



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrod Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

December 16, 2025 at 6:00 PM

City Hall Donahue Council Chambers | 27215 Base Line, Highland CA 92346

Staff

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Associate Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Octavio Duran, Public Works Director/City Engineer

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.

In compliance with the Brown Act, any writings or documents provided to a majority of the legislative body regarding any item on this agenda, that are not exempt from disclosure under the California Public Records Act, will be made available for public inspection at City Hall, 27215 Base Line Highland, CA 92346, during normal business hours. Such documents will also be made available on 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 accommodations, including interpreters.

Levine Act: Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council (or commission) in excess of \$500 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but no later than the beginning of the proceeding.

Call to Order

Pledge of Allegiance

Public Comment

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 3 minutes each. For those wishing to make public comments by email, please submit your comments by 5:00 p.m. on December 16, 2025, to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number. Members of the public may submit comments on public hearing items at any time before the meeting, as well as during the meeting up until the close of the public hearing for the respective item.

Planning Commission Consent Calendar

1. Minutes - September 16, 2025 Planning Commission

Approve the Minutes as submitted.

Planning Commission Public Hearing

2. Request for a three-year Extension of Time (EXT 25-006) for Conditional Use Permit (CUP 22-009) to permit the development of a contractor's equipment rental business that includes a 3,900 square foot building and outdoor storage. Related entitlements include Design Review Application (DRA 22-012) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan.

Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-006) for a three (3) year extension of Conditional Use Permit (CUP 22-009) and Design Review Application (DRA 22-012) subject to the Conditions of Approval and Findings of Fact.

Announcements

Adjourn

Certification

I, Camille Duarte, Administrative Assistant III, or my designee, hereby certify that the foregoing agenda was posted 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), and City Hall (27215 Base Line) at least seventy-two (72) hours prior to the meeting per Government Code Section 54954.2.

PLANNING COMMISSION REGULAR MEETING MINUTES
September 16, 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
 Commissioner Nicole McCance
 Commissioner Jarrod Miller
 Commissioner Brent Merideth

Absent: Commissioner Chandra Thomas

Staff Present: Lawrence Mainez, Community Development Director
 Kim Stater, Assistant Community Development Director
 Angela Tafolla, Senior Planner
 Gary Chambers, Code Enforcement Officer
 Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from September 2, 2025 Regular Meeting.

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

PUBLIC HEARING

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 7765 Del Rosa Ave, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland) Tax Assessor’s Parcel Number 0278-243-03.

Code Enforcement Officer Chambers presented the staff report.

Chair Hamerly asked what was modifications to the garage?

Code Enforcement Officer Chambers stated a kitchen and bathroom addition that was drywalled and converted into living quarters.

Chair Hamerly asked were the modifications compliant to Building and Safety code?

Code Enforcement Officer stated I would need to refer this question to the Building and Safety Department, however when I went to the property the structure was not permitted.

Commissioner McCance asked how many hens or roosters are allowed on the property?

Code Enforcement Officer Chambers stated that is a Planning Department approval process, depending on the size of the property determines how many are allowed. I spoke to the tenant that they will need to obtain a permit, but he made it clear it would be easier to remove the roosters/hens. The tenant did remove them, but we have had recent complaints that the roosters are back on the property.

Commissioner McCance asked did you see illegal rooster fighting?

Code Compliance Officer Chambers stated no, I did not.

Chair Hamerly opened the public hearing.

Property Owner Michael Jaimes stated Code Compliance Officer Chambers has been very polite and we have been in communication. We have been dealing with the tenant for quite some time. Previously the tenant converted the garage into living quarters. We received a citation and demolished the kitchen and bathroom. The tenant also removed the roosters and marijuana plants. Code Compliance Officer Chambers notified me again that the tenant had turned the garage into living quarters and was made to take it down again. Right now, it is not functioning into an ADU/living quarters anymore. I believe the roosters are still on the property, we have given warning. The reason why I have not evicted him yet is because I need stronger evidence, which I now have. He has five children and has been living there for three years. He doesn't pay rent on time, and I have been extremely patient with him. He pays me whenever and whatever he wants, but now I have enough evidence to evict him. I need a couple more months in order to hire an attorney and go through the process to evict him.

Chair Hamerly stated there are two separate issues, one evicting the tenant is outside of the purview of what we have the ability to regulate. The Planning Commission is here to address the Planning and Building and Safety issues. It is in your best interest to have a shorter timeline to ensure quicker action by the city.

Property Owner Michael Jaimes stated I understand that, but you cannot get in the property with the dogs there, they are not friendly.

Chair Hamerly stated the tenant is about to get it with both barrels in this case because the city is going to initiate legal processes if the timeline is not met and that would reinforce your case as well. If the property owner requested a shorter timeline the Planning Commission can modify it to 30 days.

Property Owner Michael Jaimes stated I am ok with that. I do want the tenant out of the property as soon as possible. What happens if in the 30 days I am not able to go inside the property?

Community Development Director Mainez stated after 30 days if you do not comply with permits a cease and desist letter will be sent from the City Attorney. There will be a deadline and if that isn't complied then a court order will be filed which can take several months.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner McCance and seconded by Commissioner Merideth to adopt Appeals Board Resolution No 2025 -023 as amended, declaring the existence of a public nuisance on the Property generally located at 7765 Del Rosa Ave., San Bernardino, CA 92410 and order the abatement thereof. Motion carried, 3-0, with Vice Chair Thomas and Commissioner Miller being absent.

Community Development Director Mainez stated on page 10, the Planning Commission will need to put in the record to amend section 7 and 10, to 60 days to 30 days.

Code Compliance Officer Chambers stated yes, that is correct.

Chair Hamerly stated for noted, and asked Commissioner McCance if the amendment of the motion was acceptable.

Commissioner McCance stated yes.

RESOLUTION NO. 2025 - 023

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: 0278-243-03, GENERALLY LOCATED AT 7765 DEL ROSA AVE., SAN BERNARDINO, CA 92410 (WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HIGHLAND), AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

ANNOUNCEMENTS

None.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:25 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

Staff Report

To the Planning Commission



Date: December 16, 2025

From: Lawrence Mainez, Community Development Director

Reviewed By: Lawrence Mainez, Community Development Director

Prepared By: Angela Tafolla, Senior Planner

Subject: Request for a three-year Extension of Time (EXT 25-006) for Conditional Use Permit (CUP 22-009) to permit the development of a contractor's equipment rental business that includes a 3,900 square foot building and outdoor storage. Related entitlements include Design Review Application (DRA 22-012) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan.

Recommendation:

Adopt Resolution No. 2025 – _____, approving Extension of Time application (EXT 25-006) for a three (3) year extension of Conditional Use Permit (CUP 22-009) and Design Review Application (DRA 22-012) 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.

Public Notice:

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

Project Detail:

Environmental Review:

The original entitlements for Conditional Use Permit (CUP 22-009), Design Review Application (DRA 22-012) and Tentative Parcel Map (TPM 22-001) were subject to a Phase I Environmental Site Assessment. Partner Engineering and Science Inc. prepared an assessment dated March 1, 2022. The assessment concluded that there were no environmental risks or conditions that merited further investigation. The project meets the criteria for a Categorical Exemption and no further analysis is needed under the California Environmental Quality Act as described in Section 15332, In-fill Development Projects in that it is consistent with the general plan and zoning designations, is less than five acres and surrounded by urban uses, has no value as habitat for rare or endangered species, would not result in significant impacts to traffic, noise, air quality or water quality, and is adequately serviced with all utilities and public services. A Notice of Exemption 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 December 6, 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 Site:

The project site is a single parcel totaling 1.25 gross acres, located south of 5th Street, north of 3rd Street, east of Central Avenue, and west of Palm Avenue (Attachment 1 – Area Map). A Parcel Merger was approved and recorded in 2023, consolidating three previously separate parcels into one. The property previously included a single-family residence near the southern boundary, constructed in 1924, which was demolished in May 2023. The site is now fully vacant.

