

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Nicole McCance, Commissioner
Brent Merideth, Commissioner
Jarrod Miller, Commissioner

REGULAR MEETING

September 2, 2025
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, Senior Planner
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III
Octavio Duran, Public Works Director/City Engineer
Brian Wolfe, 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

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 September 2, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the September 2, 2025 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
September 2, 2025 - 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 September 2, 2025, 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 August 19, 2025 Regular Meeting.

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

PUBLIC HEARINGS

2. Request for a three-year Extension of Time (EXT 25-003) for Conditional Use Permit (CUP 22-002) to permit the development of a 54,330 square foot warehouse and associated improvements, Design Review Application (DRA 21-024) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-002) to combine eight (8) parcels into one (1). (Location: Central Ave & 3rd St., Applicant: Patriot Partners LLC)
RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-003) for a three (3) year extension of Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024) and Tentative Parcel Map (TPM 22-002) subject to the Conditions of Approval and Findings of Fact.
3. Request for a three-year Extension of Time (EXT 25-004) for Conditional Use Permit (CUP 22-003) to permit the development of a 90,532 square foot warehouse and associated improvements, Design Review Application (DRA 22-008) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan and Tentative Parcel Map (TPM 22-009) to combine four (4) parcels into one (1). (Location: Grape St. approx.. 200 feet south of Cypress, Applicant: Patriot Development Partners)
RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-004) for a three (3) year extension of Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-008) and Tentative Parcel Map (TPM 22-009) subject to the Conditions of Approval and Findings of Fact.
4. Request for a three-year Extension of Time (EXT 25-005) for Conditional Use Permit (CUP 22-004) to permit the development of a 187,870 square foot warehouse and associated improvements, Design Review Application (DRA 22-006) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-005) to combine six (6) parcels into one (1). (Location: Victoria Ave & Cypress St., Applicant: Patriot Development Partners)
RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-005) for a three (3) year extension of Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map (TPM 22-005) subject to the Conditions of Approval and Findings of Fact.

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 28th of August 2025 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 28, 2025



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 2, 2025

FROM: Lawrence Mainez, Community Development Director

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

SUBJECT: Minutes from the August 19, 2025 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 _____		
<i>Camille Duarte</i>		<i>Lawrence Mainez</i>	
Recording Secretary		Community Development Director	

PLANNING COMMISSION REGULAR MEETING MINUTES
August 19, 2025 – 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	Nicole McCance
	Commissioner	Brent Merideth

Absent:	Commissioner	Jarrod Miller
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Octavio Duran, Public Works Director/City Engineer
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official
Angela Tafolla, Senior Planner
Gary Chambers, Code Enforcement Officer
Camille Duarte, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from July 15, 2025 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to approve the minutes as amended. Motion carried 4-0, with Member Miller being absent.

PUBLIC HEARINGS

2. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 26589 Highland Ave., Highland, CA 92346 Tax Assessor's Parcel Numbers 1191-241-01, 1191-241-02, & 1191-241-03 (Pepper Steak Restaurant).

Code Enforcement Officer Chambers presented the staff report.

Property Owner Konstantino Farantos stated it was my understanding that my application was accepted, I had no idea it was incomplete. I offered a diagram with changes, and we ceased use with the vendor trucks. They have been removed from the property.

Code Enforcement Officer Chambers stated according to staff it was missing the required site plan. The Planner mentioned he informed the property owners of that request and was waiting for it to be submitted.

Property Owner Konstantino Farantos stated I did return it.

Code Enforcement Officer Chambers stated I was told today it was still incomplete and not submitted. You will need to speak with Assistant Planner Trejo since he is handling the application.

Property Owner Konstantino Farantos asked what am I missing?

Code Enforcement Officer Chambers stated the site plan.

Community Development Director Mainez stated the declaration of Public Nuisance outlines a time period for the Applicant to submit a staff review permit with the Planning Department. There is a check list they have to go through, and we are giving the property owners 30 days to complete and meet those requirements. Staff is more than welcome to help.

Property Owner's Representative Victor Castro stated it seems like the matter has been handled, so we will make sure to take care of the staff review permit and make sure everything is in accordance. We have stopped handling any food outside, the food preparation is now in the kitchen. The only thing outside is that we take orders under a canopy and serve drinks.

Chair Hamerly asked so no food handling under the canopy, it is just order processing?

Property Owner's Representative Victor Castro stated that is correct.

Vice Chair Thomas asked are the drinks are stored inside or outside?

Property Owner's Representative Victor Castro stated we have a jug of drinks outside.

Vice Chair Thomas asked did the County of San Bernardino approve that?

Property Owner's Representative Victor Castro stated that is something I need to speak to the Planning Department about.

Chair Hamerly opened the public hearing.

Chair Hamerly stated the canopy is an easy up and it is a temporary structure for a temporary event, and they are not permitted to remain up permanently. is that included in the Public Nuisance?

Code Enforcement Officer Chambers stated that would be apart of staff review.

Community Development Director Mainez stated the Public Nuisance is related to the illegal food vending that includes the drinks.

Chair Hamerly stated the surrounding factors that constitute a legal operation would have to be addressed such as the temporary structures.

Community Development Director Mainez stated the 30 days is for the property owners to come to the city and apply for the permits. There might be conditions that the city places on the entitlement, however this cannot be resolved tonight. The issue for tonight's discussion is that they are operating illegally without permits and health and safety issues.

Vice Chair Thomas asked if a lien was placed on the property?

Code Enforcement Officer Chamber stated no liens on the property.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to conduct the required Public Hearing and adopt Appeals Board Resolution No 2025 - 018, declaring the existence of a public nuisance on the Property generally located at 26589 Highland Ave., Highland, CA 92346 and order the abatement thereof. Motion carried, 4-0 with Commissioner Miller being absent.

RESOLUTION NO. 2025 - 018

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 1191-241-01, 1191-241-02, 1191-241-03, LOCATED At 26589 HIGHLAND AVE., HIGHLAND, CA 92346 (PEPPER STEAK RESTAURANT), AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

3. A Public Hearing to Consider the Appeal of Administrative Citation No. 12500 issued due to the use of illegal fireworks. in accordance with Section 8.58.020 of Chapter 8.58 (Fireworks) of Title 8 (Health and Safety), of the Highland Municipal Code, at the property generally located at 25852 Byron St, San Bernardino, CA 92404 (within the corporate boundaries of the City of Highland), Tax Assessor Parcel Number 1191-151-54. Cited: Gavino Cervantes.
RECOMMENDATION: Staff recommends the Planning Commission/Appeals Board conduct the required Public Hearing and uphold Administrative Citation No. 12500 and adopt Resolution No. 2025 - ____.

The Appeal was withdrawn, no action taken.

4. A Public Hearing to Consider the Appeal of Administrative Citation No. 12485 issued due to the use of illegal fireworks. in accordance with Section 8.58.020 of Chapter 8.58 (Fireworks) of Title 8 (Health and Safety), of the Highland Municipal Code, at the property generally located at 25775 Vine St, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland), Tax Assessor Parcel Number 1192-171-50. Cited: Cosme Melendez.
RECOMMENDATION: Staff recommends the Planning Commission/Appeals Board conduct the required Public Hearing and uphold Administrative Citation No. 12485 and adopt Resolution No. 2025 - _____.

The Appeal was withdrawn, no action taken.

5. An Addendum to the previously approved Mitigated Negative Declaration for the City of Highland 5th Street Widening and Replacement Project; City File No. Environmental Review ENV- 25-002.

Assistant Public Works Director Wolfe presented the staff report.

Commissioner Merideth asked does it drain from the properties along Greenspot Road where the mobile home park is by Boulder Ave to the east side of the bridge?

Assistant Public Works Director Wolfe stated yes, that sums it up.

Commissioner Merideth asked where was the water going prior to ensure it was not going to City Creek?

Assistant Public Works Director Wolfe stated it was going into a bulkhead.

Commissioner Merideth asked if this is not approved, is there a potential for causing damage to the bridge?

Assistant Public Works Director Wolfe stated regarding the Amendment, it is unrelated to the structure component of the bridge itself.

City Engineer Duran stated the Public Works team have been out there pumping the water and if we see there is enough water that is pooling we will consider it an emergency situation. There will not be damage to the structure, however we will monitor it closely.

Chair Hamerly opened and closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Member Merideth to adopt Resolution No. 2025 -019 to recommend the City Council approve the *Addendum to the Initial Study/Environmental Assessment/Mitigated Negative Declaration for the 5th Street Widening and Replacement Project*. Motion carried, 4-0, with Commissioner Miller being absent.

PC RESOLUTION NO. 2025 - 019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY APPROVED 5TH STREET WIDENING AND REPLACEMENT PROJECT INITIAL STUDY / ENVIRONMENTAL ASSESSMENT, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (CITY FILE NO. ENVIRONMENTAL REVIEW ENV 25-002).

ANNOUNCEMENTS

Community Development Director Mainez presented the restructure of the meeting minutes.

State of the City is scheduled August 28, 2025 at 5:30 p.m.

The next Planning Commission Regular Meeting is scheduled September 2, 2025.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:55 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 2, 2025

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Angela Tafolla, Senior Planner *AT*

SUBJECT: Request for a three-year Extension of Time (EXT 25-003) for Conditional Use Permit (CUP 22-002) to permit the development of a 54,330 square foot warehouse and associated improvements, Design Review Application (DRA 21-024) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-002) to combine eight (8) parcels into one (1).

LOCATION: A 3.01 acre site at the northwest corner of Central Avenue and 3rd Street; Assessor's Parcel Numbers 1192-561-11, 1192-561-15 through 21.

PROPERTY OWNERS: Patriot Partners, LLC

REPRESENTATIVE: Herdman Architecture & Design

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – ____, approving Extension of Time application (EXT 25-003) for a three (3) year extension of Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024) and Tentative Parcel Map (TPM 22-002) subject to the Conditions of Approval and Findings of Fact.

FISCAL IMPACT: Staff time for the review of the project and preparation of the staff report is covered by the application fee provided by the Applicant.

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

ENVIRONMENTAL REVIEW: The original entitlements for Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024), Tentative Parcel Map (TPM 22-002) and Variance (VAR 22-001) were subject to an Initial Study / Mitigated Negative Declaration (IS/MND) as part of the CEQA review process. The City, as the Lead Agency, oversaw preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and determined that the Project will not have a significant impact upon the environment. A Mitigation Monitoring and Reporting Program was adopted by the PC on August 2, 2022 and a Notice of Determination was filed on August 3, 2022.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On August 22, 2025, a legal advertisement was published in the SB Sun. In addition, the notice was posted on the City's website and mailed to property owners within 300 feet of the project site as well as those who previously requested notice.

PUBLIC COMMENT: Staff has not received any public comments in response to the project notice at the time of preparing this staff report.

DESCRIPTION OF THE SITE: The proposed site is currently comprised of eight (8) parcels, all of which are accessible from Central Avenue and 3rd Street. The parcels had previously been partially vacant and contained a mobile office trailer and a garage type structure. All structures have been demolished since the approval of the entitlements (Exhibit A – Area Map).

The project site is relatively flat, sloping down gradually to the southwest. The site has a General Plan Land Use designation of Business Park, and the project site is zoned as Business Park within the Airport Influence Zone (Zone E – Airport Influence Zone – Negligible Risk Level).

North and West of the site there remains scattered single-family development, business park uses, vacant land, and a County Head Start school. To the east are a variety of business park/industrial uses. To the south is the City of San Bernardino, with areas owned and operated by the San Bernardino International Airport Authority and various industrial type uses.

Surrounding Land Uses

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation-</i>
<i>North</i>	Single-family homes, Business Park uses, and County Head Start school	Business Park (BP)	Business Park (BP)
<i>South</i>	3rd Street Vacant land, Industrial use, and San	<i>City of San Bernardino</i>	<i>City of San Bernardino Specific Plan Alliance California / San</i>

	Bernardino International Airport	Specific Plan / San Bernardino International Airport	Bernadino International Airport
<i>East</i>	Central Avenue, Contractors/equipment storage yards	Business Park (BP)	Business Park (BP)
<i>West</i>	Vacant Land	Business Park (BP)	Business Park (BP)

PREVIOUS ACTION:

On August 2, 2022, the Planning Commission adopted:

- **Resolution No. 2022-017**, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and
- **Resolution No. 2022-018**, approving Conditional Use Permit (CUP 22-002) for the development of a 54,330 square foot warehouse located on a 3.01 acre site and associated improvements, and
- **Resolution No. 2022-019**, approving Design Review Application (DRA-21-024) for the site plan, building elevations, rough grading plan, conceptual landscape plan, and
- **Resolution No. 2022-020**, approving Tentative Parcel Map (TPM 22-002), and
- **Resolution No. 2022-021**, approving Variance (VAR 22-001).

BACKGROUND: The original approval in August of 2022 consisted of merging eight (8) existing parcels into one, the approved land use, the site plan, the landscape plan, the grading plan, as well as building elevations for the development of a 54,330 square foot warehouse with 10 loading docks and 64 parking spaces located on 3.01 acres. The layout includes 6,000 square feet of office area located at the southeast portion of the building. There are two proposed driveways: one (1) on Central Avenue and one (1) on 3rd Street. The driveway on Central Avenue will provide vehicular access for passenger cars only and will have full access, right in/out and left in/out. The driveway on 3rd Street will provide vehicular access for passenger cars and commercial trucks guided by road signage. From the intersection of 3rd Street and Central Avenue, truck traffic is expected to exit the site by turning west on 3rd Street and right (north) on Victoria Avenue and right (east) on 5th Street ultimately to the 210 Freeway onramps at Greenspot Road/5th Street. A lesser amount of truck traffic will travel north to the 210 freeway via Victoria Avenue.

A screen wall will be installed along the northern perimeter and will extend south along the westerly boundary. A concrete tilt-up screen wall 9' tall wall with 9' pilasters at 25' on center will be constructed to secure the gated entrances to the truck parking and dock doors. Painted steel gates will be provided for pedestrians and truck traffic.

The tilt up concrete warehouse has a unique modern style. It is relatively flush with eye-catching corner statements. The walls are white (Sherwin Williams "Pure White") with black, white and blue accents on most panels. The panels are in 26' sections.

The building architecture provides substantial façade articulation through accented colors, eye moving angled features, and various textures. Accents include significant use of blue reflective glazing at the street-fronting main entrances to the building. The north, south and east elevations are visually divided by diagonal reveals and a textured formliner finish. Additionally, the primary entrance to the building contains a brow with underlighting. The roof parapet will screen roof-mounted equipment.

An Initial Study was prepared for the project. It was determined that Mitigation Measures were necessary to address and reduce impacts to below a level of significance to air quality, biological resources, tribal/cultural resources, as well as geology and soils. Based upon the Findings of the Initial Study and adoption of Mitigation Measures, the Project will not have a significant impact upon the environment. As part of the August 2022 approval, a Mitigated Negative Declaration and Mitigation and Reporting Program were adopted.

ANALYSIS: The respective applications were originally approved on August 2, 2022, for a three (3) year span, that expired on August 2, 2025. The Highland Municipal Code allows for the term deadline for applications to be extended a total of three (3) years. The approval of this Extension of Time (EXT 25-003) application would extend the expiration date of Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024) and Tentative Parcel Map (TPM 22-002) to August 2, 2028.

The Applicant is requesting an extension of time to ensure the project entitlements remain valid while they navigate ongoing market challenges. The delay in project commencement is primarily due to current economic uncertainty, including limited tenant demand, constraints in securing construction financing, and continued interest rate adjustments by the Federal Reserve in response to inflation. Despite these challenges, the Applicant remains committed to the proposed warehouse development and intends to move forward with construction as market conditions stabilize.

For the reasons stated above, the required parcel merger was also not completed within the time period required in the initial Tentative Parcel Map (TPM-22-002) conditions of approval. Specifically, TPM Condition Number 11 stipulated within one (1) year of the application approval, the parcel map (lot merger) shall be recorded. In the case of the subject parcel merger, the map is in its second round of plan check by the City's Engineering Department and is now awaiting resubmittal by the Applicant. Going forward, should the required lot merger not be recorded within the one-year period stipulated in TPM Condition Number 11, the other related entitlements will be considered null and void.

As part of the original project approval, Variance (VAR-22-001) was granted to allow the warehouse building to exceed the maximum height limit of 35 feet permitted within the Business Park (BP) zoning district, allowing a total height of 42.5 feet. Since that time, the Highland Municipal Code was amended to increase the maximum allowable building height in the BP zone to 50 feet. As a result of this code change, the approved building height no longer exceeds the current development standards, and the previously approved variance is no longer necessary. Accordingly, the request for extension of

entitlements will exclude the Variance (VAR-22-001) which will be removed from the project's list of applicable approvals.

The original CUP, DRA and TPM conditions previously approved will remain in effect. In compliance with HMC Section 16.08.200.B, *Extension of Time* findings have been made that granting of the extension will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. City departments have reviewed the request and confirmed that the original conditions remain valid, and no significant changes to the surrounding environment have occurred. Therefore, Staff recommends the Planning Commission approve the requested extension to allow the Applicant to continue moving forward with the project.

EXHIBITS:

- A. Area Map
- B. Project Plans
- C. Conditions of Approval

ATTACHMENTS:

- 1) Resolution 2025-____ Approving Extension of Time application (EXT 25-003) for a three (3) year extension of Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024) and Tentative Parcel Map (TPM 22-002).

Exhibit A

Area Map



Exhibit B

Project Plans

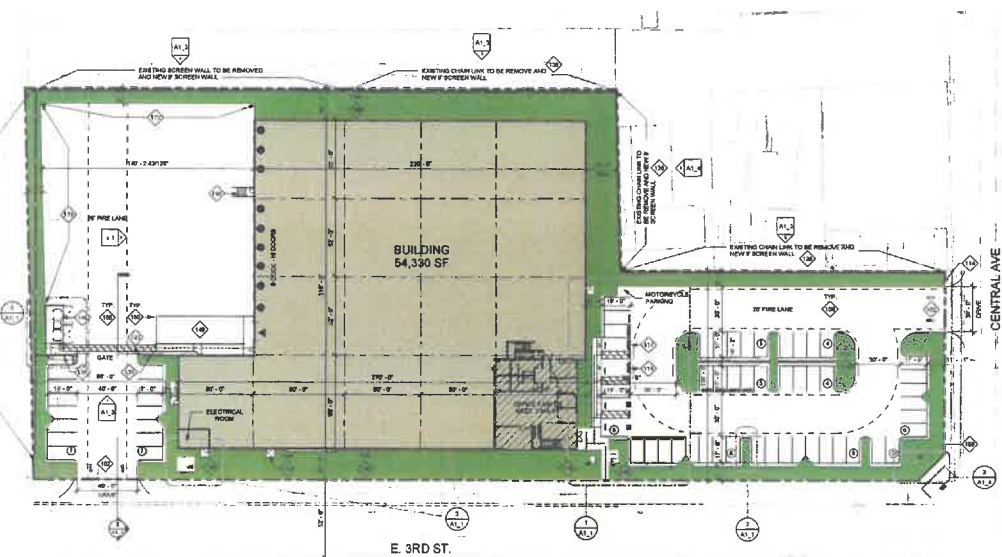


3RD & CENTRAL

3RD ST. AND CENTRAL AVE
HIGHLAND, CA 92346
APN NO: 1192-561-11,15,16,17,18,19,20 & 21



A0	COVER SHEET
A1	SITE PLAN
A1.1	ENLARGED SITE PLANS
A1.2	SITE WALL PLAN
A1.3	DATE & SITE WALL
A1.4	SITE WALL AND MONUMENT
A2	GROUND LEVEL FLOOR PLANS
A2.1	ENLARGED OFFICE FLOOR PLANS
A2	ENTRANCE ELEVATIONS
C1	CONCEPTUAL SHADING PLAN
C2	ENTRANCE FENCE MAP
L1	CONCEPTUAL LANDSCAPE PLAN
SPC	SITE PHOTOGRAPHIC PLAN



1 PROPOSED SITE PLAN
1" = 30.0'

[illegible]

1 ENLARGED SITE PLAN
1/8" = 1'-0"

4 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"

2 LANDSCAPE FINGER AND OVERHANG DETAIL
1/8" = 1'-0"

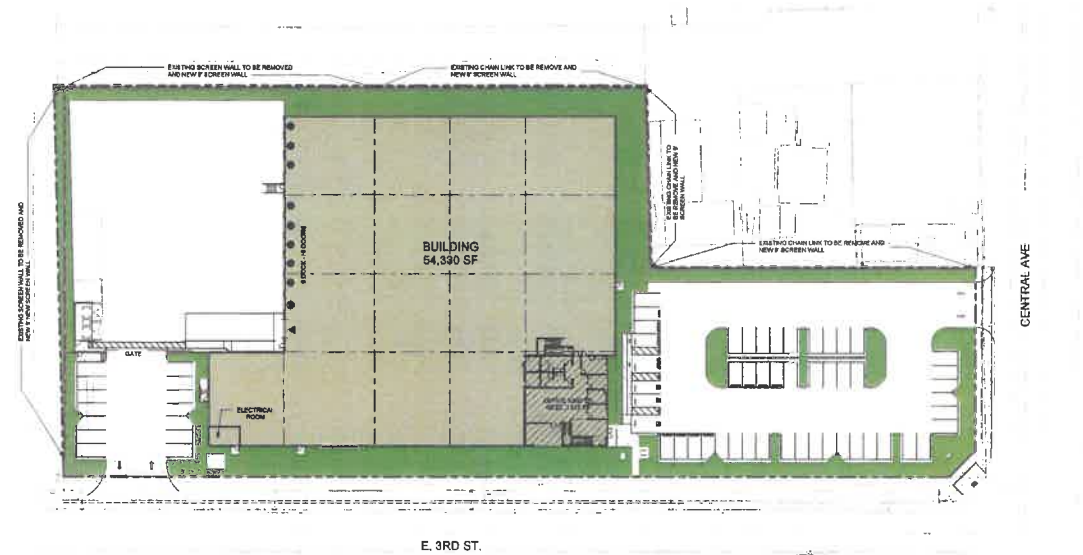
③ TRANSFORMER DETAIL
1/8" = 1'-0"

5 ENLARGED TRASH ENCLOSURE
1/4" = 1'-0"

⑥ TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"

⑦ TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"

[illegible]



1 SITE WALL PLAN
1" = 30'

SITE LEGEND	
	PROPERTY LINE
	PROPOSED NEW 8' H CONCRETE SCREEN WALL
NOTE: PROVIDE WITH GAUFRIT COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT	



