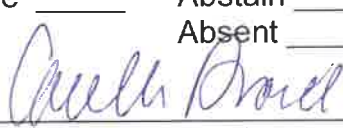
OWNER: Indonesian Seventh-Day Adventist Church

REPRESENTATIVE: Gabriel Isaia

RECOMMENDATION: Staff recommends the Planning Commission table the Project to allow Staff and the Applicant necessary time to further review the project plans.

PUBLIC NOTICE: As required by the City Council, a notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the SB Sun on July 26, 2024.

BACKGROUND: Plans have been submitted for the construction of a new multipurpose church building. Staff requests that the public hearing be tabled to a later date to provide the Staff and the Applicant an opportunity to further review the recently proposed plan and related conditions of approval.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
 _____ Recording Secretary		 _____ Community Development Director	



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 6, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *[Signature]*

PREPARED BY: Travis Trejo, Assistant Planner *[Signature]*

SUBJECT: Design Review Application (DRA 24-002) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 7,384 square foot retail store (O'Reilly Auto Parts) on a one-acre site at the northeast corner of Base Line and Hillview St.

(SB 1439 Campaign Contributions and Conflicts of Interest – Government Case Section 84308 is applicable)

LOCATION: 26778 Base Line, Highland CA
APN: 1191-421-57-0000

APPLICANT: O'Reilly Auto Enterprises

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 24-___ Approving Design Review Application (DRA 24-002), for the Site Plan, Landscape Plan, and Building Elevations related to the construction of an O'Reilly Auto Parts subject to the Conditions of Approval, and the Findings of Fact and;
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

PUBLIC NOTICE: As required by City Council Resolution, a Notice of the Public Hearing was posted at the City's three designated posting locations within the city. On July 25, 2024, a legal ad regarding this item was published in the SB Sun. In addition,

Approved _____	Motion _____	Second _____	Agenda Item No. <u>4</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary		<i>[Signature]</i> Community Development Director	

the Notice was posted on the City's Website, and mailed to interested agencies and property owners within 300 feet of the site. No further notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff received one (1) comment (Exhibit E – Public Comment). Concerns were brought up concerning construction hours and operations as well as concerns over maintaining access to the alleyway along the north side of the property. Staff ensured that Planning conditions 14 regarding the hours of construction will be enforced, and that the alley will remain to the north as can be seen on the site plan. Staff discussed these project features and conditions with the affected neighbors.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review, 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.

BACKGROUND: This project site had been previously used as an automotive sales lot and more recently the operation of a beverage container recycling center. All activity on this site ceased operations in the fall of 2016 when the property was purchased by O'Reilly Auto Enterprises, LLC.

PREVIOUS ACTION: On March 6, 2018, the Planning Commission approved Design Review Application (DRA 17-006) for a new 7,384 square O'Reilly Auto Parts store, associated signage and the parcel map. This approval expired three (3) years after on March 6, 2021, in this time the parcels were merged but construction had not started, which led to the expiration of this approval. These features were retained in the current application.

Under the previous approval, staff and the Applicant's representative met with the northerly property owners regarding their desire to preserve the existing alleyway. All adjacent property owners confirmed they utilize the alley to access their property and a determination was made that the alley would remain and the Applicant would make improvements and provide a landscape buffer and building enhancements along the rear of the building.

DESCRIPTION OF SITE: The project site is approximately one acre and fronts Base Line to the south and Hillview Street to the west. Half of the project site is paved. A 20-foot-wide alleyway lies along the north and east property lines of the site (See Exhibit A – Area Map). This alleyway provides rear access to five residential properties. The subject property is surrounded by commercial and residential property. The project site is zoned General Commercial (CG) which permits commercial retail development.

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Vacant site	General Commercial	General Commercial (CG)
<i>North</i>	Single family homes	Low Density Residential	Single-Family Residential (R-1)
<i>South</i>	Single family homes & Commercial business	Low Density Residential & General Commercial	Single-Family Residential (R-1) & General Commercial (CG)
<i>East</i>	Vacant land	General Commercial	General Commercial (CG)
<i>West</i>	Commercial business	General Commercial	General Commercial (CG)

PROJECT DESCRIPTION: The proposed store will be a 7,384 square foot rectangular building, measuring 111 feet by 66 feet, with the long side facing Base Line including the required parking and landscaping. (Exhibit B – Site Plan). The project site sits on a single parcel.

PROJECT REVIEW/ANALYSIS:

Site Design - Access/Circulation

The proposed store will be a single-story masonry building facing Base Line. Parking will be provided adjacent to three sides of the building with additional parking fronting Hillview Street on the west. Access driveways into the site are in the northwest corner at Hillview Street and southeast corner at Base Line. These driveways are also the access to a 20-foot-wide public alleyway behind the building's north side from Hillview Street, then turning south on the eastern edge of the site and connecting to Base Line. A 30-foot-wide drive aisle wraps around the west side of the building with a 28-foot-wide drive aisle along its front connecting to both driveways (Exhibit B – Site Plan). Based on the City's Municipal Code the project is required to provide 30 parking spaces for this retail use and the applicant is providing 31 spaces.

Elevations

The building entry is right of center on the long front face of the building. Offsets to the building are provided in the form of varying wall heights with the tallest, being 22'8", at the entry and the east and west front side corners. Columns define the parapet break points and provide additional accenting to the sides and rear of the building. The entry of the building will have a glass storefront and a three-foot projecting, suspended, metal frame canopy (Exhibit C – Elevations). Both columns flanking the storefront and the building face above will be "Positive Red." The remainder of the building will be finished with two-tones of painted concrete block. The lower half will be painted a medium tan "Latte" and the top half a light tan "Softer Tan." Trellises have been provided in three locations to accent larger wall expanses.

Landscape

A conceptual landscape plan has been prepared that includes planting areas utilizing a drought tolerant plant palette. Street frontages will consist largely of shrubs, grasses and other perennials. These dense landscape areas planted along the street frontages were modified during the original approval to screen the parking area from the surrounding area. Tress on site exceed the necessary one tree for every 5 parking spots. A three-foot-tall screen wall is proposed between the parking lot and Hillview Street (Exhibit D – Landscape Plan). The City's landscape architect has reviewed the plans and provided conditions with respect to the Landscape Plan.

Building Mounted and Monument Signs

The Applicant is proposing signage for the site consisting of one (1) monument signs and two (2) building mounted signs. The monument sign and wall signs are permitted signs by the Highland Municipal Code Chapter 16.56 Sign Regulations. Building Mounted Signage on the South Elevation is calculated using three rectangular figures which enclose and connect the limits of three message areas consisting of the lettering. These rectangles are 40 inches tall and 165 inches, 88 inches, and 107 inches long, totaling an area of about 99 square feet. The building mounted signage on the West side is smaller at a height of 36 inches and width of 173 inches. The wall signs are under the HMC limit of 100 square feet.

The monument sign is 8 feet tall by 10 feet 8 inches wide with a sign face of 48 square feet. (Exhibit E – Monument and Wall Signs). The Property frontage of the site is 259 feet long. The monument sign's height is permitted to be 8' tall due to the property frontage being between 100-299 feet.

SUMMARY: The subject application is in compliance with HMC Sections 16.20 Commercial Districts; 16.40 General Development Standards; 16.52 Parking Regulations; and 16.56 Sign Regulations with respect to permitted land uses, community development standards, special requirements, lighting, screening, water efficient landscaping, off-street parking and sign regulations.

The applicant worked with staff to improve the alleyway for the mutual benefit of this project and to their northern neighbor. The design and layout of the site were reviewed by staff and believe this project will be safe and compatible with the neighboring business and the surrounding community. Staff recommends the approval of the proposed project, subject to the Findings of Fact.

