City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrod Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

May 19, 2026 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, Senior Planner
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III
Octavio Duran, Public Works Director/City Engineer
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

Mission Statement

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

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.highlandca.gov.

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 May 19, 2026, to publiccomment@highlandca.gov. 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 - April 21, 2026 Planning Commission Regular Meeting

   Approve the minutes as submitted.

2. Minutes - May 5, 2026 Planning Commission Regular Minutes

   Approve Minutes as submitted.

Planning Commission Public Hearing

3. Conditional Use Permit Application (CUP 25-008) for a new telecommunications facility including a 60' faux Mono Eucalyptus located adjacent to an existing religious institution (House of God Lutheran Church) on approximately 1.07 acres at the southeast corner of Base Line and Church Street, 28909 Base Line, Highland (APN 1210-011-38) (**Continued from March 3, 2026 and April 21, 2026**).

   Adopt Resolution No. 26 – ____, approving Conditional Use Permit Application (CUP 25-008) for a 60-foot tall Mono Eucalyptus-stealthed wireless telecommunication tower and associated 300 square-foot equipment shelter subject to the Conditions of Approval and Findings of Fact.

4. Request by Patriot Partners for a three-year Extension of Time (EXT 26-002) for Conditional Use Permit (CUP 23-003) to permit the development of a 53,665 square foot warehouse and associated improvements and Design Review Application (DRA 23-004) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 5th Street, approximately 250 feet west of Central Avenue. APN: 1192-561-04, -05, 06- and -07

   Staff recommends the Planning Commission Adopt Resolution No. 26 – ____, approving Extension of Time application (EXT 26-002) for a three (3) year extension of Conditional Use Permit (CUP 23-003) and Design Review Application (DRA 23-004) subject to the Conditions of Approval and Findings of Fact.

5. Request by Patriot Partners for a three-year Extension of Time (EXT 26-003) for Conditional Use Permit (CUP 22-011) to permit the development of a 47,889 square foot warehouse/office and associated improvements and Design Review Application (DRA 21-015) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive. APN: 0279-201-24-0000

   Staff recommends the Planning Commission Adopt Resolution No. 26 – ____, approving Extension of Time application (EXT 26-003) for a three (3) year extension of Conditional Use Permit (CUP 22-011) and Design Review Application (DRA 21-015) 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.highlandca.gov 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.

Staff Report
to the Planning Commission

Agenda Item No. 1.

Date:	May 19, 2026
From:	Lawrence Mainez, Community Development Director
Reviewed By:	Lawrence Mainez, Community Development Director
Prepared By:	Camille Duarte, Administrative Assistant III
Subject:	Minutes - April 21, 2026 Planning Commission Regular Meeting

Recommendation:
Approve the minutes as submitted.

Fiscal Impact:
None.

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

Project Detail:
None.

Attachments:
1. Planning Commission Minutes 04-21-2026

PLANNING COMMISSION REGULAR MEETING MINUTES
April 21 2026 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Brian Wolfe, Assistant Public Works Director
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

Public Speaker Patrick Sandford made a comment on the March 3, 2026 minutes.

CONSENT CALENDAR

1. Minutes from March 3, 2026 Regular Meeting.

   A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as amended. Motion 5-0.

2. Minutes from April 7, 2026 Regular Meeting

   A MOTION was made by Vice Chair Thomas and seconded by Commissioner Merideth to approve the minutes as amended. Motion 5-0.

PUBLIC HEARING

3. Conditional Use Permit Application (CUP 25-008) by Verizon Wireless for a new telecommunications facility including a 60’ faux Mono Eucalyptus located behind an existing church building on approximately 1.07 acres at 28909 Base Line, the southeast corner of Base Line and Church Street (Assessor's Parcel Number 1210-011-38).

   Assistant Planner Trejo presented the staff report.

   Vice Chair Thomas stated I would like to request additional information that was not provided in the previous meeting on March 3, 2026. It was challenging because community members

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were either in favor or not in favor of this project. I think that the information should have been provided and perhaps an opportunity to come back before us to make an educated decision based off evidence and data.

Assistant Planner Trejo stated staff has prepared a little bit of additional information, however, our Applicant is here and provided additional information beforehand regarding the issues that were brought at our last meeting. The Applicant anticipated this item to make a movement, whether it was through denial or approval, which eventually will be reviewed by City Council.

Chair Hamerly stated if there is additional information, it should be in the agenda packet to review it before the meeting.

Assistant Community Development Director Stater stated staff provided a resolution for denial. The Commission has the opportunity to review the available information tonight or staff can bring it back at a later date.

Vice Chair Thomas stated I think it would be best to bring the item back since it was posted as a denial. This would give an opportunity for the community to provide public comments.

Chair Hamerly stated there are few solutions can be achieved. One would be to pass the resolution as proposed, then reviewed City Council. Two, Commission can make a motion to continue the item and staff can provide additional information, or we can deny the motion.

Vice Chair Thomas stated I think we would be a better Commission and serve the City Council if the item is continued to make a determination with additional information presented.

Commissioner Miller supports the continuation and agreed with Vice Chair Thomas.

Chair Hamerly opened the public hearing.

Applicant's Representative Veronica stated we provided some additional backup based on the comments made on March 3, 2026. I have a packet here. I am in favor of continuing this item so the Commission has the ability to review the documentation. We provided the propagation maps regarding different heights in that location and another feasibility analysis of the SBA tower. The reasons for the deviation was to make that this was the least intrusive proposal for the community and there is a significant gap in coverage as a testimony from the last meeting.

Commissioner Merideth stated the Conditions of Approval that we brought forth the last time, those will be continued on when the item comes back correct?

Assistant Community Development Director Stater stated yes, correct.

Public Speaker Patrick Sandford spoke in favor of the new telecommunications facility.

Public Speaker Ali Jaffer spoke in opposition of the new telecommunications facility.
Commissioner McCance stated I am uncomfortable that there were materials held back from our packet that was eventually going to City Council.

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Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to continue the item to May 19, 2026. Motion carried, 5-0.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

Public Speaker Rita Loof, Director of Environmental Affairs for Rad Tech International, a non-profit trade group in North America. She spoke about the ultraviolet electron beam-light-emitting diode technology (LED). She stated that the materials are toxic free, volatile organic compound free, electric, and that the Planning Commission is responsible for reviewing development projects for consistency with the General Plan and ensuring development projects protect public health.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held May 5, 2026.

Community Development Director Mainez briefly went over the next Study Session meetings that will be held at future dates. He highlighted the General Plan that was last created in 2006 and the goal is to start updating the document. He encouraged the Planning Commissioners to take notes and bring forward recommendations that they have.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:34 p.m.

Submitted by: Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

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Staff Report
to the Planning Commission

Agenda Item No. 2.

Date:	May 19, 2026
From:	Lawrence Mainez, Community Development Director
Reviewed By:	Lawrence Mainez, Community Development Director
Prepared By:	Camille Duarte, Administrative Assistant III
Subject:	Minutes - May 5, 2026 Planning Commission Regular Minutes

Recommendation:
Approve Minutes as submitted.

Fiscal Impact:
None.

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

Project Detail:
None.

Attachments:
1. Planning Commission Minutes 05-05-2026

PLANNING COMMISSION REGULAR MEETING MINUTES
March 3, 2026 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Brian Wolfe, Assistant Public Works Director
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. An Application by S-P Deerfield, LLC for a one-year Extension of Time (EXT 26-001) for Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), both related to the 137-unit "Blossom Trails" housing development in the East Highlands Ranch (EHR) Planned Unit Development (PUD) located on approximately 23 acres, southwest of the intersection of Greenspot Road and Church Street (Assessor's Parcel Numbers 1201-401-02 and 1201-431-61).

   Assistant Community Development Director Stater presented the staff report.

   Commissioner Miller asked did flood control have to acquire a stockpile permit through the city?

   Assistant Community Development Director Stater stated it was under emergency response. I don't know that there's a stockpiled permit.

   Commissioner Merideth asked what were the mitigations that were taken when the kangaroo rat population was found?

   Assistant Community Development Director Stater stated they are continuing to work with the State regarding the mitigation that will be required to take the animals.

   Commissioner Merideth asked if Elder Creek was widened?

Assistant Community Development Director Stater stated I noticed that it was a lot wider, however I do not know the technical aspects of it.

Commissioner Miller stated it is a bit of an expansion capacity, but it's still not meeting a hundred-year storm.

Public Speaker Tom Robinson supports the Extension of Time (EXT 26-001).

Commissioner Miller stated along the south border of the project is an old waste fill site, will that be investigated and if it will cause a toxic threat to future tenants?

Assistant Community Development Director Stater stated it is not being disturbed as part of this.

Community Development Director Mainez stated that waste disposal is on the other side, and it is not a part of this project.

Applicant Camille Bahri stated I am with Sunland Communities. We have had extensive phase one environmental analysis on the old waste disposal site. It surveys way beyond the property limits, way beyond that berm and we cannot go on somebody else's property. It took me nine years to get that channel along Church Street to get the call back from BLM. Our phase one was done by a company by the name of Pinnacle, and there is no indication of any problem. It's not a Flood Control issue because it's upstream. The U-shape channel that pre-existed north of Merris Way, I built it in 2002. The standard back then was for the 1600 CFS and then the flooding happened in 2010. Somebody pointed at me and stated that I built it and asked you to make it bigger. The Flood Control District realized the pre-existing facilities was not cleaned and cleared; it was widened significantly. What I built was substandard, because the queue was about 1600, and Flood Control came back and they said it's more like a 2200 CFS. To my understanding, it is a 100-year event to reach down to Plunge Creek. Regarding the Kangaroo Rat, we caught them on the property in 2017, just before our approvals. The State required us to mitigate acre per acre for our footprint and the property is 25.5 acres. California Department of Fish and Wildlife requirement is to mitigate for the whole project's footprint. Also, we have the Incidental Take Permit (ITP).

Commissioner Miller stated my understanding was that the habitat within the California Wash Fund had already been sold.

Applicant Camille Bahri stated the owners of the Santa Ana Wash is the Water Conservation District. They had dealt with the Kangaroo habitat in the past as a mitigation for the mining operations. The San Bernardino Valley Water District just built a $55 million recharge facility, and to be able to find mitigation land for their own projects. The agencies identified along with the biologists of the Water Conservation District that is around the basins, not the wetted

perimeter or access roads, that there is a buffer between the two that could function as a good habitat and it could be restored.

Chair Hamerly opened and closed the public hearing.

A MOTION was made by Commissioner Merideth and seconded by Vice Chair Thomas to:

1. Adopt Planning Commission Resolution No. 26 -006 approving a one-year Extension of Time for Tentative Parcel Map No. 19958 (TPM 17-002); and

2. Adopt Planning Commission Resolution No. 26 -007 approving a one-year Extension of Time for Tentative Tract Map No. 20090 (TTM 17-001), subject to the Conditions of Approval and Findings of Fact. Motion carried, 5-0.

RESOLUTION NO. 2026 - 006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A ONE-YEAR EXTENSION OF TIME (EXT 26-001) FOR TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT "BLOSSOM TRAILS" HOUSING DEVELOPMENT WITHIN PLANNING AREAS 40 AND 42 OF THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162.

RESOLUTION NO. 2026 - 007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A ONE-YEAR EXTENSION OF TIME APPLICATION (EXT 26-001) FOR TENTATIVE TRACT MAP NO. 20090 (TTM 17-001) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT WITHIN PLANNING AREAS 40 AND 42 OF THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held May 19, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:36 p.m.

Submitted by:

Camille Duarte, Administrative Assistant III

Approved by:

Randall Hamerly, Chair

Staff Report
to the Planning Commission

Agenda Item No. 3.

Date:	May 19, 2026
From:	Lawrence Mainez, Community Development Director
Reviewed By:	Kim Stater, Assistant Community Development Director
Prepared By:	Travis Trejo, Assistant Planner
Subject:	Conditional Use Permit Application (CUP 25-008) for a new telecommunications facility including a 60' faux Mono Eucalyptus located adjacent to an existing religious institution (House of God Lutheran Church) on approximately 1.07 acres at the southeast corner of Base Line and Church Street, 28909 Base Line, Highland (APN 1210-011-38) (**Continued from March 3, 2026 and April 21, 2026**).

Recommendation:
Adopt Resolution No. 26 – ____, approving Conditional Use Permit Application (CUP 25-008) for a 60-foot tall Mono Eucalyptus-stealthed wireless telecommunication tower and associated 300 square-foot equipment shelter subject to the Conditions of Approval and Findings of Fact.

Fiscal Impact:
The Applicant submitted the required deposit for processing a Conditional Use Permit Application. Staff time spent working on the application is charged to this deposit.

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

Project Detail:
Public Notice Posting and Mailing:
On May 9, 2026, a Public Hearing Notice was posted on the City's website, published in the San Bernardino Sun, mailed to property owners within 300 feet of the project site and emailed to those requesting notice.

Previous Action:
On March 3, 2026, the Planning Commission held a public hearing on this item. There was discussion among Commissioners, staff and the applicant regarding the tower elevations, screening, landscaping, and separation requirements. Testimony was taken from the public with three in favor and two in opposition to the project.

Commissioner Meredith made a motion to approve the project subject to the Conditions of Approval as amended and was seconded by Chair Hamerly. The vote was 2 in favor, 3 in

opposition. With the opposition in the majority, Staff was directed to bring forth a resolution of denial for the project (Attachment 8).

The Commission cited the following reasons for denial:

1. Concerns over separation of the facility and nearby residential uses;

2. Lack of analysis regarding co-location feasibility at the northeast corner of Church Street and Base Line;

3. Lack of analysis regarding alternative sites in the area;

4. Lack of analysis regarding a reduced tower height at the proposed location at the southeast corner of Church Street and Base Line; and

5. Required deviations of the Municipal Code's development standards in the Planned Development District in East Highlands Ranch. The proposed facility does not meet a number of setbacks and separation requirements and is instead relying on Planning Commission approval to alter those requirements, as is permitted through Highland Municipal Code Section 16.45.100.

On April 21, 2026, the Planning Commission held a public hearing on the denial of this item. Commissioner Thomas expressed wanting to hear any additional input from the applicant to further support their proposal. Commissioner Thomas made a motion to continue the project to the Planning Commission meeting on May 19, 2026, for further discussion, and was seconded by Commissioner Miller. The motion of continuation passed 5-0 in favor (Attachment 9).

To bring attention to modifications or new analysis that were added to the project as a result of Public Hearing comments by the Commission, Staff indicated so in bold and underlined below.

Fiscal Impact:
The Applicant submitted the required deposit for processing a Conditional Use Permit Application. Staff time spent working on the application is charged towards this deposit.

Environmental Review:
This project is Categorically Exempt from environmental proceedings pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines because:

(a) The project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

(b) The project falls under a water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

Public Comment:
Staff received eleven (11) written comments in favor of and eighteen (18) in opposition to this project prior to the first public hearing on March 3, 2026. Additional verbal comments were received during the Hearings on March 3, 2026, and April 21, 2026. The associated speaker

slips and written comments are attached for reference (Attachment 7).

Comments from surrounding residents in favor of the project expressed that during their time living in the area, their service has been unreliable, and the tower would be a welcome addition to assist in receiving good service.

Comments in opposition include concerns about negative health impacts from radio frequency (RF) exposure, reduction of property values, and aesthetics. There were also comments over the tower abiding by Municipal Code requirements for major wireless telecommunication facilities not being allowed on residential parcels and set back distance requirements.

The Applicant addressed these issues in the March 3, 2026, Staff Report by providing studies and documents, offering insight as to how and why the public safety and property value would not be negatively impacted (Attachment 8). Staff addressed zoning concerns by identifying the subject property as a "Planned Development" and "Neighborhood Commercial" designations within the East Highlands Ranch Planned Development (EHR PUD) documents. These supporting citations exhibit that the proposal is a permitted land use and that its development standards may be approved with the appropriate analysis, as noted in Highland Municipal Code (HMC) Section 16.45.100.

Description of the Site:
The project site is at the rear of a church site known as House of God Lutheran Church located on approximately 6.9 acres at the southeast corner of Base Line and Church Street. The proposed faux Eucalyptus wireless tower and ground-mounted equipment are to be located behind the church near the southeast property line (Attachment 1). The site has a Zoning Designation of Planned Development — East Highlands Ranch PUD with the underlying designation of Neighborhood Commercial NC).

	Existing Use	**General Plan Designation**	**Zoning Designation**
Site	House of God Lutheran Church	Planned Development (PD)	Planned Development (PD)
North	East Highlands Center	Planned Development (PD)	Planned Development (PD)
South	East Highland	Planned Development (PD)	Planned Development (PD)
East	HOA open space for Bledsoe Gulch	Planned Development (PD)	Planned Development (PD)
West	Single-family homes	Planned Development (PD) Low Density (LD)	Planned Development (PD) Single Family Residential (R-1 10,000)

Project Review / Analysis:
In accordance with the Highland Municipal Code, the proposed facility is considered a "Major" wireless telecommunication facility. Subject to Section 16.45.100 of the Land Use and Development Code, a Conditional Use Permit Application is required for the proposed project.