SITE WALL
PLAN

A1_2

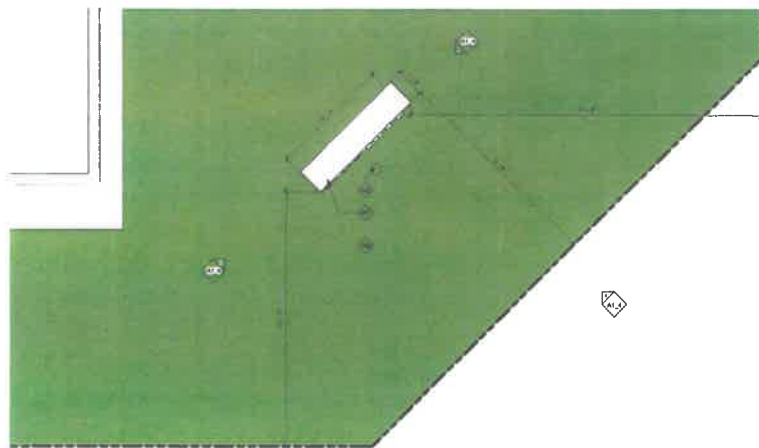
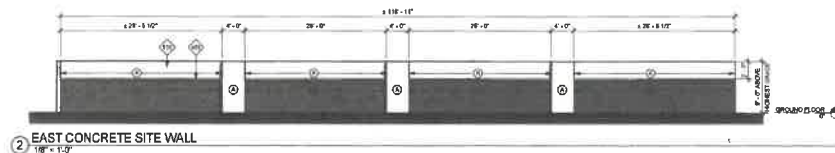


PROJECT	PATRIOT PARTNERS E 3RD ST & CENTRAL
2nd PLANNING SUBMITTAL	HIGHLAND, CA

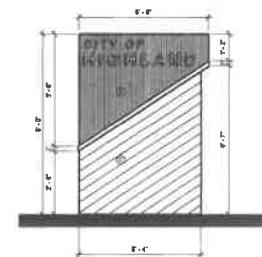


GATE & SITE
WALL

A1_3



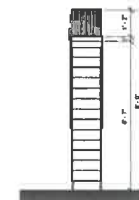
3 ENLARGED MONUMENT SIGN PLAN
1/2" = 1'-0"



4 MONUMENT ELEVATION
1/2' = 1'-0'



5 MONUMENT SIDE ELEVATION 1
1/2" = 1'-0"



6 MONUMENT SIDE ELEVATION 2
1" = 1'-0"

405 HORIZONTAL DIMENSION UNLINED AREA SEE
LAYOUT PAGE 10

406 COORDINATE TO TOP OF BRIDGE AND HORIZONTAL DISTANCE
TO CENTERLINE PAVEMENT GRADE (PAVE BOTH SIDES
OF BRIDGE) SEE LAYOUT PAGE 10

407 WALL LENGTH

408 WALL THICKNESS

409 L-SPUR LENGTH

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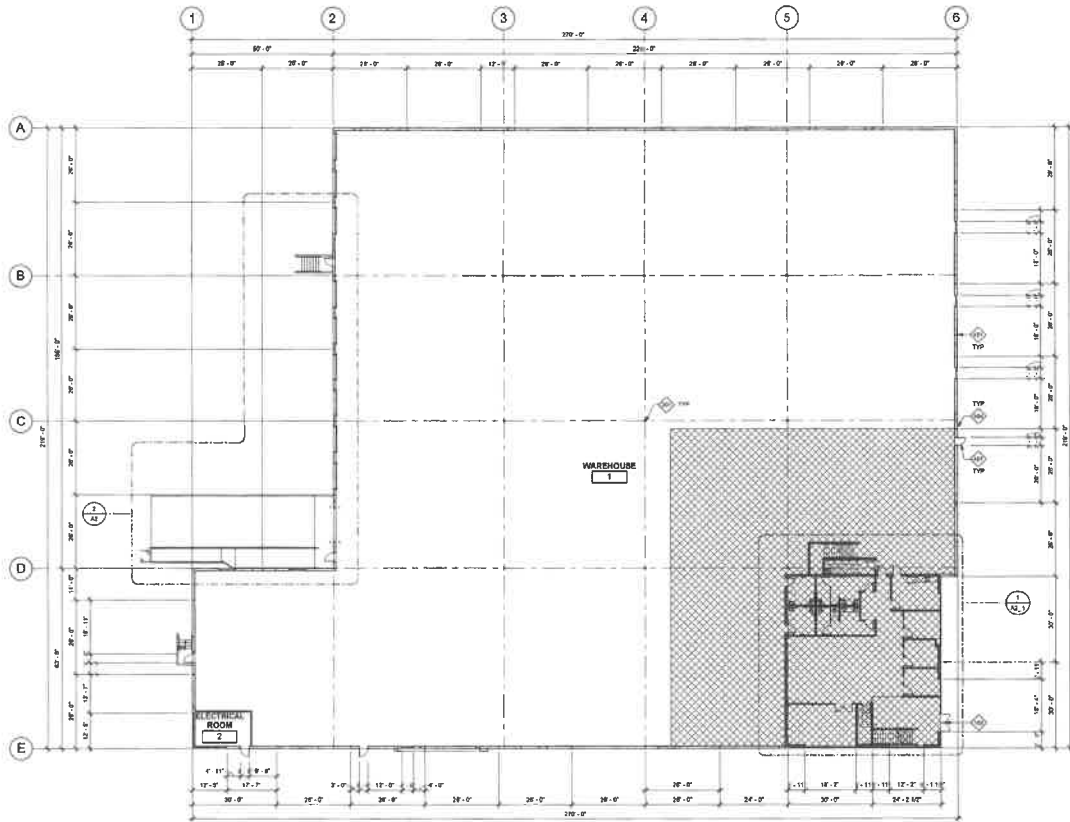
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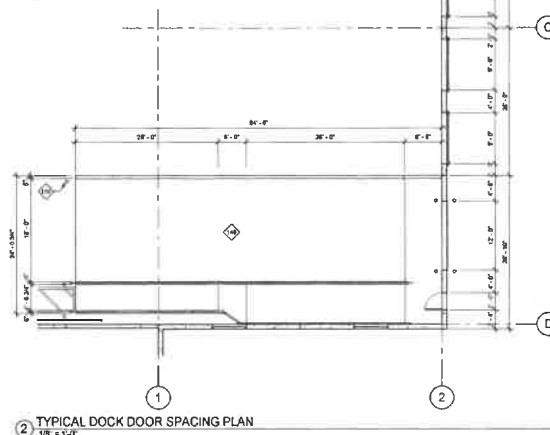
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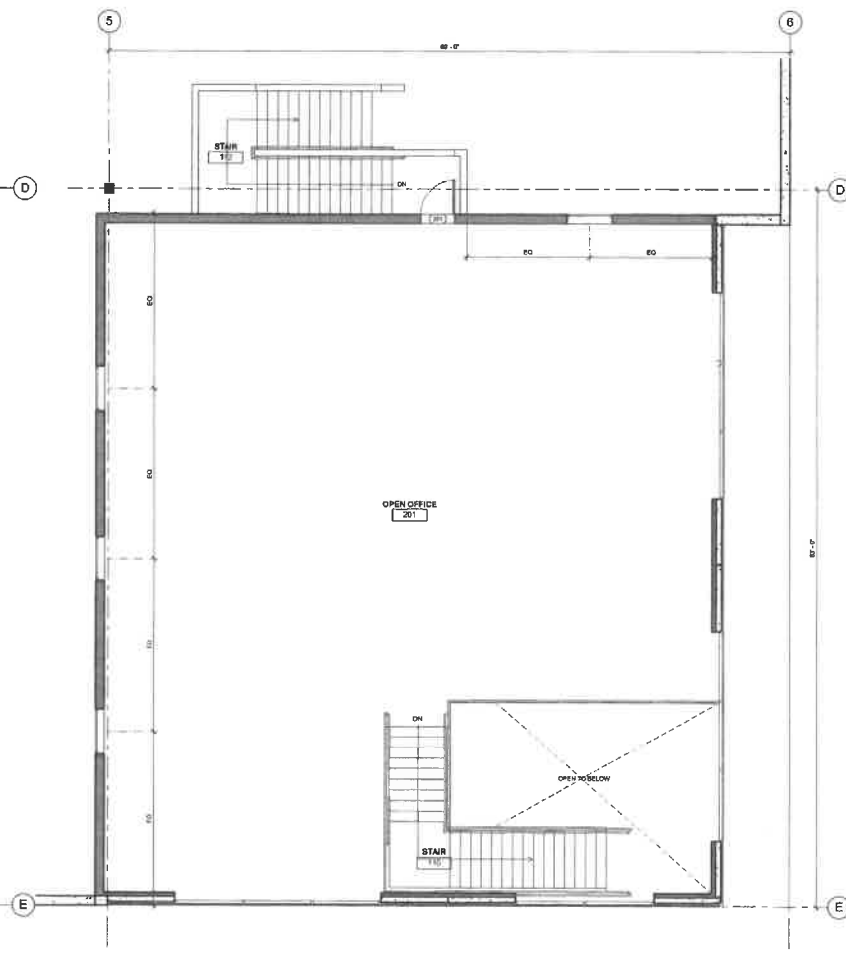
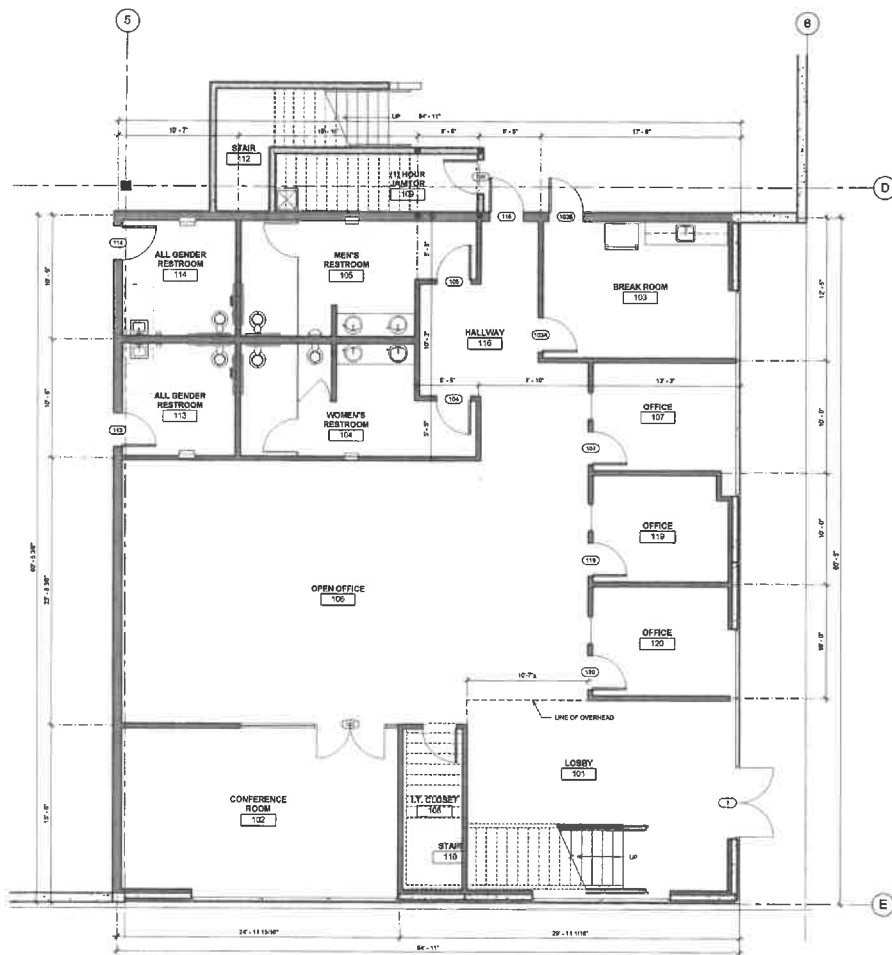


1 PROPOSED BUILDING FLOOR PLAN
1/8" = 1'-0"



2 TYPICAL DOCK DOOR SPACING PLAN
1/8" = 1'-0"

KEYNOTES	
148	CONCRETE TRUCK RAMP w/ 4" HIGH CONCRETE TILT-UP CURB ON ONE END, PAINT ALL SIDES OF CURB, WALLS AND VERTICALS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
149	STEEL PIPE ROLLING PROTECTION POST.
150	ACCESSIBLE BUILDING ENTRANCE.
151	CONCRETE STAIR ON GRADE.
152	STRUCTURAL BUILDING COLUMN.
153	PAINTED CONCRETE TILT-UP WALL PANELS.
154	PANEL JOINT.
155	PAINTED HOLLOW METAL PREPARED DOOR.
156	STEEL METEOROL OVERHEAD DOOR.
157	4" x 8" x 8'-0" PAINTED STEEL WALL LOUVER, TOP @ 1'-0".
FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL, OR INTERIOR CONCRETE TILT-UP MEZZANINE, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
	STOREFRONT GLAZING SYSTEM, SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
	METAL STUD BEARING PARTITION WALL, SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	WOOD STUD BEARING WALL, SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	STRUCTURAL BUILDING COLUMN.
	PROVIDE VAPOR BARRIER UNDER PROPOSED AND ON TOP OF STRUCTURAL FLOOR SLAB, EXTEND INTO ALL OF SECTIONS TO BE SHOWN ON THE FLOOR PLAN, SEE A2.01.
	FIRE SPRINKLER RISER, SEE FIRE PROTECTION PLANS AND A2.01.
	DOOR TAG, SEE SHEET A2.01 FOR DOOR SCHEDULE.
	WINDOW TAG, SEE SHEET A2.01 FOR WINDOW SCHEDULE.
	STOREFRONT TAG, SEE SHEETS A2.01 & A2.02 FOR STOREFRONT SCHEDULE.
	WALL TAG.
FLOOR SLAB GENERAL NOTES	
1	THE FLOOR SLAB THICKNESS TO BE 8" PER STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2	THE FLOOR SLAB TO BE CLASSIFIED AS SLAB TYPE 1.
3	THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT TO PROVIDE A TYPICAL FLOOR SLAB AT THE ALONG FLOOR STOPS & EXTERIOR FLOOR STOPS AND EXTERIOR DOORS, SEE A2.01 & A2.02 FOR FLOOR SLAB THICKNESS AND SHOWN HEAVY EQUIPMENT ARE PERMITTED ON THE FLOOR SLAB DURING CONSTRUCTION.
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FLOOR PLAN GENERAL NOTES	
1	WHERE A MEZZANINE OCCURS AND A "T" TOPPING IS CALLED OUT FOR BY THE STRUCTURAL DRAWINGS, PROVIDE "T" TOPPING OF CONCRETE AND WITH A MINIMUM STRENGTH OF 1,800 PSI.
2	PROVIDE TWO (2) REQUIREMENTS AS REQUIRED BY THE FIRE DEPARTMENT AND THE LOCAL REQUIREMENTS AND LOCATIONS TO BE DETERMINED BY THE FIRE DEPARTMENT.
3	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE SEALING, SEE SHEET A2.01 & A2.02.
4	UTILIZE ALL CONNECTIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER OR WITH A CENTERLINE ON FACE OF THE WALL. ALL CONNECTIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OR WITH A CENTERLINE ON FACE OF THE WALL. PROVIDE A CENTERLINE ON FACE OF THE WALL PANEL.
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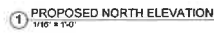
PATRIOT PARTNERS E 3RD ST & CENTRAL
HIGHLAND, CO

PROJECT
2nd PLANNING SUBMITTAL



ENLARGED
FLOOR PLAN





PROJECT	PATRIOT PARTNERS E 3RD ST & CENTRAL
2nd PLANNING SUBMITTAL	HIGHLAND, CO



A4



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
THE NORTH 180 FEET OF THE SOUTH 310 FEET OF LOT 27, R.F. CUNNINGHAM SUBDIVISION AS PER
MAP RECORDED IN BOOK 2 OF MAPS, PAGE 22, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 261.25 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT NORTH 40 FEET THEREOF FOR ROAD PURPOSES.

PARCEL B:
THE SOUTHERLY 150 FEET OF LOT 27, CUNNINGHAM SUBDIVISION IN THE COUNTY OF SAN
BERNARDINO STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 OF MAPS, PAGE 22, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EASTERLY 100 FEET.

ALSO EXCEPT THEREFROM THE WESTERLY 150 FEET OF THE EASTERLY 350 FEET.

ALSO EXCEPT THEREFROM THE WESTERLY 200 FEET

ALSO EXCEPT THEREOF THAT PORTION CONVEYED TO DANIEL T. WARD AND MARTHA E. WARD, HUSBAND AND WIFE, AS JOINT TENANTS BY GRANT DEED RECORDED JULY 3, 1985 AS INSTRUMENT NO. 85-160857 OF OFFICIAL

RECORDS

PARCEL C.

THE WESTERLY 200 FEET OF THE SOUTHERLY 150 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH A SEVEN-EIGHTEENTH SHARE IN THE WELL AND PUMPING PLANT LOCATED ON THE WEST 130 FEET OF THE SOUTH 240 FEET OF THE EAST 120 FEET OF SAID LOT 27, IT BEING UNDERSTOOD AND AGREED BY THE ACCEPTANCE OF THIS PRO-RATA INTEREST, THE SAID GRANTEEES HEREBY AGREE TO PAY HIS PORTION OF THE EXPENSES OF MAINTAINING SAID PUMPING PLANT AND PIPE LINE TOGETHER WITH THE COST FOR OPERATING THE SAID PUMPING PLANT WHEN THEY ARE USING SAME, OR ANY IMPROVEMENT MADE ON THE SAME.

PARCEL D:
A PORTION OF LOT 27, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 27, 275 FEET WEST OF THE SOUTHEAST

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 27, 275 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT, THENCE WEST 75 FEET ALONG SAID LINE; THENCE NORTH 150 FEET PARALLEL WITH THE EAST LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 75 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 150 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THE EASTERLY 100 FEET OF THE SOUTH 150 FEET OF LOT 27, CUNNINGHAM SUBDIVISION IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN

BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 22 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THE EASTERLY 100 FEET.

ALSO EXCEPT THEREFROM THE WESTERLY 150 FEET OF THE EASTERLY 350 FEET.
ALSO EXCEPT THEREFROM THE WESTERLY 275 FEET.

PARCEL G:
A PORTION OF LOT 27 OF CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 27, 200 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST 75 FEET ALONG SAID LINE; THENCE NORTH 150 FEET PARALLEL WITH THE EAST LINE OF SAID LOT; THENCE EAST 75 FEET AND PARALLEL WITH THE SOUTH LINE OF SAID LOT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 150 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTRLINE OF EAST 3RD STREET BEARING NORTH 88°47'21" WEST ON RECORD OF SURVEY 87-0077, R.5/8 11/5/75-82.
- AERIAL PHOTOGRAPHY WAS COMPILED BY ROBERT J. LUNG & ASSOCIATES, DATED SEPTEMBER 10, 2021 AND COMPLIES WITH NATIONAL MAPMAKING ACCURACY STANDARDS.
- BEARINGMARK: S 1418
ELEVATION = 510' ± 1'
2.85 MI. EAST ALONG 3RD STREET FROM THE SAN BERNARDINO COUNTY COURTHOUSE IN SAN BERNARDINO, 0.19 MI. WEST OF STERLING AVENUE, IN TOP AND 1.0 FT. WEST OF THE EAST END OF THE NORTH HEADWALL OF DOUBLE-BURIED UNDER THE STREET, 32.0 FT. NORTH OF THE WESTERN LINES CENTRLINE

2. ASSESSOR'S PARCEL NO. =
1192-561-11-0-000 (AFFECTS PARCEL 1)
1192-561-16-0-000 (AFFECTS PARCEL 2)
1192-561-15-0-000 (AFFECTS PARCEL 3)
1192-561-17-0-000 (AFFECTS PARCEL 4)
1192-561-20-0-000 (AFFECTS: PORTION OF PARCEL 5)
1192-561-20-0-000 (AFFECTS: PORTION OF PARCEL 5)
1192-561-18-0-000 (AFFECTS PARCEL 6)
1192-561-18-0-000 (AFFECTS PARCEL 7)
(ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX
ASSESSOR'S ROLLS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY)

SEE SHEET 2 FOR TABLE A NOTES, SURVEY NOTES, BASIS OF BEARINGS AND VICINITY MAP

3. DATE OF FIELD SURVEY: SEPTEMBER 8, 2021
4. LANDSCAPED AREAS MAY CONTAIN IRRIGATION SPRINKLER SYSTEMS
5. THE LOCATION OF THE WELL AND PUMP PLANT DESCRIBED IN PARCEL 3 OF THE LEGAL DESCRIPTION COULD NOT BE DETERMINED FROM RECORD. NO WELL OR PUMP PLANT WAS OBSERVED ON SITE

● FOUND MONUMENT AS NOTED
SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS
UNLESS SHOWN OTHERWISE

- LEGEND
M MEASURED
SFN SEARCHED, FOUND NOTHING
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

- [illegible]

WATER/SEWER

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
287 TENNESSEE ST.
REDLANDS, CA 92373
(909) 307-6788

GAS
SOUTHERN CALIFORNIA GAS CO.
1881 W. WILGOMA AVENUE
REDLANDS, CA 92374
(800) 427-2200

WATER/SEWER
EAST VALLEY WATER DISTRICT
3854 HIGHLAND AVENUE, SUITE 100
HIGHLAND, CA 92346
(909) 886-8886
TELEPHONE
AT&T
3073 ADAMS STREET, RM 216
RIVERSIDE, CA 92504
(951) 399-2526

OWNER

3990 CONCOURS, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 841-7799
CONTACT: RYAN PENG

PATRIOT DEVELOPMENT PARTNERS
12128 W. SUNSET BLVD.
LOS ANGELES, CA 90049
PHONE: 858-952-4134
CONTACT: KEVIN RICE

TENTATIVE PARCEL MAP 20544
FOR
3RD AT CENTRAL INDUSTRIAL
NORTHWEST CORNER OF CENTRAL AVE. AND 3RD ST.
CITY OF HIGHLAND

HUITT-ZOLLARS
HUITT-ZOLLARS, INC.
3800 CONCOURS, SUITE 220 • CHICAGO, CALIFORNIA 91764 • (800) 941-3796



PLANTING LEGEND

PLANT	SIZE	QTY	NOTES
Small Tree	12" DBH	10	
Medium Tree	18" DBH	5	
Large Tree	24" DBH	3	
Shrub	6" DBH	20	
Flowering Shrub	6" DBH	10	
Groundcover	1" DBH	100	
Grass	1" DBH	100	
Low Shrub	12" DBH	10	
Medium Shrub	18" DBH	5	
Large Shrub	24" DBH	3	
Small Tree	12" DBH	10	
Medium Tree	18" DBH	5	
Large Tree	24" DBH	3	
Shrub	6" DBH	20	
Flowering Shrub	6" DBH	10	
Groundcover	1" DBH	100	
Grass	1" DBH	100	
Low Shrub	12" DBH	10	
Medium Shrub	18" DBH	5	
Large Shrub	24" DBH	3	

TOTAL AMOUNT OF TREES = 10
 10% of 100 = 10
 10% of 100 = 10
 10% of 100 = 10



PATRIOT PARTNERS E. 3RD ST. & CENTRAL AVE.