The project site is located within the Business Park (BP) General Plan land use designation and Zone which covers 3rd to 5th Street, Palm Avenue west to Victoria Avenue and portions further west to Tippecanoe. The BP Zone accommodates light industrial, research and development and office-based uses as well as business support services and commercial uses requiring large parcels. The approved use of a contractor’s equipment rental business is in keeping with this land use designation.

This block is currently developed with a mix of business park, light industrial, retail and single family residential uses.

Location	Zoning Designation	Existing Land Use
Project Site:	Business Park (BP)	1 Vacant lot
North:	Industrial (I)	non-conforming single family residence
South:	<i>City of San Bernardino Alliance California Specific Plan (SP 95-01)</i>	3rd Street, a rocket/small engine testing facility & San Bernardino International Airport
East:	Business Park (BP)	“AAA Storage” self-storage facility
West:	Business Park (BP)	“American Rentals” contractor’s equipment rental business on the north.

The site is relatively flat and is within an urbanized area. It is not within an area of Biological Sensitivity, Flood Risk, Landslide Susceptibility, Alquist-Priolo Fault Zone, Liquefaction, or Wildfire Hazard. It is within an area of Archaeological Sensitivity and is conditioned to follow

the appropriate protocol should artifacts be discovered during ground disturbance.

Previous Action:

On October 18, 2022, the Planning Commission adopted:

- Resolution No. 2022-039, approving Conditional Use Permit CUP 22-009, Design Review Application DRA 22-012 and Parcel Merger PM 22-001 for the development of a contractor's equipment rental business and related site improvement plans.

On December 6, 2022, the Planning Commission adopted:

- Resolution No. 2022-044, approving an amendment to Design Review Application DRA 22-012 revising the elevations by lowering the parapet and overall building height by five feet and lightening the color of the front façade per Planning Condition No. 29.

Background:

The original approval in October of 2022 included a Conditional Use Permit (CUP 22-009), Design Review Application (DRA 22-012), and Tentative Parcel Map (TPM 22-001) for the development of a 1.25-acre site to allow for the relocation of American Rentals, a long-standing Highland based contractor equipment rental business. The project included the development of a new light industrial building to serve as American Rentals' main office, warehouse, and shop, with the remaining property functioning as a storage yard for equipment and trailers available for rent or sale. The approved site plan included designated storage areas for boom lifts, scissor lifts, mobile light towers, trailers, and a 500-gallon propane tank.

Access to the site is provided from both 5th Street and 3rd Street, with each entrance featuring a 20-foot landscaped buffer and secured by 8-foot black tube steel fencing and automated gates. The building is positioned centrally within the site, with customer parking near the 5th Street entrance, and a continuous 24-foot fire lane and drive aisle providing circulation through the property. Landscaping is proposed throughout the perimeter, parking area, and street frontages, with a variety of drought-tolerant trees, shrubs, and groundcover. The project meets or exceeds all applicable Business Park zoning development standards including setbacks, landscape coverage, building height, and parking. Final building design features concrete tilt-up construction with modern paint treatments, metal canopies, and anodized aluminum finishes.

Analysis:

The project entitlements were originally approved for a three (3) year term and expired on October 18, 2025. The Applicant submitted the Extension of Time (EXT 25-006) application in late September to preserve the approvals. They are requesting a three-year extension, which extends the expiration date of the Conditional Use Permit and Design Review Application to October 18, 2028. No changes to the approved site layout, building design, or use are proposed as part of this request. All original conditions of approval will remain in effect. No revisions are proposed or required.

As part of the original approval, a Tentative Parcel Map was required to merge three existing parcels into one. The parcel merger was successfully recorded with the County on May 11,

2023, demonstrating the Applicant's intent to move forward with construction. In preparation for future development, the single-family residence previously located on the site was subsequently demolished on May 10, 2023.

The Applicant has cited current economic conditions as reason for the delay in breaking ground. Despite these challenges, the Applicant remains committed to the project and intends to proceed with development once economic conditions stabilize. Extending the entitlements will allow additional time to secure financing and complete the required permitting and construction phases.

In accordance with HMC Section 16.08.200.B, staff has made the required findings that granting the extension will not be detrimental to the public health, safety, or welfare and will not be materially injurious to surrounding properties or improvements. City departments have reviewed the request and confirmed that no significant changes have occurred to the site or surrounding area that would warrant modifications to the project approvals.

Staff recommends that the Planning Commission approve the requested Extension of Time to allow the Applicant continued opportunity to move the project forward.

Attachments:

1. Exhibit A
2. Exhibit B
3. Exhibit C
4. Attachment 1

EXHIBIT A

Area Map

Area Map



EXHIBIT B

Project Plans

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 1:
 LOT 62 AND THAT PORTION OF LOT 27, LYING SOUTH OF EAST FIFTH STREET OF TRACT NO. 2060, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29, PAGE 65 OF MAPS, IN THE OFFICE OF SAID COUNTY.

PARCEL 2:
 THAT PORTION OF LOT 28, TRACT NO. 2060, BLUE RIBBON FARMS, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 29, PAGE 65 OF MAPS LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC, OF THE STATE OF CALIFORNIA BY DEED RECORDED JULY 10, 1948 IN BOOK 2259, PAGE 455, OFFICIAL RECORDS.

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

PARCEL 1:
 THE NORTH 1/2 OF LOT 61, TRACT NO. 2060, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

PARCEL 2:
 THE NORTHERLY 150 FEET OF LOT 60, TRACT NO. 2060, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

PARCEL 3:
 AN EASEMENT FOR ALLEY AND ROAD PURPOSES, 20 FEET IN WIDTH, LYING 10 FEET ON EACH SIDE OF A CENTER LINE CONSTITUTING THE BOUNDARY LINE BETWEEN LOTS 60 AND 61, TRACT NO 2060, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT LYING WITHIN PARCEL 1 AND PARCEL 2 ABOVE DESCRIBED.

PARCEL 4:
 LOT 60 OF TRACT NO. 2060 BLUE RIBBON FARMS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE 65, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHERLY 150 FEET THEREOF.

PARCEL 5:
 THE SOUTH ONE HALF OF LOT 61, TRACT NO. 2060 BLUE RIBBON FARMS, IN THE COUNTY OF SAN BERNARDINO AS PER MAP RECORDED IN BOOK 29, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

CHIPT HIGHLAND 210
 527 W. 7TH STREET, SUITE 200
 LOS ANGELES, CA 90014
 ATTN: JORGE GARCIA
 PH: 909-358-7715

APPLICANT:

CROW HOLDINGS INDUSTRIAL
 527 W. 7TH STREET, SUITE 200
 LOS ANGELES, CA 90014
 ATTN: JORGE GARCIA
 PH: 909-358-7715

ARCHITECT:

RG A, OFFICE OF ARCHITECTURAL DESIGN, INC.
 15231 ALTON PARKWAY, SUITE 100
 IRVINE, CA 92673
 ATTN: JACOB HUBER
 PH: 949-341-0920

VICINITY MAP



GENERAL PROJECT INFO

GENERAL PLAN: BUSINESS PARK (BP)
 ZONING: BP
 ASSESSOR PARCEL NUMBER: 1192-641-20-0-000, 1192-641-21-0-000, 1192-641-22-0-000, 1192-641-23-0-000