Stealthing Technique - Mature Eucalyptus Tree:
The proposed wireless telecommunication facility is to be disguised as a Eucalyptus tree which blends in with nearby landscape along the perimeter of Bledsoe Gulch to the east. To meet the needs for coverage and minimum antenna separation, the applicant is proposing a sixty-foot (60') tall tree based on the minimum antenna separation of five (5') feet (Attachment 2).

The antennas are proposed to be installed at approximately forty-seven (47') feet above grade, branches beginning at fifteen feet (15'), and **faux bark treatment on the trunk as directed by the Planning Commission on March 3, 2026 (Planning Condition 6.a)**. In accordance with the Highland Municipal Code, the Applicant has provided photo simulations to demonstrate the impact to views from the public right-of-way along Base Line and Church Street (Attachment 3). The precise location onsite was chosen because it is the furthest from the street, and the existing tall trees will help the tower visibly blend with the natural and built environment.

Equipment Shelter:
A new equipment shelter would occupy an area 17.4 feet by 17.4 feet (~300 sq. ft.) attached to the rear of the church building. The shelter as proposed will be built of cinder block eight (8') feet tall and eight (8') feet tall wrought iron (Attachment 2). Staff requested the CMU wall be extended around all sides in lieu of the proposed wrought iron for screening purposes along all sides, which the applicant has agreed to. The block will be stuccoed to match the existing church building.

The proposed facility is unmanned and will operate twenty-four (24) hours a day, seven (7) days a week with occasional maintenance visits.

At the March 3, 2026, hearing, the Planning Commission recommended **Planning Condition 23 to add additional shrubs along all visual exposures of the equipment shelter with coordination between the city landscape architect and East Highland Ranch arborists.**

Site Selection:
The Applicant has submitted digitized maps that illustrate current and future network signal levels associated with the proposed wireless telecommunication facility location (Attachment 4). **To further aid in the understanding as to why this location is the most effective for addressing current customer needs, the Applicant provided a heatmap showcasing their dropped connections (Attachment 5). The map exhibits a high rate of dropped connections north of Base Line, with a critical level of drops approaching the San Andreas Fault and upslope of the foothills. The Commission had requested data on the number of Smartlink/Verizon customers benefiting from the new tower. This information is proprietary and, unfortunately, cannot be legally shared with the public. It is hoped that the heatmap will serve as a similar analysis as to the service demand in the area.**

The site selection was based on 1) the availability of existing structures upon which to mount their equipment; 2) locations where the existing topography provided the greatest coverage, 3) parcels where significant visual mitigation is not required, 4) areas which will serve Verizon's customer base the best and; 5) available leasing area for the required ground equipment. These factors were reviewed and balanced against other factors, including owner acceptance and cooperation, and City Municipal Code for the proposed application and was determined

that this location best met the placement and coverage needs.

Consideration was given to the option to co-locate onto the existing SBA Communications tower to the north at 7223 Church Street. SBA was contacted to determine availability. SBA confirmed that the only available RAD (centerline) for collocation was approximately 43 feet. Verizon's RF team reviewed this opportunity and determined that the available centerline would not meet the project's coverage and capacity objectives due to insufficient elevation. Additionally, the adjacent commercial building located near the tower would likely create signal shadowing, further limiting the effectiveness of the installation at the available height. **Additionally, the SBA compound did not have enough leasable ground area to support the required area for cabinets, power, and ancillary equipment. Attempts at expanding the existing lease area were explored, but ultimately, the landowner was not interested when inquired.**

At the time of inquiry, SBA indicated they were already coordinating with AT&T on a proposed 15-foot extension of the existing tower. However, that extension was not available to Verizon when initially contacted, and there was no confirmed timeline or additional mounting position that would accommodate the applicant's RF requirements.

Based on the limited available mounting height, potential signal obstruction from surrounding structures and the surrounding mature trees, and lack of a viable collocation position meeting RF objectives, and leasing area the existing SBA tower was determined to be infeasible for this project.

Setback and Separation Requirements:
In accordance with the Municipal Code, all towers requiring a Conditional Use Permit must be setback a distance equal to at least seventy-five percent (75%), of the height of the tower from any adjoining lot line. In the case of this proposal, the Tower's location is approximately adjacent to the eastern property line. Per HMC 16.45.100.B.4 this setback requirements may be altered by the Planning Commission.

According to the Highland Municipal Code, all major wireless telecommunication facilities to be setback two hundred feet (200') from residentially zoned property. As proposed, the tower leasing area comes within one hundred ninety-three (193') feet of the closest residential zoned parcel to the west. This is non-compliant but may be altered via Planning Commission approval.

The Highland Municipal Code requires all Wireless Telecommunication facilities under seventy-five feet (75') in height to be separated by a minimum of five hundred feet (500') measured in a straight line. The proposed Wireless Telecommunication Facility is approximately four hundred seventy-five (475') feet from the nearest entitled tower located at 7223 Church Street. This existing SBA tower was determined to be infeasible for this project. Similar to the setback requirements, these separation requirements may be altered via Planning Commission approval.

Height:
Approval would permit the existing wireless telecommunication facility to be sixty feet (60') in height. The Planned Development zone allows applicants to derive their own development standards. However, the East Highland Ranch Planned Unit Development Standard Report classifies this parcel as Neighborhood Commercial. Neighborhood Commercial Zoning Designation has a maximum height of thirty-five feet (35') for all structures. HMC Chapter 16.45 "Wireless Telecommunication Facilities" gives the Planning Commission the authority to

approve towers that exceed the maximum height of the Zoning District. The height of the new tower, as proposed, will maintain the existing wireless provider their signal range and afford the applicant the coverage they need. The applicant has also provided showing the service level of the tower at several mounting heights.

Alternate Sites:
At the March 3, 2026, Planning Commission meeting, supporting evidence regarding infeasibility of this project on an alternate site was requested. Per Highland Municipal Code Section 16.45.040, wireless telecommunication facilities are to be located in the following order of preference:

1. Co-located with other major wireless telecommunication facilities;

2. On existing structures such as buildings, communication towers, or utility facilities not subject to the city's undergrounding ordinance;

3. On existing signal, power, light or similar kinds of permanent poles;

4. In employment land use districts;

5. In commercial land use districts;

6. In residential land use districts (minor wireless telecommunication facilities only)

As noted, co-location on the existing tower to the north was evaluated but determined infeasible due to insufficient height, signal shadowing, and limited ground space for equipment. This site, within the commercial district, is the next viable option, as East Highland Ranch has undergrounded utilities, which means **there are no existing permanent poles or suitable structures exempt from the City's undergrounding ordinance suitable for this project. In addition, the East Highland Ranch Planned Unit Development contains no employment land use districts, making the subject parcel, zoned General Commercial, the most suitable location for the facility (Attachment 6).**

The applicant has also provided some historical context on this project. Verizon has been exploring options over the past 10 years. **On February 2, 2016, the Planning Commission denied a Conditional Use Permit (CUP15-004) to construct a 46 -foot tall mono-eucalyptus wireless communication facility between Highland Avenue and Crest View Lane because of similar public opposition. Since this denial, Verizon has conducted efforts on nine (9) other locations within their search ring. These alternate sites did not offer suitable conditions due to RF limitations, zoning and land use concerns, visibility impacts, proximity to residential uses, or lack of property owner support. Ultimately, this site proved to be the most suitable within their search ring to provide the level of service needed. (Attachment 8)**

Development Standards:
The proposed wireless facility is required to meet certain development standards of the Highland Municipal Code. As proposed, the applicant is seeking exceptions for these standards as is permitted through the approval of this conditional use permit per Highland Municipal Code Chapter 16.45, Wireless Telecommunication Facilities, which states,

"Some exception can be made and the planning commission may waive or reduce the burden on the applicant of one or more of these criteria if the planning commission

concludes that the goals of this section are better served."

The applicant is requesting reductions on all setback requirements that are not being satisfied.

Standards	**Required by Highland Municipal Code**	**Proposed**
Height	35 feet in EHR Planned Development (Neighborhood Commercial)	60 feet with collocation
Setback from residentially zoned property	200 feet	193 feet
Property line setback	75 percent of the height of the tower 45 feet	Adjacent
Tower Separation	500 feet	475 feet

The evidence submitted are acceptable reasons, as stated in Section 16.45.100.B.4. of the City's Regulations to allow the Applicant to construct this facility on-site.

Conclusion:
The Applicant considered other locations, each of which had placement constraints, or failed to effectively cover the area of needed service. The wireless communication facility is disguised as a faux Eucalyptus tree, allowing it to blend in amongst existing trees and foliage on and off the project site, reducing or eliminating visual impacts while still permitting the best possible service for the surrounding area. As assessed and conditioned, the subject project satisfies the purpose and intent of Highland Municipal Code Chapter 16.45, Wireless Telecommunication Facilities to the closest reasonable standards. Therefore, staff recommends approval of the proposed project, subject to the Resolution and Finding of Facts (Attachment 11).

Attachments:
1. Area Map
2. Project Plans
3. Photo Simulation Views
4. Coverage Maps
5. Verizon Heat Map
6. East Highland Ranch Land Use Map
7. Public Comments
8. Applicant Response Letter
9. Planning Commission Minutes from March 3, 2026
10. Draft Planning Commission Minutes from April 21, 2026
11. Resolution 2026-___ for Conditional Use Permit 25-008

Attachment 1:

Area Map

Area Map

7271
Church St
Baseline St
Baseline St
Baselin
Baselin
LOT 119
APN
1210-011-38-0-000
Church St
7365
7377
7385
7401
28956
28950

Attachment 2:

Project Plans

CHURCH

PROJECT ID: 17417587

28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

OVERALL HEIGHT 60-0"

PROJECT TEAM

SITE ACQUISITION /PLANNING:
SMARTLINK LLC
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CONTACT: VERONICA ARVIZU
PHONE: (858)602-6380

CIVIL ENGINEER:
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
CONTACT: GARRETT HAWTHORNE
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
CONTACT: DEREK G. STEFUREAC
PHONE: (702) 885-1552

SURVEYOR:
CELLSITE CONCEPTS
16885 VIA DEL CAMPO CT., SUITE
318, SAN DIEGO, CA 92127
CONTACT: SEV FRANCISCO
OFFICE PHONES: 858.432-4112 /
858.432-4257 EX. 103

VERIZON WIRELESS SIGNATURE BLOCK

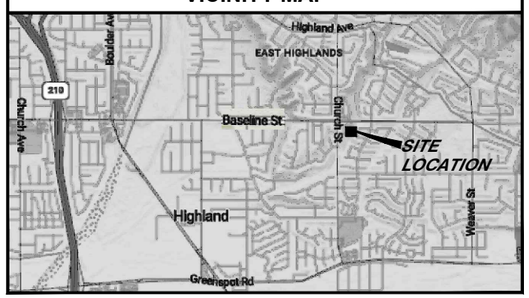
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 400 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 51' CENTERLINE MOUNTED ON A NEW 60' ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (3) VERIZON WIRELESS MACROCELL EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 8' WROUGHT IRON FENCE
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH A 168 GALLON DIESEL TANK ON A CONCRETE PAD
- HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE TO: SITE ADDRESS

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618: DEPART AND HEAD (NORTHEAST) 56 FT; TURN RIGHT, THEN IMMEDIATELY TURN RIGHT ONTO SAND CANYON AVE 0.4 MI; TURN LEFT ONTO BARRANCA PKWY 1.0 MI; TURN RIGHT ONTO PACIFICA 0.1 M; TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR CA-133 NORTH 3.9 MI; AT EXIT 14B, HEAD LEFT ON THE RAMP FOR CA-241 NORTH TOWARD RIVERSIDE 12.2 MI; AT EXIT 39A, HEAD RIGHT ON THE RAMP FOR CA-91 EAST TOWARD RIVERSIDE 6.4 MI; AT EXIT 47, HEAD RIGHT ON THE RAMP FOR SERFAS CLUB DR TOWARD AUTO CENTER DR 2.8 MI; AT EXIT 50, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR MAIN ST 0.3 MI; TAKE THE RAMP ON THE RIGHT FOR CA-91 E 0.2 MI; KEEP LEFT TO GET ONTO CA-91 E 15.3 MI; KEEP STRAIGHT TO GET ONTO I-215 N 5.4 MI; AT EXIT 40A, HEAD RIGHT ON THE RAMP FOR I-10 EAST TOWARD REDLANDS 5.4 MI; AT EXIT 77B, HEAD RIGHT ON THE RAMP FOR CA-330 / CA-210 TOWARD BIG BEAR / HIGHLAND 3.9 MI; AT EXIT 82, HEAD RIGHT ON THE RAMP FOR BASELINE ST TOWARD BASE LINE RD 0.3 MI; TURN RIGHT ONTO BASELINE ST 1.5 MI; ARRIVE AT BASELINE ST. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS CHURCH ST, SITE WILL BE ON SE CORNER OF INTERSECTION.

PROJECT SUMMARY

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING C
IRVINE, CALIFORNIA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER
APN: 1210-011-38-0-000

PROPERTY OWNER:
OWNER: E HIGHLANDS RANCH MASTER HOMEOWNERS
ADDRESS: 7136 CLUB VIEW DRIVE
HIGHLAND, CALIFORNIA 92346
CONTACT: SPENCER MATHEY
TELEPHONE: (909) 425-3972 x6271

PROPERTY INFORMATION:
SITE NAME: CHURCH
SITE ADDRESS: 28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346
JURISDICTION: CITY OF HIGHLAND

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION:	17'-4" X 17'-4" (~300 SF) & 10'-0" X 10'-0" (100 SF) & 411 SF
OCCUPANCY TYPE:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	PLANNED DEVELOPMENT (PD)
ADA COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
LS-1	TOPOGRAPHIC SURVEY	2
LS-2	TOPOGRAPHIC SURVEY	2
LS-3	NOTES & TITLE REPORT EXCEPTIONS	2
A1	SITE PLAN	2
A2	ENLARGED SITE PLAN	2
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A4	SITE DETAIL WITH DIMENSIONS	2
A5	NORTH AND WEST ELEVATIONS	2
A6	SOUTH AND EAST ELEVATIONS	2

ZONING DRAWINGS

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR WWW.DIGALERT.ORG
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
TITLE SHEET

T1

REVISION: 2

VICINITY MAP

APN
1210-011-38-0-000

SITE ADDRESS
28909 BASE LINE STREET, HIGHLAND, CA 92346

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NUMBER 932402318 DATED AUGUST 16, 2024.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06071C8706H EFFECTIVE DATE 08/28/2008.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
3. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/−) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. FIELD SURVEY COMPLETED ON MAY 31, 2023.