22-021
 02.23.22
 03.03.22

Highland, California



HUNTER LANDSCAPE
 711 FEE AHA STREET PLACENTIA, CA 92870
 714.986.2400 FAX 714.986.2408

Schedule										
Symbol	Label	Quantity	Manufacturer	Ordering Number	Description	Unit	Number per Unit	Lumens Per Unit	Light Loss Factor	Footcandle
	SA2	2	U.S. ARCHITECTURAL LIGHTING	PLD-150-90-40LED-325mA-100W-100011; Dlx 6000 100 03	100 WATT LIGHT BURNING DIMMER (LED), BASE UP, METAL HOUSING	80	232	0.9	256.0	
	W3	6	U.S. ARCHITECTURAL LIGHTING	PLD-150-90-40LED-325mA-100W-100011; Dlx 6000 100 03	100 WATT LIGHT BURNING DIMMER (LED), BASE UP, METAL HOUSING	20	182	0.9	214	
	W1	3	U.S. ARCHITECTURAL LIGHTING	PLD-150-90-40LED-325mA-100W-100011; Dlx 6000 100 03	100 WATT LIGHT BURNING DIMMER (LED), BASE UP, METAL HOUSING	80	295	0.9	173.0	
	SA1	3	U.S. ARCHITECTURAL LIGHTING	PLD-150-90-40LED-325mA-100W-100011; Dlx 6000 100 03	100 WATT LIGHT BURNING DIMMER (LED), BASE UP, METAL HOUSING	80	122	0.9	85.5	

NOTE: THIS FIXTURE SCHEDULE HAS BEEN PREAPPROVED AND NO SUBSTITUTIONS WILL BE ALLOWED.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SVE	+	2.8 fc	6.9 fc	1.0 fc	6.9:1	2.8:1
SVE	+	1.8 fc	6.4 fc	0.0 fc	N/A	N/A
Maximum LINE	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

Exhibit C

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 2, 2022 (Modified September 2, 2025)
Applicant: Patriot USICV Central 3rd, LLC (Patriot Partners)
File/Index: **Conditional Use Permit CUP-22-002**
Proposal: The development and operation of a 54,330 square foot warehouse/logistics and associated improvements.
Location: A 3.01 acre site at the NWC of Central Avenue and 3rd Street.
APNs: 1192-561-11 and 1192-561-15 through 21
Related Entitlements: DRA-21-024, and VAR-22-001, TPM-22-002

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit CUP-22-002 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit CUP-22-002 shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 54,330 square foot warehouse and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of Central and Avenue, 3rd Street as illustrated in the approved plans.
 - a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.
4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.
5. There shall be no long-term parking of semi-trailer trucks unrelated to the warehouse business in operation.
6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
 - b. Construction and operation of the proposed project shall be in compliance with the **attached Mitigation Monitoring and Reporting Program**.
11. Development Impact Fees shall be paid in accordance with City policy.
12. A reduction in the number of parking spaces required by Highland Municipal Code Section 16.52.030 *Schedule of off-street parking requirements*, is approved as validated by the project parking study. The project shall provide no less 64 permanent, striped, parking spaces. These shall generally be comprised of 49 standard spaces, 1 vanpool, 5 ADA, 4 clean air vehicle and 5 electric vehicle spaces and accommodate parking and storage for approximately four (4) bicycles as required by Highland Municipal Code Section 10.24.010. Minor modifications may be made as authorized by the Community Development Director.
13. The design and installation of signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 26, 2022 (Modified September 2, 2025)
Applicant: Patriot USICV Central 3rd, LLC (Patriot Partners)
File/Index: **Design Review Application DRA-21-024**
Proposal: Design Review of a 54,330 square foot warehouse / logistics and related facilities. DRA includes a Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan.
Location: A 3.01 acre site at the NWC of Central Avenue and 3rd Street.
APNs: 1192-561-11 and 1192-561-15 through 21
Related Entitlements: CUP-22-002, ~~VAR-22-001~~, TPM-22-002

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA-21-024) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximate 54,330 square foot warehouse / logistics and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.
 - a. The approved site plan, building elevations, rough grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.
 - b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
8. Development Impact Fees shall be paid in accordance with City policy.
9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.
10. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.
11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.
12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.
13. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.
14. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

15. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of 42.5 feet.
16. A photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.
 - a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.
 - b) Lights shall be shielded and directed away from surrounding properties and right-of-way.
 - c) Parking lot light standards shall not exceed twenty-five feet (25') in height measured from grade.
 - d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.
17. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; CUP-22-002, TPM-22-002.
18. Submit a revised monument sign plan incorporating an aviation/airport theme for review and approval by the Planning Division.

Landscaping

19. Provide trees, shrubs and groundcover at all landscape areas as indicated on the architectural site plan. This includes the northern perimeter landscape located within the gated truck loading/ unloading areas, shown as landscape area on the architectural site plan but where the conceptual landscape plan reflects no improvements.
20. Provide concrete headers where frontage landscape meets adjacent offsite parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

21. 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) facilities.
22. A three-foot high wall or berm shall be constructed in back of the landscaped area along street setbacks
23. Prior to issuance of a building permit, a revised public art proposal shall be approved by the Planning Commission.
24. Stripe an additional nine (9) parking spaces at the westerly boundary of the site. A total of 73 spaces shall be provided.

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 25, 2022 (Modified September 2, 2025)
Applicant: Patriot USICV Central 3rd, LLC (Patriot Partners)
File/Index: Tentative Parcel Map No. 20544 / TPM-22-002
Proposal: The merging of eight (8) lots into one lot (1) to accommodate the development of an approximately 54,330 square foot warehouse and related facilities.
Location: A 3.01 acre site at the NWC of Central Avenue and 3rd Street. APNs: 1192-561-11 and 1192-561-15 through 21
Related Entitlements: Conditional Use Permit (CUP-22-002), and Design Review (DRA-22-024) and Variance (VAR-22-001)

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Conditions and are meant to be one part of overall conditions that may include, but are not limited to, Engineering, Fire Department and Building and Safety conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy unless otherwise stated herein.

The Tentative Tract Map Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

- a. Unless all conditions have been complied with and the tentative parcel map authorized by this application has occurred within thirty-six (36) months from the approval date of this tentative parcel map application, this tentative parcel map 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 Community Development Director 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 tentative parcel map. Such application shall be filed together with the City's processing fee, as established by the City Council.

PLANNING CONDITIONS

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on August 2, 2022.
3. Tentative Parcel Map Application 22-002 approves the merging of eight (8) parcels into one (1) parcel. The site is approximately 3.01 acres.
4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval.
5. Easements of Record not shown on the Tentative Map shall be relinquished or relocated. Lots affected by Easements or Easements of Records, which cannot be relinquished or relocated, shall be redesigned subject to review and approval of the Assistant Community Development Director.
6. The Site lies within a Business Park (BP) Zone and all future development shall occur in accordance with the zone and all other related Highland Municipal Code provisions.
7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
8. The Applicant/Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
9. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

10. Prior to recordation of the parcel map, the new legal description and plat map shall be submitted for review and approval with the Engineering Division. Prior to recordation of the parcel map the owner/applicant shall pay all applicable plan check fees.
11. Notice of this parcel map shall be filed willwith the county of San Bernardino and proof of recordation of the deed or record of survey shall be provided to the Engineering Division within one (1) year of approval of this parcel map.
12. Conditions of Approval for the related entitlements apply; CUP-22-002, and DRA-22-024 ~~and VAR 22-004~~.

Building and Safety Division Conditions of Approval

Date: March 28, 2022
Project: 54,330 sq/ft warehouse building – NWC Central Ave & 3rd St.
Applicant: Herdman Architecture + Design, Patriot Partners (Owner)
Site Location: North West Corner of 6th Street and Victoria Ave.
Project Numbers: CUP: 22-002, DRA: 21-024, TPM: 22-002
APN: 1192-561-11, 1192-561-15 through 21

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

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

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, basic wind speed 96 MPH, at exposure "C", and Energy Climate Zone 10.

3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
6. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
7. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
8. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
9. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-2136, Ext 228.
10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
11. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-

sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.

12. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
14. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
15. The building is to be connected to the public sewer system, when provided. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.
16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
17. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino Unified School Districts)
18. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.

19. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
20. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
21. All deferred plan items are to be identified on the plans cover sheet.
22. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
23. 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.
24. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.
25. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.
26. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the project/ preliminary drawing plans:

27. Demolition permits shall be obtained for all structures to be demolished (Parcels 1192-561-11, 1192-561-15 through 21)
 - a. Submit copies of the property title at permit submittal.
 - b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
 - c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.
28. All dead and removed trees and foliage is to be properly removed from the site.
29. For the removal of fuel storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Fuel storage tank removal will

require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department.



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

DATE : April 5, 2022

Page 1 of 7

APPLICANT : Bridget Herdman

**ADDRESS : 1192-561-11, 1192-561-15, 1192-561-16, 1192-561-17, 1192-561-18,
1192-561-19, 1192-561-20, 1192-561-21.**

SITE LOCATION: NWC of Central Ave and 3rd Street, Highland, CA

FILE / INDEX No.: CUP 22-002 DRA 21-024 TPM 22-002

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.

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
5. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.
9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**
11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
15. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
16. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "**KNOX**" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "**KNOX BOX**" request form

is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic “H” key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**

18. **HF24:** “NO PARKING – FIRE LANE” signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, “NO PARKING – FIRE LANE” on top, not face. **CFC - APPENDIX D**
19. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a “**KNOX BOX**” system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a ‘KNOX’ box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**
20. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

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

System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½” outlet(s) and one 4” outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

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

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

23. **HF26:** Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**
24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**
25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**
27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
30. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
31. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
32. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**
33. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**
34. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**
35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with

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

36. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
37. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
38. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
39. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.
40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code
41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department

Conditions of Approval

(DRA 21-024 – PM 20544) Patriot Industrial Warehouse 3rd Street and Central Avenue

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

Soils/ Geology/ Grading

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- B 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.
- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) post construction BMP and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basins until the site is stabilized for erosion and sedimentation.
- B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C* 14. Construct new street improvements including, but not limited to, 8" curb and gutter located 22' west of street centerline, 6'-wide curb-adjacent sidewalk, commercial drive approach at location determined in final engineering, and street light. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer. An in-lieu fee for the street light required on Central Avenue may be requested rather than constructing an unmetered LS2 street light, as directed by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.
- C* 15. Construct new asphalt concrete pavement with class II aggregate base improvements to centerline of Central Avenue (T.I.=8) asphalt concrete pavement with class II aggregate base along project frontage. Construct a 4" mill and fill for the northbound #1 on Central Avenue. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 16. Remove existing interim AC berm improvements and existing drive approaches along northside of 3rd Street and construct new street improvements including, but not limited to, commercial drive approach at location determined in final engineering, P.C.C. curb ramp per Caltrans Standard RSP A88A (R=35'), 8" curb and gutter located 36' north of centerline, and 6'-wide curb adjacent sidewalk. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 17. Construct commercial drive approaches with curb returns per City Standard 213. Note 4.5' sidewalk easement will be required back of commercial drive approach (Std. 213).

- C 18. Construct private truck ingress/ egress improvements at 3rd Street driveway to permit right in and right out only truck movement.
- E 19. Submit engineering plans for street improvements and signing & striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.
- C 20. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.
- C 21. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C 22. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 23. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- E 24. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 25. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C* 26. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to 3rd Street as necessary.

- B 27. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 28. Register the underground chambers with EPA as a Class V Injection Well.
- E 29. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- E 30. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.
- C 31. Design and construct 3rd Street catch basin improvements at existing catch basin location to address post construction BMPs required for project frontage and parkway improvements along 3rd Street and Central Avenue.

MAP/ DEDICATION/ANNEXATION

- C* 32. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along 3rd Street and Central Avenue. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- C* 33. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along 3rd Street median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for 3rd Street median landscaping will commence the year 3rd Street median is constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.
- B* 34. Dedicate an irrevocable offer of dedication, (1) a 10-foot wide minimum landscape easement across the 3rd Street and Central Avenue frontage, in addition to the required street right-of-way, as approved by the City Engineer, (2) a temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.
- B 35. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

- A 36. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.
- A 37. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.
- A* 38. Dedicate street right of way along 3rd Street to 52' north of centerline and 33' west of centerline along Central Avenue and corner cutoff for ramp radius R=35' at 3rd Street and Central Avenue, as approved by the City Engineer.

FEES/PERMITS

- C* 39. Pay an in lieu fee for the design and construction of the future raised landscape median along the project frontage of 3rd Street, as determined by the City Engineer.
- C* 40. Pay an in lieu fee for the design and construction of the future traffic signal at 3rd Street and Central Avenue, as determined by the City Engineer.
- D 41. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 42. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 43. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 44. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

- E 45. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 46. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 47. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C 48. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

- C 49. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 50. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 51. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 52. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 53. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 54. Design and construct a trash enclosure per City Standard 700.
- C 55. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 56. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.

L:\ENGINEERING_BACKUP\030173068 - DRA 21-024-3RD & CENTRAL IND WH NWC-PATRIOT\CONDITIONS\030173068 - DRA 21-024 (PATRIOT) ENG C OF A -8-2-22.DOCX

Attachment 1

Resolution 2025-____ Approving Extension of Time application (EXT 25-003) for a three (3) year extension of Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024) and Tentative Parcel Map (TPM 22-002)

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 25-003) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 22-002), DESIGN REVIEW APPLICATION (DRA 21-024) AND TENTATIVE PARCEL MAP APPLICATION (TPM 22-002) RELATED TO THE DEVELOPMENT OF A 54,330 SQUARE FOOT WAREHOUSE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVENUE AND 3RD STREET.

ASSESSOR'S PARCEL NUMBER: 1192-561-11, 1192-561-15 through 21

APPLICANTS: Patriot Development Partners

A. RECITALS

1. On August 2, 2022, the Planning Commission adopted Resolution No(s). 2022-017, 2022-018, 2022-019, 2022-020 and 2022-021, approving Conditional Use Permit Application (CUP 22-002), Design Review Application (DRA 21-024), Tentative Parcel Map Application (TPM 22-002), Variance (VAR 22-001) and Certifying a Mitigated Negative Declaration for the development of a 54,330 square foot warehouse on approximately 3.01 acres located at the northwest corner of Central Avenue and 3rd Street.
2. On August 2, 2022, the City of Highland Planning Commission adopted Resolution No. 2022-017, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. Pursuant to the California Environmental Quality Act, a Notice of Determination for Mitigated Negative Declaration was filed with the San Bernardino County Clerk of the Board of Supervisors on August 3, 2022.
3. The subject entitlements were valid for a period of three years, expiring on August 2, 2025.
4. In July of 2025, the Applicant submitted an Extension of Time (EXT 25-003) application to extend the expiration date of Conditional Use Permit Application (CUP 22-002), Design Review Application (DRA-21-024) and Tentative Parcel Map Application (TPM 22-002) for an additional three (3) years to August 2, 2028.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during August 2, 2022, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

- a. The Planning Commission finds that all previous findings as stated in the adopted Resolution No(s). 2022-017, 2022-018, 2022-019 and 2022-020 true and correct.

1. Findings of Fact for Conditional Use Permit (CUP 22-002):

- a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: A warehouse facility, such as the one proposed, is permitted within the Business Park Zone upon approval of a Conditional Use Permit. Applicable provisions in Title 16, Land Use, include but are not limited to, Chapter 16.24 Employment Zones, 16.40 General Development Standards, 16.54 Parking, and 16.68 Land Divisions with respect to the Tentative Parcel Map. The project meets the standards established in the chapters with the exception of a request for a variance to increase the maximum building height to 42.5'. Additionally, the Applicant is requesting the Commission consider a reduction in the number of parking spaces from 73 to 64. Findings can be made for each of the deviations.

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

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

Response: The project would be developed in compliance with the Highland General Plan and Municipal Code standards related to warehousing in the Business Park District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, lighting, parking, circulation, etc. It has a high quality, modern design complementary to the Policy Area as it is a gateway into the San Bernardino International Airport. It has quality finishes, landscaping, hardscape and will construct surrounding infrastructure including, curb, gutter, sidewalk and water quality features.

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

Response: The project site is more than adequate for industrial development as it combines eight (8) parcels for a total of 3.01 acres. The minimum lot size in the District is 1 acre. It is relatively flat and will require the demolition of aged garage structures and a mobile office across two (2) of the lots. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment. There is access to the site from two of its four sides and it is in proximity to other sites zoned for Business Park uses. It is also located within a half mile of the San Bernardino Airport and one and a half mile of the 210 Freeway.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 41.4%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

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

Response: Existing water, public utilities and services for the project are available adjacent to the site within the public right-of-way. East Valley Water District provided a "Will Serve" letter to the applicant, confirming the provision of services. All other utility providers were given notice of the project and none

expressed concern. Public health and safety was addressed with the design and conditioning of the project.

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

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

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

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study which was made available for public review from July 13, 2022 to August 1, 2022. The Initial Study finds that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Agricultural and Forestry Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population/Housing, Public Services, and Recreation, Transportation and Traffic, Wildfire, and Utilities and Services Systems.

The Initial Study also finds that the issues of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Tribal Cultural Resources require the implementation of mitigation measures to reduce impacts to a less than significant level, and a Mitigated Negative Declaration is the appropriate document for this project and will be adopted concurrently with the Conditional Use Permit.

2. Findings of Fact for Design Review (DRA 21-024):

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

Response: The General Plan designation for the site is Business Park, which allows for a "variety of light industrial, research and development and office uses that provide pleasant and attractive working environments." "Appropriate uses include light manufacturing, wholesaling and warehousing conducted within an enclosed building." (Chapter 2 Land Use Element) The proposal for a 54,330 square foot warehouse is wholly within the description of permissible uses.

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

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

Response: The project would be developed in compliance with the Highland Municipal Code standards related to warehousing in the Business Park District. Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 41.4%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage. Additionally, it meets general development standards related to circulation, parking, and lighting.

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

Response: The Highland General Plan describes specific criteria related to this location in the Land Use and the Community Design Elements. Goal 10.2 seeks to create attractive and visually unified major arterial corridor with specialized streetscape and landscape improvements. Goal 10.8 seeks to ensure that development is professional and attractive in

appearance through coordinate site planning, signage and architectural design. The corner signage/public art identifies the entrance to Highland and this significant intersection. It enhances the contemporary architecture of the building and sets the tone for surrounding development in Highland.

The design meets the intent of Policy 10.8.1 which encourages “contemporary, clean and distinctive buildings with clearly visible entrances” and Policy 10.8.3 to “avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping.” It consolidates smaller lots into larger parcels to create a larger, more functional use. Parking and service areas are screened from public view with walls and landscaping and berms and utilities will be underground. The building is set back as far as possible from adjacent residential uses.

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

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

3. Findings of Fact for Tentative Parcel Map No. 20544 (TPM 22-002):

- a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The project site has a General Plan designation of Business Park which cites appropriate uses to “include light manufacturing, wholesaling and warehousing conducted within an enclosed building.” It meets Goal 2.5 to, “promote a mix of attractive

employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character" and Goal 2.13 to, "Transform the 5th Street Corridor into a major employment center and gateway to the San Bernardino International Airport." It is not located within a Specific Plan area.

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

Response: The subdivision and warehouse improvement are consistent with the design criteria of the General Plan's 5th Street Corridor, Goal 2.13, Policies 1-9, including promote the Corridor as the major industrial entryway into the SBIA, improve landscaping along the boundaries of the corridor, and develop a comprehensive design and branding program for the 5th Street Corridor, promoting it as a unified, business friendly employment center.

The improvement is also consistent with the Community Design Element Corridor Streetscape Plan to, "create grand entryways to San Bernardino International Airport with formal landscaping along 3rd Street and 5th Street." It incorporates the City's name to create community identity, incorporates public art, and begins what is hoped to be a unifying streetscape element as the Corridor develops. It meets the policies of Goal 10.8 to, "ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.

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

Response: The project site is more than adequate for industrial development as it combines eight (8) parcels for a total of 3.01 acres. The minimum lot size in the District is 1 acre. It is relatively flat and will require the demolition of vacant and abandoned structures including a small garage structure and a portable office on two (2) parcels. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment.

There is access to the site from two of its four sides and it is in proximity to other sites zoned for Business Park uses. It is also located within a half mile of the San Bernardino Airport and one and a half mile of the 210 Freeway.

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

Response: Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 41.4%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Site lies in an urbanized area and was analyzed for impacts through its CEQA Initial Study. The site was previously vacant with unpermitted garage structures. With the appropriate mitigation, as proposed, the transition into a Business Park related use will not have any significant effects. It will not harm fish, wildlife or their habitat. There are no endangered or protected animals onsite.

- f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Response: The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will meet all local, state and federal codes as they relate to warehousing uses. It is in an urbanized area and will improve onsite conditions with the undergrounding of utilities and construction of infrastructure within the public right-of-way on Central Avenue and 3rd Street. It is a speculative warehouse and any future tenant will be reviewed for any potential public health impacts.

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Response: The merging of parcels, and the new parcel design, will not conflict with easements for access through, or use of, property within the proposed subdivision. There is a single owner and any needed easement will be noted on the map. The project is conditioned so as not to conflict with any easements of record or judgement of court.

- b. Granting of the extension will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time Application No. 25-003, subject to the original conditions of approval, granting a three (3) year Extension of Time, to August 2, 2028, for Conditional Use Permit Application (CUP 22-002), Design Review Application (DRA 21-024) and one (1) year Extension of Time to September 2, 2026 for Tentative Parcel Map Application (TPM 22-002) related to the development of a 54,330 square foot warehouse.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 2nd day of September 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 2, 2025

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Angela Tafolla, Senior Planner *AT*

SUBJECT: Request for a three-year Extension of Time (EXT 25-004) for Conditional Use Permit (CUP 22-003) to permit the development of a 90,532 square foot warehouse and associated improvements, Design Review Application (DRA 22-008) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan and Tentative Parcel Map (TPM 22-009) to combine four (4) parcels into one (1).

LOCATION: A 4.24 acre site on the east side of Grape Street, approximately 200 feet south of Cypress Street.
Assessor's Parcel Numbers: 1192-261-11, 12, 23, & 24.

PROPERTY OWNERS: Patriot Development Partners

REPRESENTATIVE: Herdman Architecture & Design

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-004) for a three (3) year extension of Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-008) and Tentative Parcel Map (TPM 22-009) subject to the Conditions of Approval and Findings of Fact.

FISCAL IMPACT: Staff time for the review of the project and preparation of the staff report is covered by the application fee provided by the Applicant.

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

ENVIRONMENTAL REVIEW: The original entitlements for Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-022), Tentative Parcel Map (TPM 22-008) and Variance (VAR 22-003) were subject to an Initial Study / Mitigated Negative Declaration (IS/MND) as part of the CEQA review process. The City, as the Lead Agency, oversaw preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and determined that the Project will not have a significant impact upon the environment. A Mitigation Monitoring and Reporting Program was adopted by the PC on September 20, 2022 and a Notice of Determination was filed on September 21, 2022.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On August 22, 2025, a legal advertisement was published in the SB Sun. In addition, the notice was posted on the City's website and mailed to property owners within 300 feet of the project site as well as those who previously requested notice.