PROJECT DATA

GROSS SITE AREA:	55,510 SF / 1.27 AC
NET SITE AREA:	54,434 SF / 1.25 AC
BUILDING AREA:	1,000 SF
FIRST FLOOR OFFICE	0 SF
SECOND FLOOR OFFICE	2,900 SF
WAREHOUSE AREA	3,900 SF
TOTAL	3,900 SF
LOT COVERAGE:	7.16 %
F.A.R.: (60% MAX)	7.16 %
PARKING REQUIRED: (WAREHOUSE USE)	4 STALLS
OFFICE - 1,000 SF @ 1/250 SF	3 STALLS
WAREHOUSE - 1/1,000 SF	7 STALLS
TOTAL STALLS REQUIRED	7 STALLS
PARKING PROVIDED:	11 STALLS
REQUIRED BIKE SPACES:	1 BIKE SPACES
REQUIRED SITE LANDSCAPE AREA: (50,534 SF) (SITE AREA MINUS BUILDING FOOTPRINT)	7,580 SF 15.0 %
PROVIDED SITE LANDSCAPE AREA:	8,753 SF 16.08 % OF TOTAL SITE
PAVED AREA:	41,781 SF 76.75 % OF TOTAL SITE
LOADING REQUIRED:	2 LOADING DOORS PROVIDED
1 SPACE PER 30,000 SF	

SITE LEGEND:

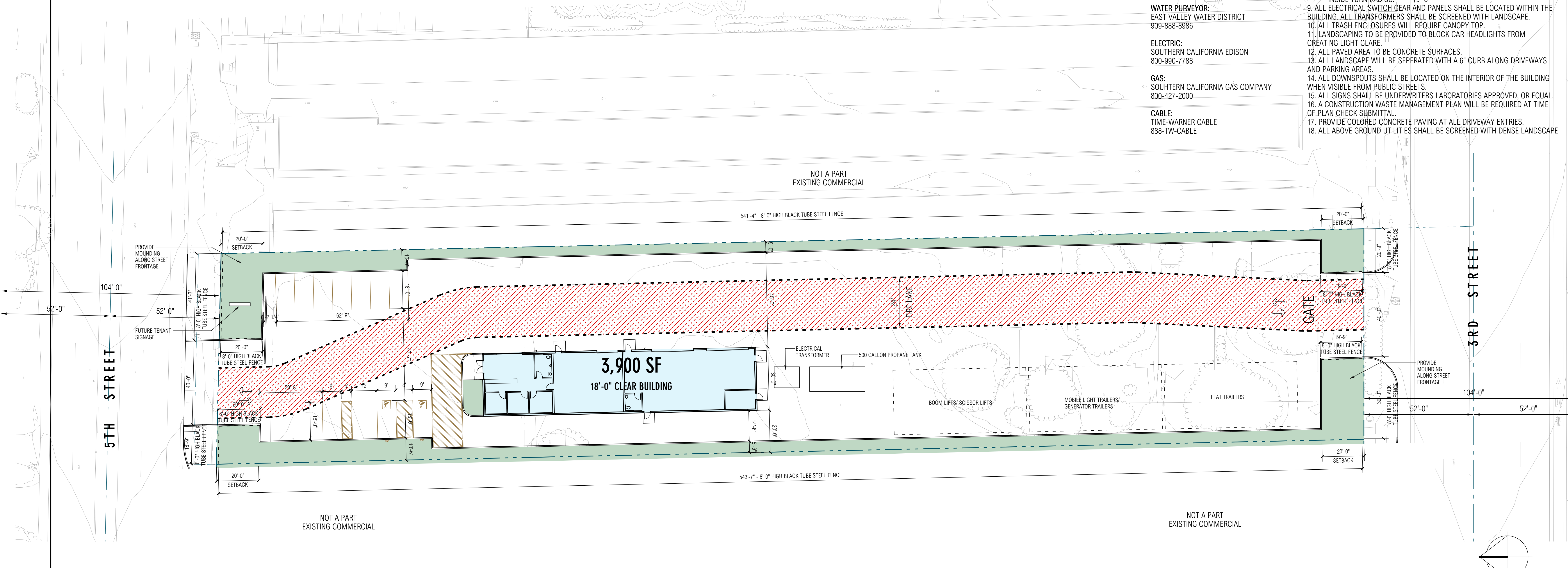
- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS - NATURAL COLOR
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

UTILITIES

- WASTE PROVIDER:**
 BURRTEC WASTE INDUSTRIES, INC.
 909-889-1969
- WATER PURVEYOR:**
 EAST VALLEY WATER DISTRICT
 909-888-8986
- ELECTRIC:**
 SOUTHERN CALIFORNIA EDISON
 800-990-7788
- GAS:**
 SOUTHERN CALIFORNIA GAS COMPANY
 800-427-2000
- CABLE:**
 TIME-WARNER CABLE
 888-TW-CABLE

GENERAL NOTES

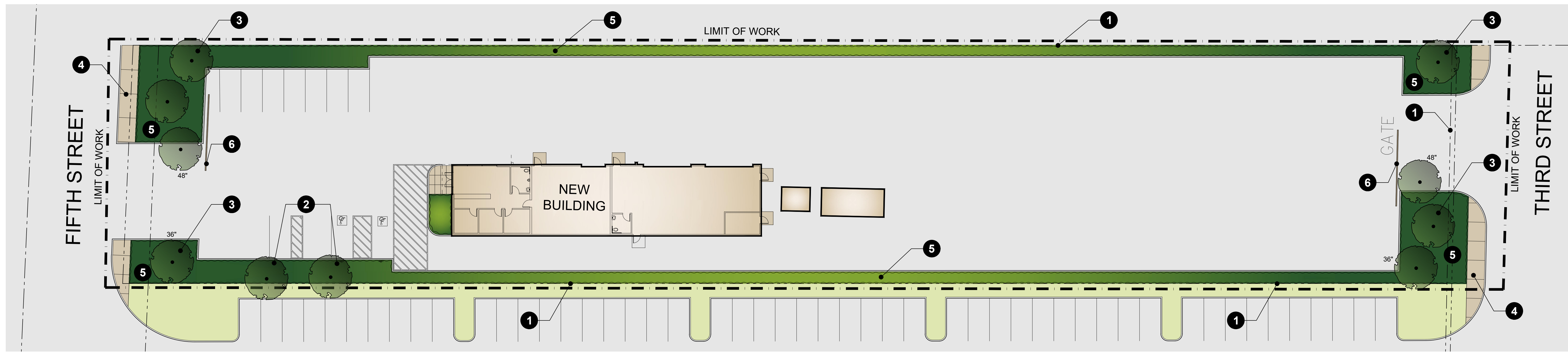
1. ANY EXISTING STRUCTURES ONSITE ARE TO BE DEMOLISHED.
2. ALL PROPOSED NEW ONSITE UTILITY SERVICES SHALL BE UNDERGROUND.
3. CONCRETE BANDS, 24" IN WIDTH, SHALL BE PROVIDED AT LANDSCAPE FINGERS.
4. DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLANS.
5. STATE OF CALIFORNIA "GENERAL CONSTRUCTION NPDES PERMITS AND WQID NUMBERS MUST BE OBTAINED PRIOR TO PERMIT.
6. PARKING STALL DIMENSIONS: 9'W X 17'D WITH A 2'-0" OVERHANG - DOUBLE STRIPED PER CITY REQUIREMENTS, NO WHEEL STOPS ARE ALLOWED. CLEAN AIR / CARPOOL PARKING SHALL BE PROVIDED PER CALGREEN REQUIREMENTS AND CITY OF HIGHLAND.
7. FIRE DEPT. APPROVED KNOX LOCKS SHALL BE PROVIDED AT ALL GATES.
8. FIRE DEPT. ACCESS SHALL BE PROVIDED PER STANDARDS:
 ACCESS LANE WIDTH: 24'-0"
 ACCESS LANE HEIGHT: 14'-0"
 INSIDE TURN RADIUS: 19'-0"
9. ALL ELECTRICAL SWITCH GEAR AND PANELS SHALL BE LOCATED WITHIN THE BUILDING. ALL TRANSFORMERS SHALL BE SCREENED WITH LANDSCAPE.
10. ALL TRASH ENCLOSURES WILL REQUIRE CANOPY TOP.
11. LANDSCAPING TO BE PROVIDED TO BLOCK CAR HEADLIGHTS FROM CREATING LIGHT GLARE.
12. ALL PAVED AREA TO BE CONCRETE SURFACES.
13. ALL LANDSCAPE WILL BE SEPERATED WITH A 6" CURB ALONG DRIVEWAYS AND PARKING AREAS.
14. ALL DOWNSPOUTS SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING WHEN VISIBLE FROM PUBLIC STREETS.
15. ALL SIGNS SHALL BE UNDERWRITERS LABORATORIES APPROVED, OR EQUAL.
16. A CONSTRUCTION WASTE MANAGEMENT PLAN WILL BE REQUIRED AT TIME OF PLAN CHECK SUBMITTAL.
17. PROVIDE COLORED CONCRETE PAVING AT ALL DRIVEWAY ENTRIES.
18. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH DENSE LANDSCAPE