EXHIBITS:

- A) Area Map
- B) Site Plan (Under Separate Cover; 24x36)
- C) Elevations (Under Separate Cover; 24x36)
- D) Landscape Plan (Under Separate Cover; 24x36)

-
- E) Monument & Wall Signs
 - F) Public Comment

ATTACHMENTS:

- 1) Resolution 2024-____ Approving Design Review Application DRA 24-002 for
O'Reilly Auto Parts
 - Exhibit 1: Site Plan
 - Exhibit 2: Elevations
 - Exhibit 3: Landscape Plan
 - Exhibit 4: Conditions of Approval

Exhibit A - Area Map



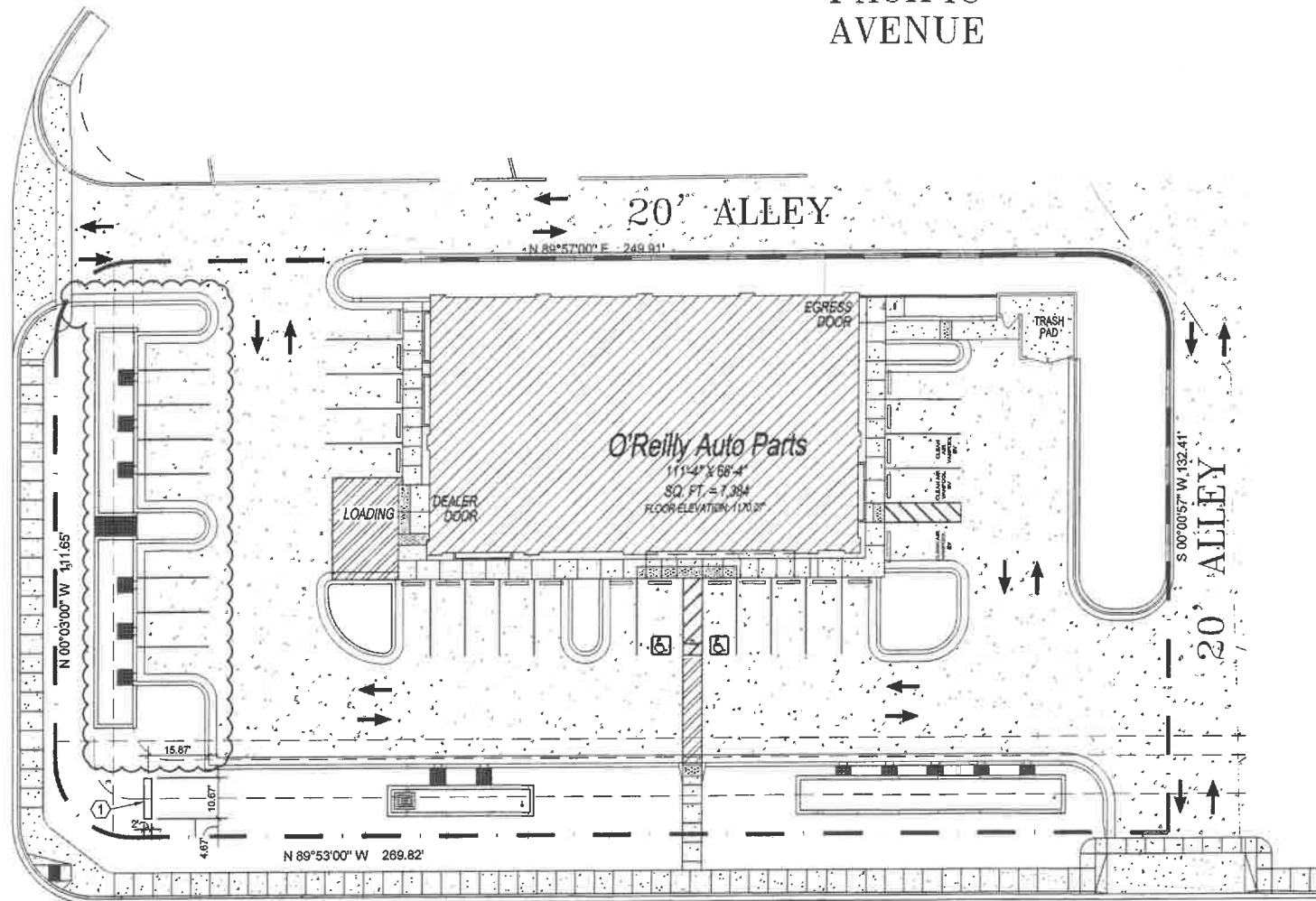
**Exhibit B – Site Plan
(Under Separate Cover; 24x36)**

**Exhibit C – Elevations
(Under Separate Cover; 24x36)**

**Exhibit D – Landscape Plan
(Under Separate Cover; 24x36)**

Exhibit E – Monument & Wall Signs

1 SITE SIGNAGE PLAN
SG1.1 SCALE: 1" = 20'-0"



GENERAL NOTES

- (A) REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. REFER TO US1 AND CIVIL FOR UTILITY LOCATIONS. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- (E) "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY. REFER TO DETAIL 1/SG1.2.

SPECIAL NOTE:
 AVOID OBSCURING VISIBILITY OF SITE SIGN FROM RIGHT OF WAY WITH LARGE PLANTINGS AND LANDSCAPING. SUBMIT LANDSCAPING LAYOUT FOR FINAL OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

KEY NOTES

- (1) SITE SIGN, REFER TO ELEVATION 2/SG1.2

CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 BASE LINE
 HIGHLAND, CA
SITE SIGNAGE PLAN

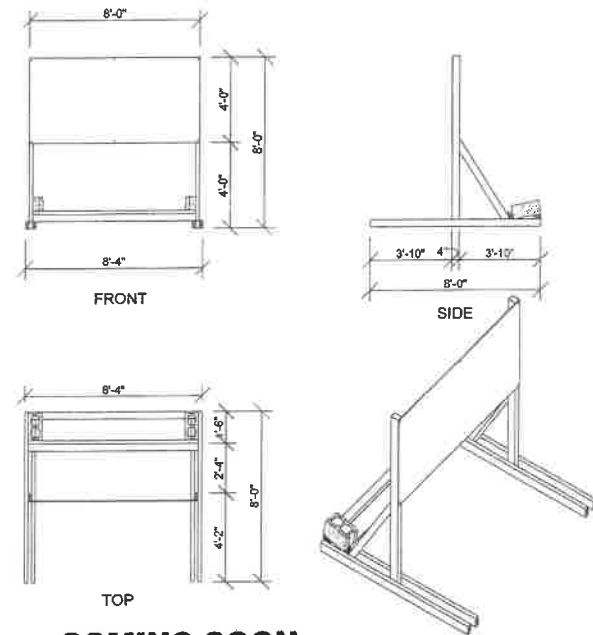
O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

COMM #	4080
DATE:	9-15-17
REVISION	
DATE:	3-19-18
	9-11-18
	1-30-24

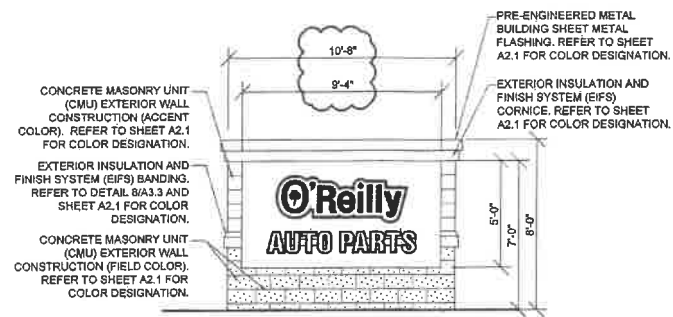
SG1.1

THOMAS A. LUNDBERG
 ARCHITECT

1736 East Sunline, Suite 417
 Springfield, Missouri 65804
 417-862-8558
 Fax: 417-862-8265
 e-mail: architect@tstarchitect.com



**1 COMING SOON
TEMPORARY CONSTRUCTION SIGN**
SG1.2 SCALE: 1/4" = 1'-0"



2 GROUND SIGN ELEVATION
SG1.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (C) PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
- (D) SITE SIGN FOUNDATIONS AND ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- (E) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY PER OWNER'S DIRECTION (N.I.C.).
- (F) "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY.

SITE SIGN SCHEDULE

TEMPORARY CONSTRUCTION SIGN:
TYPE: COMING SOON
DETAIL: REFER TO 1/SG1.2

SITE SIGN:
TYPE: MONUMENT (5'H X 10'-8"W X 8" H.)
DETAIL: REFER TO 2/SG1.2

NOTE:
REFER TO SHEET SG1.3 FOR FOUNDATION
SYSTEM STRUCTURAL REQUIREMENTS



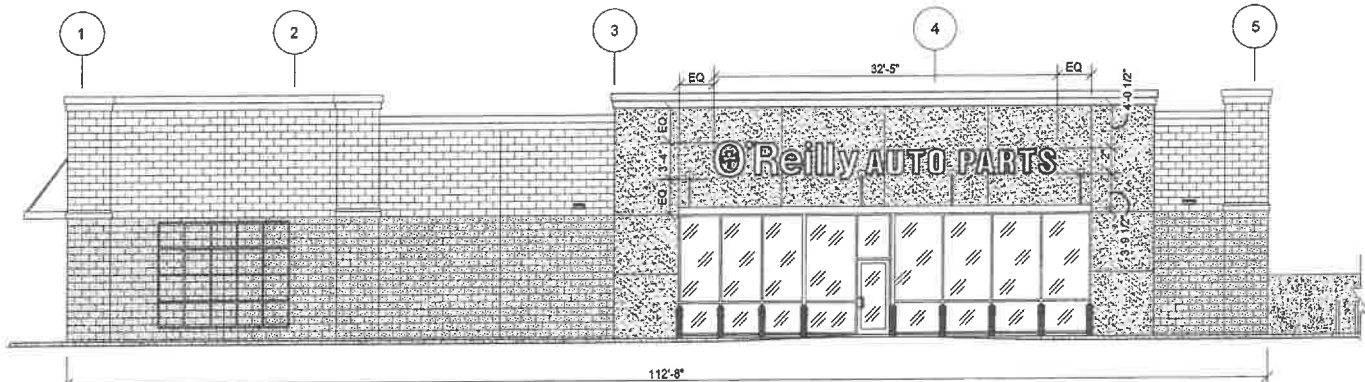
THOMAS A. LUNDBERG
ARCHITECT
1736 East Sunlane, Suite 417
Springfield, Missouri 65804
Tel: 417.862.0558
Fax: 417.862.3265
e-mail: arclund@earthlink.net