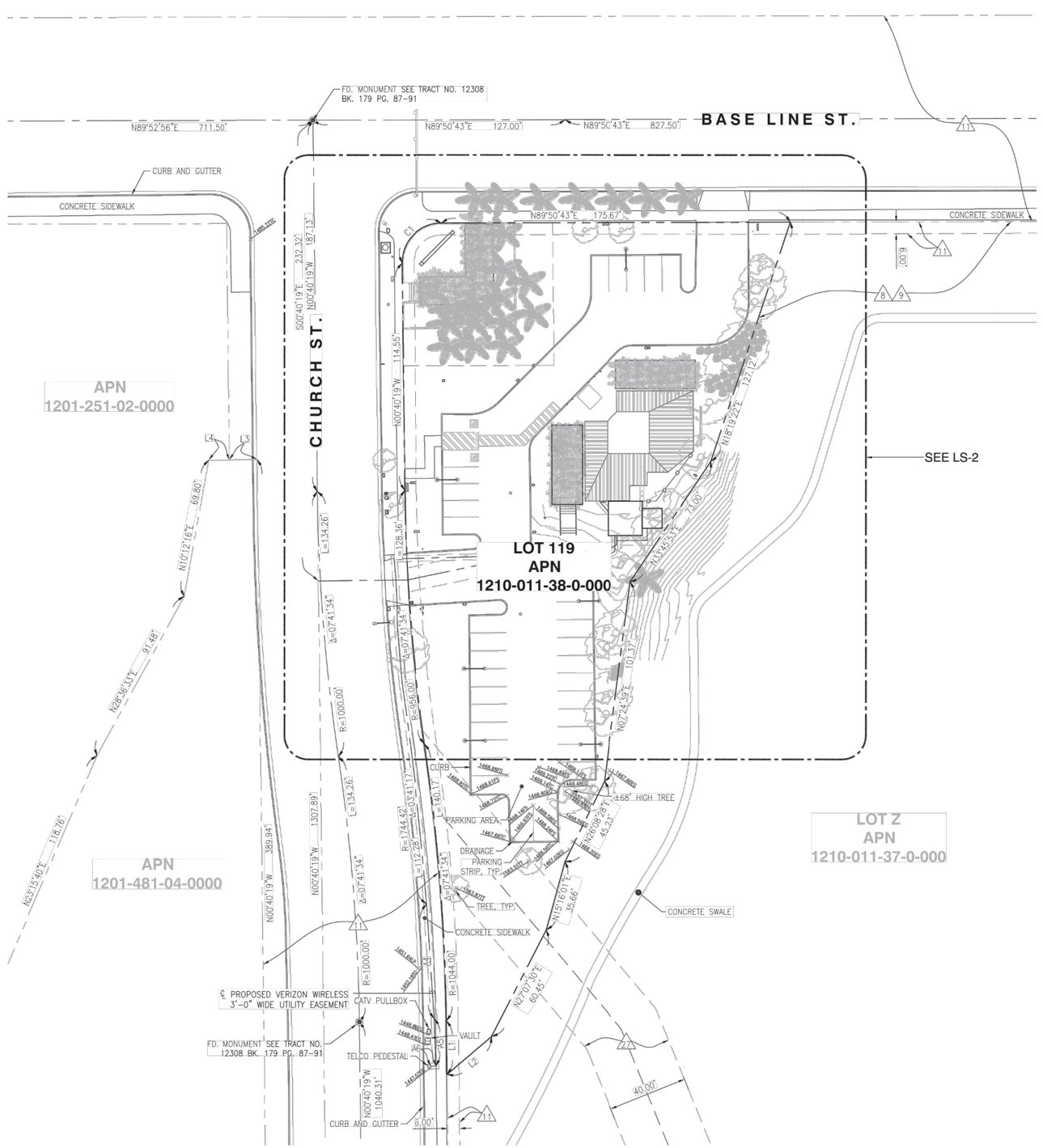
LEGENDS

——— – ———	CENTER LINE
—— – – ——	PROPERTY LINE
— — — —	EASEMENT LINE
EG	EXISTING GRADE
FS	FINISH SURFACE
LP	LIP OF GUTTER
TC	TOP OF CURB
TT	TOP OF TREE
	CATCH BASIN

MONUMENT
◉ FD. MONUMENT

PROPERTY LINES DERIVED FROM

TRACT NO. 12308 BK. 179 PG. 87–91	DATED MAY 17, 1985
TRACT NO. 17263 BK. 326 PG. 74–79	DATED MARCH 07, 2007



LINE TABLE		
NO.	LENGTH	BEARING
L1	27.00'	N00°40'19"W
L2	29.36'	N49°31'31"E
L3	13.96'	N89°19'41"E
L4	10.66'	N89°19'41"E

CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	90°31'02"	20.00'	31.60'

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A4	57.91'	S03°47'55"E
A5	23.97'	S02°03'19"E
A6	2.76'	N90°00'00"W

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

cellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

LICENSURE:
LICENSED LAND SURVEYOR
RAFI Y. HANNA
L.S. 8750
Exp. 12/31/24
10/25/24
STATE OF CALIFORNIA

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY:	RNFR
CHECKED BY:	RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

LEGENDS

	CENTER LINE
	PROPERTY LINE
	EASEMENT LINE
	WROUGHT IRON FENCE
	CMU WALL
EG	EXISTING GRADE
FS	FINISH SURFACE
TT	TOP OF TREE
LP	LIP OF GUTTER
TC	TOP OF CURB
TL	TOP OF LIGHT POLE
RR	ROOF RIDGE
TW	TOP OF WROUGHT IRON FENCE
TR	TOP OF TRELLIS
FL	FLOW LINE
TV	TOP OF VINES
TF	TOP OF FLAGPOLE
TB	TOP OF BUILDING
	EXISTING LIGHT POLE
	EXISTING SIGNAGE
	CATCH BASIN
	PALM TREE
	TREE
	BUSH

COORDINATES

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA

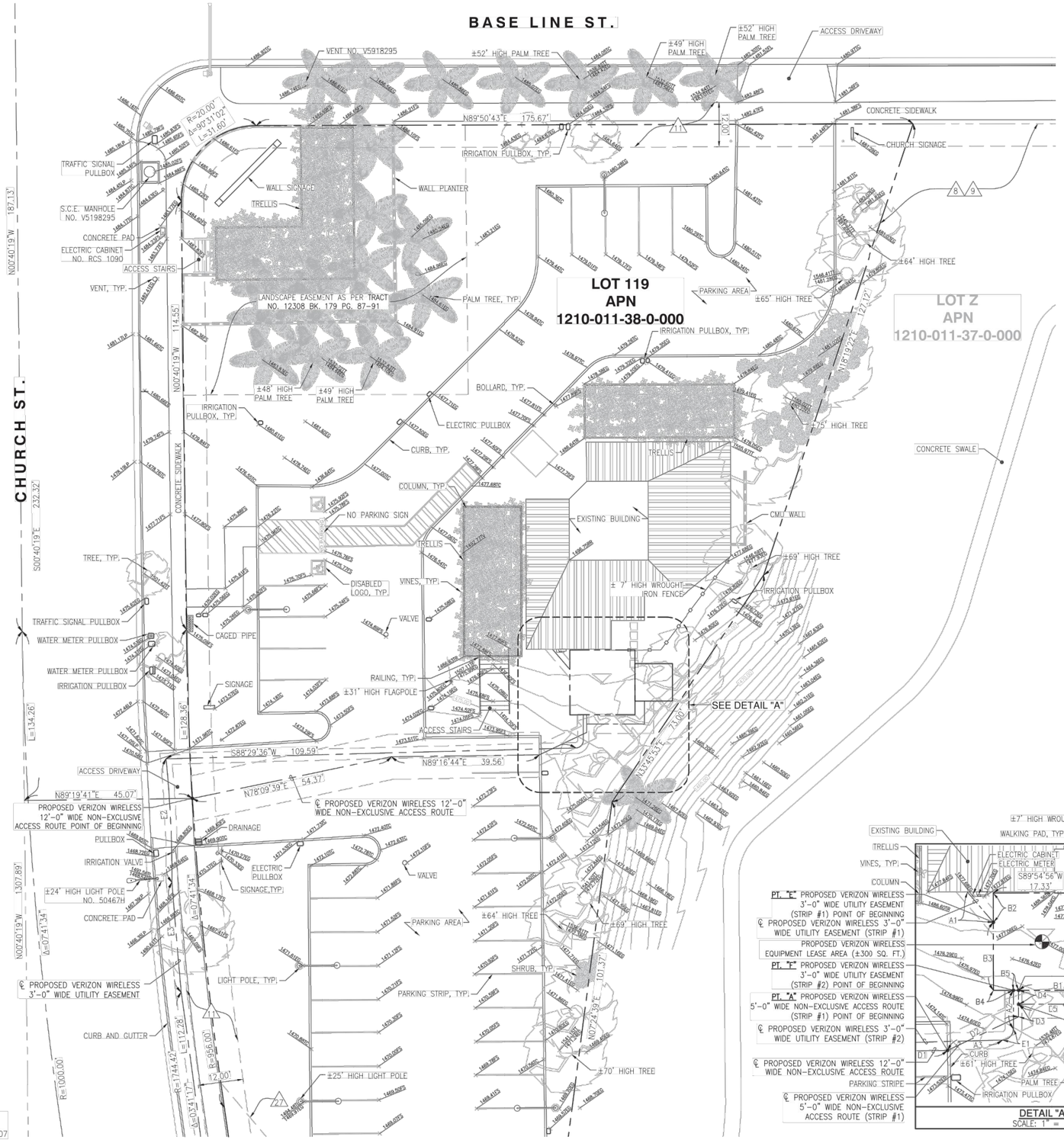
LATITUDE: 34°07'14.11"N (34.120586)

LONGITUDE: 117°10'23.97"W (−117.173325)

PROPOSED VERIZON WIRELESS TOWER LEASE AREA

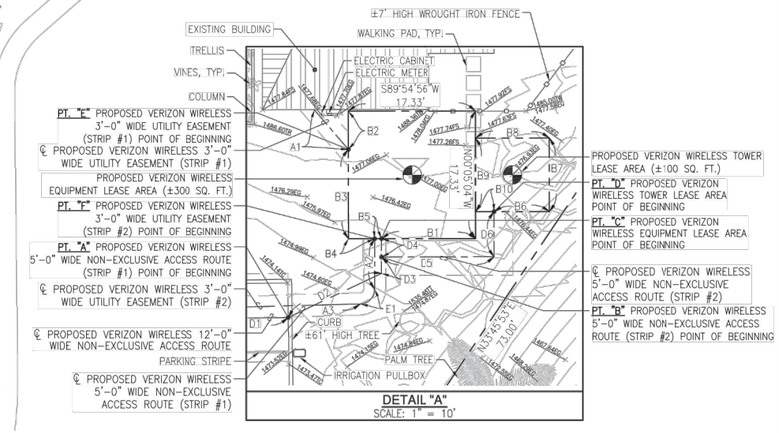
LATITUDE: 34°07'14.11"N (34.120586)

LONGITUDE: 117°10'23.81"W (−117.173281)



PROPERTY LINES DERIVED FROM

TRACT NO. 12308 BK. 179 PG. 87-91	DATED MAY 17, 1985
TRACT NO. 17263 BK. 326 PG. 74-79	DATED MARCH 07, 2007



DETAIL "A"
SCALE: 1" = 10'

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A1	7.08'	N40°33'03"W
A2	6.88'	S00°01'29"W
A3	109.59'	S88°29'36"W

LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	12.86'	N89°54'56"E
B2	5.20'	S00°05'04"E
B3	12.14'	S00°05'04"E
B4	3.54'	N89°54'56"E
B5	0.93'	N89°54'56"E
B6	7.50'	N89°54'56"E
B7	10.00'	N00°05'04"W
B8	10.00'	S89°54'56"W
B9	10.00'	S00°05'04"E
B10	2.50'	N89°54'56"E

ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	39.56'	N89°16'44"E
D2	13.99'	N64°35'32"E
D3	2.22'	N00°00'00"E
D4	2.50'	N00°00'00"E
D5	15.36'	N89°54'56"E
D6	6.15'	N00°05'04"W

UTILITY EASEMENT CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
E1	88°31'04"	2.00'	3.09'
E2	06°03'59"	312.63'	33.10'
E3	00°33'48"	2999.11'	29.49'

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

ellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

LICENSURE:

LICENSED LAND SURVEYOR
RAFI Y. HANNA
L.S. 8780
Exp. 12/31/24
10/25/24
STATE OF CALIFORNIA

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY:	RNFR
CHECKED BY:	RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

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 "Z" OF TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED OF MAPS, IN BOOK 179, PAGES 87 THROUGH 91, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE-DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE-DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN DEED RECORDED OCTOBER 6, 1986, AS INSTRUMENT NO. 86-291264, OFFICIAL RECORDS.

PARCEL 2:
LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 179, PAGE(S) 87 TO 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

APNS: 1210-011-37-0-000 & 1210-011-38-0-000

SCHEDULE B (EXCEPTIONS)

ITEMS 1, 5 & 6 ARE TAX RELATED
ITEMS 2, 3 & 36 ARE LIEN RELATED
ITEMS 4, 10 & 29 ARE RIGHTS RELATED
ITEMS 12 & 30 ARE COVENANT RELATED
ITEM 13 IS MEMORANDUM RELATED
ITEMS 17, 31 & 32 ARE AGREEMENT RELATED
ITEMS 33 & 34 ARE ORDINANCE RELATED
ITEM 35 IS REDEVELOPMENT RELATED
ITEM 37 IS ADVISORY RELATED
ITEM 38 IS COMPANY RIGHTS RELATED

EASEMENTS:

ITEMS 23 & 28 ARE **NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.**

ITEMS 7, 14, 15, 16, 18, 19, 20, 21, 22, 24, 25 & 26 ARE **NOT PLOTTED. THE LOCATION OF SAID EASEMENTS ARE TOO FAR FROM THE SUBJECT LOT.**

8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: DRAINAGE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
RECORDING NO.: BOOK 179, PAGE 87 THROUGH 91 INCLUSIVE OF MAPS
AFFECTS: LOT "Z"

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: OPEN SPACE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
RECORDING NO.: BOOK 179, PAGE 87 THROUGH 91 INCLUSIVE OF MAPS

11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 17, 1985
RECORDING NO.: 85-118316 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND PACIFIC BELL, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 14, 1984
RECORDING NO.: 84-193046 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2 TOWNSHIP 1 SOUTH, RANGE 3 WEST, ALSO BEING THE CENTERLINE INTERSECTION OF BASE LINE STREET AND CHURCH STREET, ON A FOUND MONUMENT, AS SHOWN ON THAT TRACT NO. 12308 AS PER MAP FILED IN BOOK 179 ON PAGES 87 THROUGH 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 00°40'19" EAST, A DISTANCE OF 232.32 FEET; THENCE NORTHEASTERLY LEAVING SAID WEST LINE OF SAID SECTION 2, NORTH 89°19'41" EAST, A DISTANCE OF 45.07 FEET TO THE WESTERLY LINE OF SAID LOT 119, ALSO BEING THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 78°09'39" EAST, A DISTANCE OF 54.37 FEET;
THENCE NORTH 89°16'44" EAST, A DISTANCE OF 39.56 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "A"; ALSO BEING THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION (STRIP #1):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "A";
THENCE NORTH 64°35'52" EAST, A DISTANCE OF 13.99 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.22 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "B";
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE **PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA**, REFERRED TO HEREINAFTER AS POINT "C", ALSO BEING THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #1) ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION (STRIP #2):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "B";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 15.36 FEET;
THENCE NORTH 00°05'04" WEST, A DISTANCE OF 6.15 FEET TO A POINT ON THE SOUTHERLY LINE OF THE **PROPOSED VERIZON WIRELESS TOWER LEASE AREA**, REFERRED TO HEREINAFTER AS POINT "D", ALSO BEING THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #2) ON SHEET LS-2.

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR EQUIPMENT LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "C";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 12.86 FEET;
THENCE NORTH 00°05'04" WEST, A DISTANCE OF 17.33 FEET;
THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 17.33 FEET;
THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 5.20 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "E";
THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 12.14 FEET;
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 3.54 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "F";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 0.93 FEET TO THE **POINT OF BEGINNING** OF THIS **PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION.**

CONTAINS 300 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA ON SHEET LS-2.

PROPOSED VERIZON WIRELESS TOWER LEASE AREA DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR TOWER LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "D";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 7.50 FEET;
THENCE NORTH 00°05'04" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 2.50 FEET TO THE **POINT OF BEGINNING** OF THIS **PROPOSED VERIZON WIRELESS TOWER LEASE AREA DESCRIPTION.**

CONTAINS 100 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE PROPOSED VERIZON WIRELESS TOWER LEASE AREA ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #1):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "E";
THENCE NORTH 40°33'03" WEST, A DISTANCE OF 7.08 FEET TO THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #1) ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #2):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "F";
THENCE SOUTH 00°01'29" EAST, A DISTANCE OF 6.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2.00 FEET;
THENCE SOUTHWESTERLY, 3.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'04";
THENCE SOUTH 88°29'36" WEST, A DISTANCE OF 109.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 312.63 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS NORTH 84°14'42" EAST;
THENCE SOUTHEASTERLY, 33.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'59" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2939.11 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 85°29'54" WEST;
THENCE SOUTHEASTERLY, 29.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'48" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1744.42 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS NORTH 81°43'42" EAST;
THENCE SOUTHEASTERLY, 112.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'17";
THENCE SOUTH 03°47'55" EAST, A DISTANCE OF 57.91 FEET;
THENCE SOUTH 02°03'19" EAST, A DISTANCE OF 23.97 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2.76 FEET TO THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #2) ON SHEETS LS-1 & LS-2.