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

Crow Holdings Industrial
 527 WEST 7TH STREET, SUITE 308
 LOS ANGELES, CA 90014
 213-378-1270
 CONTACT: PHIL PRASSAS

MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD		
RGA PROJECT NO: 21072.00 OWNER PROJECT NO: 00000.00 CAD FILE NAME: 21072.00-A1-11 DRAWN BY: MG CHECK'D BY: CS COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN SHEET TITLE: SITE PLAN - EAST AMERICAN RENTALS		



- LEGEND**
- 1 PROPERTY LINE
 - 2 PROPOSED PARKING SHADE TREES
 - 3 PROPOSED SCREEN TREES
 - 4 PUBLIC SIDEWALK
 - 5 DROUGHT TOLERANT SHRUB PLANTING
 - 6 METAL GATE

- CITY LANDSCAPE NOTES:**
- MINIMUM 50% OF TREES TO BE 24" BOX.
 - MINIMUM 15% OF TREES TO BE 36" BOX.
 - MINIMUM 15% OF TREES TO BE 48" BOX.
 - MINIMUM 80% OF SHRUBS TO BE 5 GALLON
 - MINIMUM 20% OF SHRUBS TO BE 1 GALLON
 - GROUNDCOVER TO BE PLANTED TO ACHIEVE 100% COVERAGE WITHIN (1) YEAR.
 - 24" BOX TREES SHALL HAVE MINIMUM 3/4" CALIPER, 9' HEIGHT AND 4' SPREAD.

PROPOSED PLANT PALETTE

TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION	% QTY.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	9'H X 4'W X 1-3/4" C	L	PARKING AREA SHADE CANOPY	70 6
			36" BOX	11' H X 5'W X 2-1/2" C			15 2
			48" BOX STD.	14' H X 6'W X 3-1/2" C			15 2
BACKGROUND SHRUBS							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	
	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	48" O.C.	M	LARGE FLOWERING	
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL.	36" O.C.	L	SCREENING HEDGE	
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	48" O.C.	L	INFORMAL SCREENING HEDGE	
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	60" O.C.	L	LARGE FLOWERING	
MIDGROUND SHRUBS							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS	
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	L	FLOWERING ACCENT	
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	36" O.C.	L	FLOWERING ACCENT	
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT	
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	36" O.C.	L	CALIFORNIA NATIVE	
FOREGROUND SHRUBS							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT	
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS	
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	36" O.C.	L	FLOWERING ACCENT	
	LOMANDRA LONGIFOLIA 'LOMLON'	LOMLON MOOR GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS	
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	36" O.C.	L	EVERGREEN LOW SHRUB	
GROUNDCOVERS							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8" O.C.	VL	EVERGREEN GROUNDCOVER	
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER	
	LONICERA J. 'HALLIANA'	HALL'S HONEYSUCKLE	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER	
	ROSA X 'FLOWER CARPET RED'	RED CARPET ROSE	1 GAL.	36" O.C.	M	FLOWERING GROUNDCOVER	
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER	
VINES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL / STAKED	PER PLAN	M	FLOWERING VINE	

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

FOREGROUND SHRUBS



MIDGROUND SHRUBS



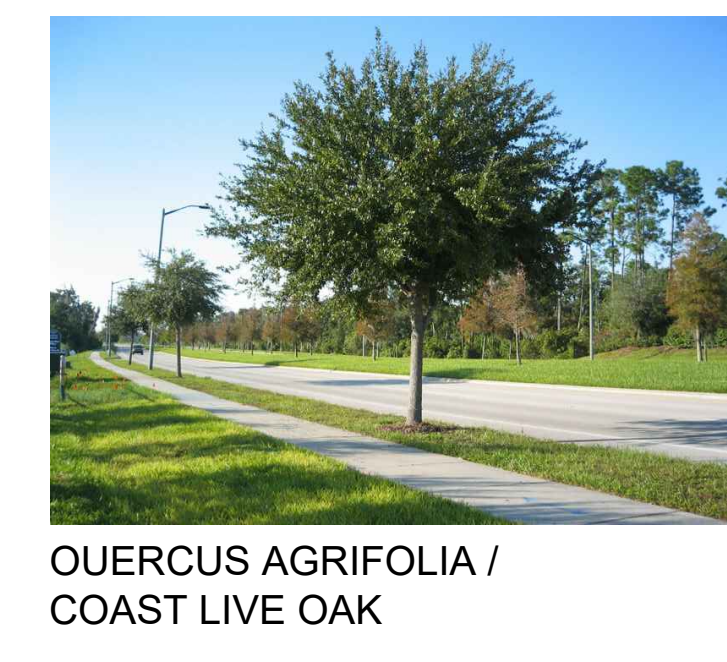
BACKGROUND SHRUBS



GROUNDCOVERS



TREES



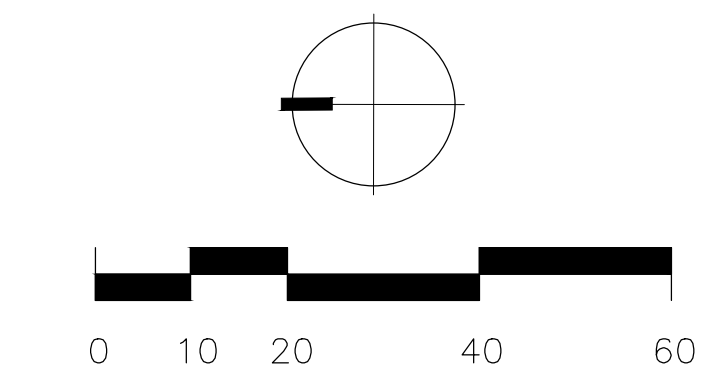
VINES



3RD/CENTRAL/5TH STREET DEVELOPMENT
 CITY OF HIGHLAND, CA

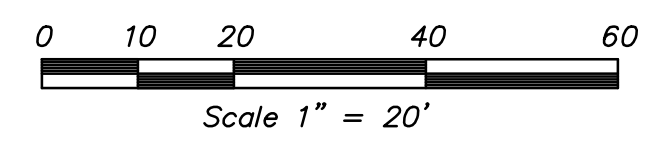
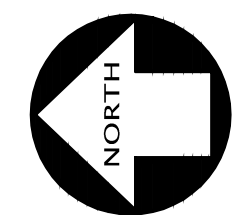
PRELIMINARY LANDSCAPE PLAN
 SCHEMATIC DESIGN