PROJECT:
**NEW O'REILLY AUTO PARTS STORE
BASE LINE
HIGHLAND, CA**
SITE SIGNAGE DETAILS

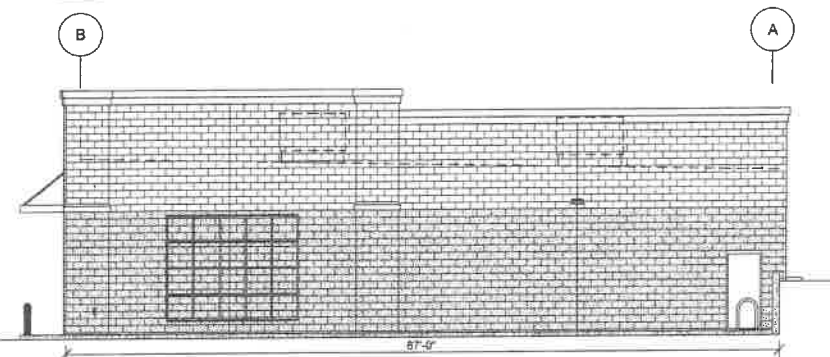
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4080
DATE: 9-15-17
REVISION
DATE: 3-10-18
1-30-14

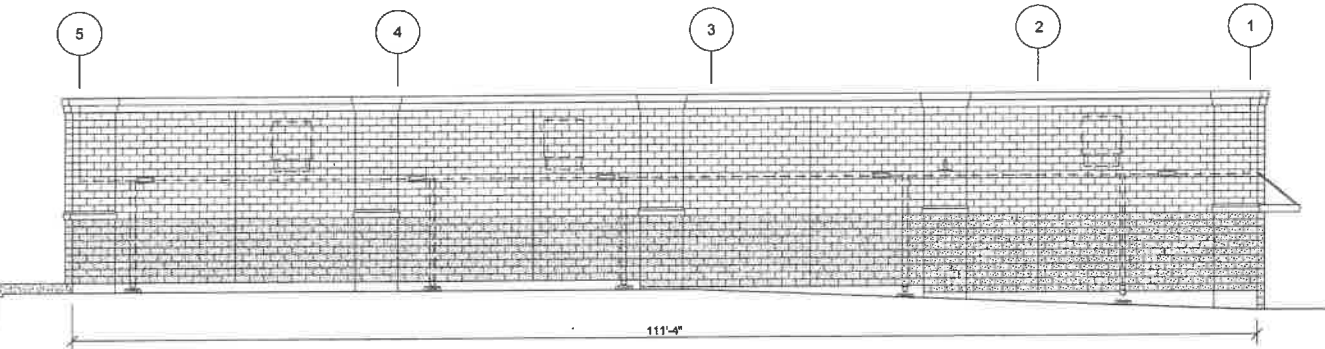
SG1.2



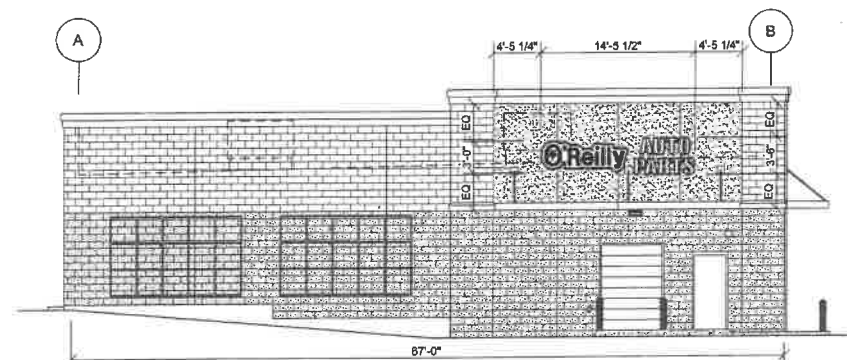
1 FRONT EXTERIOR ELEVATION
SQ2.1 SCALE: 1/8" = 1'-0"



2 RIGHT EXTERIOR ELEVATION
SQ2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION
SQ2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION
SQ2.1 SCALE: 1/8" = 1'-0"

BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION:
 TYPE: 40" "O" ALL CHANNEL LETTERS WITH 26" AP LINEAR
 DETAIL: REFER TO 5/SQ2.1

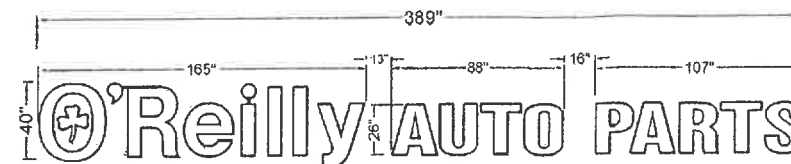
RIGHT EXTERIOR ELEVATION:
 TYPE: 48" "O" ALL CHANNEL LETTERS WITH 18" AP STACKED
 DETAIL: REFER TO 6/SQ2.1

LEFT EXTERIOR ELEVATION:
 TYPE: NO SIGN
 DETAIL:

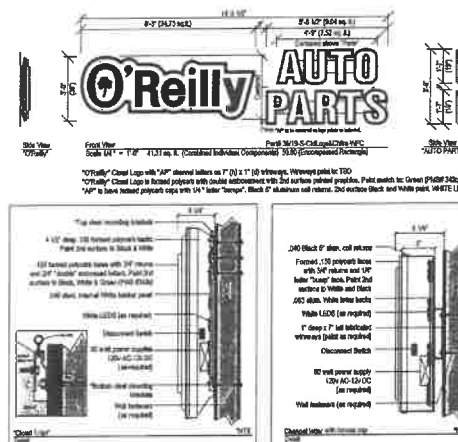
REAR EXTERIOR ELEVATION:
 TYPE: NO SIGN
 DETAIL:

GENERAL NOTES

- (A) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (B) BUILDING PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS. CONTRACTOR TO PROVIDE BACKING AND ROUGH-IN ELECTRICAL AS REQUIRED FOR INSTALLATION.
- (C) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OTHERS (N.I.C.).



5 FRONT EXTERIOR ELEVATION
SQ2.1 SCALE: N.T.S



6 LEFT EXTERIOR WALL SIGN DETAILS
SQ1.1 SCALE: 1/4" = 1'-0"



THOMAS A. LUNDBERG
 ARCHITECT
 1736 East Sunshine, Suite 417
 Springfield, Missouri 65804
 Phone: 417.862.6558
 Fax: 417.862.3265
 e-mail: architect@centerland.net

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BASE LINE
HIGHLAND, CA
BUILDING EXTERIOR SIGNAGE

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

COMM #	4080
DATE:	2-22-18
REVISION	
DATE:	3-19-18
	10-26-18
	8-26-22
	1-30-24

SG2.1

Exhibit F – Public Comment

City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861, x 259 Fax: (909) 862-3180

Contact: Travis Trejo, Assistant Planner, ttrejo@cityofhighland.org

RECEIVED
APR 18 2024
CITY OF HIGHLAND



PROJECT NOTICE

The proposal listed below has been filed with the City of Highland Planning Department. You are invited to comment because you may own property or have a regulatory interest in development in the area.

FILE/INDEX: Design Review Application (DRA 24-002)

APPLICANT: O'Reilly Auto Enterprises LLC.

LOCATION: 2786 N/E/C Base Line & Hillview St. (APN: 1191-421-57-0000)

PROPOSAL: Construction of a 7,384 s.f. auto parts store on a one acre site.

COMMENTS:

Your comments must be received by this office no later than **April 18, 2024**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

Will our plumbing and electrical be affected? How?

What sort of heavy machinery will be brought here?

How late are they allowed to work machinery when building?

Attracting alley traffic (homeless); what precautions

~~that~~ Routine delivery schedules for restocking store, times of day or night?

access to backyard through alley-way?