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

ellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

LICENSURE:

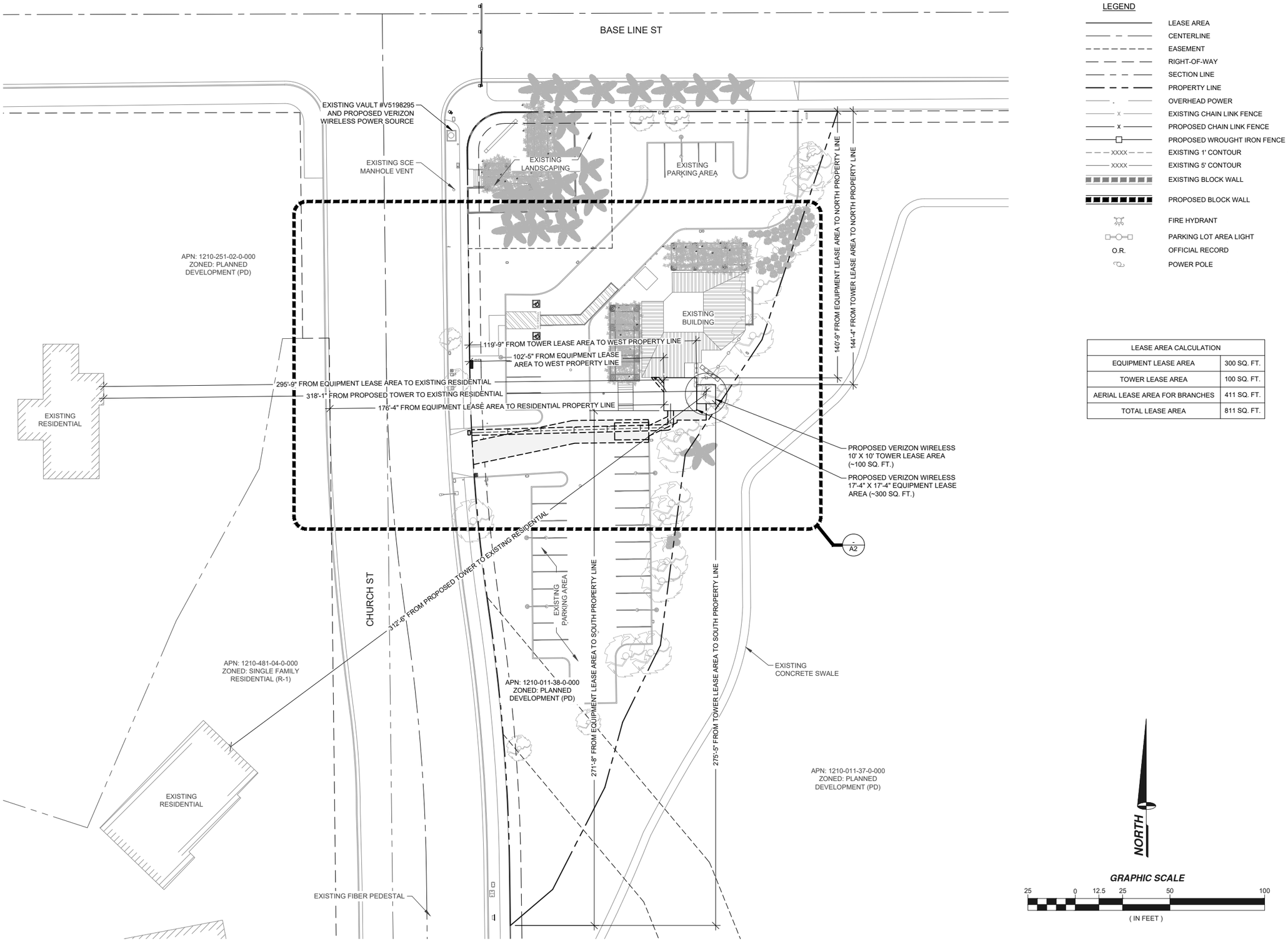
LICENSED LAND SURVEYOR
REZA Y. HANNA
L.S. 8780
Exp. 12/31/24
10/25/24
STATE OF CALIFORNIA

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY:	RNFR
CHECKED BY:	RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-3



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 50'	1" = 25'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

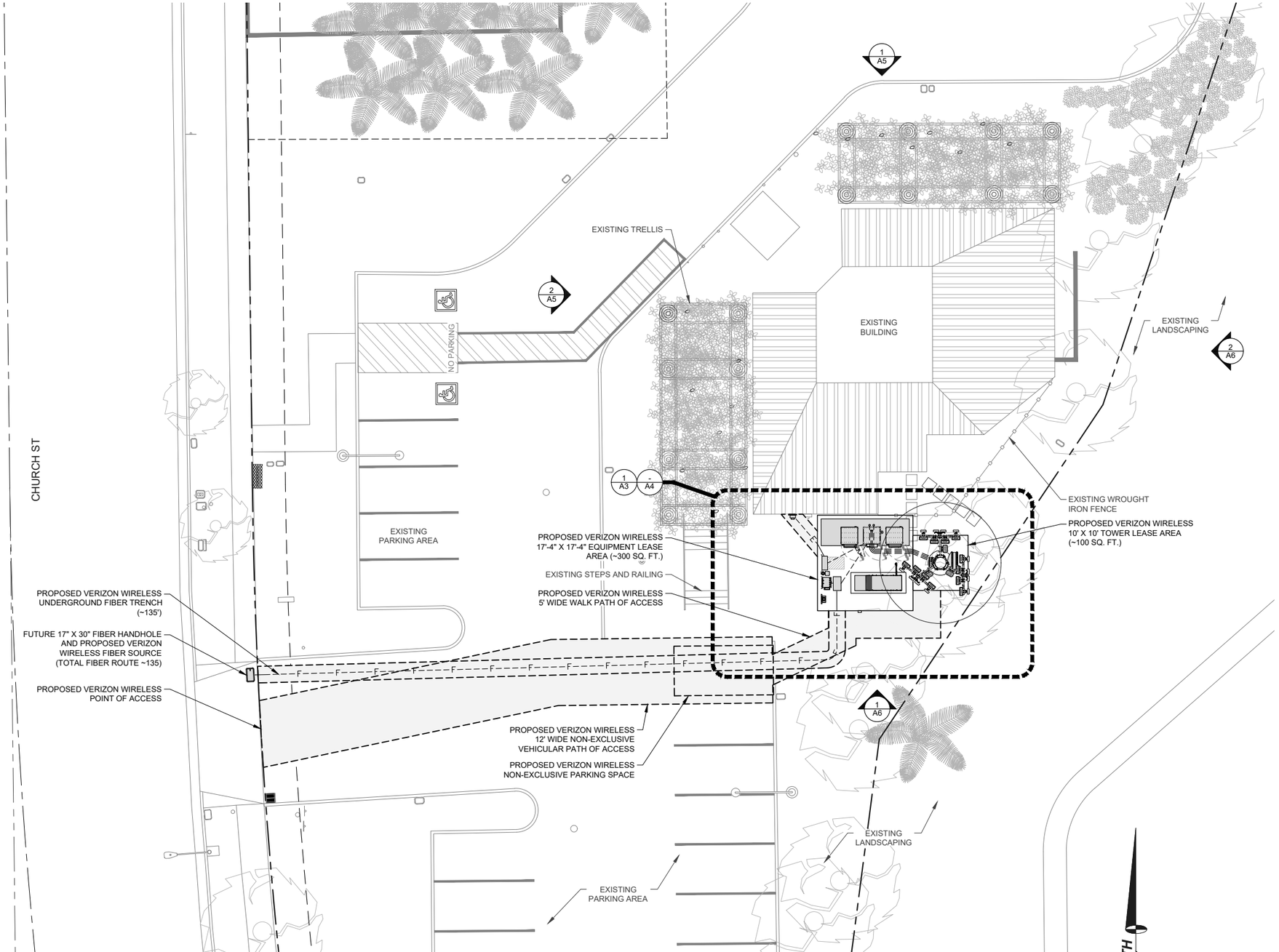
SHEET TITLE:
SITE PLAN

A1

REVISION: 2

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE



LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

ENLARGED SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 20'	1" = 10'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

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IRVINE, CALIFORNIA 92618

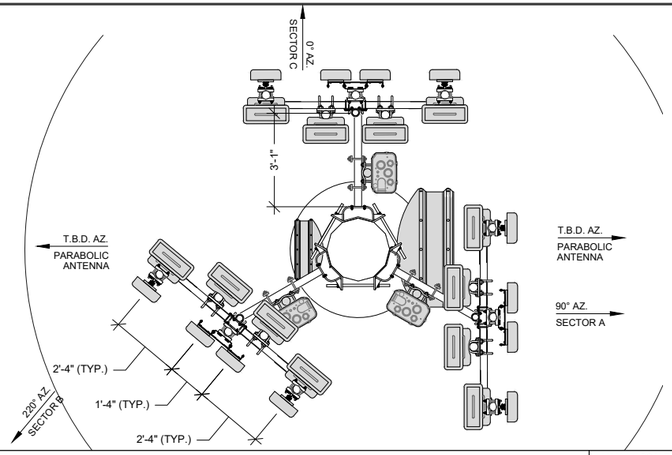
CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:

ENLARGED SITE PLAN

A2

REVISION: 2



ANTENNA LAYOUT

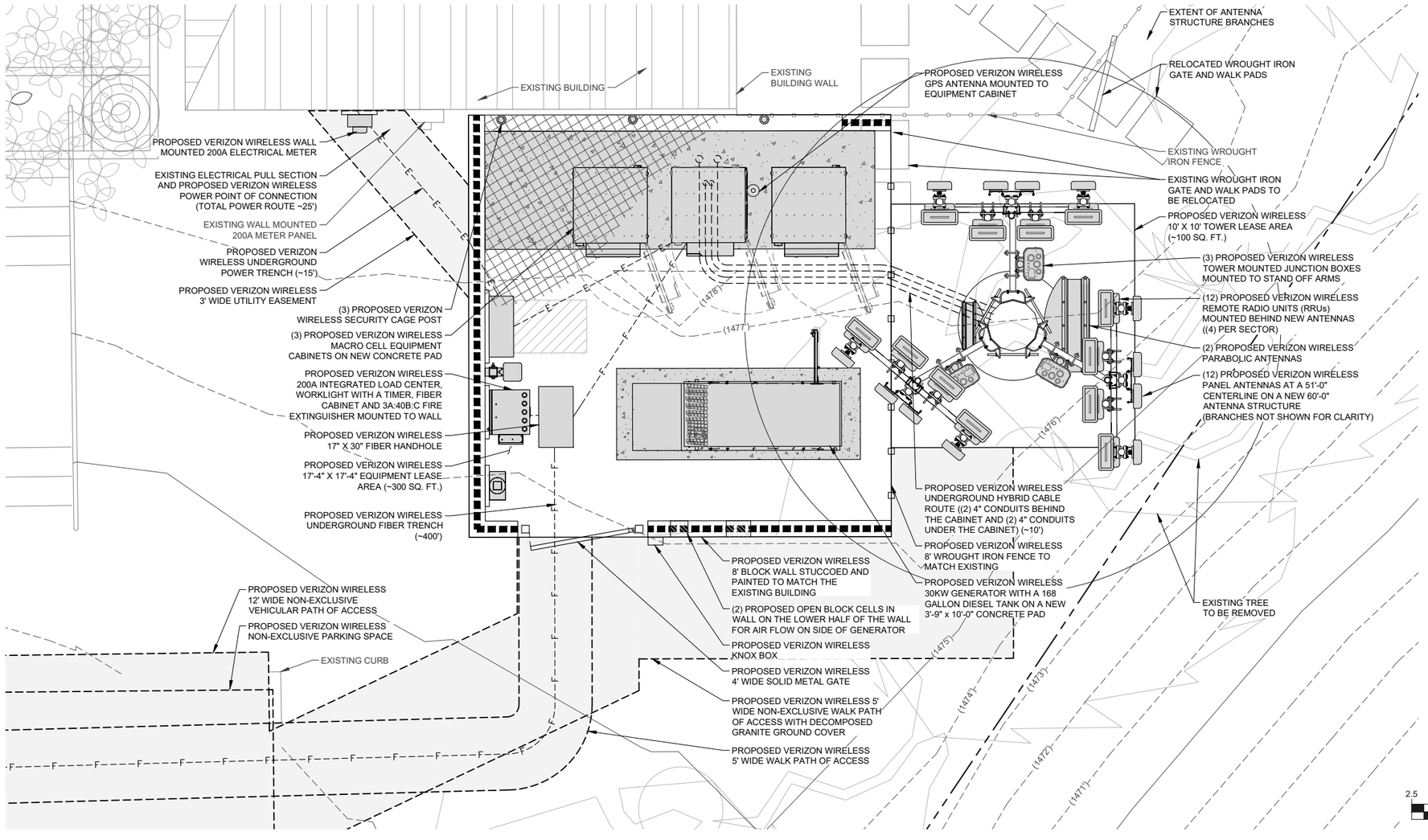
11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	4

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	90°	4	4	51'	170'	(3) 12X24 HYBRID CABLES	.	5'	15'	. .
SECTOR B	220°	4	4				.	5'	15'	. .
SECTOR C	0°	4	4				.	5'	15'	. .
PARABOLIC ANTENNA	T.B.D.	2	.	T.B.D.	.	.	.	.	.	. .
GPS	N/A	1	.	.	.	1/2" COAX	.	.	.	. .

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

SCALE:	
NONE	2



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

NOTE:
EXISTING LANDSCAPING INSIDE PROPOSED LEASE AREA TO BE RELOCATED AS NEEDED

NORTH

GRAPHIC SCALE

2.5 0 1.25 2.5 5 10

(IN FEET)

SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
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verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

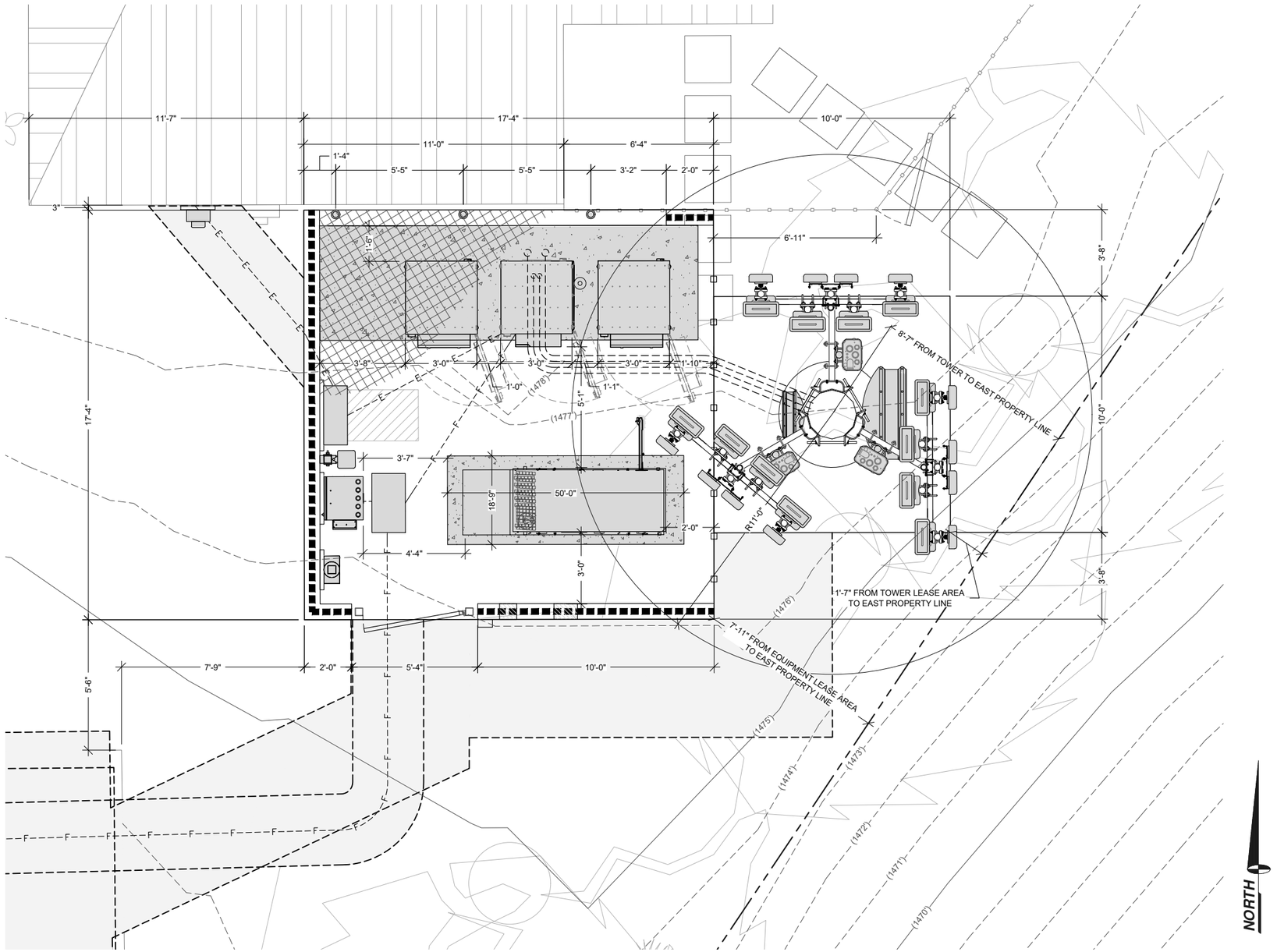
CHURCH
PROJECT ID: 2085218
28900 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

A3	REVISION: 2

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
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LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION

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15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:

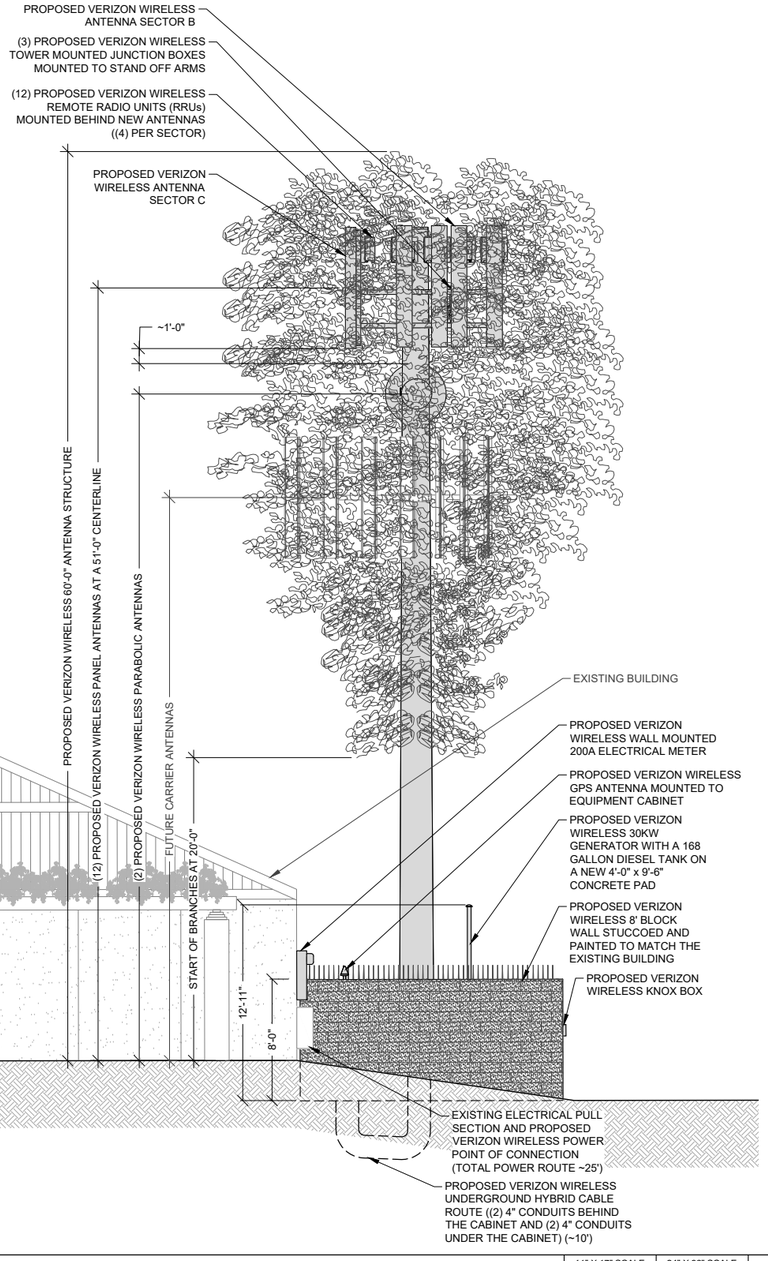
SITE DETAIL WITH DIMENSIONS

A4

REVISION: 2

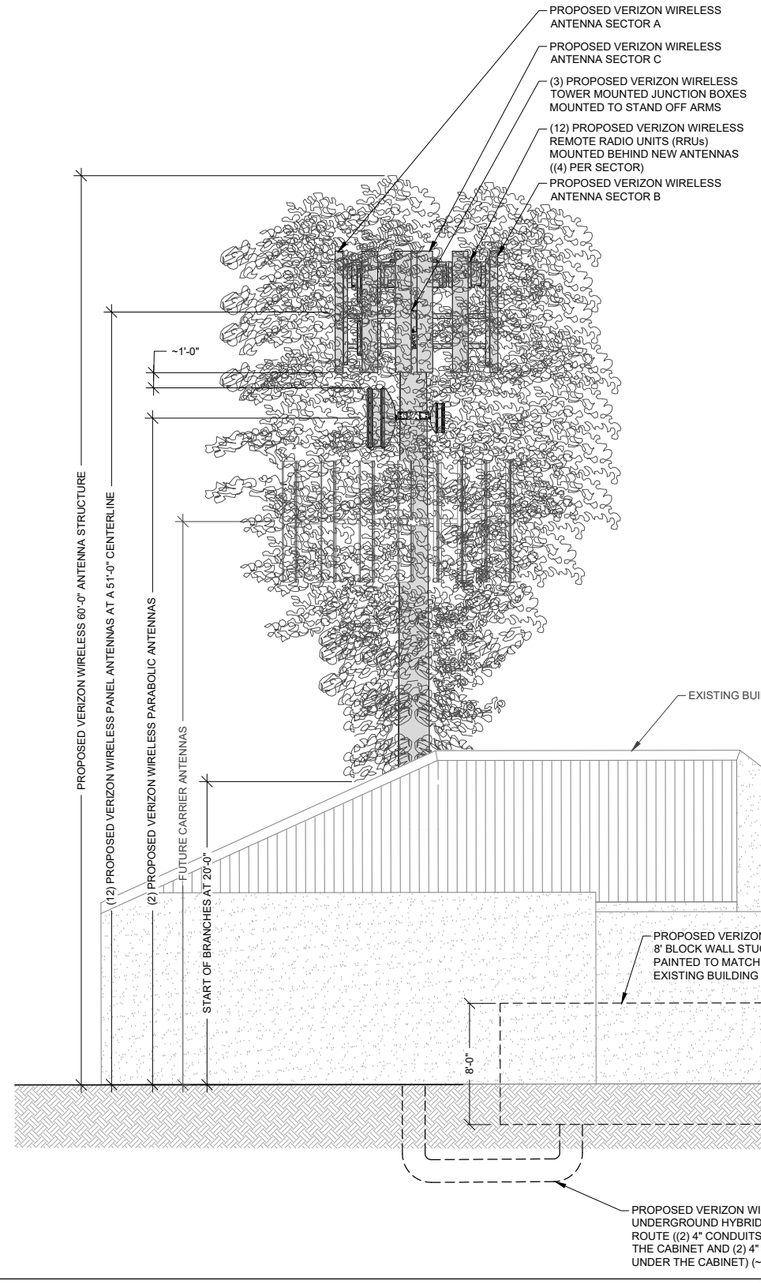
NOTE:

1. POLE TO BE PAINTED TO MATCH EUCALYPTUS TRUNK COLOR.
2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE APPLIED WITH 3M FILM WITH EUCALYPTUS LEAF COLOR DUE TO NEWER ANTENNAS THAT MAY NOT ACCEPT PAINT/SOCKS MATERIAL)



WEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2



NORTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

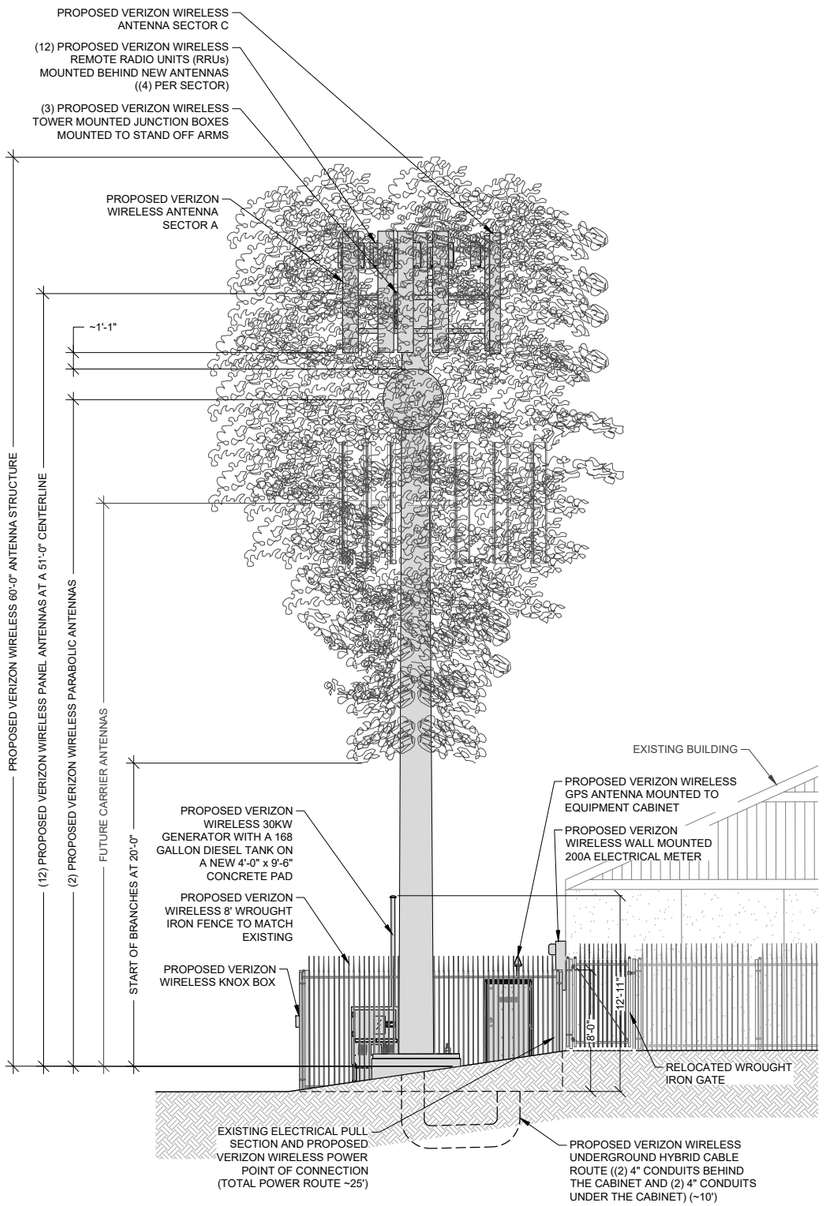
verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
NORTH AND WEST ELEVATIONS

A5	REVISION: 2

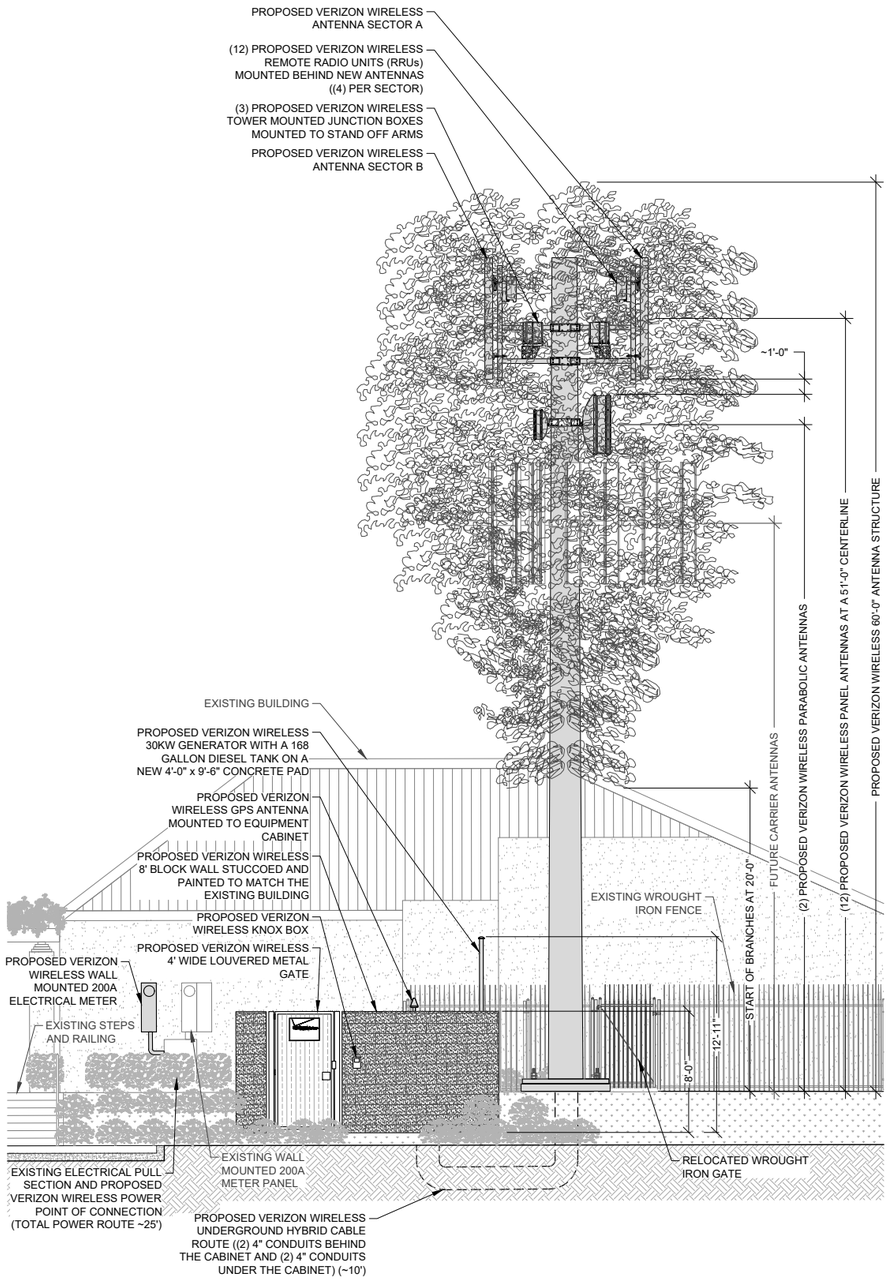


EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTE:

1. POLE TO BE PAINTED TO MATCH EUCALYPTUS TRUNK COLOR.
2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE APPLIED WITH 3M FILM WITH EUCALYPTUS LEAF COLOR DUE TO NEWER ANTENNAS THAT MAY NOT ACCEPT PAINT/SOCKS MATERIAL)



SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

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verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SOUTH AND EAST ELEVATIONS

A6

REVISION: 2

Attachment 3:

Photo Simulation View

verizon

Church

28909 Base Line Street Highland CA 92346

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1

Existing

Proposed — Looking southwest from Base Line Street

Accuracy of photo simulation based upon information provided by project applicant.

verizon

Church

28909 Base Line Street Highland CA 92346

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2

Existing

Proposed Looking southeast from Church Street

verizon

Church

28909 Base Line Street Highland CA 92346

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3

Existing

Proposed — Looking northeast from Church Street

Accuracy of photo simulation based upon information provided by project applicant.

Attachment 4:

Verizon Coverage Maps

Church
Coverage Plots

March 2026

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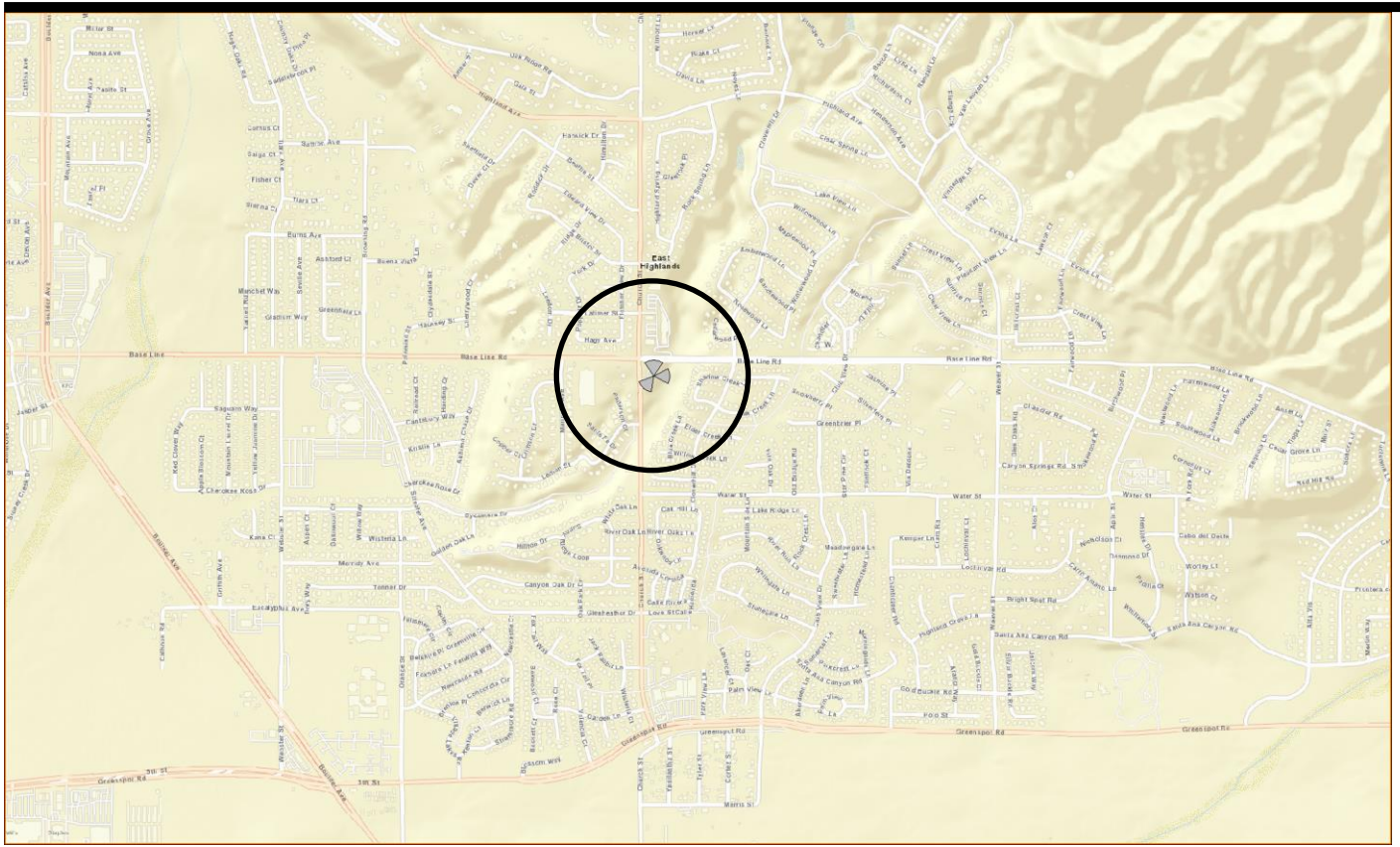
Church