L1.1
 JOB # 22068
 10.07.2022



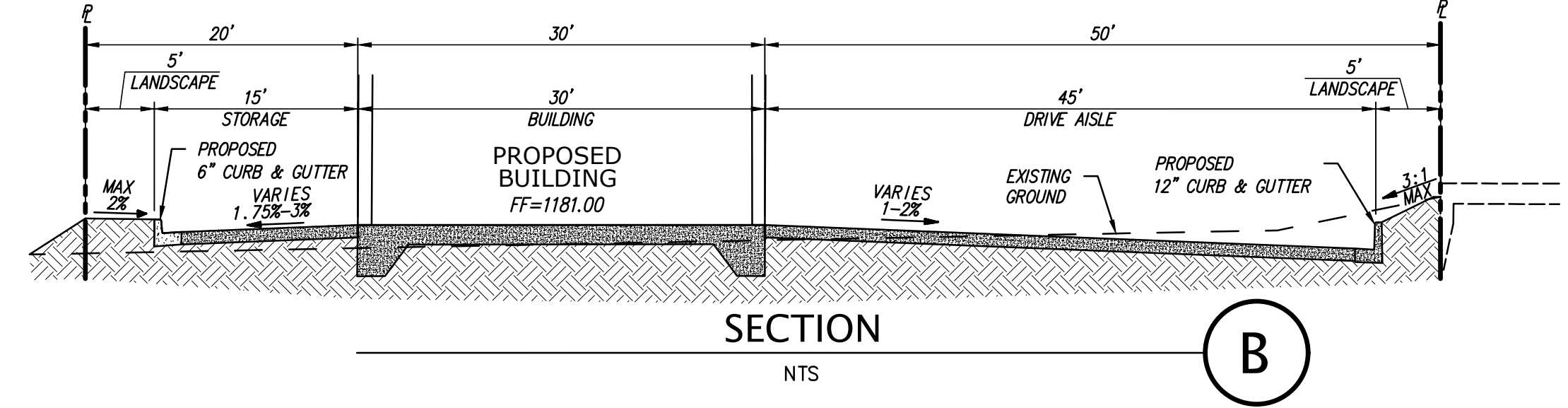
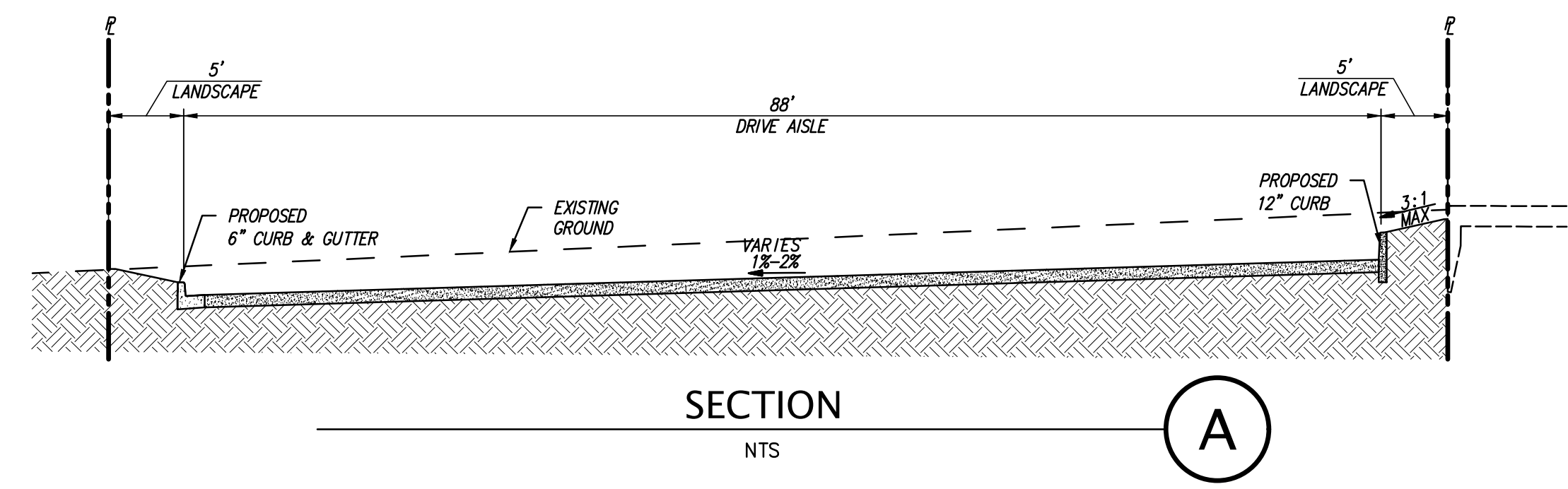
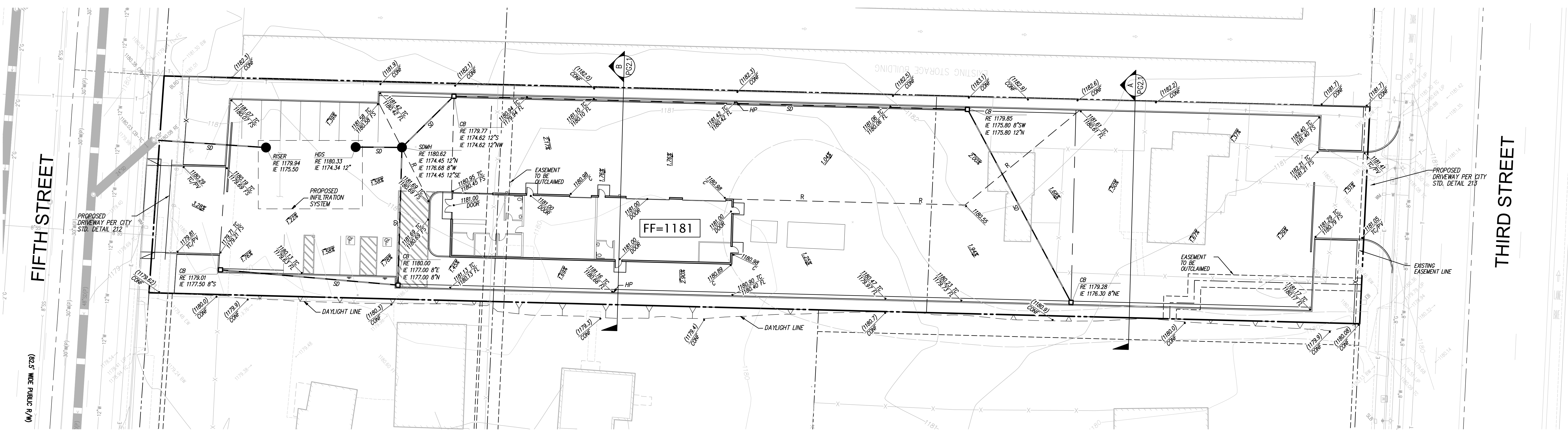
RIA
 8841 RESEARCH DR SUITE 200
 IRVINE - CA 92618
 949.387.1323
 RIDGELA.COM