Dolores Ulloa

PRINTED NAME

Dolores Ulloa

SIGNATURE

4/18/24

DATE

(Location Map on reverse.)

make copy

RESOLUTION NO. 2024-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 24-002), FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS AND SIGNS RELATED TO THE CONSTRUCTION OF AN O'REILLY AUTO PARTS RETAIL STORE, ON A ONE ACRE SITE, LOCATED ON THE NORTHEAST CORNER OF BASE LINE AND HILLVIEW STREET (APN: 1191-421-57)

APPLICANT: O'REILLY AUTO ENTERPRISES

A. RECITALS

1. On February 22, 2024, the O'Reilly Auto Enterprises (Applicant) submitted Design Review Application (DRA 24-002) proposing construction of a new 7,384 square foot retail store, for O'Reilly Auto Parts, on a one acre site, located on the northeast corner of Base Line and Hillview Street (APN: 1191-421-57)
2. The property has a General Commercial (CG) zoning designation which permits retail sales as proposed.
3. As required by City Council Resolution, Notice of the Public Hearing was posted at the City's three designated posting locations within the City and on July 25, 2024, a legal ad was published in the SB Sun newspaper. In addition, the Notice was posted on the City's website, and interested agencies and property owners within a 300-foot radius of the site were notified by mail. No further notice is required for the public hearing.
4. This project qualifies to be Categorically Exempt from environmental proceedings pursuant to Section 15332 Class 32 which consists of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
5. On August 6, 2024, the Planning Commission of the City of Highland conducted a public meeting on the subject application
6. 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 meeting, including the staff report to the Planning Commission dated August 6, 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.
 - b. This project qualifies to be Categorically Exempt from environmental proceedings pursuant to Section 15332 Class 32.
3. Design Review Application Findings of Fact

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

Response: The site has a General Plan Land Use Designation of General Commercial. This designation does allow for commercial projects such as the retail operation proposed. General Commercial provides appropriate local areas for the “general shopping and community service needs of area residents and workers. Typical uses include general retail, markets, community services restaurants, automotive repairs etc...” The proposed project is in keeping with this vision.

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

Response:

The Zoning Designation of General Commercial allows for retail sales of auto parts as is proposed by the Applicant. The City has reviewed the proposed use and has applied Conditions of Approval to the Project to address the development and ensure that it is compatible with the surrounding uses, and complies with HMC Sections 16.20 Commercial Districts; 16.40 General Development Standards; 16.52 Parking

Regulations; and 16.56 Sign Regulations with respect to permitted land uses, community development standards, special requirements, lighting, screening, water efficient landscaping, off-street parking and sign regulations. There are no specific plans associated with this site.

The site plan, preliminary grading plan, typical building elevations, photometric plan, conceptual landscape, and color elevations have been reviewed and conditioned to be in compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the Land Use District in which the site is located.

- c. That the proposed use complies with the City design and landscape standards and criteria.

Response: The proposed landscape plan has been preliminarily reviewed by the City of Highlands landscape architect in accordance with the City's ordinances and regulations including HMC 16.20 Commercial Districts, 16.64 Environmental Management, and 16.40.390 Water efficient landscape requirements. Prior to installation of any landscape improvements associated with the Project, the Applicant will be required to submit for landscape plan check.

- 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 has been reviewed by the City of Highland and has been found that it will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.

- 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 24-002 O'Reilly Auto Parts) proposal to build a new 7,384 square foot auto parts store on a one-acre site.

C. ADOPTION OF RESOLUTION

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

Exhibit 1 includes the Site Plan

Exhibit 2 includes Elevations

Exhibit 3 includes Landscape Plan

Exhibit 4 includes the Conditions of Approval for DRA 24-002

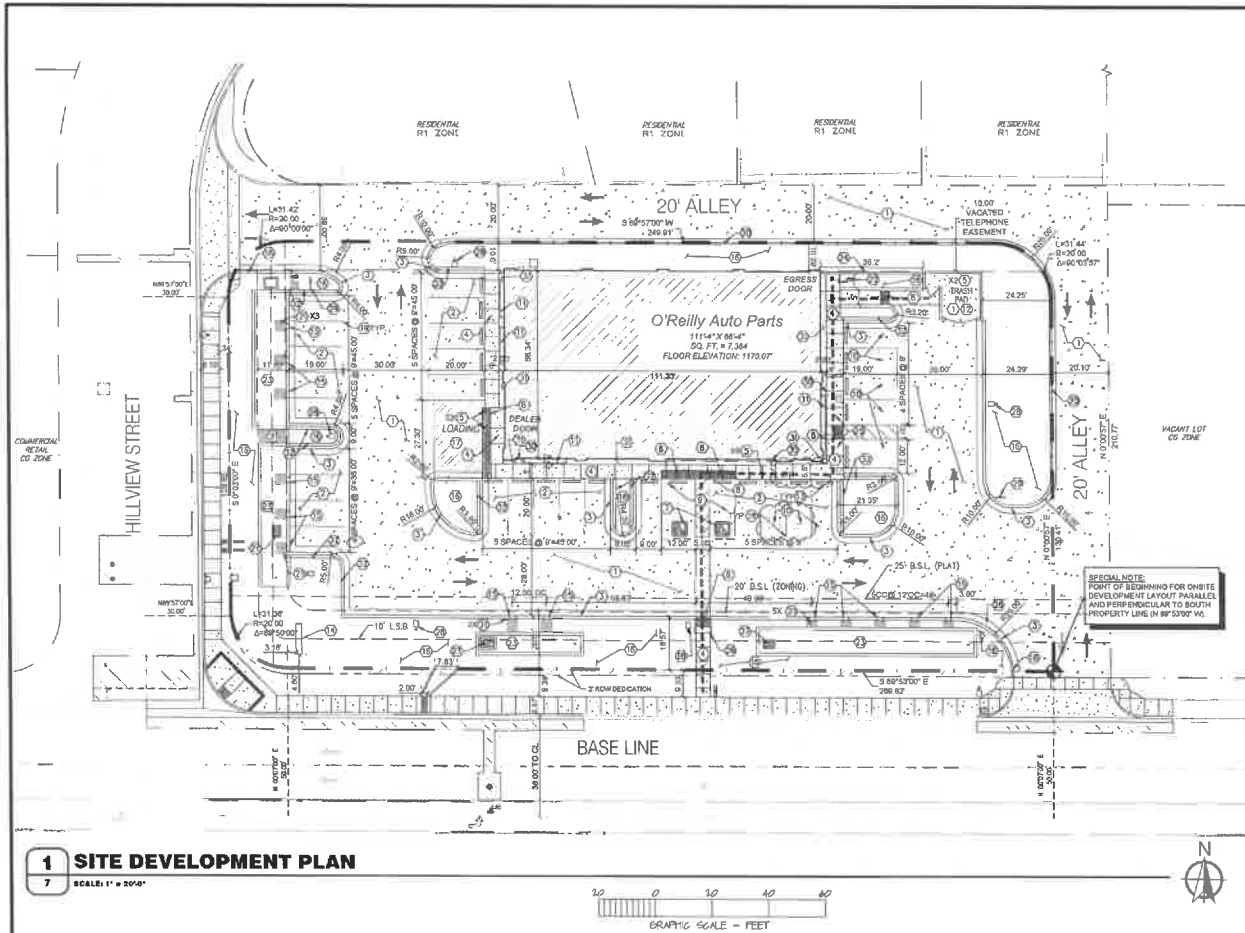
PASSED, APPROVED AND ADOPTED this 6th day of August 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1 - Site Plan



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

LAND USE SUMMARY TABLE

LAND USE	GROSSNET AREA (ACRES)	GROSSNET AREA (SF)	PERCENTAGE OF TOTAL SITE (%)
BUILDING COVERAGE	0.17	7425	18%
DRIVEWAY AND PARKING	0.43	20215	50%
PUBLIC RIGHT-OF-WAY	0.30	0	0%
OPEN SPACE/LANDSCAPE AREA	0.30	12880	32%
TOTAL SITE	0.90	40520	100%

ZONING CODE

ZONING CODE
PARCEL ID: 119-142-63, 119-142-64, 119-142-65, 119-142-66
CURRENT OWNER: O'REILLY AUTO ENTERPRISES, LLC
CLASSIFICATION: CO GENERAL COMMERCIAL
PROPERTY AREA: 43,802 SF (1.006 ACRES)

PARKING SUMMARY
PARKING FORMULA: 1 PARKING SPACE PER 200 SF OF FLOOR AREA, 1 HC SPACE REQUIRED PER 40 SPACES PROVIDED
TYP. SPACE SIZE: 9' X 19'
SPACES PROVIDED: 21 STALLS
HC SPACES PROVIDED: 3
CLEAN AIR SPACES PROVIDED: 3

BASIS OF BEARING

BASIS OF BEARING CONSIDERED AS BEING NORTH 0°00'33" WEST
ALONG THE EAST LINE OF TRACT NO. 3078 RECORDED IN MAP BOOK
30, PAGES 80-81, SAN BERNARDINO COUNTY, CALIFORNIA
RECORDED.