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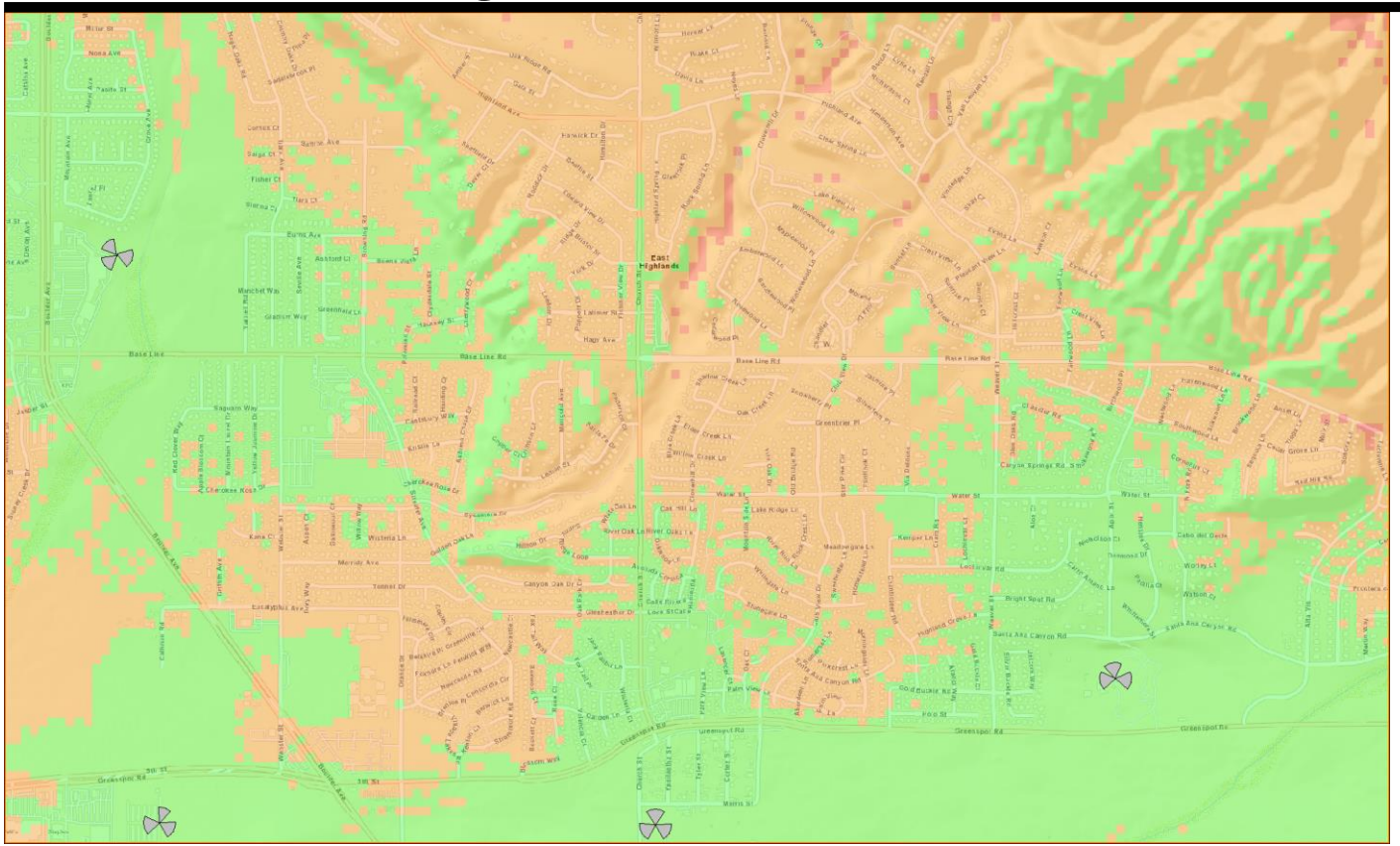
Verizon Coverage without Church



verizon

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Verizon Coverage Church 35’

verizon

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Verizon Coverage Church 45’

verizon

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Verizon Coverage Church 55’

verizon

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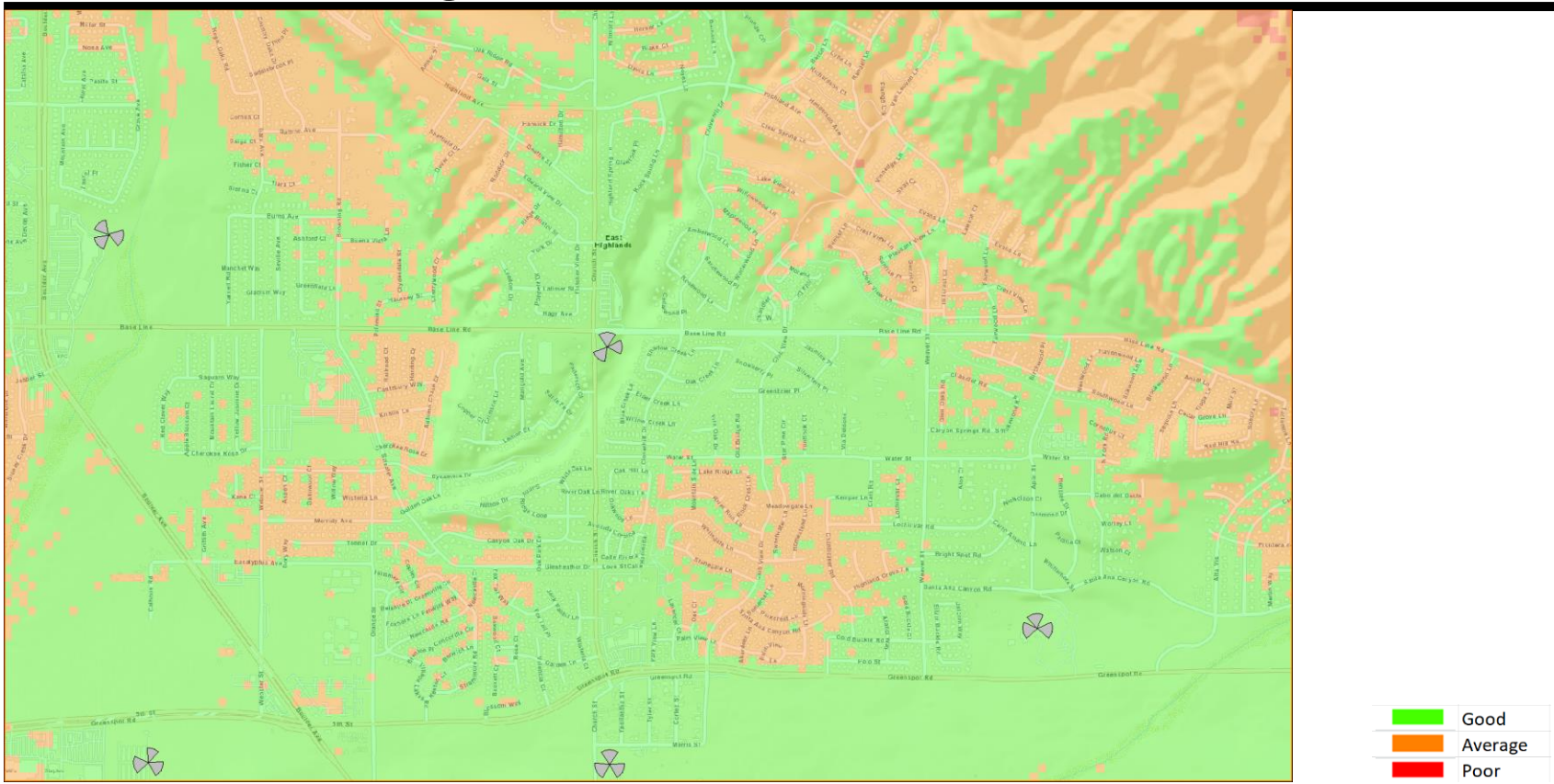
Verizon Coverage Church 65’



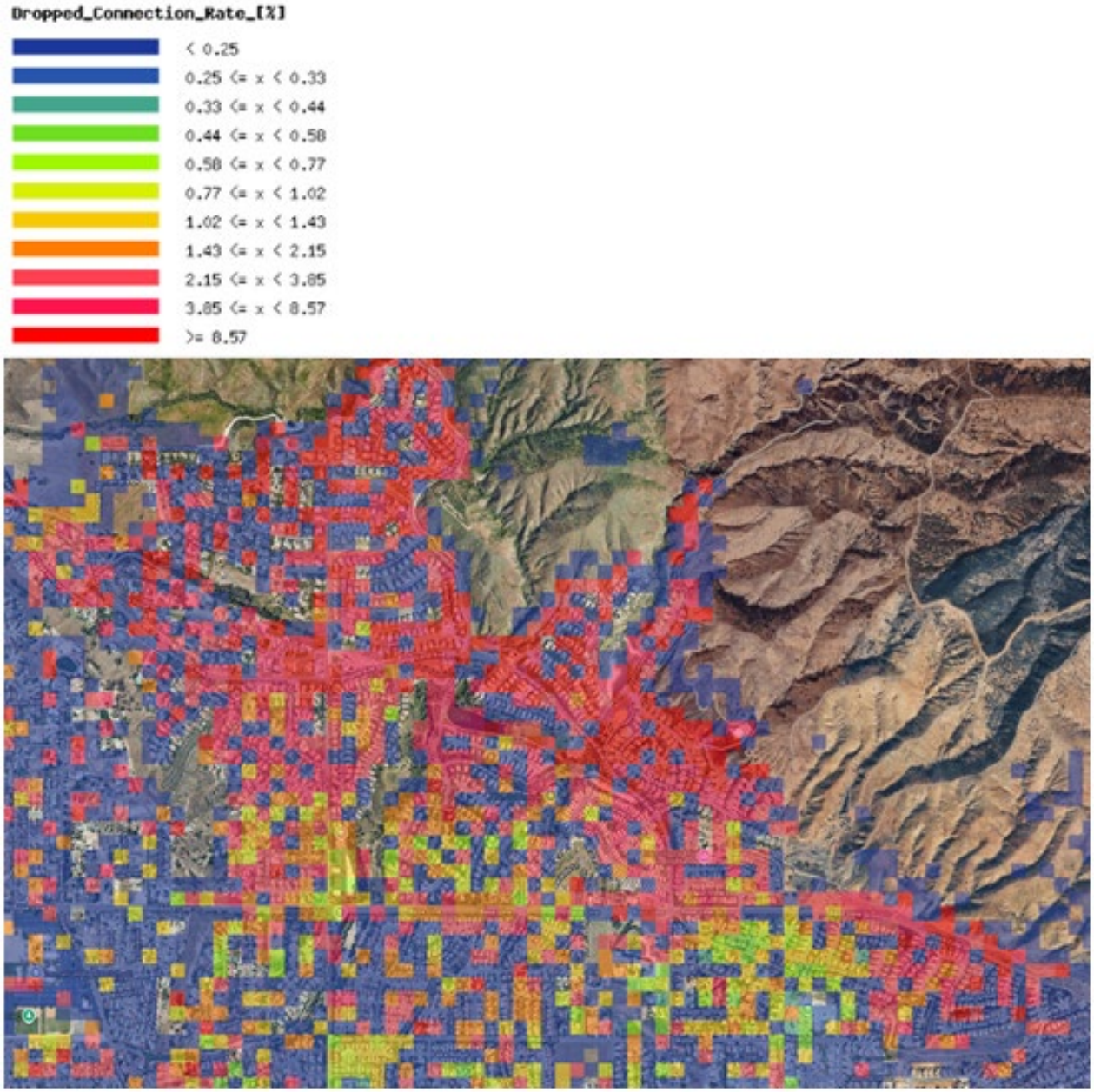
verizon

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Attachment 5:

Verizon Heat Map

VERIZON SITE CHURCH- HEATMAP

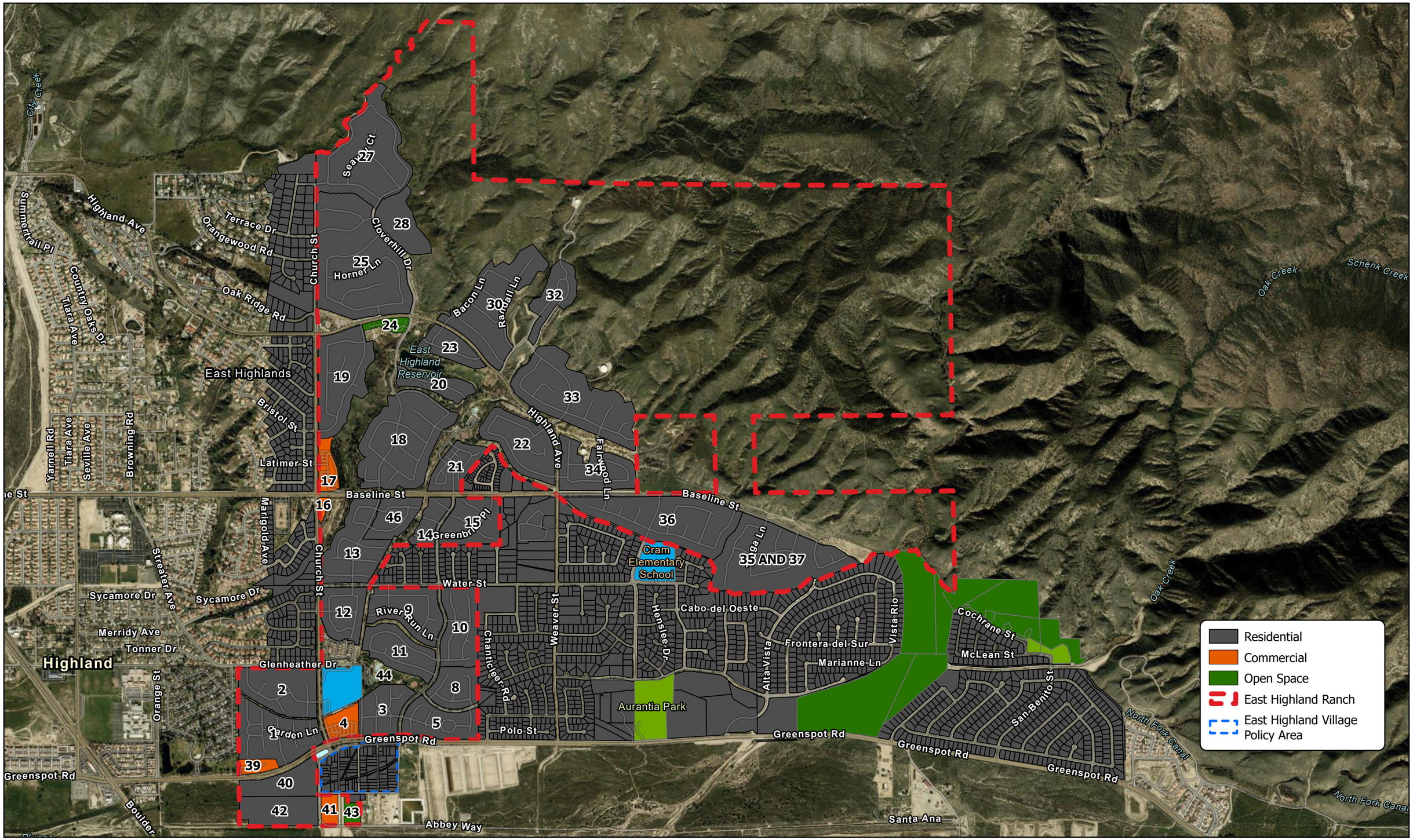


Attachment 6:

East Highland Ranch

Land Use Map

Land Uses Within East Highlands Ranch



Attachment 7:

Public Comments

Travis Trejo

From: Michael .
Sent: Tuesday, December 9, 2025 9:29 AM
To: Travis Trejo
Cc: Michael .
Subject: Verizon Cell Tower: CUP 25-008

Hello Travis,

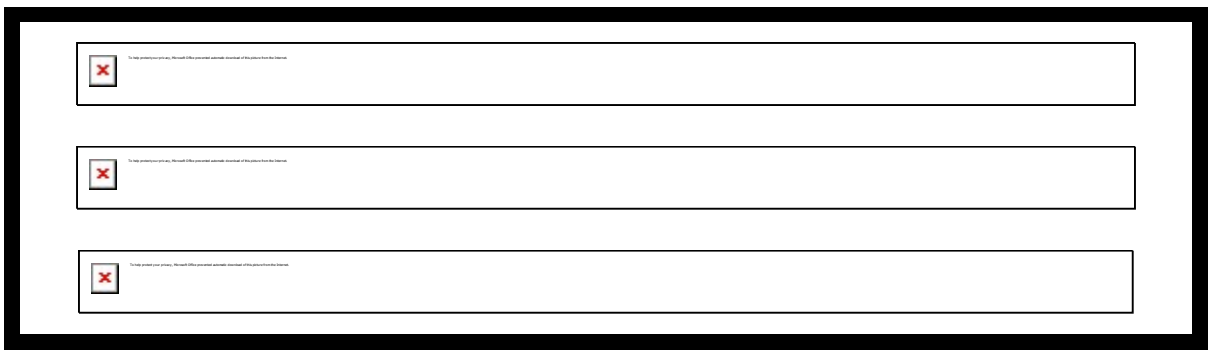
I just wanted to voice my opinion on the proposed Verizon tower at 28909 Baseline in Highland (CUP 25-008). I am fully in support of this welcome addition to our community. Is there a way to make this formally known to the City?