RGa
 Office of Architectural Design
 15233 Alton Parkway, Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922



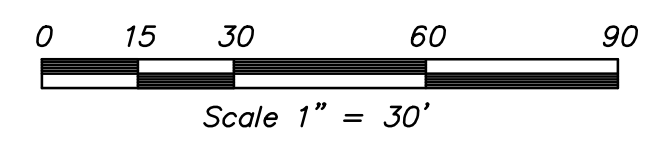
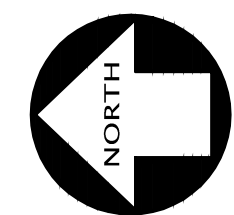
LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISHED FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- SE SPOT ELEVATION
- X-SD STORM DRAIN LINE
- TC TOP OF CURB
- HDS HYDRODYNAMIC SEPARATOR
- R RIDGE LINE
- HP HIGH POINT
- SD STORM DRAIN



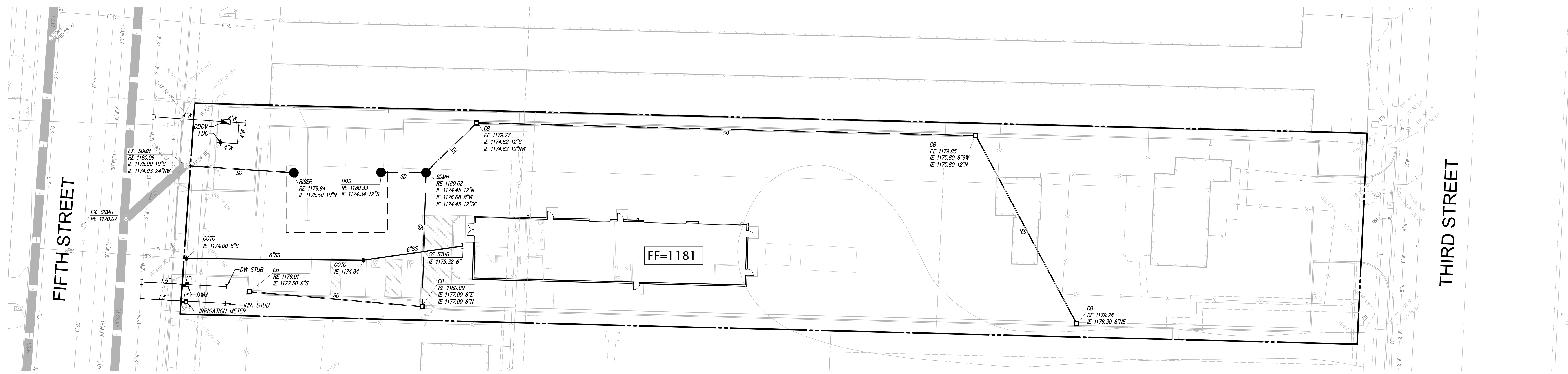
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REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
<p>KIER+WRIGHT</p> <p>163 Technology Drive Irvine, CA 92610 Phone: (949) 596-0202 www.kierwright.com</p>									
<p>PRELIMINARY GRADING & DRAINAGE PLAN</p> <p>OF E. 3RD STREET STORAGE YARD</p> <p>FOR CROW HOLDINGS</p>									
<p>HIGHLAND, CALIFORNIA</p>									
DATE	JULY, 2022								
SCALE	AS SHOWN								
DESIGNER	JO								
DRAWN BY	STAFF								
JOB NO.	A22078								
SHEET	PG2.0								

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LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
-X-X-	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
X'SD	STORM DRAIN LINE
▲	AREA DRAIN
▣	STORM DRAIN CATCH BASIN
▣	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
●	BACK FLOW PREVENTION DEVICE
+	FIRE DEPARTMENT CONNECTION
+	FIRE HYDRANT & VALVE
+	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
●	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
■	WATER METER
HDS	HYDRODYNAMIC SEPARATOR
B/P	BACKFLOW PREVENTER
DWM	DOMESTIC WATER MAIN



NO.	BY	REVISION

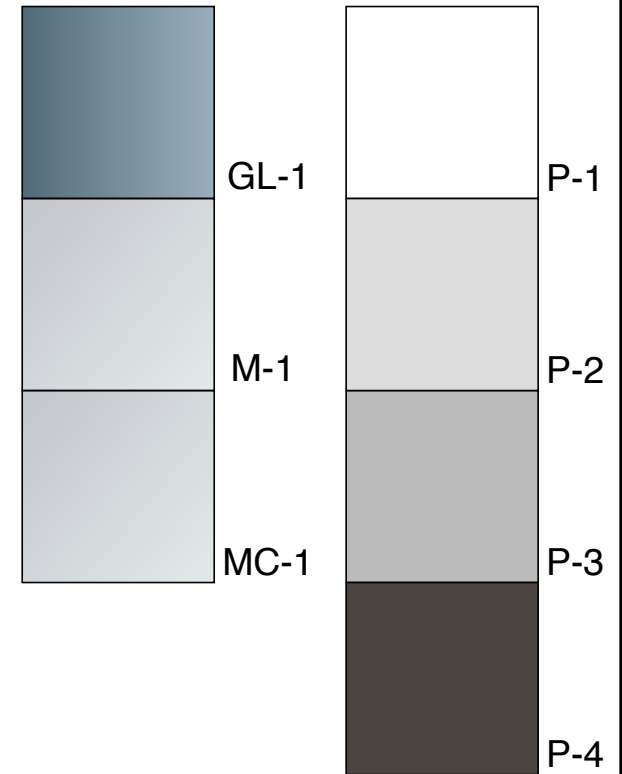
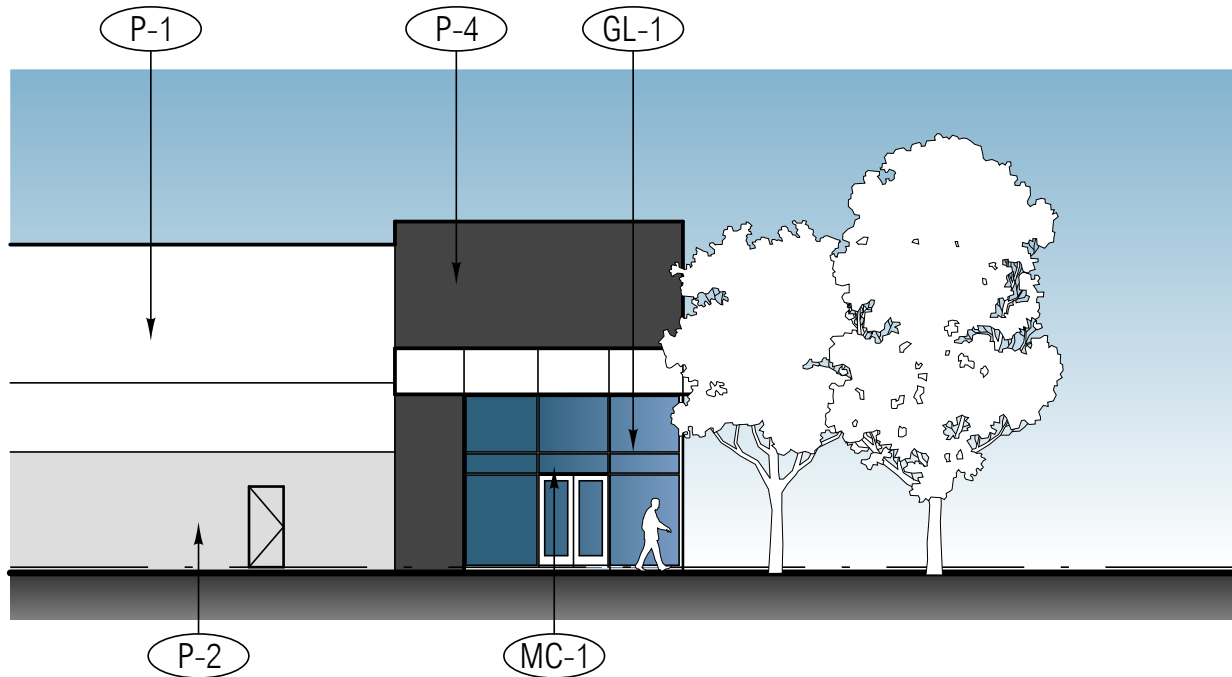
KIER+WRIGHT
 163 Technology Drive
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 Phone: (949) 596-0202
 www.kierwright.com