LEGAL DESCRIPTION

LOTS 30, 31, 32 AND 33 OF TRACT 3078, BY THE CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO, CALIFORNIA AS PER MAP
RECORDED IN BOOK 89, PAGE(S) 80 AND 81, OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 1191-421-63-0-000 (AFFECTS LOT 30), 1191-421-64-0-000
(AFFECTS LOT 31), 1191-421-65-0-000 (AFFECTS LOT 32) AND
1191-421-66-0-000 (AFFECTS LOT 33)

KEY NOTES

- CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, DRIVE LANES, AND REFUSE AREA. REFER TO DETAIL 2 ON SHEET A.
- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 1 ON SHEET A.
- CONCRETE CURB. REFER TO DETAIL 3 ON SHEET A.
- CONCRETE SIDEWALK. REFER TO DETAIL 4 ON SHEET A.
- DECORATIVE STEEL BOLLARD. REFER TO DETAIL 7 ON SHEET A. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (5) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- HANDICAP PARKING SIGN. REFER TO DETAIL 8 ON SHEET B.
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. REFER TO DETAIL 5 ON SHEET A.
- DETECTIBLE WARNING SURFACE. REFER TO DETAIL 9 ON SHEET A.
- ACCESSIBLE PARKING SPACE WITH ACCESSIBLE (ADA COMPLIANT) NOT TO EXCEED 2% SLOPE MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR OR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- PAVEMENT MARKING: PROVIDE PAVEMENT MARKING "CLEAN AIRMAN POOL" PER COBAG SECTION 605.5.2.1.
- INSTALL 4" WIDE CONCRETE CURB PER GRADES ON SHEET 3 WITH WEEP HOLES EVERY 3'.
- TRASH ENCLOSURE. REFER TO DETAIL 10 ON SHEET B.
- CONCRETE BUMPER BLOCK (8' W X 8' X 6" LONG) ANCHORED TO PAVING WITH (2) 1/2" LONG ANCHORS.
- SITE SIGN. REFER TO SHEET SD-1 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHES AND INSTALLED. REFER TO SCOPE OF WORK SCHEDULE (S). REFER TO UTILITIES SITE PLAN FOR ADDITIONAL REQUIREMENTS.
- 2" CURB CUT. REFER TO DETAIL 13 ON SHEET B.
- LANDSCAPING. SEE LANDSCAPING PLANS FOR ADDITIONAL INFORMATION. 1" CONCRETE SIDEWALK TO BE INSTALLED ADJACENT TO PARKING STALLS, AS SHOWN HEREON.
- 27' X 17' LOADING ZONE.
- 3" TERMINATION CURB. REFER TO DETAIL 12 ON SHEET B.
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - WHITE (2 COATS).
- CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY OF HIGHLAND STANDARDS. PROVIDE SLOPE 2" OFF OF PROPOSED LIP OF GUTTER.
- INSTALL 4" RIP RAP 12" DEEP.
- INSTALL INVERTED U-BEND RACK BY CYCLOPS PER DETAIL 16 ON SHEET 3 OR APPROVED EQUAL.
- BIOFILTRATION BMP. REFER TO DETAIL 5.
- RETAINING WALL. INSTALL 4" TALL BLACK VINYL COATED CHAIN LINK FENCE WHERE RETAINING WALL EXCEEDS 2'. REFER TO DETAIL 17 ON SHEET B FOR WALL MOUNT. REFER TO DETAIL 7 AND 8 ON SHEET B AND STRUCTURAL PLANS FOR DETAILS FOR RETAINING WALL DETAIL.
- ADA RAMP PER GRADES ON SHEET B.
- ADA RAMP PER DETAIL 10 ON SHEET B.
- INSTALL NO DUMPING STENCIL ON INLET TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS. REFER TO DETAIL 15 ON SHEET B.
- INSTALL LIGHT POLE. REFER TO PLANS PREPARED BY MEP.
- TOW AWAY SIGN: POST AT ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL. REFER TO DETAIL 11 ON SHEET B.
- INSTALL 22 GALLON TRASH RECEPTACLE W/22R BY BELSON OUTDOORS.
- ROCK MULCH. SEE LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- PROVIDE 1" WIDE CONCRETE STEP 4" THICK WITH DOWEL TO CURB @ 18" O.C.

SPECIAL NOTE:
POINT OF BEGINNING FOR ON-SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE IN 88°53'00" W.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON-SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB, GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF CONCRETE
 - AREA OF PAVING
 - BMP FACILITY
 - RIPRAP
 - NEW MONUMENT SIGN LOCATION
 - NEW CONCRETE PAVING BLOCK
 - NEW SIGN
 - NEW LIGHT POLE LOCATION
 - O'REILLY PROPERTY LINE
 - ADJACENT PROPERTY/ROW LINE
 - ADA PATH OF TRAVEL

DIG ALERT
CALL BEFORE YOU DIG
811

RECORDING
SPECIAL DRAWING FOR THE PROJECT SHOWN ON THIS PLAT IS FILED UPON RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA. THE RECORDING OF THIS PLAT IS REQUIRED BY THE CITY OF HIGHLAND, CALIFORNIA. THE RECORDING OF THIS PLAT IS REQUIRED BY THE CITY OF HIGHLAND, CALIFORNIA.

SEAL
MICHAEL P. SILVER
REGISTERED PROFESSIONAL ENGINEER
NO. 1331-0354
EXPIRATION DATE 12/31/2022

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: 2/1/24
MICHAEL P. SILVER, PE 58651 EXP. DEC 31, 2022

PLANS PREPARED BY:
TAIT
A FUGRO COMPANY
SINCE 1954

4153 East County Road 16
Lowland, CO 80537
p: 970.613.1447
www.tait.com

ENGINEERING: BRUCE-EMILY, BILLY, LINDA
SARAH AND SON-DANIEL
SARAH AND SON-DANIEL
SARAH AND SON-DANIEL

REVISIONS
DESCRIPTION
APPROVAL
DATE

CITY OF HIGHLAND
RECOMMENDED BY
APPROVED BY
BUILDING AND SAFETY

PRECISE GRADING PLANS
DRAWER NO.
25780 BASE LINE ST
HIGHLAND, CA 92346

SITE DEVELOPMENT PLAN
SHEET 7 of 10

Exhibit 2 – Elevations



1 SOUTH EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"

RENDERING WITH O'REILLY AUTO PARTS SIGNAGE



2 EAST EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"

RENDERING WITH O'REILLY AUTO PARTS SIGNAGE



5 MONUMENT SIGN ELEVATION
CE1 SCALE: 1/4" = 1'-0"

FINISH LEGEND:

FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATITE" SW6108
ACCENT BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
EIFS AROUND SIGN	CUSTOM RED MIX BY DRYVIT CRAPD16508 SHERWIN WILLIAMS "POSITIVE RED" SW6571
STOREFRONT -	KAWNEER "DARK IVY"

NOT FOR CONSTRUCTION

O'Reilly AUTO PARTS
CORPORATE OFFICE
255 SOUTH PATTERSON STREET
DALLAS, TEXAS 75201
(417) 552-2874 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BASE LINE
HIGHLAND, CA
COLOR ELEVATIONS

THOMAS A. LUNDBERG
ARCHITECT
1756 EAST THURMAN, SUITE 417
PORTLAND, OREGON 97204
487-882-8458
TEL: 487-882-3389
E-MAIL: arch@tallundberg.com

CE1

Exhibit 3 - Landscape Plan

O'Reilly Auto Parts

Baseline Rd
Highland, CA 92346



THOMAS A. LINDBERG
ARCHITECT

417-405-8555
415-398-2776
info@breckon.com

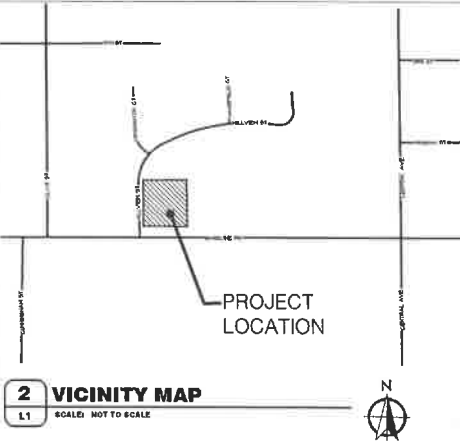
PROJECT:
NEW O'REILLY AUTO PARTS STORE
BASE LINE
HIGHLAND, CA

LANDSCAPE COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICE
10000 N. 10th Ave.
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