PUBLIC COMMENT: Staff has not received any public comments in response to the project notice at the time of preparing this staff report.

DESCRIPTION OF THE SITE: The proposed site is currently comprised of four (4) parcels, all of which are accessible from Grape Street. The parcels had each previously been utilized for single-family homes constructed in 1994, 1957, 1950, and 1932. Each of these homes have been demolished following the approval of the subject entitlement (Exhibit A – Area Map).

The overall vicinity is relatively flat, sloping gradually to the southwest. The site itself is zoned for Business Park (BP), and the warehouse is a permitted use. As mentioned, the general area is in transition from its older residential uses, developed prior to the City's incorporation in 1987, to Business Park/Airport-related uses that align with the vision for the Victoria Avenue Corridor, which spans from Highland Avenue to the San Bernardino International Airport.

The Victoria Avenue Corridor is the *"primary, passenger entryway into the San Bernardino International Airport from the [SR]-210, new lands use patterns will need to be established to take advantage of future commercial opportunities, improve traffic and provide future development opportunities along Victoria Avenue."* While this site itself does not feature any frontage along Victoria Avenue, the parcels are included within the Victoria Avenue Corridor, as identified in the General Plan Land Use Element (Exhibit B – General Plan Excerpt of Victoria Avenue Corridor).

Surrounding Land Uses

North: Existing Legal, Non-Conforming Residential Homes along Cypress Street
South: Existing Legal, Non-Conforming Residence (1) and a Future Warehouse (Under Construction)
East: Existing Legal, Non-Conforming Residential Homes along Victoria Avenue
West: Existing Legal Residential Homes and Vacant Land

Location	General Plan	Zoning
North:	Business Park (BP)	Business Park (BP)
South:	Business Park (BP)	Business Park (BP)
East:	Business Park (BP)	Business Park (BP)
West:	Low Density (LD)	Single-Family Residential (R-1)

PREVIOUS ACTION:

On September 20, 2022, the Planning Commission adopted:

- **Resolution No. 2022-031**, approving Conditional Use Permit (CUP 22-003) for the development of a 90,532 square foot warehouse located on a 4.24 acre site and associated improvements, and
- **Resolution No. 2022-032**, approving Design Review Application (DRA-22-008) for the site plan, building elevations, rough grading plan, conceptual landscape plan and variance, and
- **Resolution No. 2022-033**, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 22-005), and
- **Resolution No. 2022-034**, approving Tentative Parcel Map (TPM 22-011), and
- **Resolution No. 2022-035**, approving Variance (VAR 22-003).

BACKGROUND: The original approval in September of 2022 consisted of merging four (4) existing parcels into one, the approved land use, the site plan, the landscape plan, the grading plan, as well as building elevations for the development of a 90,532 square foot warehouse with 12 loading docks and 70 parking spaces located on 4.24 acres. The layout includes 5,000 square feet of office area located at the southwest portion of the building. There are two (2) points of access on the site. Both located along Grape Street one at the south and north side of the project frontage. The access points to Grape Street will be right in/ out and left in/ out for passenger vehicles, but trucks will be restricted to right in and left out only. The future signalized intersection of 6th Street and Victoria Avenue, will permit trucks to make a left onto westbound 6th Street and northbound on Victoria Avenue at the signalized intersection. A ten (10) foot tall screen wall will be constructed along the southern and eastern perimeters, shielding the adjacent existing residential land uses on the south and east from the loading/unloading of semi-trucks at the southeast corner of the site. The project has also been conditioned to construct a six (6) foot tall block wall around the remainder of the site, as a barrier between adjacent residences and the onsite parking areas and internal drive aisle.

The exterior has a unique, modern style featuring a glass entrance to the office at the southwest corner of the site, which extends to a height of forty-nine (49) feet, the walls are a primarily concrete formliner, black metal paneling around the southwest corner entrance, with a combination of white (Sherwin Williams "Superwhite") and black (Sherwin Williams "Peppercorn") around the trucking bays. There are also several charcoal anodized metal brows placed at various locations along the building siding on the concrete formliner to provide aesthetic variety.

The two (2) corners of the building visible to the general public are clad with an aluminum frame consisting of blue reflective glazing and black anodized mullion. Additionally, the corners are accented with blue LED underlighting and clear anodized metal decorative brows

An Initial Study was prepared for the project. It was determined that Mitigation Measures were necessary to address and reduce impacts to below a level of significance to air quality, biological resources, tribal/cultural resources, as well as geology and soils. Based upon the Findings of the Initial Study and adoption of Mitigation Measures, the Project will not have a significant impact upon the environment. As part of the September 2022 approval, a Mitigated Negative Declaration and Mitigation and Reporting Program (ENV 22-005) were adopted.

ANALYSIS: The respective applications were originally approved on September 20, 2022, for a three (3) year span, set to expire on September 20, 2025. The Highland Municipal Code allows for the term deadline for applications to be extended a total of three (3) years. The approval of this Extension of Time (EXT 25-004) application would extend the expiration date of Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-022) and Tentative Parcel Map (TPM 22-008) to September 20, 2028.

The Applicant is requesting an extension of time to ensure the project entitlements remain valid while they navigate ongoing market challenges. The delay in project commencement is primarily due to current economic uncertainty, including limited tenant demand, constraints in securing construction financing, and continued interest rate adjustments by the Federal Reserve in response to inflation. Despite these challenges, the Applicant remains committed to the proposed warehouse development and intends to move forward with construction as market conditions stabilize.

For the reasons stated above, the required parcel merger was also not completed within the time period required in the initial Tentative Parcel Map (TPM-22-009) conditions of approval. Specifically, TPM Condition Number 11 stipulated within one (1) year of the application approval, the parcel map (lot merger) shall be recorded. In the case of the subject parcel merger, the map was recently approved by the City's Engineering Department and is now awaiting the final mylar signatures for recordation. Going forward, should the required lot merger not be recorded within the one-year period stipulated in TPM Condition Number 11, the other related entitlements will be considered null and void.

As part of the original project approval, Variance (VAR-22-003) was granted to allow the warehouse building to exceed the maximum height limit of 35 feet permitted within the Business Park (BP) zoning district, allowing a total height of 49 feet. Since that time, the Highland Municipal Code was amended to increase the maximum allowable building height in the BP zone to 50 feet. As a result of this code change, the approved building height no longer exceeds the current development standards, and the previously approved variance is no longer necessary. Accordingly, the request for extension of

entitlements will exclude the Variance (VAR-22-003) which will be removed from the project's list of applicable approvals.

The original CUP, DRA and TPM conditions previously approved will remain in effect. In compliance with HMC Section 16.08.200.B, *Extension of Time* findings have been made that granting of the extension will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. City departments have reviewed the request and confirmed that the original conditions remain valid, and no significant changes to the surrounding environment have occurred. Therefore, Staff recommends the Planning Commission approve the requested extension to allow the Applicant to continue moving forward with the project.

EXHIBITS:

- A. Area Map
- B. Project Plans
- C. Conditions of Approval

ATTACHMENTS:

- 1) Resolution 2025-___ Approving Extension of Time application (EXT 25-004) for a three (3) year extension of Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-008) and Tentative Parcel Map (TPM 22-009).

Exhibit A

Area Map



Exhibit B

Project Plans



PATRIOT PARTNERS GRAPE ST.

HIGHLAND, CA



PATRIOT PARTNERS GRAPE ST.
HIGHLAND, CA

PROJECT
FIRST PLANNING SUBMITTAL

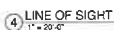


HERDMAN
ARCHITECTURE + DESIGN
A21-2083
05.28.2022

TITLE SHEET

A0

1/4" = 1'-0" (NOT TO SCALE)



- [illegible]



A. EXTERIOR PAINT

SW 6995
SUPERWHITE



B. EXTERIOR PAINT

SW 7674
PEPPERCORN



C. CONCRETE FORMLINER



D. METAL PANEL



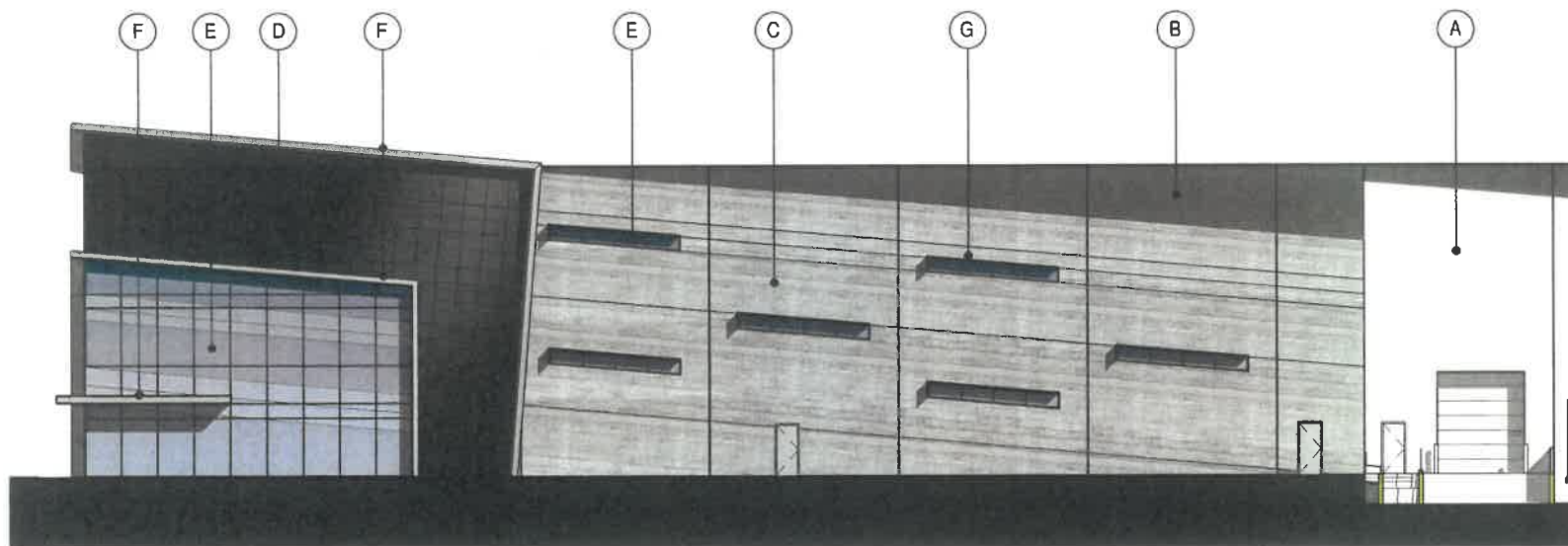
E. STOREFRONT MEDIUM
PERFORMANCE BLUE
REFLECTED GLAZING
BLACK ANODIZED MULLION



F. CLEAR ANODIZED
METAL EYE BROW



G. CHARCOAL ANODIZED
METAL EYE BROW



ENLARGED VIEW @ CORNER



HERDMAN
ARCHITECTURE + DESIGN
A21-2583
06-25-2022

COLOR BOARD

A4_1

- LEGEND**
- PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - PROPOSED WATER
 - GRADE BREAK
 - WIDE LINE
 - PROPERTY LINE
 - CL
 - EXISTING R/W
 - PROPOSED R/W
 - LINE OF SIGHT
 - LANDSCAPE EASEMENT
 - PROPOSED CURB OPENING INLET
 - PROPOSED STREET LIGHT
 - PROPOSED AC/AB
 - REMOVE EXISTING PAVEMENT
 - CURB FACE
 - CATCH BASIN
 - CAS
 - CENTERLINE
 - CENTERLINE
 - DRIVEWAY
 - EXIST. EXISTING
 - ED. EDGE OF PAVEMENT
 - EX. EXISTING GROUND
 - FF. FINISHED FLOOR
 - FS. FINISHED SURFACE
 - FL. FLOWLINE
 - GB. GRADE BREAK
 - HW. HATCH
 - LA. LANDSCAPE AREA
 - LP. LOW POINT
 - LI. LIGHT
 - MAP
 - HOT & PART
 - PROTECT IN PLACE
 - PP. POWER POLE
 - PR. PROPERTY LINE
 - PROPOSED
 - RD. ROOF DRAIN
 - RT. RIGHT
 - R/W. RIGHT-OF-WAY
 - STD. STANDARD
 - ST. STREET LIGHT
 - TE. TRAM ENCLOSURE
 - TP. TOP OF PAVEMENT
 - TC. TOP OF CURB
 - TG. TOP OF GRADE
 - UP. EDGE OF PAVEMENT
 - WSE. WATER SURFACE ELEVATION



EARTHWORK VOLUMES

	CUT (CY)	FILL (CY)
RAW	4,210	11,478
OVERLAY	13,898	13,898
SUBTOTAL	18,209	25,478
SHRINKAGE 10%	-1,821	-
SURFACED 0.7	-	1,025
SPLICE	829	-
TOTAL	17,088	28,503

NOTE: EARTHWORK ESTIMATE IS PRELIMINARY AND BASED ON CONCEPTUAL DESIGN ONLY AND TAKES INTO ACCOUNT PRELIMINARY SOILS PARAMETERS PROVIDED BY THE SOILS ENGINEER. ADJUSTMENTS MAY BE REQUIRED BASED ON FINAL DESIGN OF SITE PAVING THICKNESS. ADDITIONAL ADJUSTMENTS MAY BE REQUIRED BASED ON SITE SOIL CHARACTERISTICS EXPERIENCED DURING CONSTRUCTION.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
THAT PORTION OF LOT 8, CUNNINGHAM'S SUBDIVISION, A PORTION OF BLOCKS 82 AND 83 OF THE RANCHO SAN BERNARDINO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2 OF MAPS, PAGE 22, RECORDS OF SAN COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 340 FEET SOUTH AND 510 FEET WEST OF THE INTERSECTION OF THE CENTER LINE OF CYPRESS AND VICTORIA STREETS, AS SHOWN ON SAID MAP, THENCE WEST 480 FEET, THENCE NORTH 115 FEET, THENCE EAST 480 FEET, THENCE SOUTH 115 FEET TO THE POINT OF BEGINNING.

APR: 1192-081-23-9-000

PARCEL B:
SOUTH 102 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PORTION OF LOTS 4 AND 8, CUNNINGHAM'S SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2 OF MAPS, PAGE 22, RECORDS OF SAN COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING IN THE CENTER LINE OF VICTORIA AVENUE, ALSO KNOWN AS PEPPER AVENUE, AT A POINT 430 FEET SOUTH OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF CYPRESS AVENUE, AS SHOWN BY THE MAP OF THE CUNNINGHAM SUBDIVISION OF A PORTION OF BLOCK 82 AND 83 OF THE RANCHO SAN BERNARDINO, IN BOOK 2 OF MAPS, PAGE 22, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF LAND CONVEYED TO S. THIEL AND ANN THIEL BY DEED RECORDED IN BOOK 143, PAGE 255, OF OPTICAL RECORDS, A DISTANCE OF 510 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HENCE DESCRIBED, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID THIEL LAND 480 FEET TO THE WEST LINE OF LOT 8 OF SAID CUNNINGHAM SUBDIVISION, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 AND A DISTANCE OF 205 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID THIEL LAND, 480 FEET TO A POINT 510 FEET WEST OF THE CENTER LINE OF VICTORIA AVENUE, THENCE NORTH 205 FEET TO THE POINT OF BEGINNING.

APR: 1192-081-12-6-000

PARCEL C:
PARCEL 1:
ALL THAT PORTION OF LOT 8, CUNNINGHAM'S SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 22, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 8, 430 FEET SOUTH OF THE CENTER LINE OF CYPRESS STREET,

THENCE EAST AND PARALLEL TO THE CENTER OF CYPRESS STREET, 480 FEET;

THENCE NORTH 90 FEET;

THENCE WEST PARALLEL WITH THE CENTER LINE OF CYPRESS STREET, 480 FEET TO THE WEST LINE OF SAID LOT 8;

THENCE SOUTH 90 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50 FEET THEREOF USED FOR STREET PURPOSES. SAID LAND IS ALSO SHOWN ON A RECORD OF SURVEY FILED IN BOOK 1A, PAGE 6 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APR: 1192-261-24-0-000

PARCEL 2:
THAT PORTION OF LOTS 4 AND 8, CUNNINGHAM'S SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 22, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING IN THE CENTERLINE OF VICTORIA AVENUE, ALSO KNOWN AS PEPPER AVENUE, AT A POINT 430 FEET SOUTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF CYPRESS AVENUE, AS SHOWN BY THE MAP OF THE CUNNINGHAM SUBDIVISION OF A PORTION OF BLOCKS 82 AND 83 OF THE RANCHO SAN BERNARDINO, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 22, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF LAND CONVEYED TO S. THIEL AND ANN THIEL BY DEED RECORDED IN BOOK 143, PAGE 255, OF OPTICAL RECORDS, A DISTANCE OF 510 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HENCE DESCRIBED,

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID THIEL LAND 480 FEET TO THE WEST LINE OF LOT 8 OF SAID CUNNINGHAM SUBDIVISION,

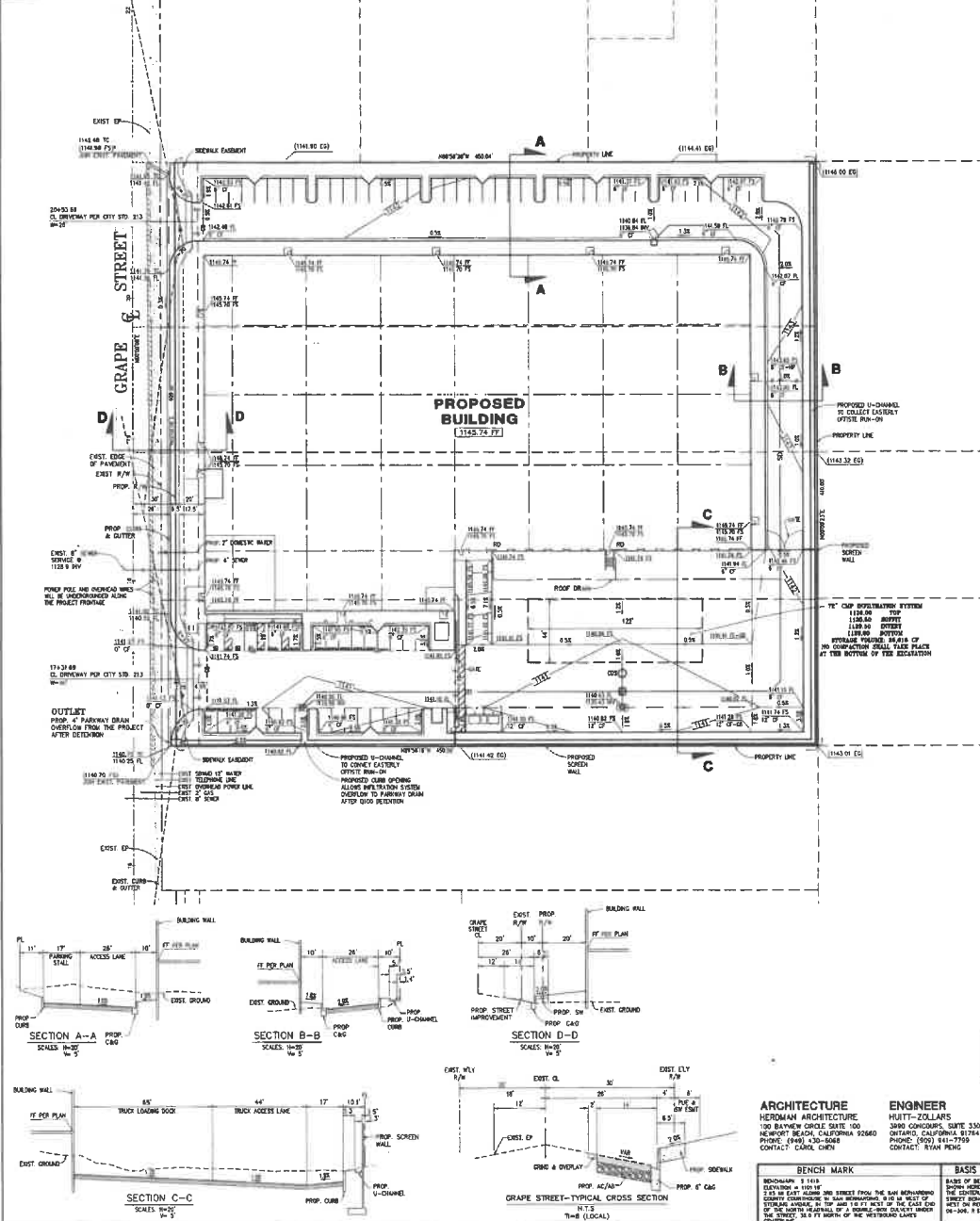
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 AND A DISTANCE OF 102 FEET,

THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID THIEL LAND 480 FEET TO A POINT 510 FEET WEST OF THE CENTERLINE OF VICTORIA AVENUE,

THENCE NORTH 102 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE WEST 20 FEET THEREOF FOR HIGHWAY PURPOSES, SAID 20 FOOT STRIP BEING PART OF THE HIGHWAY PAST SAID PREMISES TO CYPRESS AVENUE.

APR: 1192-261-11-0-000



ARCHITECTURE
HERDMAN ARCHITECTURE
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ENGINEER
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CONTACT: RYAN PENG

OWNER
PATRIOT DEVELOPMENT PARTNERS
15216 WILSHIRE BLVD.
LOS ANGELES, CA 90049
PHONE: (310) 552-4134
CONTACT: KEVIN ROSE

BENCH MARK
BENCHMARK: 1141.6
ELEVATION: 419.16
11.5' X 11.5' CONCRETE SLAB SET INTO THE SAN BERNARDINO COUNTY ENGINEERING IS SAN BERNARDINO IS TO BE WEST OF CYPRESS AVENUE, 10' TO 14' 10" WEST OF THE EAST END OF THE NORTH JOURNAL OF A DOUBLE-WIDE CONCRETE UNDER THE STREET, 30.4' NORTH OF THE WESTROAD LANE.