PRELIMINARY UTILITY PLAN
 OF
E. 3RD STREET STORAGE YARD
 FOR
CROW HOLDINGS

HIGHLAND, CALIFORNIA

DATE	JULY, 2022
SCALE	AS SHOWN
DESIGNER	JO
DRAWN BY	STAFF
JOB NO.	A22078
SHEET	PG3.0

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PROPOSED PARTIAL WEST ELEVATION

SCALE 1" = 20'-0"

FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	FIELD COLOR	COLOR: PPG - SILVER FEATHER - PPG1002-1
P-2	LIGHT ACCENT COLOR	COLOR: PPG - COOL SLATE - PPG1002-3
P-3	MEDIUM ACCENT COLOR	COLOR: PPG - ANTIQUE SILVER - PPG1002-5
P-4	DARK ACCENT COLOR	COLOR: PPG - PHANTOM MIST - PPG1002-7
GL-1	GLAZING	BLUE REFLECTIVE GLAZING
M-1	MULLIONS	CLEAR ANODIZED ALUMINUM
MC-1	METAL CLAD CANOPY	ALUCOBOND ; COLOR: ALUMINUM

HIGHLAND AMERICAN
RENTALS
OFFICE / WAREHOUSE

0000 CENTRAL AVENUE
HIGHLAND, CA

RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

EXHIBIT C

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: October 18, 2022
File/Index: Conditional Use Permit CUP-22-009,
Design Review Application DRA-22-012 &
Parcel Merger PM-22-001
Proposal: Development of a contractor's equipment rental business for
construction and building equipment that includes a 3,900 building
and outdoor storage. Site Plan, Building Elevations, Grading Plan
and Conceptual Landscape Plan, and Parcel Merger to consolidate
three (3) parcels into one (1).
Location: A 1.25 acre site spanning 3rd Street to 5th Street, approximately 900
feet west of Palm Avenue.
Assessor's Parcel Numbers: 1192-641-12, 22, & 23.
Owner/Rep: CHPT Highland 210 / Crow Holdings Industrial
Business Operator: American Rentals

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that include 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.

The Project 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-22-009 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.

2. The proposed Conditional Use Permit allows the development of a contractor's equipment rental business for construction and building equipment that includes a 3,900 building and outdoor storage as illustrated in the approved plans. The Design Review Application Approval includes the project's Site Plan, Building Elevations, Preliminary Grading Plan, and Conceptual Landscape Plan. The Parcel Merger permits the consolidation of three lots into one.
 - a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives (if any) 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 an equipment rental business. 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. 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.
5. 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.
6. 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.

7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
8. Development Impact Fees shall be paid in accordance with City policy.
9. A Trash Enclosure shall be installed on-site in accordance with City standards. The location and design of the enclosure shall be submitted to the Planning and Engineering/Public Services Divisions for review and approval prior to the issuance of Building Permits.
10. A Sign Review Application shall be submitted in accordance with City policy prior to installation of any building mounted or freestanding sign.
11. Noise generated from the site during construction and on-going business operations shall be in accordance with standards established by the Highland Municipal Code and General Plan.
12. 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.
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. A revised photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.
 - a) The amount of illumination projected onto a residential 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 (27.5') 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.
16. Only one tree species is listed which creates a monoculture susceptible to total loss due to environmental conditions or disease. Applicant shall add two additional species including a deciduous and flowering variety to the planting palette.
 17. Applicant shall add additional trees to the parking area including planting diamonds to achieve 50% shading at maturity.
 18. Applicant to add additional planting areas to create a buffer with parking lot and at building pedestrian entry area. Planting needs to be of scale to soften mass/height of Office structure and focus visual entry point.
 19. Applicant to verify meeting 15% landscape coverage of the site.
 20. Applicant to add ~~tall columnar~~ hedge species to Background shrubs to break up landscape areas along property lines on east and west boundaries **(modified by the PC 10/18/22)**.
 21. Applicant to verify location, finish, and any landscaping of a trash enclosure if required.
 22. Applicant to locate anticipated signage for verification of size and impact on landscape area.
 23. Easements of Record not shown on the Parcel Merger 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.
 24. Prior to recordation of the Parcel Merger Map, the new legal description and plat map shall be submitted separately 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.

25. Notice of this Map shall be filed 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.
26. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
27. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
28. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
29. Revised Building Elevations shall be submitted for review and approval by the Planning Commission prior to issuance of building or grading permits (added by the PC 10/18/22).



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

Page 1 of 6

DATE : September 14, 2022

APPLICANT : MIG Inc.

APN : 1192-641-12, 22, & 23

SITE LOCATION: North side of 3rd 900 feet west of Palm Ave

FILE / INDEX No.: CUP 22-009 DRA 22-012 PM 22-001

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
3. **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**
4. **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.
5. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
6. **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.
7. **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.
8. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

9. **HF7:** Fire department access roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place prior to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**
10. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

11. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
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. **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
16. **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.**
17. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "KNOX BOX" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-

tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. CFC

WATER:

18. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.
COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet.
CFC APPENDIX B AND C

Note: Hydrants shall meet EVWD standards.

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

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

20. **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
21. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. CFC
22. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans prior to any framing, construction or delivery of combustible materials to project site. CFC / CFC
23. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. CFC / APPENDIX B AND C

24. **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 300 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:

25. **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:

26. **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**
27. **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**
28. **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**

29. **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**
30. **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.
31. **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.
32. **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.
33. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

Building and Safety Division Conditions of Approval

Date: October 04, 2022
Project: 3,900 sq/ft warehouse building – appx 900 ft West of Palm Ave. from 3rd St. to 5th St.
Applicant: MIG Inc.
Site Location: Appx 900 ft West of Palm Ave. from 3rd St. to 5th St.
Project Numbers: CUP: 22-009, DRA: 22-012, PM 22-001
APN(s): 1192-641-12, 1192-641-22, 1192-641-23

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) Conditions 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) Fire Flow Test – With hydrant location Dimensioned on the site plan

2. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C"

(ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.

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

occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

11. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.

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

13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

15. The building is to be connected to the public sewer system, when provided. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

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

Comments pertaining to the project/ preliminary drawing plans:

27. Demolition permits shall be obtained for all structures to be demolished. An individual permit will be required for each parcel.
28. The trash enclosure shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure to the building it serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)
29. Vehicle Spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (CBC Section 11B-208.5.4)
30. Accessible route shall be provided within the site from the Public Street and sidewalk to the facility entrance. (CBC Section 11B-206.2.1)
31. For the removal of storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Any Fuel storage tank removal would require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department.

City of Highland

Engineering Department
Conditions of Approval

(CUP 22-009 & DRA 22-012 & PM 22-001) – MIG Inc.