CONM #	4080
DATE:	09.15.17
REVISION	
DATE:	
COMMENTS	06-17-19
COMMENTS	10-26-19
COMMENTS	11-27-19
REVISION	02.01.24

L1



A. WATER CONSERVATION CONCEPT STATEMENT

PROJECT SITE:
O'REILLY AUTO PARTS

PROJECT LOCATION:
BASELINE RD
HIGHLAND, CA 92346

LANDSCAPE ARCHITECT:
BRECKON LAND DESIGN
http://www.breckonlanddesign.com

SHEET INDEX

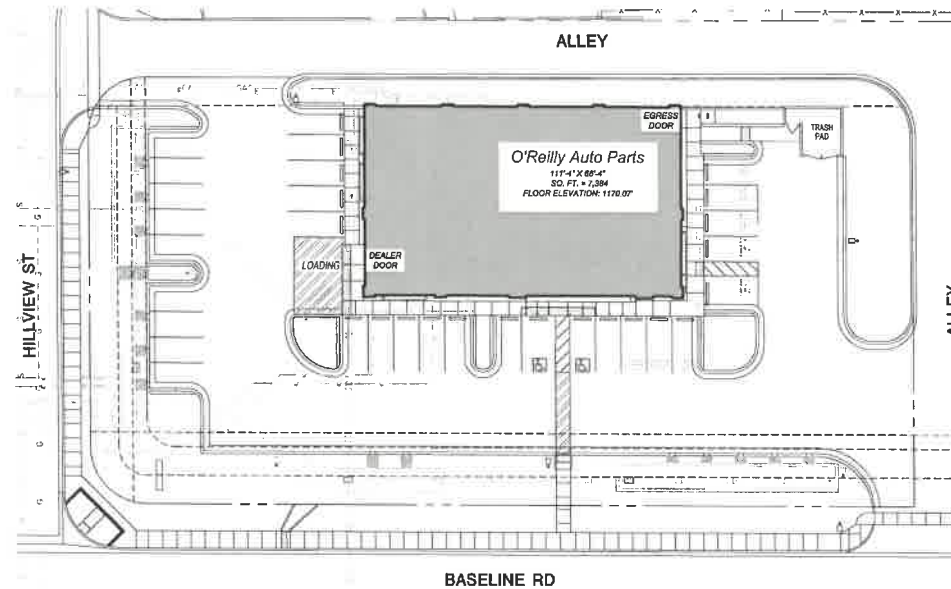
- L1 LANDSCAPE COVER SHEET
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS
- L4 IRRIGATION PLAN
- L5 IRRIGATION DETAILS
- L6 WATER USE CALCULATIONS

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE IS:

1. Maximum Annual Applied Water Allowance	151'000 cubic feet/year
2. Maximum Annual Applied Water Allowance by Hydrozone	01500 cubic feet/year
3. Estimated Annual Total Water Use	151'000 cubic feet/year
4. Landscape Plan See Sheet L1	
5. Irrigation Plan See Sheet L4	
6. Water Use Calculations See Sheet L6	

DESCRIPTION OF PROJECT: THE PROJECT CONSISTS OF PAVED PARKING AND LANDSCAPE. ALL IRRIGATION IS BY A DRIP SYSTEM. MULCH IS USED WHERE GROUND COVER IS NOT PLANTED.

Date: 2/2/2024 Prepared By: *Jim Zuercher*



- B. THE ANNUAL MAXIMUM APPLIED WATER ALLOWANCE**
- A. A PROJECT'S ANNUAL MAXIMUM APPLIED WATER ALLOWANCE SHALL BE CALCULATED USING THE FOLLOWING FORMULA:
- MANA = (ET0 * IAD * A) / 12
ET0 = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR) (CALIFORNIA)
IAD = IRRIGATION ADJUSTMENT FACTOR
A = LANDSCAPED AREA (SQUARE FEET)
0.625 CONVERSION FACTOR TO GALLONS PER SQUARE FOOT
MANA = (ET0 * IAD * A) / 12 * 0.625 CONVERTS TO GALLONS PER YEAR
- C. THE ANNUAL APPLIED WATER USE**
- A. THE ANNUAL ESTIMATED APPLIED WATER USE SHALL NOT EXCEED THE ANNUAL MAXIMUM APPLIED WATER ALLOWANCE.
- B. SEE SPREAD SHEET FOR ESTIMATED ANNUAL APPLIED WATER USE.
- C. THE ESTIMATED ANNUAL TOTAL WATER USE FOR EACH HYDROZONE IS CALCULATED FROM THE FOLLOWING FORMULA:
- ET0 = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR) (CALIFORNIA)
IAD = IRRIGATION ADJUSTMENT FACTOR
A = LANDSCAPED AREA (SQUARE FEET)
0.625 CONVERSION FACTOR TO GALLONS PER SQUARE FOOT
ET0 * IAD * A = ESTIMATED WATER USE (GALLONS PER YEAR)
0.625 CONVERSION FACTOR TO GALLONS PER YEAR
ET0 * IAD * A * 0.625 CONVERTS TO GALLONS PER YEAR
- D. ESTIMATED ANNUAL TOTAL WATER USE**
- SEE MANA CALCULATION TABLE ON SHEET L6
- E. LANDSCAPE DESIGN PLAN**
- SEE SHEET L2
- F. IRRIGATION DESIGN PLAN**
- SEE SHEET L4
- G. HYDROZONE PLAN**
- SEE MANA CALCULATION TABLE ON SHEET L6
- H. SOILS ANALYSIS**
- SEE SOILS ANALYSIS REPORT
- I. WATER SUPPLY**
- UNDER JURISDICTION OF THE POMERIE CITY WATER. THE WATER QUALITY IS POTABLE.
- J. CERTIFICATION**
- A. I HAVE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.
- K. LANDSCAPE SUMMARY**
- TOTAL LANDSCAPE AREA: 14,476 SQUARE FEET
TOTAL IRRIGATED AREA: 15,000 SQUARE FEET
TOTAL SITE AREA: 45,225 SQUARE FEET
MANA: 104,250 GALLONS
ET0: 13.541 GALLONS
- MWEO COMPLIANCE STATEMENT**
- I HAVE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- Date: 2/2/2024 Prepared By: *Jim Zuercher*

CITY OF HIGHLAND
APPROVED BY:

PLANNING DIVISION _____ DATE _____

CITY'S LANDSCAPE ARCHITECT _____ DATE _____

LICENSE NO. _____



<u>Partridge Lot Requirements:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
20% TO BE SHADED	50%	80%
(3,976 SF TOTAL)	OR 2,275 SF	OR 2,241 SF
<u>Lockwood Requirements:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
20% TO BE SHADED	30%	46%
(14,976 SF TOTAL)	OR 2,945 SF	OR 6,261 SF
<u>Hardacre Requirements:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
20% TO BE SHADED	20%	24%
(6,510 SF TOTAL)	OR 3,062 SF	OR 4,151 SF

③ BIKE RACKS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

2. VEGETATION CLASSIFICATION IS GLASSBORO AREA AND THE SOUTH INLAND VALLEY REGIONS.

3. HIERARCHY TABLE HAS BEEN DETERMINED BY THE HUGGINS PLANT TYPE DATA BASE.

4. ANY TREE OR SHrub SUBSTITUTION SHALL BE FROM THE HUGGINS PLANT DATABASE FOR THE SOUTH INLAND VALLEY REGION WITH A LOW SCORE.

5. FOR SOILS LESS THAN 60 ORGANIC MATTER IN THE TOP 8 INCHES OF SOIL, COMPOST AT A RATE OF MINIMUM A CUBIC YARD PER 1,000 SQUARE FEET OF FERTILIZABLE ARE SHALL BE INCORPORATED TO A DEPTH OF 8 INCHES INTO THE SOIL.

6. A ONE INCH LAYER OF MULCH MUST BE APPLIED OVER ALL NON-PLANTING AREAS EXCEPT TREE AREAS, GREENING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDINGS APPLICATIONS WHERE MULCH IS CONTRADICTION.