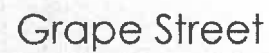
BASIS OF BEARING
BASIS OF BEARINGS: BEARINGS
BEARING: BEARING AND BASED ON
NAD 83
STREET BEARING: SOUTH 102° 00' 00" WEST
10° 00' 00" NORTH OF THE WESTROAD LANE
10° 00' 00" N 10° 00' 00" W

CONCEPTUAL GRADING PLAN
FOR
NORTH GRAPE INDUSTRIAL
CITY OF HIGHLAND

HUITT - ZOLLARS
HUITT-ZOLLARS, INC.
3040 CONCORDS, SUITE 330, ONTARIO, CALIFORNIA 91764 • (909) 911-7758
FAX: (909) 911-7758

REVISIONS

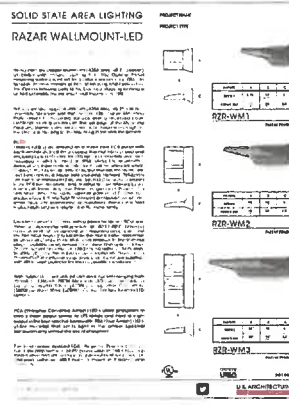
NO.	DATE	BY	DESCRIPTION
1	11/15/10	RP	ISSUED FOR PERMIT
2	11/15/10	RP	ISSUED FOR PERMIT
3	11/15/10	RP	ISSUED FOR PERMIT



GROUNDCOVER		SIZE	SPACING	WUCOLS	REMARKS
SYMBOL	BOTANICAL/COMMON NAME				
	<i>Azalea nodiflora</i> 'Low Blue'	1 Gal	5' O.C.	L	
	Andromeda	1 Gal	5' O.C.	L	No Shade
	<i>Beaucarnea</i> 'Palm Plant'	1 Gal	5' O.C.	L	
	Carpet Coral Bush	1 Gal	3' O.C.	L	
	<i>Laricina</i> 'Gold Mound'	1 Gal	3' O.C.	L	
	Yucca Little Star	1 Gal	45" O.C.	L	
	<i>Yucca</i> 'Holland'	1 Gal	45" O.C.	L	
	<i>Fatsia</i> 'Honeycuck'	1 Gal	28" O.C.	M	Grass
	<i>Mathotiana</i> 'candela'	1 Gal	28" O.C.	L	
	<i>Philodendron</i>	1 Gal	48" O.C.	L	
<i>Stemodia</i> 'Tricolor-Coral'	1 Gal	48" O.C.	L		
<i>Prostrata</i> Rosemary	4" Pot	12" O.C.	L		
<i>Senecio</i> 'mound'					
<i>Blue Fingers</i>					



17



Geometrische	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Rate	+	2.6 fc	6.8 fc	0.7 fc	9.7:1	3.7:1
Proportion	+	0.1 fc	1.3 fc	0.0 fc	N/A	N/A

Exhibit C

Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 20, 2022 (Modified September 2, 2025)
Applicant: Patriot Partners, LLC
File/Index: Conditional Use Permit (CUP 22-003)
Proposal: The development and operation of a 90,532 square foot warehouse/logistics and associated improvements.
Location: A 4.24 acre site on the east side of Grape Street, approximately 200 feet south of Cypress Street.
Assessor's Parcel Numbers: 1192-261-11, 12, 23, & 24.
Related Entitlements: Design Review Application (DRA 22-008), and Tentative Parcel Map (TPM 22-009), ~~& Variance (VAR 22-003)~~

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit (CUP 22-003) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 22-003) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 90,532 square foot warehouse and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the Grape Street frontage as illustrated in the approved plans.
 - a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.
4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.
5. There shall be no parking of semi-trailer trucks unrelated to the warehouse business in operation.
6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be

given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
 - b. Construction and operation of the proposed project shall be in compliance with the project's Mitigation Monitoring and Reporting Program.
11. Development Impact Fees shall be paid in accordance with City policy.
12. A reduction in the number of parking spaces required by Highland Municipal Code Section 16.52.030 *Schedule of off-street parking requirements*, is approved as validated by the project parking study. The project shall provide no less 70 parking spaces; 55 of which are standard, 1 dedicated to vanpool, 2 standard ADA, 4 clean air vehicles, 5 electric vehicles, and 3 spaces for ADA compliant electric vehicles, ADA compliant electric vans, and traditional ADA compliant vans, respectively. Minor modifications may be made as authorized by the Community Development Director.
13. The design and installation of signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.
14. Easterly and southerly CMU walls surrounding truck loading/unloading area shall be ten (10) feet tall as measured from the adjacent onsite grade. Remaining perimeter of the site, except along Grape Street frontage, shall feature eight (8) foot tall CMU walls.

15. Prior to the issuance of a business license the perspective tenant's business operations shall be reviewed by the Planning Commission to determine hours of truck traffic on Cypress Street

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 20, 2022 (Modified September 2, 2025)
Applicant: Patriot Partners, LLC
File/Index: Design Review Application (DRA 22-008)
Proposal: The development and operation of a 90,532 square foot warehouse/logistics and associated improvements.
Location: A 4.24 acre site on the east side of Grape Street, approximately 200 feet south of Cypress Street.
Assessor's Parcel Numbers: 1192-261-11, 12, 23, & 24.
Related Entitlements: Conditional Use Permit (CUP 22-003); and Tentative Parcel Map (TPM 22-009); ~~& Variance (VAR 22-003)~~

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA 22-008) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximately 90,532 square foot warehouse/logistics and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.
 - a. The approved site plan, building elevations, rough grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.
 - b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
8. Development Impact Fees shall be paid in accordance with City policy.
9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.
10. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.
11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.
12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.
13. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.
14. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

15. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of forty-nine (49) feet.
16. A photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.
 - a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.0 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.
 - b) Lights shall be shielded and directed away from surrounding properties and right-of-way.
 - c) Parking lot light standards shall not exceed twenty-five (25) feet in height measured from grade.
 - d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.
17. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; Conditional Use Permit (CUP 22-003), and Tentative Parcel Map (TPM 22-009), and Variance (VAR 22-003).
18. Easterly and southerly CMU walls surrounding truck loading/unloading area shall be ten (10) feet tall as measured from the adjacent onsite grade. Remaining perimeter of the site, except along Grape Street frontage, shall feature eight (8) foot tall CMU walls.

Landscaping

19. Applicant shall provide additional species that will have a more upright columnar growth pattern that will accentuate the façades and vertical design details and offer some evergreen foliage in the winter months. Current architecture would also suggest a more columnar form to help meet the height of the building.
20. Upsize a minimum of 15% of the overall tree count to 48" box or larger specimens and another 15% to 36" box size. Upsized trees shall be selected from species

noted to acclimate quickly and continue growing at a moderate to rapid rate, including but not necessarily limited to trees along the Grape frontage.

21. Applicant shall include vines along the screen wall that borders the truck loading/unloading area and trash enclosure to soften the visual appearance of the wall surface.
22. Applicant shall verify shading requirement for parking lots. Architectural plans make reference “per landscape plans”, yet the supplied landscape plans do not include said calculations.
23. Applicant shall further refine the exterior space outside the main office entrance, as to create a transitional scale from existing residential lots facing the proposed development, to the industrial-scale development.
24. Provide concrete headers where frontage landscape meets adjacent neighboring parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 20, 2022 (Modified September 2, 2025)
Applicant: Patriot Partners, LLC
File/Index: Tentative Parcel Map (TPM 22-009),
Proposal: Merging four (4) lots into one (1) lot to accommodate the development and operation of a 90,532 square foot warehouse/logistics and associated improvements.
Location: A 4.24 acre site on the east side of Grape Street, approximately 200 feet south of Cypress Street.
Assessor's Parcel Numbers: 1192-261-11, 12, 23, & 24.
Related Entitlements: Conditional Use Permit (CUP 22-003), and Design Review Application (DRA 22-008) ~~and Variance (VAR 22-003).~~

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Conditions and are meant to be one part of overall conditions that may include, but are not limited to, Engineering, Fire Department and Building and Safety conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy unless otherwise stated herein.

The Tentative Tract Map Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

- a. Unless all conditions have been complied with and the tentative parcel map authorized by this application has occurred within thirty-six (36) months from the approval date of this tentative parcel map application, this tentative parcel map 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 Community Development Director 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 tentative parcel map. Such application shall be filed together with the City's processing fee, as established by the City Council.

PLANNING CONDITIONS

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on September 20, 2022.
3. Tentative Parcel Map (TPM 22-009) application approves the merging of four (4) parcels into one (1) parcel. The site is approximately 4.24 acres.
4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval.
5. Easements of Record not shown on the Tentative Map shall be relinquished or relocated. Lots affected by Easements or Easements of Records, which cannot be relinquished or relocated, shall be redesigned subject to review and approval of the Community Development Director.
6. The Site lies within a Business Park (BP) Zone and all future development shall occur in accordance with the zone and all other related Highland Municipal Code provisions.
7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
8. The Applicant/Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
9. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
10. Prior to recordation of the parcel map, the new legal description and plat map shall be submitted for review and approval with the Engineering Division. Prior to recordation of the parcel map the owner/applicant shall pay all applicable plan check fees.

11. Notice of this parcel map shall be filed ~~will~~with the county of San Bernardino and proof of recordation of the deed or record of survey shall be provided to the Engineering Division within one (1) year of approval of this parcel map.
12. Conditions of Approval for the related entitlements apply; Conditional Use Permit (CUP 22-003); and Design Review Application (DRA 22-008) ~~and Variance (VAR 22-003).~~

Building and Safety Division Conditions of Approval

Date: September 12, 2022
Project: 90,532 sq/ft warehouse building – East side of Grape St. appx. 200 ft south of Cypress St.
Applicant: Patriot Warehouse Development
Site Location: East side of Grape St. appx. 200 ft south of Cypress St.
Project Numbers: **CUP:** 22-003, **DRA:** 22-008, **VAR:** 22-003
APN: 1192-261-11, 1192-261-12, 1192-261-23, 1192-261-24

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

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

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

10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
11. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
12. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
14. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
16. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.

(San Bernardino Unified School Districts)

17. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
18. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
19. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
20. All deferred plan items are to be identified on the plans cover sheet.
21. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
22. All dead and removed trees and foliage is to be properly removed from the site.
23. 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.
24. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.
25. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the project/ preliminary drawing plans:

26. Demolition permits shall be obtained for all structures to be demolished.
27. The trash enclosure shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure to the building it serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)



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

DATE : September 20, 2022

Page 1 of 7

APPLICANT : Patriot Warehouse Development

ADDRESS : 1192-261-23, 1192-261-24, 1192-261-11, 1192-261-12

SITE LOCATION: East side of Grape Street 200' South of Cypress Street.

FILE / INDEX No.: CUP 22-003 DRA 22-008 VAR 22-003

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

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

Fire Department Review of all projects is required.

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

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
5. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.
9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**
11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
15. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
16. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "**KNOX**" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "**KNOX BOX**" request form

is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic “H” key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**

18. **HF24:** “NO PARKING – FIRE LANE” signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, “NO PARKING – FIRE LANE” on top, not face. **CFC - APPENDIX D**
19. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a “**KNOX BOX**” system installed on the exterior of the building(s) or complex. Location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a ‘KNOX’ box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**
20. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

21. **HF25:** Minimum required fire flow, as determined by California Fire Code Appendix ‘B’.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½” outlet(s) and one 4” outlet.
CFC APPENDIX B AND C

Note: Hydrants shall meet EVWD standards.

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

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

23. **HF26:** Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**
24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**
25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**
27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
30. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
31. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
32. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**
33. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**
34. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**

35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with a class I standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.
36. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
37. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
38. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
39. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.
40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code
41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department

Conditions of Approval

(CUP 22-003 & DRA 22-008 & TPM 22-009) Patriot on Grape Street

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

Soils/ Geology/ Grading

PC Approved Sept. 20, 2022

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.
- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration basins and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basins until the site is stabilized for erosion and sedimentation.
- B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C* 14. Remove existing improvements along eastside of Grape Street and construct new street improvements across the entire Grape Street frontage of the project and across the frontage of APN 1192-281-08 (7801 Grape Street). Construct new street improvements including, but not limited to, 6" curb and gutter located 26' east of street centerline, 6'-wide curb-adjacent sidewalk, and street lights. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 15. Construct new asphalt concrete pavement with class II aggregate base improvements to 12' west of centerline of Grape Street (T.I.=8) asphalt concrete pavement with class II aggregate base. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 16. In the event the developer, after a verifiable good faith effort, fails to acquire the required off-site property interests, the developer shall, prior to approval of the Final Map, enter into an agreement with the City to complete the improvements pursuant to Government Code Section 66462 at such time as the City acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by the City to acquire the off-site property interests (right of way dedications and permission to grade and construct as applicable) required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount estimated by the City based on an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.
- C* 17. Construct commercial drive approaches with curb returns per City Standard 213. Note 4.5' sidewalk easement will be required back of commercial drive approach (Std. 213).

- C 18. Construct private ingress/ egress improvements at the southerly and northerly approach of Grape Street to permit right in and left out only truck movement.
- C 19. Construct private ingress/ egress improvements at the southerly and northerly approach of Grape Street to permit right in/ right out and left in/ left out movements for passenger vehicles only.
- C* 20. Remove existing improvements along northside of 6th Street and construct new street improvements across the entire 6th Street between Grape Street and Victoria Avenue. Construct new street improvements including, but not limited to, 6" curb and gutter located 22' north of street centerline, 6'-wide curb-adjacent sidewalk, and street lights. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 21. Construct new asphalt concrete pavement with class II aggregate base improvements to centerline of 6th Street (T.I.=8) asphalt concrete pavement with class II aggregate base. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 22. Remove existing improvements along eastside of Grape Street and construct new street improvements across the entire Grape Street frontage south of APN 1192-281-08 (7801 Grape Street). Construct new street improvements including, but not limited to, 6" curb and gutter located 26' east of street centerline, 6'-wide curb-adjacent sidewalk, and street lights. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 23. Construct new asphalt concrete pavement with class II aggregate base improvements to 12' west of centerline of Grape Street (T.I.=8) asphalt concrete pavement with class II aggregate base south of APN 1192-281-08 (7801 Grape Street). Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- E 24. Submit engineering plans for street improvements and signing & striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.
- C 25. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.
- C 26. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C* 27. Install new LS3 metered street light system along the project frontages. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.

- C 28. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 29. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C* 30. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- C 31. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:
- "I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C* 32. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to Grape Street as necessary.
- B 33. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 34. Register the underground chambers with EPA as a Class V Injection Well.
- E 35. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.

- E 36. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ANNEXATION

- C* 37. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along Grape Street. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- B* 38. Dedicate an irrevocable offer of dedication, (1) a 10-foot wide minimum landscape easement across the Grape Street frontage, in addition to the required street right-of-way, as approved by the City Engineer, (2) a temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.
- B 39. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- A 40. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report not older than 30 days. Inverse calculations will not be accepted for plan check.
- A 41. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/PERMITS

- C* 42. Pay an in lieu fee for the design and construction of the future traffic signal at 6th and Victoria Avenue, as determined by the City Engineer.
- C* 43. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 44. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 45. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 46. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

- A 47. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

- E 48. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 49. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 50. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C 51. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 52. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 53. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 54. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 55. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 56. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 57. Design and construct a trash enclosure per City Standard 700.
- C 58. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 59. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.
- B 60. Underground existing overhead utilities along Grape Street frontages per Ordinance 434.

Attachment 1

Resolution 2025-____ Approving Extension of Time application (EXT 25-004) for a three (3) year extension of Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-008) and Tentative Parcel Map (TPM 22-009)

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 25-004) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 22-003), DESIGN REVIEW APPLICATION (DRA 22-008) TENTATIVE PARCEL MAP APPLICATION (TPM 22-009) RELATED TO THE DEVELOPMENT OF A 90,532 SQUARE FOOT WAREHOUSE LOCATED ON THE EAST SIDE OF GRAPE STREET, APPROXIMATELY 200 FEET SOUTH OF CYPRESS STREET.

ASSESSOR'S PARCEL NUMBER: 1192-261-11, 12, 23, & 24

APPLICANTS: Patriot Development Partners

A. RECITALS

1. On September 20, 2022, the Planning Commission adopted Resolution No(s). 2022-031, 2022-032, 2022-033, 2022-034 and 2022-035, approving Conditional Use Permit Application (CUP 22-003), Design Review Application (DRA 22-008), Tentative Parcel Map Application (TPM 22-009), Variance (VAR 22-003) and Certifying a Mitigated Negative Declaration (ENV 22-005) for the development of a 90,532 square foot warehouse on approximately 4.24 acres located on the east side of Grape Street, approximately 200 feet south of Cypress Street.
2. On September 20, 2022, the City of Highland Planning Commission adopted Resolution No. 2022-033, adopting a Mitigated Negative Declaration (ENV 22-005) and Mitigation Monitoring and Reporting Program for the project. Pursuant to the California Environmental Quality Act, a Notice of Determination for Mitigated Negative Declaration was filed with the San Bernardino County Clerk of the Board of Supervisors on September 21, 2022.
3. The subject entitlements were valid for a period of three years, expiring on September 20, 2025.
4. In July of 2025, the Applicant submitted an Extension of Time (EXT 25-004) application to extend the expiration date of Conditional Use Permit Application (CUP 22-003), Design Review Application (DRA 22-008) and Tentative Parcel Map Application (TPM 22-009) for an additional three (3) years to September 20, 2028.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during September 20, 2022, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

- a. The Planning Commission finds that all previous findings as stated in the adopted Resolution No(s). 2022-031, 2022-032, 2022-033 and 2022-034 are true and correct.

1. Findings of Face for Conditional Use Permit (CUP 22-003):

- a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: A warehouse facility, such as the one proposed, is permitted within the Business Park (BP) Zone upon approval of a Conditional Use Permit. Applicable provisions in Title 16, Land Use, include but are not limited to, Chapter 16.24 Employment Zones, 16.40 General Development Standards, 16.54 Parking, and 16.68 Land Divisions with respect to the Tentative Parcel Map. The project satisfies the standards established in the chapters with the exception of a request for a variance to increase the maximum building height to forty-nine (49) feet. Additionally, the Applicant is requesting the Commission consider a reduction in the number of required parking spaces from 106 to the 70 provided. Findings can be made for each of the deviations.

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

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

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

Granting of the extension will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

Response: The project site is appropriate for a warehouse development as it combines four (4) parcels for a total of 4.24 acres. It is relatively flat and will require the demolition of four (4) existing single-family homes each respective lot. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment. There is access to the site from Grape Street along the western frontage and the site is adjacent to other Business Park zones parcels to the north, south, and east. It is also located within a half mile of the San Bernardino Airport and one and a half mile of the 210 Freeway.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed for 49.1%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

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

Response: Existing water, public utilities and services for the project are available adjacent to the site within the public right-of-way. East Valley Water District provided a "Will Serve" letter to the applicant, confirming the provision of services. All other utility providers were given notice of the project and none expressed concern. Public health and safety was addressed with the design and conditioning of the project.

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

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

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

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study, which was made available for public review from August 22, 2022 to September 11, 2022. The Initial Study finds that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Agricultural and Forestry Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population/Housing, Public Services, and Recreation, Transportation and Traffic, Wildfire, and Utilities and Services Systems.

The Initial Study also finds that potential impacts to air quality, biological resources, tribal/cultural resources, as well as geology and soils require the implementation of mitigation measures to reduce impacts to a less than significant level.

2. Findings of Fact for Design Review Application (DRA 22-008):

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

Response: The General Plan designation for the site is Business Park (BP), which allows for a "variety of light industrial, research and development and office uses that provide pleasant and attractive working environments." "Appropriate uses include light manufacturing, wholesaling and warehousing conducted within an 90,532 square foot warehouse is well within the description of permissible uses.

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

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

Response: The project would be developed in compliance with the Highland Municipal Code standards related to warehousing in the Business Park (BP) District. Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed a lot coverage of for 49.1%. It satisfies the minimum lot size, with regard to lot width and depth, as well as required building setbacks and landscape coverage.

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

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

The design satisfies the intent of General Plan Goal 10.8 Policy 10.8.1 which encourages “contemporary, clean and distinctive buildings with clearly visible entrances” and General Plan Goal 10.8 Policy 10.8.3 to “avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping.” It consolidates smaller lots into larger parcels to create a more functional use. Service areas are screened from public view with 10-foot tall block walls and 3-foot tall landscape berms and utilities will be undergrounded. The 20-foot building frontage will be fully landscaped as well.

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

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

3. Findings of Fact for Tentative Parcel Map (TPM 22-009):

- a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The project site has a General Plan designation of Business Park (BP) which cites appropriate uses to “include light manufacturing, wholesaling and warehousing conducted within an enclosed building.” It meets General Plan Goal 2.5 to, “promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community’s overall residential character” and Goal 2.14 to, “establish the Victoria Avenue Corridor as the major entryway into the San Bernardino International Airport.” It is not located within a Specific Plan area.

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

Response: The subdivision and warehouse improvement are consistent with the design criteria of the General Plan's Victoria Avenue Corridor, Goal 2.14, Policies 1-6, including allowing for a mix of commercial and residential uses, encourage the consolidate of parcels to promote quality, planned development and to consolidate smaller parcels along the Victoria Avenue Corridor to improve traffic flow.

It meets the policies of General Plan Goal 10.8 to, "ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines."

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

Response: The project site is appropriate for a warehouse development as it combines four (4) parcels for a total of 4.24 acres. It is relatively flat and will require the demolition of four (4) vacant and abandoned single-family homes. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment.

There is access to the site from Grape Street along the western frontage and the site is adjacent to other Business Park zones parcels to the north, south, and east. It is also located within a half mile of the San Bernardino Airport and one and a half mile of the 210 Freeway.

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

Response: Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 49.1%. It meets the minimum lot size, lot width and dept

as well as required building setbacks and landscape coverage.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Site lies in an urbanized area and was analyzed for impacts through its CEQA Initial Study. The site was previously developed with single-family homes on the existing lots. With the appropriate mitigation, as proposed, the transition into a conforming Business Park (BP) related use will not pose any significant effects. It will not harm fish, wildlife or their habitat. There are no endangered or protected animals onsite.

- f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Response: The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will meet all local, state and federal codes as they relate to warehousing uses. It is in an urbanized area and will improve onsite conditions with the undergrounding of existing overhead utilities. It is a speculative warehouse and any future tenant will be reviewed for any potential public health impacts.

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Response: The merging of parcels, and the new parcel design, will not conflict with easements for access

through, or use of, property within the proposed subdivision. There is a single owner and any needed easement will be noted on the map. The project is conditioned so as not to conflict with any easements of record or judgement of court.

- b. Granting of the extension will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time Application No. 25-004, subject to the original conditions of approval, granting a three (3) year Extension of Time, to September 20, 2028, for Conditional Use Permit Application (CUP 22-003), Design Review Application (DRA 22-008) and one (1) year Extension of Time to September 2, 2026 for Tentative Parcel Map Application (TPM 22-009) related to the development of a 90,532 square foot warehouse.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 2nd day of September 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 2, 2025

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Angela Tafolla, Senior Planner *AT*

SUBJECT: Request for a three-year Extension of Time (EXT 25-005) for Conditional Use Permit (CUP 22-004) to permit the development of a 187,870 square foot warehouse and associated improvements, Design Review Application (DRA 22-006) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-005) to combine six (6) parcels into one (1).

LOCATION: An 9.2 acre site at the southeast corner of Victoria Avenue and Cypress Street.
Assessor's Parcel Number: 1192-491-01, 02, 03, 04, 49, & 50.

PROPERTY OWNERS: Patriot Development Partners

REPRESENTATIVE: Herdman Architecture & Design

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-005) for a three (3) year extension of Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map (TPM 22-005) subject to the Conditions of Approval and Findings of Fact.