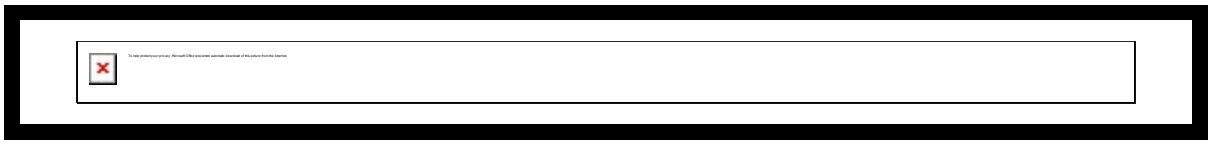
Thanks,
Mike Yavornicky
East Highlands Ranch resident

From: Mark Falcone
Sent: Monday, December 8, 2025 5:39 AM
To:
Subject: URGENT CALL TO ACTION!

East Highlands Ranch Board of Director-Treasurer | PO Box 403 | East Highlands Ranch, CA 92346 US

Unsubscribe | Update Profile | Constant Contact Data Notice





Travis Trejo

From: Laura Westergart
Sent: Tuesday, December 9, 2025 1:22 PM
To: Travis Trejo
Subject: Cell Tower CUP 25-008 Verizon

Hello. We just wanted to relay to you that we are in favor of the proposed cell tower at this location in East Highland. Our community has dealt with unreliable coverage for years. We are aware that several alternative sites were previously ruled out for good reason. The current spot—situated behind a building—offers natural screening and will be largely hidden among the existing mature trees. Because of this, we feel it'll blend well.

I approve of this project and look forward to better service in our future. Feel free to reach out to us with any questions.

Thank you

Rick and Laura Westergart

Travis Trejo

From: Lance Lenhert
Sent: Sunday, December 28, 2025 8:13 AM
To: Travis Trejo
Subject: East Highland Ranch Cell Tower - Baseline & Church

Hello Mr. Trejo,

I am writing in support of the cell tower that is being proposed in EHR that I believe is being discussed to go near Baseline and Church. My family and I have lived in EHR since August 2006, in which for the entire 19 years have suffered incredibly poor cell service. While internet calling works most of the time these days, in an emergency situation internet services are usually unreliable with cell services being the next and most reliable communication option. We clearly do not have a meaningful emergency response option if we do not have adequate cell reception in the area.

I ask the city to take a stance against the few vocal EHR residents and leaders that do not want the tower simply because of the aesthetics that they may be concerned about. The aesthetics are important, so I do support installing something that complements our great community and environment. However, the tower should be primarily about having emergency response capabilities serving the public.

Secondarily, Spectrum has had a monopoly in our community during the entire time with service that is ..."okay" but is very expensive and lacks competition to keep their services at market levels. Starlink is the only other option available these days but is also not as convenient nor cost effect for many of the residents in our community. The new tower by Verizon should also bring forth a wireless 5G+ home internet option to increase competition that may reduce prices and potentially increase service levels across all providers. This technology would also be more resilient in an emergency situation, or at minimum provide for an alternative based on varying personal preferences.

Thank you in advance for you time and please let me know if there is anything else I can do to help the city in making its decision, regardless of which way the decision may go.

Lance Lenhert

Travis Trejo

From: Fred Yauger
Sent: Monday, December 8, 2025 12:12 PM
To: Travis Trejo
Subject: Verizon Wireless Cell Tower - CUP 25-008

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

I support the location of the proposed cell tower. For many years, coverage has been hit or miss. I know other locations have been rejected in the past. The site currently selected is behind a commercial building and will blend with existing mature trees.

For the convenience and safety of many, I urge this project move forward.

Fred Yauger

Sent from my iPad

Travis Trejo

From:
Sent: Wednesday, December 10, 2025 7:33 AM
To: Travis Trejo
Subject: Community Feedback

Good morning,
My name is Dan Bautista and I live at in Highland. I have been a Highland resident since 1994. I just wanted to take a moment of your time to share my personal opinion regarding a proposed cell tower being installed in East Highlands Ranch, near the intersection of Baseline and Church streets. I am 100% supportive of this project. East Highlands Ranch is a wonderful community to live in and has fulfilled every personal expectation I have ever had, for raising my family. Clean, safe and great neighbors. Cellular communication has consistently been an ongoing challenge, mainly due to the topography of the community. This cell tower may be a very large step in the right direction, in addressing this communication challenges. To my knowledge, the proposed plans address locating the tower, out of direct sight, and sited within a group of existing, mature Eucalyptus tree.A faux tree is always noticeable, especially if you are looking for it, but these plans mitigate most of any reasonable concerns. It would also not be located in close proximity to any residential homes.

Reliable communication is a must in the times we live in, and even more so during an emergency situation. Therefore, let me go on record as supporting this proposal 100%, knowing this is the best interest of the East Highlands Ranch community as a whole.

Thank you for your time

Dan Bautista

Can you please confirm receipt of this email? Thank you.

Travis Trejo

From: Andy Samaan
Sent: Saturday, December 13, 2025 4:55 PM
To: Travis Trejo
Subject: Verizon Cell Tower - Support

Hi, I heard about the cell tower coming to the east highlands ranch and I wanted to reach out to make sure I vocalized my support. We are in desperate need of service support here. I understand some people don't support the idea but I disagree. The benefit definitely outweighs the negative. Please let me know if there is anything else I can do to help convey my support for this project.

Thank you

Andy Samaan

Travis Trejo

From:
Sent: Tuesday, December 16, 2025 10:39 AM
To: Travis Trejo
Subject: Proposed Verizon Cell Tower In East Highland Ranch

I understand many people have a problem with the aesthetics even when masked as a tree. I'm not as concerned about the aesthetics as I am the physiological and psychological health issues. It has recently become known that Verizon, as well as other companies, are planning to implement 6G. Although convenience and newly added features will be greatly extolled, I suspect there will be little or no downside presented. However, there is a large downside. The negative effects on the human body and mind are potentially enormous. Additionally, the right to privacy is totally negated.

EHR management/ownership and Verizon management apparently have been discussing this issue for a number of years without the knowledge of the members. This could be construed as collusion or setting the foundation for a quid pro quo. The secondary question is "Who profits from this deal?" The members are paying $ 2,000 to $ 3,000 per year for the privilege to live here. I doubt seriously that we will gain anything. Quite the contrary, we stand to be negatively impacted on a major level.

I say no to any cell tower in EHR or Highland.

Walter C. Vidan
EHR Resident

Travis Trejo

From: Tom Turner
Sent: Monday, December 8, 2025 1:36 PM
To: Travis Trejo
Subject: Wireless Cell Tower (CUP 25-008)

I am opposed to placing a Wireless Cell Tower (CUP 25-008) anywhere within our community.

5G technology carries significant health risks that are often neglected or overlooked. The 5G technology adds multiple frequency bands (low, mid, and high). Recent technology generations have compounded the potential health impacts by emitting wireless radiation. Evidence increasingly shows that radiofrequency radiation from cell towers harms humans and wildlife. Documented symptoms include headaches, fatigue, insomnia, memory loss, confusion, nausea, weakness, radiofrequency sickness, cancer, and biochemical change.

Is this what we really want for ourselves and our children?

Respectfully,

Thomas Turner

Travis Trejo

From: Terrence Westerhof
Sent: Thursday, December 11, 2025 1:34 PM
To: Travis Trejo
Subject: Verizon 60 foot cell tower

I strongly oppose having a 60 foot cell tower installed at the intersection of Baseline Street and Church Street behind the House of God in East Highland. I have been a home owner and resident in East Highland Ranch since 1990. This tower will have the potential to lower home property values and will be very unsightly to look at.
Please do not let this tower to be built.

Thank you very much for your consideration on this matter.

Terrence Westerhof

Travis Trejo

From:
Sent: Monday, December 8, 2025 9:39 AM
To: Travis Trejo
Subject: Strongly disagree with a Cell Tower on Church/Baseline

Dear Travis, Please note, as a citizen of Highland for the last 23 years, I strongly disagree with a cell tower being built right where we live. Apart from the well known negative aspects on health, this destroys our wonderful area, views and property values, which to me is very important to maintain.

Please consider this objection and move the cell tower into the wash area, where it would be so much more appropriate, or avoid it altogether, as cell reception in our area is fantastic, so I don't understand why there would even be a need for this, unless this is a money maker, which should never be prioritized over the life quality of the people.

Best regards,

Silvia Berglas

Travis Trejo

From: Ron Shaw
Sent: Monday, December 8, 2025 3:10 PM
To: Travis Trejo
Subject: Oppose tower construction

Dear Mr. Trejo:
I recently heard about the proposed communications tower being constructed in East Highland, near the church. I will make this short. I am completely opposed to this construction. There must be many other locations where this Verizon tower could be located. Thank You
Ron Shaw

Travis Trejo

From: Rodrigo Gonzalez
Sent: Monday, December 8, 2025 6:20 AM
To: Travis Trejo
Cc: Rodrigo Gonzalez
Subject: Opposition to the proposed Verizon cell tower (SE corner of Church/Baseline)

Good morning, Travis:

I am a resident of East Highland and I am writing to express my strong opposition to the proposed Verizon cell tower at the southeast corner of Church Street and Baseline Street. Our families are deeply concerned that this installation would negatively impact the health, safety, and well-being of our community. In addition, we believe the tower would harm local property values, create significant aesthetic issues, and cause unnecessary environmental disruption.

Thank you for your time and consideration of our concerns.

Rodrigo Gonzalez

Travis Trejo

From: Monica Cordero
Sent: Monday, December 8, 2025 4:42 PM
To: Travis Trejo
Subject: Verizon Wireless Cell Tower

Hello
We were recently notified about this new proposed cell tower in our neighborhood and wanted to address the concerns as resident I would have. Not only is this a health issue to live so close to radio frequency but it is also a concern for property value. There are many who would not want to live next to a cell tower. If there is a petition I can sign I would gladly do so.

Thank you,
Monica Hinojosa

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, x 259 Fax: (909) 862-3180
Contact: Travis Trejo, Assistant Planner, ttrejo@cityofhighland.org

PROJECT NOTICE

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

PROJECT	Verizon Wireless Cell Tower
REFERENCE #:	Conditional Use Permit **CUP 25-008**
LOCATION:	28909 Base Line APN: 1210-011-38
DESCRIPTION:	The Applicant is proposing a new telecommunications facility and 60' faux Mono Eucalyptus tree cell tower.
APPLICANT	Verizon Wireless

COMMENTS:

Please submit your comments no later than **December 17, 2025**. If you have no comment, no reply is necessary.

I am writing to express my strong opposition to the proposed Verizon cell tower in our residential neighborhood.

Concerns:

(1) Negative health implications - 24/7 exposure to close-range radiofrequency emissions.

(2) Incompatibility with residential zoning and community character - Negative environmental and aesthetic impact.

(3) Negative impact on property values. - Reduced property values depending on proximity and visual impact.

(4) Equipment noise, night lighting, maintenance traffic.

(5) Risk of structural failure.

(6) Fire risk.

(7) Alternate sites such as commercial/industrial land, rather than close to homes/schools.

Rian Nina Jaffer
PRINTED NAME

12/16/2025
DATE

SIGNATURE

[redacted]

* Resident of [redacted]

(Right across from proposed tower)

Travis Trejo

From: Todd Johnson
Sent: Monday, December 8, 2025 7:38 AM
To: Travis Trejo
Subject: Proposed cell tower at Baseline and Highland

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Trejo,

I am writing to express my **strong support** for the Verizon cell tower proposed for a location near the corner of Church and Baseline in East Highland Ranch. I have lived in the Ranch for the past 18 years, and I have used the cell service of every major service provider available during that time. No matter which provider I use, the cell signal has always been extremely weak! I welcome any opportunity for that signal strength to be increased.

_____
Todd Johnson

Travis Trejo

From: Steve Lopez
Sent: Monday, December 8, 2025 11:43 AM
To: Travis Trejo
Cc: Steven Lopez
Subject: EHR cell tower

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

Public comment: If this improves cell service in East Highlands Ranch area, I am 100% in favor of this tower. It does not appear intrusive and blends well enough with its surroundings.

Thank you,
Steven Lopez

Travis Trejo

From: Miranda Breyer
Sent: Sunday, December 28, 2025 7:40 AM
To: Travis Trejo
Subject: Pro-Cell Tower

Good morning!

I wanted to express my family and I's support for the cell tower on Baseline and Church.

We think the plan for it to blend in however possible is great and we are THRILLED to FINALLY have cell service in our neighborhoods!

Thank you,
Miranda Breyer

Travis Trejo

From: Angela Tafolla
Sent: Wednesday, December 10, 2025 2:30 PM
To: Travis Trejo
Subject: FW: Verizon Cell Tower: CUP 25-008

FYI

Angela Tafolla
Planning Division

From: Michael .
Sent: Wednesday, December 10, 2025 1:16 PM
To: Angela Tafolla <atafolla@cityofhighland.org>
Cc: Michael .
Subject: Verizon Cell Tower: CUP 25-008

Hello Angela,

I just wanted to voice my opinion on the proposed Verizon tower at 28909 Baseline in Highland (CUP 25-008). I am fully in support of this welcome addition to our community. Is there a way to make this formally known to the City?

Thanks,
Mike Yavornicky
East Highlands Ranch resident

From: Mark Falcone
Sent: Monday, December 8, 2025 5:39 AM
To:
Subject: URGENT CALL TO ACTION!

Travis Trejo

From: Michelle Lenhert
Sent: Monday, December 8, 2025 9:34 AM
To: Travis Trejo
Subject: Cell Tower at Baseline and Church

Good morning,

I want to say that I support the tower.

I hope that it is placed behind a building or some place where it's not super obvious to interfere with the beautiful view as you look east on Baseline. I also hope that it isn't just a plain tower. I read that it would look like a tree.

Thank you
Michelle Lenhert

Travis Trejo

From: Milly Fisher
Sent: Monday, December 8, 2025 11:29 AM
To: Travis Trejo
Subject: Proposed 60-foot cell tower at Church & Baseline Streets

Mr. Trejo,

I am a resident of East Highland Ranch, and I understand that Verizon is proposing the installation of a cell tower at the corner of Church and Baseline. The following are some of the concerns I share with other residents of the Ranch regarding this proposal.

Aesthetic Impacts: Although this tower may be disguised as a Eucalyptus tree, it is **not**, in fact, a real tree.
Furthermore, it will dominate the existing skyline overshadowing the entrance to the Ranch.

Property Values:
Potential buyers are often hesitant to purchase property near cell towers.Our residents perceive this as a negative impact on our property investments, likely negatively impacting future resale and future equity values of homes within the Ranch.

Environmental:
Bledsoe Gulch abuts this area. Within the gulch an ecosystem exists that provides a habitat for some wildlife which will likely experience damaging effects. Additionally,
the natural beauty of the area will be diminished.

Health & Safety:
There exists an ongoing debate regarding the long-term exposure to radio-frequency. Many of the residents believe such prolonged exposure will be physically damaging to themselves and their children. We are unwilling to be tests subjects providing data for this debate.

It is my hope that you will consider these concerns, and deny the implementation of this project. My suggestion to Verizon is to explore other sites that may be as suitable but less intrusive to our community.

Thank you for your consideration to this matter.