[illegible][illegible][illegible]

1. ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE BEEN ABATEMENT OPERATIONS PERFORMED ON THEIR PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL APPLY SECOND HYDROSEED WITH SECOND-APPLY (GROUT MIXING) OR APPROVED ALGAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE DEVICES FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF SEVEN (7) DAYS AFTER THE END OF THE FIRST HYDROSEEDING. DISCONTINUE IRRIGATION FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF GROUT-APPLY TO ALL EXPOSED AREAS. APPLY AN ALGAL MIXING TO ALL EXPOSED AREAS.
6. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE DEVICES FROM THE SITE.
7. IN THE PRESENCE OF ANY EXPOSED AREAS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
8. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE

[illegible]

PLAN VIEW

NOT TO SCALE

A = LENGTH AS SPECIFIED OR PER PLANT SCHEDULE

B = R/OB OF "A"

FINISH HARDSCAPE GRADE PER PLANS

TOP OF HELIX 1'-2" BELOW A HARDSCAPE PLANTING

GROUNDCOVER PLANTING PER PLANTING PLAN

HELIX 10" TO 18" 3" DEPTH ENTIRE BED. DO NOT COVER OF PLANTS

SPLIT ALL ROOT BOUND ROOTS TO EQUAL SPACED VERTICAL G

CHISEL ROOT 3 NEED BARRIERS OR APPROVED ISOL

TILL SOIL TO A DEPTH OF 12" BACKFILL WITH APPROVED T AND SOIL. AMENDMENTS, NO

SUBGRADE

NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

CITY OF HIGHLAND
APPROVED BY:

PLANNING DIVISION _____ DATE _____

CITY'S LANDSCAPE ARCHITECT _____ DATE _____

LICENSE NO. _____

[illegible][illegible]

SYSTEM OPERATION
(BASED ON HISTORICAL CLIMATE)

CONTROLLER SETUP:

A CYCLING TECHNIQUE WILL BE USED FOR DIFFERENTIATION OF WATER. EACH STATION RUN WILL BE APPLIED WITHIN 10 DIFFERENT STAGE TIMES. THEREFORE STATION RUN #1 WILL REPORT ONE THIRD (1/3) OF THE TOTAL APPLICATION. PEAK WATER DEMAND WILL BE 100 GPM. STATION RUN #2 WILL BE 2/3 OF THE TOTAL APPLICATION. STATION RUN #3 AT 100 GPM. STATION RUN #4 AT 100 GPM, AND START THE #5 AT 30 GPM. STATION RUN #6 AT 30 GPM. STATION RUN #7 AT 30 GPM. PEAK WATER REQUIREMENTS.

INITIAL STATION RUN TIMES:

DRIP ZONES: 10 MINUTES. (BETWEENS 10 MINUTE CYCLES, 10 CYCLES HOURS SPACED EVENLY.)
SPRAY ZONES: 3 MINUTES. (BETWEENS 3 MINUTE CYCLES, 10 CYCLES HOURS SPACED EVENLY.)
TODD ZONES: 15 MINUTE CYCLES.

SYSTEM TAPING:

AS THE SYSTEM IS TAPED, EACH ZONE WILL BE MET WHILE OTHERS ARE DRY. ADJUST ONLY THOSE STATIONS WHICH REQUIRE ADDITIONAL, OR LESS WATER. FOR ADDITIONAL WATER, INCREASE THE STATION RUN TIME. FOR LESS WATER, DECREASE THE STATION RUN TIME. RUN FIFTEEN MIN. ADJUST TO SUSTAIN 100 MINUTES. CONTINUE TO ADJUST UNTIL 100 MINUTES CONTINUES TO BE MAINTAINED. USE NOZZLE CHANGES OR NOZZLE SIZE ADJUSTMENTS TO ADJUST THE RUN AND DRAIN TIMES.

[illegible][illegible]

Diagram illustrating eight different drap zone patterns, labeled DRUP ZONE 1 through DRUP ZONE 8:

- DRUP ZONE 1: White background with small black dots.
- DRUP ZONE 2: White background with blue floral patterns.
- DRUP ZONE 3: White background with horizontal pink stripes.
- DRUP ZONE 4: White background with diagonal pink stripes.
- DRUP ZONE 5: Green background with diagonal black stripes.
- DRUP ZONE 6: White background with diagonal blue stripes.
- DRUP ZONE 7: Yellow background with horizontal black stripes.
- DRUP ZONE 8: White background with small pink dots.

- 1 CONNECT NEW 1/2" MAINLINE TO 1" WATER METER IN THIS APPROXIMATE LOCATION. FIELD VERIFY, SEE CIVIL PLANS AND INFORMATION.
- 2 7" RISE SLEEVE, ROUTE TO CONTROLLER LOCATION PER LOCAL CODE REQUIREMENTS.
- 3 BOOMER HALL MOUNT IRRIGATION CONTROLLER IN THIS APPROXIMATE LOCATION AS REQUIRED. CONNECT 100 VOLT AC LINE AND GROUND TO CONTROLLER. VERIFY WIRING IN APPROPRIATELY SIZED CONDUIT (P. 11) MINIMUM. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL CONNECTIONS. IRRIGATION CONTRACTOR SHALL INSURE ALL ELECTRICAL CONNECTIONS ARE TIGHT, PROPERLY GROUNDING AFTER TRENCHING HAS FINISHED. CONTROLLER LOCATION TO BE APPROVED. REVISE LOCATION AS REQUIRED FOR OWNERS APPROVAL.
- 4 EXTEND EXISTA WIRING TO THIS POINT, GND. APPROXIMATELY 3' LENGTH OF EXTRA PIPES IN SEPARATE VALVE BOX AT THIS LOCATION.
- 5 IRRIGATION MATERIALS SHOWN IN HARDWARES ARE FOR ORIENTATION CLARITY ONLY AND SHALL BE LOCATED IN ADJACENT HARDWARES. LANDSCAPING, REFER TO SLEEPING LOCATIONS FOR ORIENTATION.

FLOW AVAILABLE
Point of Connection Size: 1"

Static Pressure at POC	60 PSI
Pressure Available	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow	11.44 GPM
Flow Available at POC	10.92 GPM
Residual Flow Available	0.6 PSI
Design Pressure:	25 PSI
Friction Loss:	0.16 PSI
Fittings Loss:	0.1 PSI
Elevation Loss:	0 PSI
Loss through Valve:	0.56 PSI
Pressure Rating at Critical Station:	36.0 PSI
Loss for Fittings:	0.1 PSI
Loss for Main Line:	4.70 PSI
Loss POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Meter Valve:	0 PSI
Critical Station Pressure at POC:	46.2 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	13.8 PSI

SCALE: 1" = 20'-0"

20 0 20 40 60

GRAPHIC SCALE - FEET

APPROVED BY:

PLANNING DIVISION _____ DATE _____
CITY'S LANDSCAPE ARCHITECT _____ DATE _____
LICENSE NO. _____

**A. LUNDBERG
DIRECT**

417.862.8558
Fax: 417.862.3265
e-mail: architect@ericytschneider.com



THOMAS A. ARCE
e, Suite 417
uril 65804

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BASE LINE
HIGHLAND, CA
IRRIGATION PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2874 TELEPHONE

COMM #	4040
DATE:	09.15.17
REVISION	
DATE:	
COMMENTS	06-17-19
COMMENTS	10-29-19
COMMENTS	12-27-19
REVISION	02-01-24

L4



CITY OF HIGHLAND
APPROVED BY:

 PLANNING DIVISION _____ DATE _____
 CITY'S LANDSCAPE ARCHITECT _____ DATE _____
 LICENSE NO. _____

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTAL
Total	1.8	2.2	3.4	4.5	5.3	5.7	5.9	5.6	4.5	3.4	2.4	1.9	46.0
Percent													0.0
\$m-\$mm	1.9	2.3	3.4	4.5	5.3	5.7	5.9	5.6	4.5	3.4	2.4	1.9	TOTAL

[illegible][illegible]

Exhibit 4 – Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 6, 2024
Applicant: O'Reilly Auto Enterprises
File/Index: Design Review Application (DRA 24-002)
Proposal: Construction of a 7,384 square foot retail store (O'Reilly Auto Parts) on a one-acre site at the corner of Base Line and Hillview St.

Location: 26778 Base Line, Highland CA
An approximately 1-acre site on the northeast corner of Base Line and Hillview Street (APN: 1191-421-57)

PLANNING CONDITIONS OF APPROVAL

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

Design Review Application 24-002 is approved, subject to compliance with the conditions of approval contained herein. The conditions of approval 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.

General

1. This Design Review approval shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application have occurred within thirty-six (36) months from the approval date of this design review application (August 6, 2027), this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the design review application. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on August 6, 2024, on file with the City of Highland Planning Division, and shall comply with all conditions of approval contained herein.
 - a. The Site Plan, Building Elevations, Floor Plans, and Conceptual Landscape Plan are included as Exhibit "A".
 - c. Low level security lighting may be necessary on the rear of the building. Fully shielded wall-pack style lighting will be considered.
 - d. The monument sign copy area shall not exceed a height of seven (7) feet.
3. Design Review No. 24-002 shall allow for the construction of 7,384 s.f. retail store finished in the colors and material defined in the plans approved by the Planning Commission.
4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval. Any discrepancy between the approved plans and the field conditions shall be remedied prior to occupancy such that the field condition is consistent with the approved plans. If the modifications cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.
5. In compliance with the Highland Municipal Code, the owner/applicant shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
6. The recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval, by signing a letter provided by the City, before the approval becomes effective.
7. No Certificate of Occupancy, or any other final clearance needed prior to occupancy, shall be given until all conditions are met.
8. No expansion of use beyond the scope and nature described in the application (DRA 24-002), which would tend to increase the projected scale of the project,

shall be permitted except upon application for, and approval of, modification of this permit in compliance with all procedures and requirements, therefore.