FISCAL IMPACT: Staff time for the review of the project and preparation of the staff report is covered by the application fee provided by the Applicant.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>4</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
	Abstain _____		
	Absent _____		
<i>Chelle Dorte</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

ENVIRONMENTAL REVIEW: The original entitlements for Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006), Tentative Parcel Map (TPM 22-005) and Variance (VAR 22-002) were subject to an Initial Study / Mitigated Negative Declaration (IS/MND) as part of the CEQA review process. The City, as the Lead Agency, oversaw preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and determined that the Project will not have a significant impact upon the environment. A Mitigation Monitoring and Reporting Program was adopted by the PC on September 6, 2022 and a Notice of Determination was filed on September 9, 2022.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On August 22, 2025, a legal advertisement was published in the SB Sun. In addition, the notice was posted on the City's website and mailed to property owners within 300 feet of the project site as well as those who previously requested notice.

PUBLIC COMMENT: At the time of this Staff Report, one (1) public comment letter was received from a neighboring resident located directly to the east. The resident expressed concerns related to operational impacts of the project, including lighting, noise, privacy, parking, construction activity, solar access, and notification of road closures (Attachment 2 – Public Comment Letter).

City staff responded to each of the concerns providing clarification on approved conditions of approval such as required lighting and noise mitigation measures, distance of the proposed building from nearby homes, and the process for reviewing hours of operation once a tenant is identified. The response also confirmed that the project remains compliant with the City's zoning and development standards, and that staff will remain available to address any future concerns during construction. The resident was provided with a copy of the project approval letter and conditions, no additional comment has been received.

DESCRIPTION OF THE SITE: The proposed site is currently comprised of six (6) parcels, all of which are accessible from Victoria Avenue. The parcels had previously been utilized as a church, a 13-unit apartment complex, and a meat packing facility constructed in 1916, 1940, and 1971, respectively. Each of these uses have been demolished since the approval of the entitlements (Exhibit A – Area Map).

The overall vicinity is relatively flat, sloping gradually to the southwest. The site itself is zoned for Business Park, and the proposed warehouse is a permitted use. The general area is in transition from its older residential uses, developed prior to the City's incorporation in 1987, to more commercial/light-industrial airport-related uses that align with the vision for the Victoria Avenue Corridor that extends from Highland Avenue to the San Bernardino International Airport.

Surrounding Land Uses

North: Cypress Street and existing Residential Homes

South: Vacant Land

East: Existing Residential Homes along San Francisco Street and Hibiscus Street

West: Victoria Avenue and existing Residential Developments

Location	General Plan	Zoning
North:	Low Density (LD)	Single-Family Residential (R-1)
South:	Business Park (BP)	Business Park (BP)
East:	Low Density (LD)	Single-Family Residential (R-1)
West:	Business Park (BP)	Business Park (BP)

PREVIOUS ACTION:

On September 6, 2022, the Planning Commission adopted:

- **Resolution No. 2022-025**, approving Conditional Use Permit (CUP 22-004) for the development of a 187,870 square foot warehouse located on a 9.2 acre site and associated improvements, and
- **Resolution No. 2022-026**, approving Design Review Application (DRA-22-006) for the site plan, building elevations, rough grading plan, conceptual landscape plan, and
- **Resolution No. 2022-027**, approving Tentative Parcel Map (TPM 22-005), and
- **Resolution No. 2022-028**, approving Variance (VAR 22-002), and
- **Resolution No. 2022-029**, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 22-004).

BACKGROUND: The original approval in September of 2022 consisted of merging six (6) existing parcels into one, the approved land use, the site plan, the landscape plan, the grading plan, as well as building elevations for the development of a 187,870 square foot warehouse with 24 loading docks and 105 parking spaces located on 9.2 acres. The layout includes 4,000 square feet of office area located at the northeast portion of the building. There are two (2) points of access on the site. One (1) from Cypress Street to the north and one (1) from Victoria Avenue to the west. The access to Cypress Street will be right in/ out and left in/ out for passenger vehicles, but trucks will be restricted to right in and left out only. The access to Victoria Avenue will be right/ in/ out and left in only for passenger vehicles and trucks.

A screen wall will be constructed along the eastern and southern perimeters, shielding the adjacent existing residential land uses on the east and vacant parcel to the south from the loading/unloading of semi-trucks at the southeast corner of the site. Standing six (6) feet tall with eight (8) foot pilasters at twenty-two (22) feet on center. Seven (7) foot tall steel gates will be provided for pedestrians and truck access into the loading/unloading area.

The exterior has a unique modern style, consistent with other warehouses being developed by the Applicant in the nearby vicinity. Relatively flush with eye-catching corner statements, the walls are white (Sherwin Williams "Extra White") with black, white and

blue geometric accent panels on each of the faces. The panels are in twenty-six (26) foot sections that each have four to five (4-5) geometric columns. There are two (2) foot tall black bands on various panels to provide diversity along the roofline of each side of the building.

The three (3) corners of the building visible to the general public are clad with an aluminum frame consisting of blue reflective glazing and black anodized mullion. Additionally, the corners are accented with blue LED underlighting and multiple decorative metal brows above also with underlighting. The roof parapet will screen roof-mounted equipment (Exhibit D – Elevations).

An Initial Study was prepared for the project. It was determined that Mitigation Measures were necessary to address and reduce impacts to below a level of significance to air quality, biological resources, tribal/cultural resources, as well as geology and soils. Based upon the Findings of the Initial Study and adoption of Mitigation Measures, the Project will not have a significant impact upon the environment. As part of the September 2022 approval, a Mitigated Negative Declaration and Mitigation and Reporting Program (ENV 22-004) were adopted.

ANALYSIS: The respective applications were originally approved on September 6, 2022, for a three (3) year span, set to expire on September 6, 2025. The Highland Municipal Code allows for the recordation deadline for applications to be extended a total of three (3) years. The approval of this Extension of Time (EXT 25-005) application would extend the expiration date of Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map (TPM 22-005) to September 6, 2028.

The Applicant is requesting an extension of time to ensure the project entitlements remain valid while they navigate ongoing market challenges. The delay in project commencement is primarily due to current economic uncertainty, including limited tenant demand, constraints in securing construction financing, and continued interest rate adjustments by the Federal Reserve in response to inflation. Despite these challenges, the Applicant remains committed to the proposed warehouse development and intends to move forward with construction as market conditions stabilize.

For the reasons stated above, the required parcel merger was also not completed within the time period required in the initial Tentative Parcel Map (TPM-22-005) conditions of approval. Specifically, TPM Condition Number 11 stipulated within one (1) year of the application approval, the parcel map (lot merger) shall be recorded. In the case of the subject parcel merger, the map has gone through plan check and the City's Engineering Department is waiting for resubmittal from the Applicant. Going forward, should the required lot merger not be recorded within the one-year period stipulated in TPM Condition Number 11, the other related entitlements will be considered null and void.

As part of the original project approval, Variance (VAR-22-001) was granted to allow the warehouse building to exceed the maximum height limit of 35 feet permitted within the Business Park (BP) zoning district, allowing a total height of 40 feet. Since that time, the

Highland Municipal Code was amended to increase the maximum allowable building height in the BP zone to 50 feet. As a result of this code change, the approved building height no longer exceeds the current development standards, and the previously approved variance is no longer necessary. Accordingly, the request for extension of entitlements will exclude the Variance (VAR-22-001) which will be removed from the project's list of applicable approvals.

The original CUP, DRA and TPM conditions previously approved will remain in effect. In compliance with HMC Section 16.08.200.B, *Extension of Time* findings have been made that granting of the extension will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. City departments have reviewed the request and confirmed that the original conditions remain valid, and no significant changes to the surrounding environment have occurred. Therefore, Staff recommends the Planning Commission approve the requested extension to allow the Applicant to continue moving forward with the project.

EXHIBITS:

- A. Area Map
- B. Project Plans
- C. Conditions of Approval

ATTACHMENTS:

- 1) Resolution 2025-___ Approving Extension of Time application (EXT 25-005) for a three (3) year extension of Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map (TPM 22-005).
- 2) Public Comment Letter received August 18, 2025

Exhibit A

Area Map

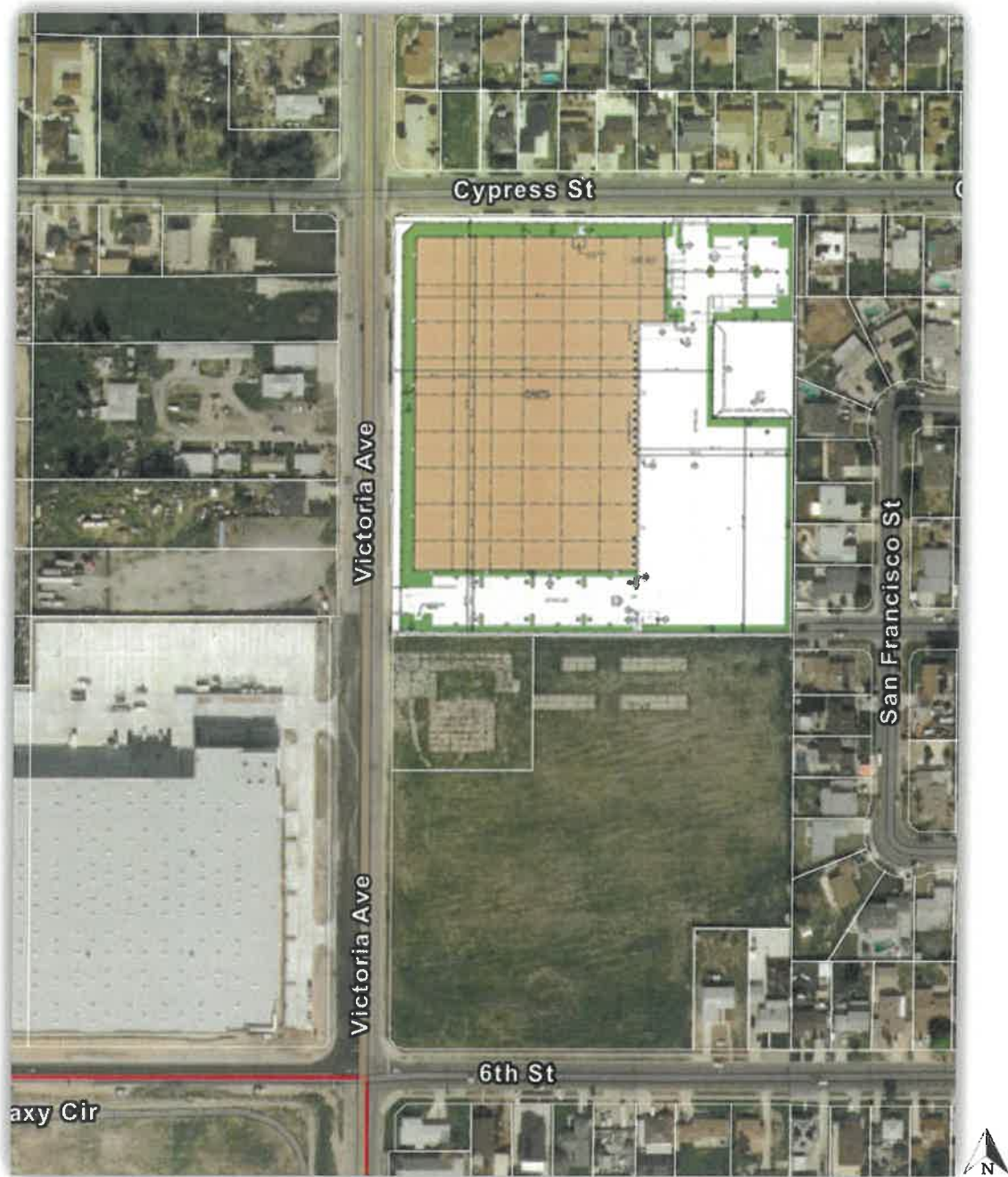


Exhibit B

Project Plans



PATRIOT PARTNERS

VICTORIA AVE CYPRESS HIGHLAND



PATRIOT PARTNERS VICTORIA & CYPRESS
HIGHLAND, CA

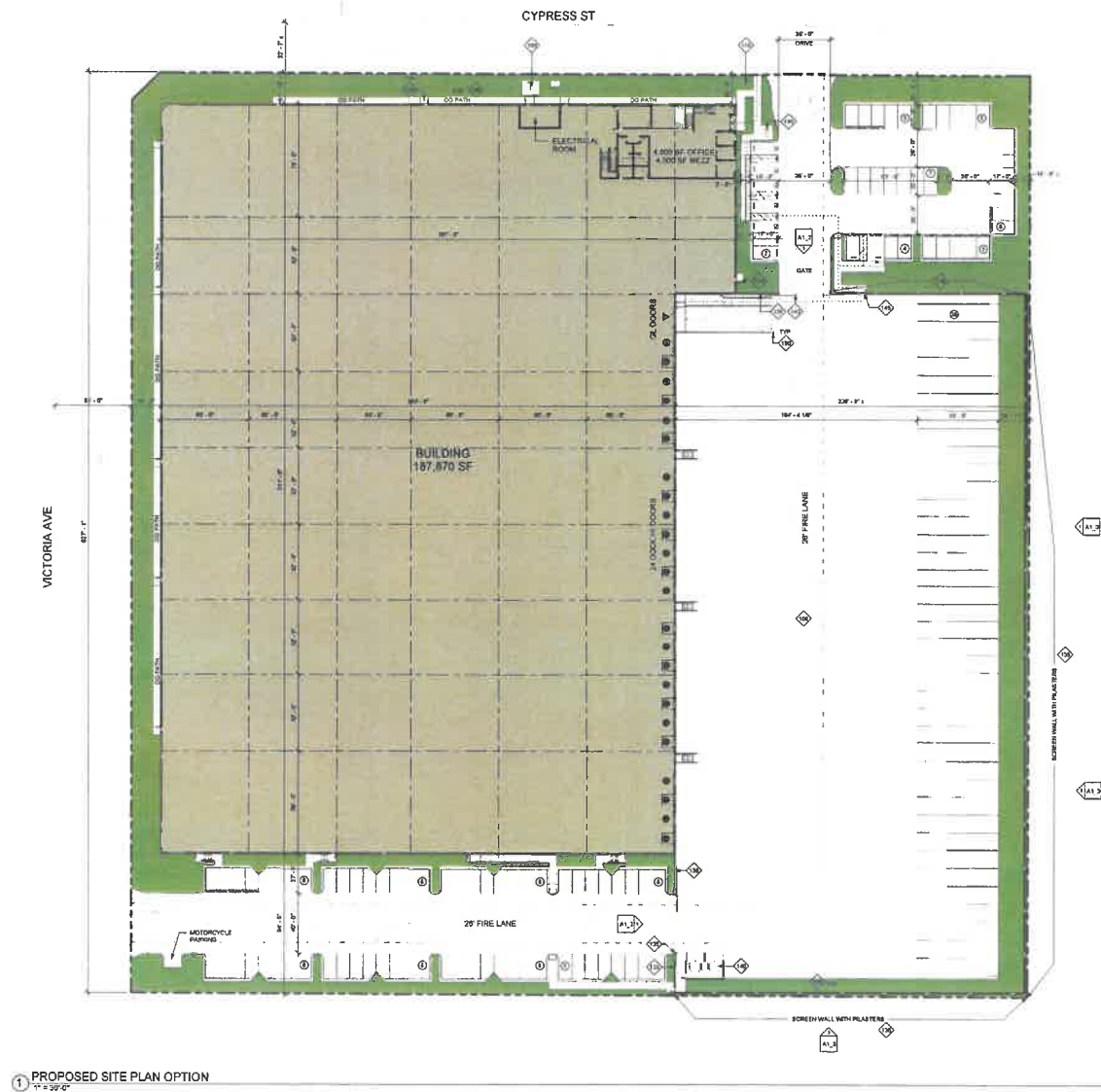
PROJECT
2nd PLANNING SUBMITTAL



HERDMAN
ARCHITECTURE + DESIGN
A01-2292
08.31.2022

TITLE SHEET

A0

[illegible]

LEGAL DESCRIPTION & ZONING

SHEET INDEX

VICINITY MAP

SITE PLAN GENERAL NOTES

UNIT 1		UNIT 2	
UNIT 1A	82.1	UNIT 2A	82.1
UNIT 1B	82.1	UNIT 2B	82.1
UNIT 1C	82.1	UNIT 2C	82.1
UNIT 1D	82.1	UNIT 2D	82.1
UNIT 1E	82.1	UNIT 2E	82.1
UNIT 1F	82.1	UNIT 2F	82.1
UNIT 1G	82.1	UNIT 2G	82.1
UNIT 1H	82.1	UNIT 2H	82.1
UNIT 1I	82.1	UNIT 2I	82.1
UNIT 1J	82.1	UNIT 2J	82.1
UNIT 1K	82.1	UNIT 2K	82.1
UNIT 1L	82.1	UNIT 2L	82.1
UNIT 1M	82.1	UNIT 2M	82.1
UNIT 1N	82.1	UNIT 2N	82.1
UNIT 1O	82.1	UNIT 2O	82.1
UNIT 1P	82.1	UNIT 2P	82.1
UNIT 1Q	82.1	UNIT 2Q	82.1
UNIT 1R	82.1	UNIT 2R	82.1
UNIT 1S	82.1	UNIT 2S	82.1
UNIT 1T	82.1	UNIT 2T	82.1
UNIT 1U	82.1	UNIT 2U	82.1
UNIT 1V	82.1	UNIT 2V	82.1
UNIT 1W	82.1	UNIT 2W	82.1
UNIT 1X	82.1	UNIT 2X	82.1
UNIT 1Y	82.1	UNIT 2Y	82.1
UNIT 1Z	82.1	UNIT 2Z	82.1
UNIT 1AA	82.1	UNIT 2AA	82.1
UNIT 1AB	82.1	UNIT 2AB	82.1
UNIT 1AC	82.1	UNIT 2AC	82.1
UNIT 1AD	82.1	UNIT 2AD	82.1
UNIT 1AE	82.1	UNIT 2AE	82.1
UNIT 1AF	82.1	UNIT 2AF	82.1
UNIT 1AG	82.1	UNIT 2AG	82.1
UNIT 1AH	82.1	UNIT 2AH	82.1
UNIT 1AI	82.1	UNIT 2AI	82.1
UNIT 1AJ	82.1	UNIT 2AJ	82.1
UNIT 1AK	82.1	UNIT 2AK	82.1
UNIT 1AL	82.1	UNIT 2AL	82.1
UNIT 1AM	82.1	UNIT 2AM	82.1
UNIT 1AN	82.1	UNIT 2AN	82.1
UNIT 1AO	82.1	UNIT 2AO	82.1
UNIT 1AP	82.1	UNIT 2AP	82.1
UNIT 1AQ	82.1	UNIT 2AQ	82.1
UNIT 1AR	82.1	UNIT 2AR	82.1
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UNIT 1AT	82.1	UNIT 2AT	82.1
UNIT 1AU	82.1	UNIT 2AU	82.1
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UNIT 1BD	82.1	UNIT 2BD	82.1
UNIT 1BE	82.1	UNIT 2BE	82.1
UNIT 1BF	82.1	UNIT 2BF	82.1
UNIT 1BG	82.1	UNIT 2BG	82.1
UNIT 1BH	82.1	UNIT 2BH	82.1
UNIT 1BI	82.1	UNIT 2BI	82.1
UNIT 1BJ	82.1	UNIT 2BJ	82.1
UNIT 1BK	82.1	UNIT 2BK	82.1
UNIT 1BL	82.1	UNIT 2BL	82.1
UNIT 1BM	82.1	UNIT 2BM	82.1
UNIT 1BN	82.1	UNIT 2BN	82.1
UNIT 1BO	82.1	UNIT 2BO	82.1
UNIT 1BP	82.1	UNIT 2BP	82.1
UNIT 1BQ	82.1	UNIT 2BQ	82.1
UNIT 1BR	82.1	UNIT 2BR	82.1
UNIT 1BS	82.1	UNIT 2BS	82.1
UNIT 1BT	82.1	UNIT 2BT	82.1
UNIT 1BU	82.1	UNIT 2BU	82.1
UNIT 1BV	82.1	UNIT 2BV	82.1
UNIT 1BW	82.1	UNIT 2BW	82.1
UNIT 1BX	82.1	UNIT 2BX	82.1
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UNIT 1BZ	82.1	UNIT 2BZ	82.1
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UNIT 1CB	82.1	UNIT 2CB	82.1
UNIT 1CC	82.1	UNIT 2CC	82.1
UNIT 1CD	82.1	UNIT 2CD	82.1
UNIT 1CE	82.1	UNIT 2CE	82.1
UNIT 1CF	82.1	UNIT 2CF	82.1
UNIT 1CG	82.1	UNIT 2CG	82.1
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UNIT 1CI	82.1	UNIT 2CI	82.1
UNIT 1CJ	82.1	UNIT 2CJ	82.1
UNIT 1CK	82.1	UNIT 2CK	82.1
UNIT 1CL	82.1	UNIT 2CL	82.1
UNIT 1CM	82.1	UNIT 2CM	82.1
UNIT 1CN	82.1	UNIT 2CN	82.1
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UNIT 1GJ	82.1	UNIT 2GJ	82.1
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UNIT 1GM	82.1	UNIT 2GM	82.1
UNIT 1GN	82.1	UNIT 2GN	82.1
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UNIT 1HJ	82.1	UNIT 2HJ	82.1
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UNIT 1HL	82.1	UNIT 2HL	82.1
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UNIT 1HR	82.1	UNIT 2HR	82.1
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UNIT 1HU	82.1	UNIT 2HU	82.1
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UNIT 1IE	82.1	UNIT 2IE	82.1
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UNIT 1IH	82.1	UNIT 2IH	82.1
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UNIT 1JA	82.1	UNIT 2JA	82.1
UNIT 1JB	82.1	UNIT 2JB	82.1
UNIT 1JC	82.1	UNIT 2JC	82.1
UNIT 1JD	82.1	UNIT 2JD	82.1
UNIT 1JE	82.1	UNIT 2JE	82.1
UNIT 1JF	82.1	UNIT 2JF	82.1
UNIT 1JG	82.1	UNIT 2JG	82.1
UNIT 1JH	82.1	UNIT 2JH	82.1
UNIT 1JI	82.1	UNIT 2JI	82.1
UNIT 1JJ	82.1	UNIT 2JJ	82.1
UNIT 1JK	82.1	UNIT 2JK	82.1
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UNIT 1JR	82.1	UNIT 2JR	82.1
UNIT 1JS	82.1	UNIT 2JS	82.1
UNIT 1JT	82.1	UNIT 2JT	82.1
UNIT 1JU	82.1	UNIT 2JU	82.1
UNIT 1JV	82.1	UNIT 2JV	82.1
UNIT 1JW	82.1	UNIT 2JW	82.1
UNIT 1JX	82.1	UNIT 2JX	82.1
UNIT 1JY	82.1	UNIT 2JY	82.1
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UNIT 1KB	82.1	UNIT 2KB	82.1
UNIT 1KC	82.1	UNIT 2KC	82.1
UNIT 1KD	82.1	UNIT 2KD	82.1
UNIT 1KE	82.1	UNIT 2KE	82.1
UNIT 1KF	82.1	UNIT 2KF	82.1
UNIT 1KG	82.1	UNIT 2KG	82.1
UNIT 1KH	82.1	UNIT 2KH	82.1
UNIT 1KI	82.1	UNIT 2KI	82.1
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UNIT 1KL	82.1	UNIT 2KL	82.1
UNIT 1KM	82.1	UNIT 2KM	82.1
UNIT 1KN	82.1	UNIT 2KN	82.1
UNIT 1KO	82.1	UNIT 2KO	82.1
UNIT 1KP	82.1	UNIT 2KP	82.1
UNIT 1KQ	82.1	UNIT 2KQ	82.1
UNIT 1KR	82.1	UNIT 2KR	82.1
UNIT 1KS	82.1	UNIT 2KS	82.1
UNIT 1KT	82.1	UNIT 2KT	82.1
UNIT 1KU	82.1	UNIT 2KU	82.1
UNIT 1KV	8		