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

Soils/ Geology/ Grading

PC Approved Oct. 18th, 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 3rd and 5th Street and construct new street improvements across the project frontage to accommodate the Project's new drive approaches shown by the site plan. Construct new street improvements including, but not limited to, 8" curb and gutter, 6'-wide curb-adjacent sidewalk, drive approach and relocate existing street light on 3rd Street. Design the limits and extent of removal of existing improvements, and construction of transitional improvements, as directed by the City Engineer.
- C* 15. Construct commercial drive approaches with curb returns per City Standard 212 or 213. Note 4.5' sidewalk easement will be required back of commercial drive approach (Std. 212 or 213).
- E 16. Submit engineering plans for street improvements 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 17. 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 18. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 19. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for 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* 20. 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 21. 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* 22. 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 City right of way as necessary.
- B 23. 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 24. Register the underground chambers with EPA as a Class V Injection Well.
- E 25. 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 26. 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/ PARCEL MERGER

- B* 27. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting District (LMD) for future maintenance of the 3rd and 5th Street median landscaping across the project frontage. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment. The City will maintain the median landscaping utilizing LMD revenue.
- B* 28. Obtain City approval of a Lot Merger to merge the three existing parcels (APN 1192-641-12, 1192-641-22, and 1192-641-23) into one parcel in accordance with the following:
- a. Submit a current title report (less than three months old) to ensure that the properties or portions thereof are not encumbered with liens, delinquent taxes, trust deeds, and/or utility easements which would conflict with the requested parcel merger. The ownership of all parcels must be identical.
 - b. Submit legal descriptions and plats which describe the boundaries of the new parcel, which will be made a part of and recorded with Certificates of Compliance. The City will prepare the Certificates of Compliance.
 - c. Submit a deed accompanied by a legal descriptions and plat, signed (notarized) by the property owner(s), which describes the boundary of the new parcel. The deed shall include the following statement: "This document is being recorded pursuant to Parcel No. _____ as evidenced by Certificate of Compliance No. 19-_____, recorded on _____ as Instrument No. _____, Official Records of said County." The City will provide the parcel merger and certificate of compliance numbers.
- B* 29. Submit traverse calculations (if applicable), copies of any recorded maps and deeds used as reference and/or showing original land division. The traverse calculation sheets shall show error of closure. Inverse calculations will not be accepted for plan check review. Upon approval, the City will record the parcel merger documents and forward copies to the applicant.
- D 30. Dedicate to the City, via a separate instrument, public right-of-way to provide a 52-foot half-width public street across the 3rd and 5th Street frontage.

FEES/PERMITS

- C. 31. Submit a \$910.00 deposit for review and processing of the deed and legal description. Additional deposits may be required and/ or a refund will be determined at the end of the project.
- C* 32. Pay an in lieu fee for the design and construction of the future raised landscape median of 3rd and 5th Street, as determined by the City Engineer.
- C* 33. 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 34. 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 35. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 36. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- E 37. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 38. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 39. 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 40. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 41. 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 42. 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 43. 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 44. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 45. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 46. Design and construct a trash enclosure per City Standard 700.
- C 47. 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* 48. 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.**

ATTACHMENT 1

Resolution 2025-___ Approving Extension of Time application
(EXT 25-006) for a three (3) year extension of Conditional Use Permit (CUP 22-009)
and Design Review Application (DRA 22-012A)

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 25-006) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 22-009) AND DESIGN REVIEW APPLICATION (DRA 22-012) RELATED TO THE DEVELOPMENT OF CONTRACTORS EQUIPMENT RENTAL BUSINESS THAT INCLUDES A 3,900 SQUARE FOOT BUILDING AND OUTDOOR STORAGE LOCATED ON THE NORTH SIDE OF 3RD STREET, APPROXIMATELY 900 FEET WEST OF PALM AVENUE.

ASSESSOR'S PARCEL NUMBER: 1192-641-34

APPLICANTS: CHIPT Highland 210, L.P.

A. RECITALS

1. On October 18, 2022, the Planning Commission adopted Resolution No. 2022-039 approving Conditional Use Permit Application (CUP 22-009), Design Review Application (DRA 22-012) and Parcel Merger (PM 22-001) for the development of a contractor's equipment rental business and related site improvement plans on approximately 1.25 acres located on the south side of 5th Street, approximately 900 feet west of Palm Avenue.
2. On December 6, 2022, the City of Highland Planning Commission adopted Resolution No. 2022-044 approving an amendment to Design Review Application (DRA 22-012) for a revision to the previously approved building elevations.
3. The subject entitlements were valid for a period of three (3) years, expiring on October 18, 2025.
4. In September of 2025, the Applicant submitted an Extension of Time (EXT 25-006) application to extend the expiration date of Conditional Use Permit Application (CUP 22-009) and Design Review Application (DRA 22-012) for an additional three (3) years to October 18, 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 December 16, 2025, 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. 2022-039 and 2022-044 are true and correct.

1. Findings of Fact for Conditional Use Permit (CUP 22-009):

- 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 contractor's equipment rental business, 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 Parcel Map. The project satisfies the standards established in the chapters.

The General Plan goals and policies relevant to the project include its inclusion in the 5th Street Corridor Community 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 the Business Park (BP) District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, circulation, etc.

It has a high quality architectural design with contemporary, clean and distinctive building, a visible

entrance, facade articulation, varying colors and materials complementary to the Policy Area guidelines.

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

Response: The site and its surrounding vicinity are developed with a mix of industrial, business park, retail, service and residential land uses. The project site is appropriate for a contractor's equipment rental businesses and is being relocated from nearby. The development will combine three (3) parcels for a total of 1.25 acres. It is relatively flat and will require the demolition of one (1) existing single-family home. There are no geographic or man-made impediments to the development. There are utilities available within the adjacent right-of-way along 5th and 3rd Streets and drainage is good for on-site water retention and water quality treatment. There is access to the site from the north and the south and the site is adjacent to other Business Park and Industrially zones parcels.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project has proposed for 7.16%. It meets the minimum lot size, lot width and depth as well as required building setbacks and landscape coverage.

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

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

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

Response: The proposed 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: A Phase I Environmental Site Assessment concluded that there were no environmental risks or conditions that merited further investigation. A Trip Generation Report determined that additional traffic analysis is not required for this Project based on the City's Guidelines. With respect to Vehicle Miles Traveled guidelines the Project was found to meet the Project Type screening criteria; no further VMT analysis required. The project meets the criteria for a Categorical Exemption and no further analysis is needed under the California Environmental Quality Act as described in Section 15332, In-fill Development Projects in that it is consistent with the general plan and zoning designations, is less than five acres and surrounded by urban uses, has no value as habitat for rare or endangered species, would not result in significant impacts to traffic, noise, air quality or water quality, and is adequately serviced with all utilities and public services.

2. Findings of Fact for Design Review Application (DRA 22-012):

- 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 the proposed contractor's equipment rental business.

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

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

Response: The project would be developed in compliance with the Highland Municipal Code standards related to 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 7 .16%. 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. The project lends to an attractive and visually unified major arterial corridor through coordinated site planning 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 facade 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 mounding along both project frontages with the required 20-foot landscaped setback.

- 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 project 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.

- 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. 25-006, subject to the original conditions of approval, granting a three (3) year Extension of Time, to October 18, 2028, for Conditional Use Permit Application (CUP 22-009) and Design Review Application (DRA 22-012) related to the development of a contractor's equipment rental business that includes a 3,900 building and outdoor storage and related site improvement plans.

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 16th day of December 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director