9. 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.

Project Design

10. All roof mounted heating, venting and air conditioning (HVAC) units or other mechanical equipment shall be screened by the building parapet or other method deemed appropriate by the Community Development Director.
11. All ground mounted equipment shall be screened, when permitted, with landscape screening, to the satisfaction of the Community Development Director.
12. Site lighting shall be directed downward in order to minimize glare nuisances to surrounding properties. Fixtures shall be decorative and compatible with the overall project design theme.

Construction

13. The developer shall coordinate with the northern property owners regarding the preservation of each parcel's point of access onto the alleyway prior to any demolition or construction of the alleyway.
14. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.

Landscaping

15. 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.

16. 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.
17. Applicant shall clarify project property lines, ROW, and any easements, include all known utilities including light standards (Street and onsite) for reference, as well as a grading plan for WQMP clarification.
18. Applicant shall include building elevations/ exhibits including the called for landscaping as a reference.
19. Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, vehicular crossings and ADA paths. 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.
20. Required trees shall be a minimum of 24" box and overall tree sizes for the project shall meet the following criteria:
 - a. 24" box 50%, 36" box 30%, 48" box 20%
 - 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.
26. Shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highlands seasonal temperatures that can result in frost and freeze events in the winter months.
27. Mulch shall be installed at a minimum of 3" depth.
28. 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.
29. Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the cars from public view and public right of ways.
30. 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.
31. Landscape islands or planters adjacent to parking stalls shall be a minimum of 5' wide excluding any concrete step out areas or curbing. All areas adjacent to parking spots shall have a minimum 12" concrete step out band. It shall not be included in the minimum 5" width requirement for the planting area.
32. 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.
33. 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.
34. 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.

35. 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.

Public Services

36. Build trash enclosure to city standard 700.



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

DATE : 4/22/2024

Page 1 of 5

APPLICANT : O'Reilly Auto

ADDRESS : N/E/C Base Line & Hillview Street

SITE LOCATION: 1191-421-57-0000

FILE / INDEX No.: DRA 24-002

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.

9. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
10. **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**
11. **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**
12. **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:

13. **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.

14. **HF29:** Fire hydrant spacing shall be:
- | | |
|----------------------------|----------|
| Single family residential: | 600 FEET |
| Multi-family residential: | 300 FEET |
| High density residential: | 300 FEET |
| Commercial retail: | 300 FEET |
- CFC / APPENDIX B AND C.**

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

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: June 25, 2024
Project: 7,384 sq/ft auto parts store on a one-acre site.
Applicant: UNK
Site Location: N/E/C Base Line and Hillview St.
Project Numbers: 23-014
APN(s): APN: 1191-421-57-0000

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

2. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.
3. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.
4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
5. It has come to the Cities attention that premature failures have occurred in copper piping in contact with soil when used within the City of Highland, particularly east of the Santa Ana river bed. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal.
6. 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)
7. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route from each site arrival point.
8. All dead and removed trees and foliage is to be properly removed from the site.
9. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
10. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company shall be kept in the construction office. After the construction is complete and before final occupancy, the waste receipts shall be forwarded to the City Public Services division.
 - a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

11. The building is to be connected to the public sewer system, when provided 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.
12. 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.
13. 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.
14. Prior to the issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
15. 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. The Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on design requirements. (909) 864-6861, ext. 248.
16. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino Unified School District)
17. 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 the 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.
18. 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.
19. 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.
20. 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.
21. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive the next business day inspection. Please contact (909) 864-6861, Ext 228.
22. 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.
23. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
24. 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.
25. 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.

- 26.A Demolition permit is to be obtained to verify the demolition of structures, fences foundations and hardscape, proper abatement of any onsite underground storage tanks, and termination of utility and 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.

City of Highland

Engineering Department
Conditions of Approval
Design Review Application (DRA 24-002)
O'Reilly – Base Line

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

SOILS/GEOLOGY/GRADING

- D 1. Submit a 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.
- D 2. Design on-site grading to drain the entire site to the proposed WQMP BMPs, and to accommodate overflows as necessary.
- D 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- D 4. Submit 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.
- D 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.
- D 6. The grading and landscaping plans must comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- D 7. Design short term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- C 8. 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.

- A 9. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- B 10. Submit original wet signed and stamped final grading certification from the grading engineer to the City Engineer.

STREET IMPROVEMENTS

- B* 11. Remove the existing drive way approaches along Base Line and Hillview Street and replace with full height curb, gutter and sidewalk that meet ADA requirements and City standards. The limits of removals shall be as directed by the City Engineer.
- B* 12. Remove and reconstruct the existing alley with a steel reinforced concrete section. The section shall be a minimum of 6" PCC/4" CAB and is subject to the final approved geotechnical report. The proposed alley shall be designed to accommodate the access to the residential properties to the north.
- B* 13. Construct the two project/alley entrances in accordance with City Standard No. 213 for commercial drive approaches with curb returns. The width of the driveways shall be designed to accommodate a single inbound lane and a single outbound lane.
- B 14. Install street name signs, traffic control signs, no parking signs, and pavement markings, with locations and types as approved by the City Engineer.
- B* 15. Install a new street light along the project frontage of Hillview Street. The new street light will be owned and maintained by the City and shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City for the initial 12-month of street lighting energy and maintenance charges.
- D 16. Submit street improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with City design standards as shown on the street and storm drain improvement checklist.
- D 17. Design public improvements including sidewalk, drive approaches and access ramps in accordance with the State of California Accessibility Standards, Title 24 of the California Administrative Code.
- B 18. Submit "Record Revisions" to all design plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/DRAINAGE

- D 19. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and

sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

- D 20. Submit, with the first submittal of the F-WQMP, infiltration test results supporting the BMPs as shown in the approved Preliminary Water Quality Management Plan (P-WQMP) and in compliance with the requirements of the City of Highland infiltration testing protocols.
- D 21. Submit, with the first submittal of the F-WQMP, copies of the project's grading plan, landscape plan and utility plan.
- B 22. 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."
- B* 23. Construct on-site drainage system to drain the entire site to the proposed WQMP BMPs in accordance with the Preliminary Water Quality Management Plan, and construct necessary drainage overflow facilities.
- D 24. Prepare and submit a hydrology study to determine storm runoff quantities tributary to the site. Include hydraulic calculations to determine the size and type of all drainage facilities.

DEDICATION/ANNEXATION

- A* 25. Dedicate to the City, via a separate instrument, an additional 2-feet of street right-of-way along the north side of Base Line.
- A* 26. Dedicate to the City, via a separate instrument, landscape easements across Base Line and Hillview Street frontages as approved by the City Engineer.
- B* 27. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting District (LMD) for potential City maintenance of parkway and frontage landscaping along Base Line and Hillview Street. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. The landscaping along the project frontages shall be maintained by the property owner. The City will maintain the landscaping along the project frontages utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- B* 28. Apply to the City to annex into the City's LMD for future maintenance of a landscaped median to be located on Base Line. Submit a ballot to the City agreeing

to the annexation and amount of assessment. When the Base Line landscaped median is constructed by the City in the future, landscaping in the median will be maintained by the City utilizing LMD revenue.

FEES/PERMITS/BONDING

- B* 29. Make a cash payment in-lieu of the design and construction of the future landscaped median across the Base Line project frontage. The applicant/developer shall provide a construction cost estimate to determine the in-lieu fee and shall be approved by the City Engineer. The median will be continuous from Hillview Street to the eastern limit of the alley/driveway. At the time of the construction of the median, the driveway/alley entrance on Base Line will be restricted to right-turn ingress/egress.
- D 30. Obtain a grading and/or construction permit from the City Engineer prior to any on-site grading or construction within the City's right-of-way.
- C 31. Pay appropriate City fees for bond processing, district annexations, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map update, microfilming and storage of maps and plans, and other required fees.
- D 32. Post a cash deposit to guarantee installation and maintenance of required property corner monumentation. The amount of deposit shall be as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.
- D 33. Post a cash deposit to guarantee installation and maintenance of required erosion control measures. The amount of deposit shall be as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.

UTILITIES/CONSTRUCTION

- D 34. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- B 35. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- B 36. Provide utility services to the proposed building, including sanitary sewers, water, electric, cable, internet, gas, and telephone. All utilities are to be underground.
- B 37. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of damaged pavement as determined by the City Engineer.
- D 38. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.

- B 39. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- B* 40. Remove all existing improvements including the existing light poles along Hillview Street and Base Line.
- C 41. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.