SITE LEGEND



SITE PLAN

A1

1 ENLARGED SITE PLAN
1/8" = 1'-0"

⑥ TRANSFORMER DETAIL
1/4" = 1'-0"

③ TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"

④ TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"

5 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"

2 ENLARGED TRASH ENCLOSURE
1/4" = 1'-0"

KEYNOTES <

- [illegible]

SITE LEGEND

- LANDSCAPE AREA**
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTION**
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION FOR POST AS REQUIRED. SEE S407.1**
- STREET LIGHT**
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #4**
- PROPERTY LINE**
- DOCK HIGH DOOR**
- DRIVE THRU DOOR**

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT
COLOR: SW 7008 EXTRA WHITE
- (B) EXTERIOR PAINT
COLOR: F50 TO MATCH D
- (C) EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN
- (D) STANDING SEAM METAL PANEL
- (E) FURNISHER BOARD FORM
WOOD TEXTURE
- (F) CONCRETE FURNISHER
- (G) STOREFRONT MEDIUM PERFORMANCE
BLUE REFLECTIVE/SLUDGY BLACK
ANODIZED ALUMINUM

Summary

1. PAINT DOOR DOORS, STAIR & RAMP GUARD WALLS, GUARD RAIL, DOWN SLOPES & DOWNSTEPS TO MATCH ADJACENT BUILDING WALL COLOR, U/G H
2. PAINT INTERIOR WALLS OF ALL ROOM DOORS TO BE PREPARED WITH MANUFACTURER'S FINISH. INTERIOR SIDE OF DOORS TO BE PREPARED WITH MANUFACTURER'S FINISH. POWER WASH EXTERIOR CONCRETE WALLS & DOORS TO BE PAINTED TO REMOVE ALL CHEMICALS AND DIRT THAT WILL INHIBIT THE PRIMER COAT FROM ADHERING TO THE WALLS.
3. PAINT EXTERIOR WALLS OF 1-COAT SPRAYED AND BACK COAT. EXTERIOR WALLS OF 2-COAT SPRAYED AND BACK COAT. PAINT IN FINAL WALL COLOR. ALL PARTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TO BE PAINTED. WALLS, PANELS, FLOORS, ROOFS, CURBS AND FREE OF LAPPING AND OR STREAMING, REGARDLESS OF COLOR.
4. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL, SHADE 1.
5. PAINT CONCRETE TO MATCH ADJACENT WALLS TO THE COLOR OF THE ADJACENT WALL.
6. IF SOLID BROWN WITH GLAZING, PAINT CHAMFER JUST ABOVE OR BELOW THE PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROWN TO MATCH THE BROWN COLOR.

**& CYPRESS
HIGHLAND, CA**

PROJECT



HERDMAN
ARCHITECTURE • DESIGN

08/31/2022

ENLARGED
SITE PLANS

A1_1



A1_3

GLAZING LEGEND & NOTES

 SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE
5/8" WETACOOOL. BACK PAINTING OF GLASS IS
NOT REQUIRED.

NOTES:

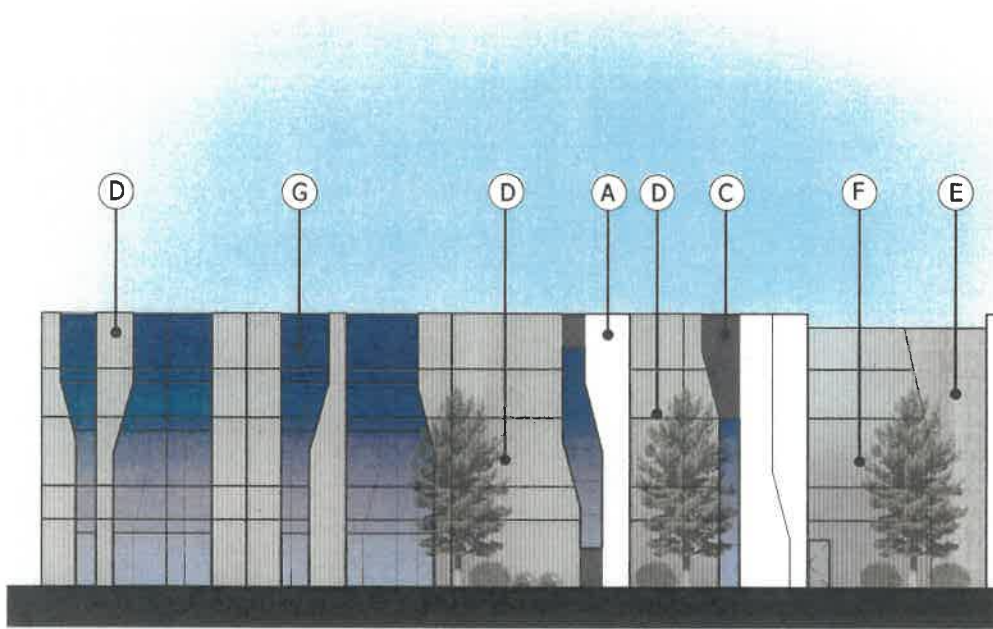
1. FOR OLIVE AND MILK CHOCOLATE COLORS, SEE SHEET.
2. PROVIDE TEMPERED GLASS, AS FOLLOWS:
 - A. SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANEL.
 - B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
 - C. ALL GLAZING WITHIN 3'-0" OF ANY PORTION OF A DOOR.
3. SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN EACH CONCRETE WALL PANEL TO ALLOW AIR TO CIRCULATE TO PROVIDE A SMOOTH FINISH TO THE GLASS PANELED CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
4. SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENSILE MEMBRANE FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

- (A) EXTERIOR PAINT
COLOR SW 7008 EXTRA WHITE
- (B) EXTERIOR PAINT
COLOR T82 TO MATCH D
- (C) EXTERIOR PAINT
COLOR SW 7874 PEPPER CORN
- (D) STANDING BEAM METAL PANEL
- (E) FORMLINER BOARD FORM
WOOD TEXTURE
- (F) CONCRETE FORMLINER
- (G) STONE/CHIP MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING BLACK
ANODIZED MULLION

NOTES:

- 1) PAINT MAIN DOORS, STAIR & RAMP GUARDS WALLS GUARD RAILS DOWN ROULETS, & COVERES TO MATCH ADJACENT BUILDING WALL COLOR U/G N
- 2) PAINT INTERIOR WALLS & CEILING TO BE PRE-FINISHED CONCRETE WITH MANUFACTURER'S WHITE. EXTERIOR SIDE TO BE PRE-FINISHED IN MANUFACTURER'S LIGHT GRAY
- 3) PAINT EXTERIOR EXTERIOR WALLS & CEILING TO BE PAINTING TO EXPOSE ALL CHEMICALS AND DIRT THAT WILL BE ON THE PRIMER COAT UNLESS OTHERWISE TO THE WALLS
- 4) PAINT EXTERIOR WALLS W/ A COAT SPRAYED AND BACK ROLL APPLIED IN THE FINAL WALL COLOR. PAINT COATING PLANT PAINT IN THE FINAL WALL COLOR ALL PAINTS TO BE APPLIED BY THE SIDE OF THE WALLS TO BE PAINTED TO BE TILT UP WALL PANELS. FINISHED JOINTS SHALL BE SMOOTH
- 5) PAINT THE ROOF OF LAPPING AND OR STREAMING. REGARDS OF THE COLOR
- 6) EXCEPT WHERE NOTED OTHERWISE ON THE PLAN ALL PAINTS SHALL BE WHITE UNLESS OTHERWISE NOTED TO BE PAINT CONCRETE. BEHIND ANY OPEN TRELLIS WALLS
- 7) IF A SOLID BROWN IS TO GLAZING DIRECTLY ABOVE OR BELOW PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THAT BROWN



EXTERIOR PAINT
A. SW 7006
EXTRA WHITE



EXTERIOR PAINT
C. SW 7674
PEPPERCORN



D. STANDING SEAM
METAL PANEL



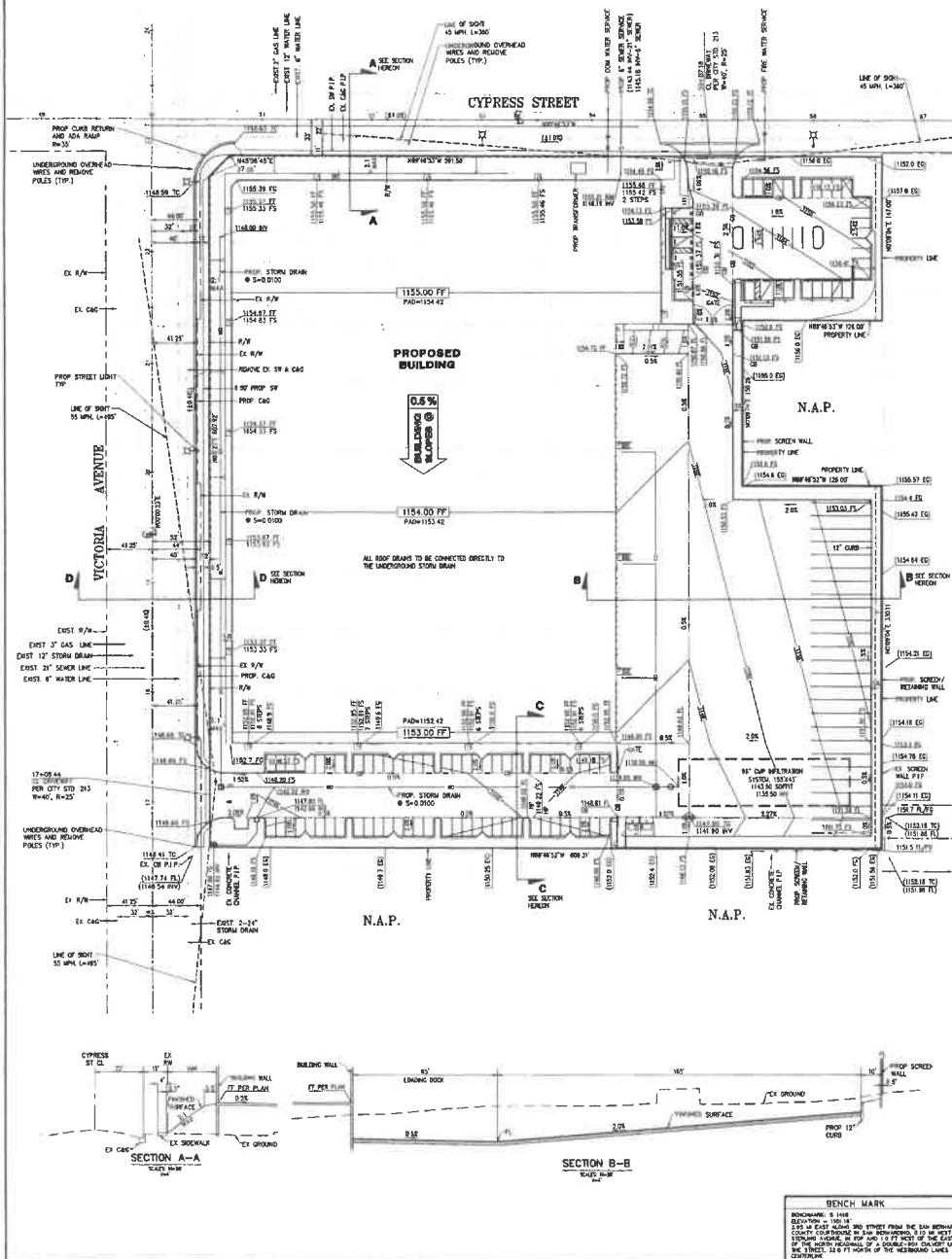
E. FORMLINER BOARD
FORM WOOD TEXTURE



F. CONCRETE FORMLINER



G. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A (APN 1192-491-01-0-000) THE NORTH 150 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTHERLY 300.00 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 126.00 FEET

PARCEL C (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTH 300 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 126.00 FEET

PARCEL D (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTH 300 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTH 300 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL F (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTH 300 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

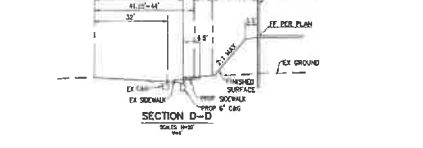
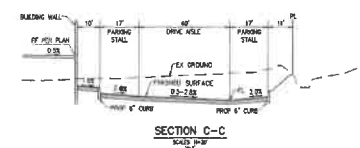
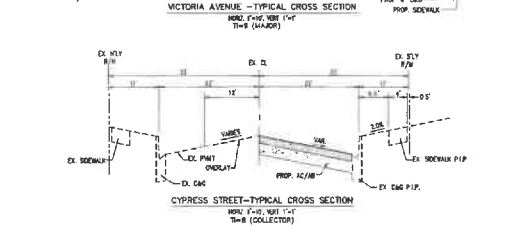
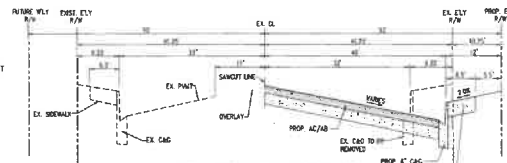
PARCEL G (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTH 300 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL H (APN 1192-491-03-0-000) THE SOUTHERLY 150.00 FEET OF THE NORTH 300 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH A FRONT WAY FOR PIPE LINE FROM SAID WELL TO THE PROPERTY HEREIN DESCRIBED AS PARCEL H.

LEGEND

- 30 PROPOSED STORM DRAIN
- 31 PROPOSED SEWER
- 32 PROPOSED WATER
- 33 GRADE BREAK
- 34 RIDGE LINE
- 35 PROPERTY LINE
- 36 EXISTING R/W
- 37 PROPOSED R/W
- 38 LINE OF SIGHT
- 39 PROPOSED CURB OPENING H/L
- 40 PROPOSED AC/AB
- 41 CURB FILL
- 42 CATCH BASIN
- 43 CURB & GUTTER
- 44 CONCRETE C/S UNIT
- 45 CENTERLINE
- 46 DRIVEWAY
- 47 EXISTING
- 48 EXISTING GROUND
- 49 FINISHED FLOOR
- 50 FINISHED SURFACE
- 51 FURNISHING
- 52 GRADE BREAK
- 53 DRIVEWAY
- 54 LANDSCAPE AREA
- 55 LOW POINT
- 56 LOT
- 57 N.A.P. NOT A PART
- 58 P.P. PROJECT IN PLACE
- 59 POWER POLE
- 60 PROPERTY LINE
- 61 PROPOSED
- 62 ROOF DRAIN
- 63 RIGHT-OF-WAY
- 64 STAIRWAY
- 65 STREET LIGHT
- 66 TRAILER/COLLOUSE
- 67 TOP OF PAVEMENT
- 68 TOP OF CURB
- 69 TOP OF GRADE
- 70 EDGE OF PAVEMENT
- 71 WATER SURFACE ELEVATION



BENCH MARK BENCHMARK: 8.148 BENCHMARK: 100.14 2.0' IN EAST ALONG 90' STREET FROM THE SAN BERNARDINO COUNTY CORNER TO THE PROPERTY LINE. THE BENCHMARK IS THE NORTH CORNER OF A CORNER-TO-CORNER UNDER THE STREET, 100' FROM THE PROPERTY LINE.	BASIS OF BEARING BASES OF BEARING: BEARING BEARING: 100.14 2.0' IN EAST ALONG 90' STREET FROM THE SAN BERNARDINO COUNTY CORNER TO THE PROPERTY LINE. THE BENCHMARK IS THE NORTH CORNER OF A CORNER-TO-CORNER UNDER THE STREET, 100' FROM THE PROPERTY LINE.	CONCEPTUAL GRADING PLAN FOR CYPRESS AND VICTORIA INDUSTRIAL CITY OF HIGHLAND	HUITT-ZOLLARS 2895 CONCORDS, SUITE 330 DOWNEY, CALIFORNIA 91746 PHONE: (909) 541-7799 CONTACT: RYAN PENG	SHEET 1 OF 1 SHEETS P21-012201
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EARTHWORK VOLUMES	CUT (CY)	FILL (CY)
RAW	19,480	15,180
OVERLAY/PAVEMENT	21,363	21,363
SUBTOTAL	40,843	36,543
DRAINAGE (+/-)	3,368	-
SURFACE 0.2	-	2,677
TOTAL	38,707	39,220

336 CY LONG

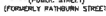
EARTHWORK NOTE:
 EARTHWORK VOLUMES SHOWN HERE ARE FOR PURPOSES ONLY.
 NOT FOR BIDDING. CONTRACTOR SHALL PERFORM MEASUREMENT.
 EARTHWORK CALCULATIONS ARE BASED ON A COMPLETE SET.

OWNER
 PATRIOT DEVELOPMENT
 PARTNERS
 12121 N. MARKET BLVD.
 LOS ANGELES, CA 90049
 PHONE: (818) 325-1154
 CONTACT: KEVIN RICE

ARCHITECTURE
 HERDMAN
 18201 SCIENTIFIC WAY
 BIRMINGHAM, ALABAMA 35244
 PHONE: (205) 941-7799
 CONTACT: RYAN PENG

ENGINEER
 HUITT-ZOLLARS
 2895 CONCORDS, SUITE 330
 DOWNEY, CALIFORNIA 91746
 PHONE: (909) 541-7799
 CONTACT: RYAN PENG

APRIL 2022



ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
(APN 1182-491-01-D-000)
THE NORTH 150 FEET OF LOT 12, CUMMINGHAM SUBDIVISION, IN THE
HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS P
RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE CO
RECORDER OF SAID COUNTY.

PARCEL 5

THE SOUTHERLY 150.00 FEET OF THE NORTHERLY 300.00 FEET OF LOTS 12 OF CUMMINGSHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THE EASTERLY 126 00 FEET

PARCEL C:
(APN 1192-491-03-0-000 AND 1193-491-04-0-000)
THE EAST 128 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 13
CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2,
PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO THAT CERTAIN WELL AND PUMPING PLANT LOCATED NEAR THE SOUTHEASTERLY CORNER OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 12.

PARCEL D:

AN EASEMENT FOR HIGHWAY AND EGRESS AS CONVEYED TO K. P. WALLACE, A RESIDENT OF ALA. THAT CERTAIN CONVEYANCE BEING DATED MAY 8, 1961, BY B. W. K.

THE WEST 18.93 FEET OF THE NORTH 45 FEET OF LOT 51 OF TRACT NO. 5083, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 73, PAGE 68 OF MAPS, IN THE OFFICE OF

PARCEL E:
(APN 1182-491-05-0-000)
AN UNDIVIDED ONE-HALF INTEREST IN AND TO THAT CERTAIN WELL AND PUMPING
PLANT LOCATED NEAR THE SOUTHEASTLY CORNER OF THE SOUTH 1300 FEET OF
THE NORTH 1000 FEET OF LOT 19, CHANDLER SUBDIVISION, BLVD 720, OF

THE NORTH 300 FEET OF L. 1
HIGHLAND COUNTY OF SAN

MAP RECORDED IN BOOK 2, PAGE 22 OF MAPS IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

PARCEL F:
(APN 1102-481-49-0-000)
THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 12, CUNNINGHAM
SUBDIVISION, RECORDED IN MAP BOOK 2, PAGE 22, RECORDS OF SAN BERNARDINO

SUBDIVISION, RECORDED IN
COUNTY, STATE OF CALIFORNIA

PARCEL 0:
(APN 1192-691-50-0-000)
THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 12, CUNNINGHAM
SUBDIVISION, RECORDED IN MAP BOOK 2, PAGE 22, RECORDS OF SAN BERNARDINO
COUNTY, STATE OF CALIFORNIA EXCEPT THEREFROM AN UNDIVIDED 3/4 INTEREST IN

COUNTY, STATE OF CALIFORNIA
A WELL AND PUMPING PLAN

PARCEL H:
A ONE-FOURTH INTEREST IN AND TO THE WELL AND PUMPING PLANT, LOCATED
NEAR THE NORTHWEST CORNER OF THE EAST 82 FEET OF THE SOUTH ONE-HALF
OF THE SOUTH ONE-HALF OF SAID LOT 12, CUNNINGHAM SUBDIVISION, IN THE
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 9, PAGE 29 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, INC. SAID

BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TOGETHER WITH A RIGHT OF WAY FOR PIPE LINE FROM SAID WELL TO THE PROPERTY HEREIN DESCRIBED AS PARCEL NO. 7.

④ AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES IN FAVOR OF THE COUNTY OF SAN BERNARDINO RECORDED JUNE 4, 1984 AS INSTRUMENT NO. 84-130124, OFFICIAL RECORDS

⑤ AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES IN FAVOR OF COUNTY OF SAN BERNARDINO RECORDED APRIL 14, 1971 IN BOOK 7647, PAGE 121, OFFICIAL RECORDS.

CALIFORNIA SUBDIVISION MAP ACT, SECTION 86431.1

(g) ADMINISTRATION SECTION 64-02. WHENEVER A LOCAL ORDINANCE REQUIRES IMPROVEMENTS FOR A DIVISION OF LAND, WHICH IS NOT A SUBDIVISION OF THE LAND, AND THE REGULATIONS SHALL BE LIMITED TO THE DEDICATION OF RIGHTS-OF-WAY, EASEMENTS, THE CONSTRUCTION OF REASONABLE OFFSITE AND ONSITE IMPROVEMENTS FOR THE PARCELS BEING CREATED. REQUIREMENTS FOR THE CONSTRUCTION OF OFFSITE AND ONSITE IMPROVEMENTS SHALL BE NOTICED BY A STATEMENT ON THE PARCEL MAP, ON THE INSTRUMENT ENDORSING THE WAIVER OF THE PARCEL MAP, OR BY A SEPARATE INSTRUMENT AND SHALL BE RECORDED ON CONCURRENTLY WITH, OR PRIOR TO THE PARCEL MAP OR INSTRUMENT OF WAIVER OF A PARCEL MAP.

(b) NOTWITHSTANDING SECTIONS 6642C, FULFILLMENT OF THE CONSTRUCTION REQUIREMENTS SHALL NOT BE REQUIRED UNTIL THE TIME A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROJECT IS ISSUED BY THE LOCAL AGENCY. THE LOCAL AGENCY SHALL NOT BE REQUIRED TO OBTAIN A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROJECT UNTIL THE TIME THE CONSTRUCTION OF THE IMPROVEMENTS IS REQUIRED PURSUANT TO AN AGREEMENT BETWEEN THE SUBSIDIZER AND THE LOCAL AGENCY, EXCEPT THAT IN THE ABSENCE OF SUCH AN AGREEMENT, THE LOCAL AGENCY SHALL NOT BE REQUIRED TO OBTAIN A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROJECT UNTIL THE TIME THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN A REASONABLE TIME FOLLOWING APPROVAL OF THE PARCEL MAP AND PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF THE PROJECT UNDER PARAGRAPH (b) BY THE LOCAL AGENCY THAT FULFILLMENT OF THE CONSTRUCTION REQUIREMENTS IS NECESSARY FOR EITHER OF THE FOLLOWING REASONS:

(2) THE REQUIRED CONSTRUCTION IS A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA.

SOUTHEAST CORNER OF CYPRESS ST & VICTORIA AVENUE
CITY OF HIGHLAND

BUTTE-BOLLARD, INC.
3940 CONCORD, SUITE 230 • OAKLAND, CALIFORNIA 94764 • (408) 941-7795BUTTE-BOLLARD, INC.
3940 CONCORD, SUITE 230 • OAKLAND, CALIFORNIA 94764 • (408) 941-7795

	M-00174 1000 1000 R 316753 021
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Exhibit C

Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 6, 2022 (Modified September 2, 2025)
Applicant: Patriot Partners, LLC
File/Index: Conditional Use Permit (CUP 22-004)
Proposal: The development and operation of a 187,870 square foot warehouse/logistics and associated improvements.
Location: A 9.2 acre site at the southeast corner of Victoria Avenue and Cypress Street. Assessor's Parcel Number(s): 1192-491-01, 02, 03, 04, 49, & 50
Related Entitlements: Design Review Application (DRA 22-006), and Tentative Parcel Map No. 20584 (TPM 22-005), ~~& Variance (VAR 22-002)~~

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit (CUP 22-004) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 22-004) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 187,870 square foot warehouse and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of Victoria Avenue and Cypress Street as illustrated in the approved plans.
 - a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.
4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.
5. There shall be no parking of semi-trailer trucks unrelated to the warehouse business in operation.
6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire

Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
 - b. Construction and operation of the proposed project shall be in compliance with the project's Mitigation Monitoring and Reporting Program.
11. Development Impact Fees shall be paid in accordance with City policy.
12. A reduction in the number of parking spaces required by Highland Municipal Code Section 16.52.030 *Schedule of off-street parking requirements*, is approved as validated by the project parking study. The project shall provide no less 105 parking spaces; 80 of which are standard, 2 dedicated to vanpool, 5 standard ADA, 8 clean air vehicles, 8 electric vehicles, and 3 spaces for ADA compliant electric vehicles, ADA compliant electric vans, and traditional ADA compliant vans, respectively. Minor modifications may be made as authorized by the Community Development Director.
13. The design and installation of signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.
14. Easterly and southerly CMU walls shall be ten (10) feet tall as measured from the adjacent onsite grade.

15. Prior to the issuance of a business license the perspective tenant's business operations shall be reviewed by the Planning Commission to determine hours of truck traffic on Cypress Street

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 6, 2022 (Modified September 2, 2025)
Applicant: Patriot Partners, LLC
File/Index: Design Review Application (DRA 22-006)
Proposal: The development and operation of a 187,870 square foot warehouse/logistics and associated improvements.
Location: A 9.2 acre site at the southeast corner of Victoria Avenue and Cypress Street.
Assessor's Parcel Number(s): 1192-491-01, 02, 03, 04, 49, & 50
Related Entitlements: Conditional Use Permit (CUP 22-004), and Tentative Parcel Map No. 20584 (TPM 22-005), ~~& Variance (VAR 22-002)~~

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA 22-006) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximately 187,870 square foot warehouse/logistics and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.
 - a. The approved site plan, building elevations, rough grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.
 - b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Revised Grading Plan, Conceptual Landscape Plan, and Photometric Plan depicting the modified site design, incorporating the two (2) newly acquired parcels, matching the layout shown on the site plan and landscape plan shall be submitted to the Planning Department within 2 weeks of entitlement approval.
8. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
9. Development Impact Fees shall be paid in accordance with City policy.
10. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.
11. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.
12. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.
13. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.
14. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

15. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.
16. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of forty (40) feet.
17. A photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.
 - a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.
 - b) Lights shall be shielded and directed away from surrounding properties and right-of-way.
 - c) Parking lot light standards shall not exceed twenty-five (25) feet in height measured from grade.
 - d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positioned so as not to displace the intended location of trees in parking lot planters.
18. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; Conditional Use Permit (CUP 22-004), and Tentative Parcel Map No. 20584 (TPM 22-005), ~~and Variance (VAR 22-002).~~

Landscaping

19. Applicant shall provide additional species that will have a more upright columnar growth pattern that will accentuate the facades and vertical design details.
20. Applicant's Landscape Architect shall work with Staff and City Landscape Architect to update tree layout to better accentuate and complement the building's unique architectural glazing arrangement along the Victoria and Cypress Street frontages.

21. Applicant to include further information on the noted screen wall with pilasters that borders properties to the East- include height and finish to verify if landscape will support it in scale and design intent.
22. Applicant shall clarify parkway/right of way area- Current landscape plans do not address apparent parkway on Cypress, nor do they appear to meet sidewalk edge on Victoria.
23. Provide concrete headers where frontage landscape meets adjacent neighboring parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.
24. Easterly and southerly CMU walls shall be ten (10) feet tall as measured from the adjacent onsite grade.

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 6, 2022 (Modified on September 2, 2025)
Applicant: Patriot Partners, LLC
File/Index: Tentative Parcel Map No. 20584 (TPM 22-005)
Proposal: Merging six (6) lots into one (1) lot to accommodate the development and operation of a 187,870 square foot warehouse/logistics and associated improvements.
Location: A 9.2 acre site at the southeast corner of Victoria Avenue and Cypress Street.
Assessor's Parcel Number(s): 1192-491-01, 02, 03, 04, 49, & 50
Related Entitlements: Conditional Use Permit (CUP 22-004) and Design Review Application (DRA 22-006), ~~& Variance (VAR 22-002)~~

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Conditions and are meant to be one part of overall conditions that may include, but are not limited to, Engineering, Fire Department and Building and Safety conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy unless otherwise stated herein.

The Tentative Tract Map Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

- a. Unless all conditions have been complied with and the tentative parcel map authorized by this application has occurred within thirty-six (36) months from the approval date of this tentative parcel map application, this tentative parcel map 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 Community Development Director 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 tentative parcel map. Such application shall be filed together with the City's processing fee, as established by the City Council.

PLANNING CONDITIONS

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on September 6, 2022.
3. Tentative Parcel Map Application 22-005 approves the merging of six (6) parcels into one (1) parcel. The site is approximately 9.2 acres.
4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval.
5. Easements of Record not shown on the Tentative Map shall be relinquished or relocated. Lots affected by Easements or Easements of Records, which cannot be relinquished or relocated, shall be redesigned subject to review and approval of the Assistant Community Development Director.
6. The Site lies within a Business Park (BP) Zone and all future development shall occur in accordance with the zone and all other related Highland Municipal Code provisions.
7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
8. The Applicant/Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
9. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
10. Prior to recordation of the parcel map, the new legal description and plat map shall be submitted for review and approval with the Engineering Division. Prior to recordation of the parcel map the owner/applicant shall pay all applicable plan

check fees.

11. Notice of this parcel map shall be filed ~~will~~with the county of San Bernardino and proof of recordation of the deed or record of survey shall be provided to the Engineering Division within one (1) year of approval of this parcel map.
12. Conditions of Approval for the related entitlements apply; Conditional Use Permit (CUP 22-004) and Design Review Application (DRA 22-006), ~~Variance (VAR 22-002).~~



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

DATE : September 6, 2022

Page 1 of 7

APPLICANT : Herdman Architects

ADDRESS : SE Cor Victoria Avenue and Cypress Street

PARCEL No. : 1192-491-01, 02, 49, & 50

FILE / INDEX No.: CUP#22-004, DRA#22-006, VAR#22-002

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.

GENERAL.

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

2. **HF6:** Prior to delivery of combustible building materials, the entire fuel modification zone, as approved by the fire department shall be completed. Any phased implementation of the fuel modification zone shall be done only with **prior** approval of the fire department. **CFC / CBC / HMC**
3. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
6. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
7. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
8. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
9. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

ACCESS:

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

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

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
12. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
13. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
14. **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**
15. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
16. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "**KNOX**" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "**KNOX BOX**" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D**
Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities.
HMC

17. **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**

18. **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**

19. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

20. **HF25:** Minimum required fire flow, as determined by i.s.o. formula shall be determined by California Fire Code Appendix 'B'
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

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

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

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

23. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**
24. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
25. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**
26. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

28. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
29. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
30. **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. Minimum size extinguisher shall be determined by California Fire Code and Fire Department Standards. **CFC; NFPA**
31. **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**
32. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with a class i standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.
33. **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.
34. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

35. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.

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

Building and Safety Division Conditions of Approval

Date: August 29, 2022
Project: 187,870 sq/ft warehouse building – Southeast Corner of Victoria Ave & Cypress St.
Applicant: UNK
Site Location: Southeast Corner of Victoria Ave & Cypress St.
Project Numbers: CUP: 22-004, DRA: 22-006, VAR: 22-002
APN: 1192-491-01, 1192-491-02, 1192-491-49, 1192-491-50

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

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

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

10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
11. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
12. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
14. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
16. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.

(San Bernardino Unified School Districts)

17. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
18. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.
19. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
20. All deferred plan items are to be identified on the plans cover sheet.
21. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
22. All dead and removed trees and foliage is to be properly removed from the site.
23. 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.
24. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.
25. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the project/ preliminary drawing plans:

26. Demolition permits shall be obtained for all structures to be demolished.
27. The trash enclosure shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure to the building it serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)

City of Highland

Engineering Department

Conditions of Approval

(CUP 22-004 & DRA 22-006 & TPM 22-005) Patriot SEC of Cypress Street and Victoria Avenue

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

Soils/ Geology/ Grading

PC Approved Sept. 6, 2022

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.
- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration basins and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basins until the site is stabilized for erosion and sedimentation.
- B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C* 14. Construct new street improvements across the entire Victoria Avenue frontage of the project. Construct new street improvements including, but not limited to, 6" curb and gutter located 40' east of street centerline, 6'-wide curb-adjacent sidewalk, commercial drive approaches at locations determined in final engineering, and street lights. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 15. Construct new asphalt concrete pavement with class II aggregate base improvements to centerline of Victoria Avenue (T.I.=9) asphalt concrete pavement with class II aggregate base. Construct a 4" mill and fill for the southbound #1 on Victoria Avenue. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 16. Remove existing improvements along southside of Cypress Street and construct new street improvements across the entire Cypress Street frontage of the project. Construct new street improvements including, but not limited to, 6" curb and gutter located 26' south of street centerline, 6'-wide curb-adjacent sidewalk, and street lights. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- 17. N/A
- C* 18. Construct commercial drive approaches with curb returns per City Standard 213. Note 4.5' sidewalk easement will be required back of commercial drive approach (Std. 213).
- C 19. Construct private ingress/ egress improvements at the easterly of Cypress Street driveway to permit right in and left out only truck movement.

- E 20. Submit engineering plans for street improvements and signing & striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.
- C 21. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer. Modify Victoria Avenue striping to provide southbound left turn pocket at the southerly Victoria Avenue truck entrance, per City Standards.
- C 22. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards. Reconstruct westerly terminus of 7th Street as per City Standards and as directed by the City Engineer.
- C* 23. Install new LS3 metered street light system along the project frontages. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.
- C 24. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 25. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C* 26. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- C 27. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

- C* 28. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to Victoria Avenue as necessary.
- B 29. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 30. Register the underground chambers with EPA as a Class V Injection Well.
- E 31. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- E 32. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.
- C 33. Construct Victoria Avenue and Cypress Street catch basin at locations shown by City CIP STR 17-0002 and provide bulkheaded stubout to future storm drain in Victoria Avenue and Cypress Street as directed by the City Engineer. Construct at 7th Street terminus drainage inlet from the northerly flowline at existing curb face.

DEDICATION/ANNEXATION

- C* 34. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along Cypress Street and Victoria Avenue. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- C* 35. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along Victoria Avenue median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for Victoria Avenue median landscaping will commence the year Victoria Avenue median is constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.
- B* 36. Dedicate an irrevocable offer of dedication, (1) a 10-foot wide minimum landscape easement across the Victoria Avenue and Cypress Street frontage, in addition to the required street right-of-way, as approved by the City Engineer, (2) a temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

- B 37. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- A 38. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.
- A 39. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/PERMITS

- C* 40. Pay an in lieu fee for the design and construction of the future raised landscape median along the project frontage of Victoria Avenue, as determined by the City Engineer.
- C* 41. Pay an in lieu fee for the design and construction of the future traffic signal at Cypress Street and Victoria Avenue, as determined by the City Engineer.
- C* 42. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 43. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 44. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 45. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 46. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

- E 47. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 48. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 49. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.

- C 50. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 51. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 52. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 53. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 54. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 55. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 56. Design and construct a trash enclosure per City Standard 700.
- C 57. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 58. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.
- B 59. Underground existing overhead utilities along Victoria Avenue and Grape Street frontages per Ordinance 434.

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Attachment 1

Resolution 2025-____ Approving Extension of Time application (EXT 25-005) for a three (3) year extension of Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map (TPM 22-005)

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 25-005) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 22-004), DESIGN REVIEW APPLICATION (DRA 22-006) AND TENTATIVE PARCEL MAP APPLICATION (TPM 22-005) RELATED TO THE DEVELOPMENT OF A 187,870 SQUARE FOOT WAREHOUSE LOCATED AT THE SOUTHEAST CORNER OF VICTORIA AVENUE AND CYPRESS STREET.

ASSESSOR'S PARCEL NUMBER: 1192-491-01, 02, 03, 04, 49, & 50

APPLICANTS: Patriot Development Partners

A. RECITALS

1. On September 6, 2022, the Planning Commission adopted Resolution No(s). 2022-025, 2022-026, 2022-027, 2022-028 and 2022-029, approving Conditional Use Permit Application (CUP 22-004), Design Review Application (DRA 22-006), Tentative Parcel Map Application (TPM 22-005), Variance (VAR 22-002) and Certifying a Mitigated Negative Declaration (ENV 22-004) for the development of a 187,870 square foot warehouse on approximately 9.2 acres located at the southeast corner of Victoria Avenue and Cypress Street.
2. On September 6, 2022, the City of Highland Planning Commission adopted Resolution No. 2022-029, adopting a Mitigated Negative Declaration (ENV 22-004) and Mitigation Monitoring and Reporting Program for the project. Pursuant to the California Environmental Quality Act, a Notice of Determination for Mitigated Negative Declaration was filed with the San Bernardino County Clerk of the Board of Supervisors on September 9, 2022.
3. The subject entitlements were valid for a period of three years, expiring on September 6, 2025.
4. In July of 2025, the Applicant submitted an Extension of Time (EXT 25-005) application to extend the expiration date of Conditional Use Permit Application (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map Application (TPM 22-005) for an additional three (3) years to September 6, 2028.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during September 6, 2022, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

- a. The Planning Commission finds that all previous findings as stated in the adopted Resolution No(s). 2022-025, 2022-026, 2022-027, and 2022-029 are true and correct.

1. Findings of Fact for Conditional Use Permit (CUP 22-004):

- a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: A warehouse facility, such as the one proposed, is permitted within the Business Park (BP) Zone upon approval of a Conditional Use Permit. Applicable provisions in Title 16, Land Use, include but are not limited to, Chapter 16.24 Employment Zones, 16.40 General Development Standards, 16.54 Parking, and 16.68 Land Divisions with respect to the Tentative Parcel Map. The project satisfies the standards established in the chapters with the exception of a request for a variance to increase the maximum building height to forty (40) feet. Additionally, the Applicant is requesting the Commission consider a reduction in the number of required parking spaces from 200 to the 105 provided. Findings can be made for each of the deviations.

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

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

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

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

Response: The project site is appropriate for a warehouse development as it combines six (6) parcels for a total of 8.78 acres. It is relatively flat and will require the demolition of a church, and apartment complex, and a meat packaging facility on the existing lots. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment. There is access to the site Cypress Street to the north and Victoria Avenue to the east and is adjacent to other Business Park uses to the south and to the west. It is also located within a half mile of the San Bernardino Airport and one and a half mile of the 210 Freeway.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed for 49.1%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

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

Response: Existing water, public utilities and services for the project are available adjacent to the site within the public right-of-way. East Valley Water District provided a "Will Serve" letter to the applicant, confirming the provision of services. All other utility providers were given notice of the project and none expressed concern. Public health and safety was addressed with the design and conditioning of the project.

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

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

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

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study, which was made available for public review from August 8, 2022 to August 28, 2022. The Initial Study finds that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Agricultural and Forestry Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population/Housing, Public Services, and Recreation, Transportation and Traffic, Wildfire, and Utilities and Services Systems.

The Initial Study also finds that potential impacts to air quality, biological resources, tribal/cultural resources, as well as geology and soils require the implementation of mitigation measures to reduce impacts to a less than significant level. A Mitigated Negative Declaration is the appropriate document for this project and will be adopted concurrently with the Conditional Use Permit.

2. Findings of Fact for Design Review Application (DRA 22-006):

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

Response: The General Plan designation for the site is Business Park (BP), which allows for a “variety of light industrial, research and development and office uses that

provide peasant and attractive working environments.” “Appropriate uses include light manufacturing, wholesaling and warehousing conducted within an enclosed building.” (Chapter 2 Land Use Element) The proposal for a 187,870 square foot warehouse is well within the description of permissible uses.

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

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

Response: The project would be developed in compliance with the Highland Municipal Code standards related to warehousing in the Business Park (BP) District. Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed a lot coverage of for 49.1%. It satisfies the minimum lot size, with regard to lot width and depth, as well as required building setbacks and landscape coverage. Additionally, it satisfies general development standards related to circulation, parking, and lighting.

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

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

The design satisfies the intent of Policy 10.8.1 which encourages “contemporary, clean and distinctive buildings with clearly visible entrances” and Policy 10.8.3 to “avoid long, blank building walls by incorporating vertical and/or

horizontal façade articulation and modulation and varying use of color, materials and landscaping.” It consolidates smaller lots into larger parcels to create a more functional use. Parking and service areas are screened from public view with 6-foot tall block walls and 3-foot tall landscape berms and utilities will be undergrounded. The 20-foot setbacks on each side of the building will be fully landscaped as well.

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

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

3. Findings of Fact for Tentative Parcel Map No. 20584 (TPM 22-005):

- a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The project site has a General Plan designation of Business Park (BP) which cites appropriate uses to “include light manufacturing, wholesaling and warehousing conducted within an enclosed building.” It meets Goal 2.5 to, “promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community’s overall residential character” and Goal 2.14 to, “establish the Victoria Avenue Corridor as the major entryway into the San Bernardino International Airport.” It is not located within a Specific Plan area.

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

Response: The subdivision and warehouse improvement are consistent with the design criteria of the General Plan’s

Victoria Avenue Corridor, Goal 2.14, Policies 1-6, including allowing for a mix of commercial and residential uses, encourage the consolidate of parcels to promote quality, planned development and to consolidate access points along Victoria Avenue to improve traffic flow.

It meets the policies of Goal 10.8 to, "ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.

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

Response: The project site is appropriate for a warehouse development as it combines six (6) parcels for a total of 9.2 acres. It is relatively flat and will require the demolition of abandoned structures which include a small warehouse, apartment complex, and a meat packaging facility on the existing lots. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment.

There is access to the site Cypress Street to the north and Victoria Avenue to the east and is adjacent to other Business Park uses to the south and to the west. It is also located within a half mile of the San Bernardino Airport and one and a half mile of the 210 Freeway.

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

Response: Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 49.1%. It meets the minimum lot size, lot width and dept as well as required building setbacks and landscape coverage.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Site lies in an urbanized area and was analyzed for impacts through its CEQA Initial Study. The site was previously developed with a church, and apartment complex, and a meat packaging facility on the

existing lots. With the appropriate mitigation, as proposed, the transition into a conforming Business Park (BP) related use will not pose any significant effects. It will not harm fish, wildlife or their habitat. There are no endangered or protected animals onsite.

- f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Response: The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will meet all local, state and federal codes as they relate to warehousing uses. It is in an urbanized area and will improve onsite conditions with the undergrounding of existing overhead utilities. It is a speculative warehouse and any future tenant will be reviewed for any potential public health impacts.

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Response: The merging of parcels, and the new parcel design, will not conflict with easements for access through, or use of, property within the proposed subdivision. There is a single owner and any needed easement will be noted on the map. The project is conditioned so as not to conflict with any easements of record or judgement of court.

- b. Granting of the extension will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time

Application No. 25-005, subject to the original conditions of approval, granting a three (3) year Extension of Time, to September 6, 2028, for Conditional Use Permit Application (CUP 22-004), Design Review Application (DRA 22-006) and one (1) year Extension of time to September 6, 2026 for Tentative Parcel Map Application (TPM 22-005) related to the development of a 187,870 square foot warehouse.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 2nd day of September 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Attachment 2

Public Comment Letter received August 18, 2025

Angela Tafolla

From: alexcc0059 [alexcc0059@gmail.com]
Sent: Monday, August 18, 2025 12:48 PM
To: Angela Tafolla
Subject: Construction project corner of Victoria ave and cypress st

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

Hello Angela Tafolla,

The reason I am messaging is to comment on the letter that was sent out to me about the warehouse project being done next to my home. My concerns on this project is as follows:

- 1.) What would be the hours of operation and will the lighting of the area effect the houses nearby.
- 2.) Will parking in the residential or street be prohibited from employees of the property?
- 3.) Will we be informed if any streets will be closed for an extended period of time.
- 4.) Due to the height change, will my home be effected from obtaining any solar energy on my panels. I get power from dusk till dawn, so what would be the resolution to this if my house is effected by the building.
- 5.) Will their be any method for excessive noise coming from the area even after the project is built.
- 6.) Will the privacy of my home be effected with new height change or from other people working on this project.
- 7.) If theirs any issues with project, who can I contact to address my concerns.

Thus far these are my concerns on this project. If you have any questions feel free to contact me.

Respectfully,

Alejandro Caballero
[Redacted Signature]