Sincerely,

M. V. Fisher

Travis Trejo

From: jennifer martinez
Sent: Wednesday, December 10, 2025 1:14 PM
To: Travis Trejo
Subject: conditional use permit CUP 25-008

To whom it may concern;

I am writing in reference to the following project notice:

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

PROJECT NOTICE

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

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REFERENCE #:	Conditional Use Permit **CUP 25-008**
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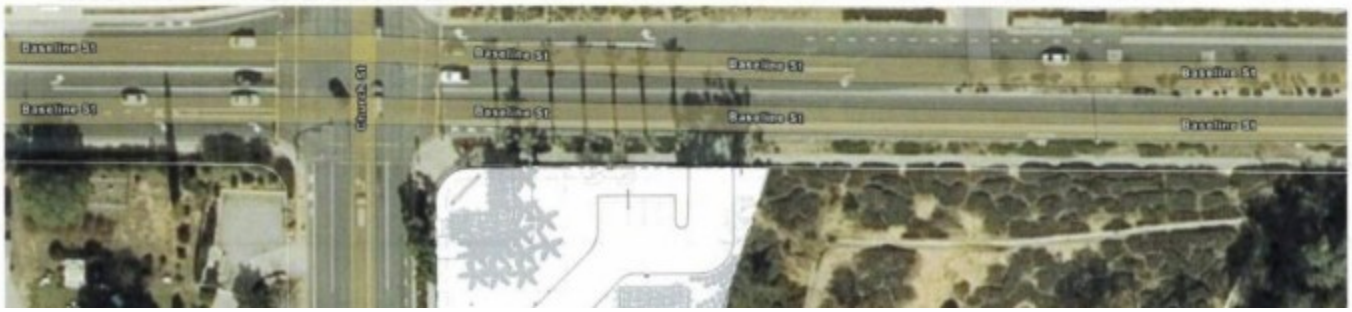
APPLICANT	Verizon Wireless



My family and I reside in East Highlands Ranch and have lived here for over twenty years. We oppose the placement of a cell tower here. We are concerned about the environmental impact, the financial impact- to the value of our homes and community, as well as the aesthetics of the community.

Thank you for your consideration.

Jennifer and Robert Martinez

Mark E. Falcone

December 14, 2025

City of Highland Planning Department
Attn: Mr. Travis Trejo, Assistant Planner
Attn: Planning Commissioners
27215 Baseline Street
Highland, CA 92346

Re: Opposition to Proposed Verizon Cell Tower – CUP 25-008

Dear Mr. Trejo and Planning Commissioners:

I am writing to formally express my opposition to the proposed construction of a Verizon telecommunications tower on the southeast corner of Baseline and Church Streets within the East Highlands Ranch HOA. After reviewing publicly available research and community planning literature, I have significant concerns regarding the potential health, safety, environmental, and neighborhood impacts of this project. I respectfully request that the Planning Department and Commission consider the following points during evaluation of the proposal.

1. Health Concerns and Radiofrequency Exposure

Residents living near telecommunications towers frequently express concern about long-term exposure to radiofrequency (RF) emissions. Although RF emissions are federally regulated, ongoing scientific studies continue to examine potential biological effects of prolonged exposure. Several peer-reviewed publications recommend continued caution and further investigation, particularly regarding children and pregnant individuals, who may be more sensitive due to developmental factors. [1]

The International Agency for Research on Cancer (IARC) has classified radiofrequency electromagnetic fields as *"possibly carcinogenic to humans."* [2] Given these uncertainties, establishing substantial setback distances between towers and residential neighborhoods remains important to address community health concerns.

2. Decline in Property Values

Multiple studies have found that property values may decline when telecommunications towers are sited near homes. Research using hedonic pricing models has shown that visible towers can have modest negative effects on nearby residential properties. [3] Such impacts affect individual homeowners as well as the overall desirability and stability of the neighborhood.

3. Visual and Aesthetic Impacts

The intersection of Baseline and Church Streets serves as a primary and well-established entrance into East Highlands Ranch. A 60-foot tower at this location would significantly alter the visual character of the community. Planning literature indicates that residents often experience dissatisfaction when large infrastructure installations disrupt established neighborhood

aesthetics. [4] These effects may persist long after installation and can contribute to long-term reductions in community satisfaction.

4. Fire Safety Considerations

Given the region's vulnerability to wildfire and emergency-response challenges, placing a telecommunications tower and associated electrical infrastructure near homes introduces additional risk. Although incidents may be rare, any malfunction involving electrical components or backup power systems could carry heightened consequences in a residential area. Responsible planning should minimize avoidable hazards wherever feasible.

5. Environmental Impacts

The Bledsoe Gulch area is a recognized riparian wildlife habitat supporting diverse plants and animals. Construction and operation of a telecommunications facility can contribute to habitat disturbance, increased energy consumption, and potential effects on wildlife behavior. [5] These factors warrant thorough environmental review as part of the planning process.

6. Community Engagement and Transparency

Many East Highlands Ranch residents feel that the initial siting process lacked sufficient transparency, communication, and opportunities for community input. This shortcoming lies largely with the East Highlands Ranch Board of Directors.

Major infrastructure projects—particularly those with long-term neighborhood impacts—are strengthened by early, open communication and meaningful public engagement. I appreciate that the City of Highland has publicized this proposal and is providing residents an opportunity to voice concerns.

Conclusion

For the reasons outlined above, I respectfully urge the Planning Commission to deny the current proposal or require Verizon to identify an alternative site farther from residential homes. Doing so would better protect neighborhood character, property values, environmental quality, and public confidence in the planning process.

Thank you for your thoughtful consideration. I welcome the opportunity to speak at the Planning Commission meeting in January.

Sincerely,

Mark E. Falcone

Footnotes

1. IARC Working Group on the Evaluation of Carcinogenic Risks to Humans. *Non-ionizing radiation, Part 2: Radiofrequency electromagnetic fields.* IARC Monographs, Vol. 102. World Health Organization; 2011. Additional systematic reviews indicate limited or inadequate evidence of health effects of RF EMF exposure in children and adults.
    - Röösli M, et al. *Systematic review of physiological and health-related effects of radiofrequency electromagnetic field exposure on children and adolescents. PubMed.* 2022.
    - Frei P, et al. *Systematic review of the effect of RF-EMF exposure on cancer risk in humans. Environ Int.* 2024;191:108983.
2. International Agency for Research on Cancer (IARC). *Q&A on the Evaluation of the Carcinogenicity of Radiofrequency Electromagnetic Fields.* IARC Monographs, Vol. 102. 2011. (iarc.who.int)
3. Filippova, O., & Rehm, M. (2011). *The impact of proximity to cell phone towers on residential property values. International Journal of Housing Markets and Analysis, 4*(3), 244–259. Evidence from hedonic pricing studies shows that visible towers can have modest negative effects on nearby property values. (emerald.com)
    - Marona, B., et al. *Do 5G cell phone towers decrease house prices? Evidence from multiple markets. J Hous Built Environ.* 2024.
4. McDonough, C. C. (2003). *The Impact of Wireless Towers on Residential Property Values. Assessment Journal.* Discusses aesthetic and community perception impacts of telecommunications towers in residential areas. (researchexchange.iaao.org)
5. U.S. Fish and Wildlife Service. *Cell Tower Recommendations to Avoid Adverse Impacts to Migratory Birds and Other Wildlife.* 2024. Construction and operation of towers can affect wildlife habitat, behavior, and local ecosystems. (dwr.virginia.gov)
    - Balmori, A. *Electromagnetic pollution from phone masts: effects on wildlife. Environ Int.* 2009;35:232–236.
    - Levitt, B. B., & Lai, H. *Low-level EMF effects on wildlife and plants. PMC.* 2022; PMCID: PMC9732734.

Travis Trejo

From: jackie melville
Sent: Monday, December 8, 2025 9:01 AM
Subject: EHR Cell Tower

Mr. Travis Trejo,

As a homeowner in East Highland Ranch, we urge you to reconsider the area you've chosen.

It'll be a great eye sore, specifically right there and a deterrent for prospective home buyers which in turn will lessen the values of our homes. It's known that property buyers don't purchase near these towers.

Please consider and find another less problematic area.

Thank you,

Mr. and Mrs. Clive Melville

Travis Trejo

From: Janella Riter
Sent: Monday, December 8, 2025 8:10 AM
To: Travis Trejo
Subject: Cell Tower

Dear Mr. Travis Trejo,

It has been brought to my attention that a cell tower is planned to be built on the corner of Church St and Baseline. I am a home owner within walking distance of that spot.

First of all, I was not consulted by the HOA regarding this planned change. Secondly, I am concerned over the placement and position of the tower, negatively affecting both the harmonious look of our neighborhood and the re-sale of our homes. And thirdly, I am concerned about the health factors that might come up due to physical close proximity to the tower. In our home 4 out of 5 of the members already struggle with constant migraines and 2 family members have severe chronic pain.

Finding a spot that is less out of the central HOA community view and which is farther from family homes would be a good alternative.

Thank-you for taking this matter seriously. I am sorry that you are having to deal with it at this late stage of the planning. I am sure that is stressful. Thank-you again.

Sincerely,
Janella Riter

Homeowner

Yahoo Mail: Search, Organize, Conquer

Travis Trejo

From: Jean Hutabarat
Sent: Monday, December 15, 2025 12:07 PM
To: Travis Trejo
Subject: Verizon cell tower

Dear Sir:

Regarding the Verizon cell tower to be built at EHR, I feel that it can interfere with The natural beauty that we have on Baseline, which can diminish people's interest to live at EHR. Less people will buy our vacant houses , which can affect our economy .

I hope Verizon can find another location for their tower that is less visible and noticeable.

Thank you for your time and consideration.

Sincerely,

Jean Hutabarat

Travis Trejo

From: Ali Jaffer
Sent: Friday, December 12, 2025 12:59 PM
To: Travis Trejo
Cc: ajaffer2020@yahoo.com
Subject: Project Notice - Verizon Wireless Cell Tower
Attachments: City of Highland - Project Notice (Verizon Wireless Cell Tower).pdf

Hello Mr. Trejo,

In regards to the attached notice that I received for the Verizon Wireless Cell Tower, what is the best way to express my concerns? I was hoping on sending my response via email rather than write it on the back of the notice. Is that ok? Can I email you my response directly for consideration or should I use a different email group? Also, has the matter already been decided on by the city or is the city conducting research right now?

Thank you kindly

Ali Jaffer

Yahoo Mail: Search, Organize, Conquer

Travis Trejo

From: Barbara L. Katzka
Sent: Monday, December 15, 2025 1:21 PM
To: Travis Trejo
Subject: Cell Tower

Dear Mr. Trejo:

I am a resident of East Highlands Ranch. With regard to the new cell phone tower coming up for review for placement in the ranch, I am opposed to it being placed at the corner of Baseline & Church Streets. Although a new cell phone tower may be needed (and I am not opposed to that idea), I do not think the entrance to East Highlands Ranch is the appropriate designation. Although it is stated that it will "blend" with the trees already in existence on that corner, it will still look like a cell phone tower, and will spoil the ambience of the entrance.

Perhaps it would be best to find a less conspicuous place for the cell phone tower than on that corner. I appreciate your taking my thoughts into consideration.

Sincerely,

Barbara Katzka

Travis Trejo

From: Bill Grace
Sent: Monday, December 8, 2025 5:22 PM
To: Travis Trejo
Subject: Verizon Tower at Baseline and Church in East Highlands Ranch

I think the Ranch would be better served if that tower were relocated to a more conspicuous site.

Thank you,
Bill Grace
East Highlands Ranch Ownowner

Travis Trejo

From: Cathy Simpson
Sent: Monday, December 8, 2025 8:47 AM
To: Travis Trejo
Subject: Cell tower

Good Morning,
I leaned recently that a cell tower may go up at Baseline and Church st. This cannot happen. It's an eye sore and too close to many homes

Please do not allow this to happen

Thank you

Cathy Simpson

SPEAKERS ARE LIMITED TO 3 MINUTES PER PERSON

To address the Planning Commission, complete this form and return it to the Administrative Assistant prior to the start of the meeting. The Chair will call you at the appropriate time to speak.

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 $250 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 not later than the beginning of the proceeding.

Name: Fred Yauger Representing: _____

Address: 7123 Amberwood Ln. Phone: _____

☒ Speaking to a matter on the agenda:

3 Item Number ☒ In favor ☐ In opposition

☐ Speaking to a matter not on the agenda regarding: _____

_____

SPEAKERS ARE LIMITED TO 3 MINUTES PER PERSON

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Name: GARY UNDERWOOD Representing: EAST HIGHLANDS RANCH HOA

Address: 29261 LAKE VIEW LANE Phone: 909 227 9702

☐ Speaking to a matter on the agenda:

3 Item Number ☒ In favor ☐ In opposition

☐ Speaking to a matter not on the agenda regarding: _____

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Name: PATRICK SANDFORD Representing: SELF

Address: 29225 LAKE VIEW LN Phone: (909) 754-9499

☒ Speaking to a matter on the agenda:

3 Item Number ☒ In favor ☐ In opposition

☐ Speaking to a matter not on the agenda regarding: _____

_____

SPEAKERS ARE LIMITED TO 3 MINUTES PER PERSON

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Name: NADIA FALCONE Representing: MYSELF

Address: 7740 SONRISE LN Phone: 909-856-5353

☑ Speaking to a matter on the agenda:

3 Item Number ☐ In favor ☑ In opposition

☐ Speaking to a matter not on the agenda regarding: _____

_____

SPEAKERS ARE LIMITED TO 3 MINUTES PER PERSON

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Name: Ali Jaffer Representing: Myself & my family

Address: 7401 Patterson Ct. Highland CA 92346 Phone: 909-685-8840

☒ Speaking to a matter on the agenda:

3 Item Number ☐ In favor ☒ In opposition

☐ Speaking to a matter not on the agenda regarding: _____

Attachment 8:

Applicant Response Letter

ALTERNATIVE LOCATIONS

Over the past 10 years, Verizon has conducted extensive efforts to identify and secure a suitable candidate location capable of addressing the existing wireless coverage gap and meeting the project's coverage and capacity objectives within this area. However, the search ring is predominantly comprised by residential developments, which has significantly limited the availability of feasible candidate sites.

Due to site limitations, zoning constraints, technical requirements, and lack of viable alternatives, the subject candidate located at 28909 Baseline Street is the only viable site identified to date that can adequately satisfy the project's coverage gap and capacity objectives.

Over the years numerous alternative candidates have been evaluated throughout the search ring, however, each location was ultimately determined to be infeasible due to RF limitations, zoning and land use concerns, visibility impacts, proximity to residential uses, or lack of property owner support. The following candidate locations were pursued to no avail:

-Highland Avenue & Crestview Lane, Highland:

This location was previously proposed by Verizon as a wireless facility site and was considered suitable by RF Engineering for addressing the primary coverage gap. The site was also preferred by the property owner, the Master HOA, and the presence of existing mature trees provided improved screening opportunities from a zoning and visual compatibility perspective. However, despite these factors, on January 25, 2016, the City of Highland denied Verizon's Conditional Use Permit application CUP-015-004 due to public opposition, and the property owner declined to support an appeal to the City Council.

-Water Tank – Crest View Lane, Highland:

This existing water reservoir site was determined by RF Engineering to be unsuitable because it is located on the eastern edge of the search ring and would not adequately address the primary coverage gap. Additionally, the site's proximity to existing residences and lack of mature trees or vegetation for screening created significant land use and visual compatibility concerns.

- Water Tank – Pleasant View Lane, Highland:

This existing water reservoir site was also rejected by RF Engineering due to its location on the eastern edge of the search ring, resulting in insufficient coverage of the primary service gap. Like the Crest View site, the lack of existing screening vegetation and close proximity

to residential properties made the site unfavorable from a zoning and entitlement standpoint.

-Vacant Lot – Highland Avenue & Church Street, Highland:

This alternate site was determined to be unsuitable due to zoning and visual impact concerns. The site lacked existing trees and vegetation necessary for adequate screening, was highly visible from surrounding areas, and was located in close proximity to existing residences.

-Spring Lake Clubhouse – 5892 Cloverhill Drive, Highland:

This alternate site was deemed unacceptable by RF Engineering because it would cover only a limited portion of the primary coverage gap and presented the potential for signal interference with existing Verizon facilities located to the west. In addition, any proposed wireless installation at this location would be highly visible from residences to the north and along Highland Avenue, creating significant visual impact concerns.

-East Highland Reservoir – Highland Avenue & Cloverhill Drive, Highland:

This alternate site was rejected by RF Engineering because it would inadequately address the primary coverage gap and presented the potential for signal overlap and interference with existing Verizon facilities to the west.

-Orange Orchard – Highland Avenue, Highland:

This alternate site was considered technically feasible by RF Engineering for addressing the primary coverage gap. However, due to the lower ground elevation at the site, a substantially taller tower would have been required, resulting in increased visibility from nearby residences to the north. Additionally, while the site was under consideration, Verizon determined it would no longer pursue lease agreements on properties owned by homeowners' associations (HOAs), eliminating the site from further consideration.

-Immanuel Baptist Church- located at 28355 Base Line St, Highland (east of the search ring):

This location was determined to be too close to an existing Verizon facility, making it unsuitable for the proposed project.

-The Village - at East Highlands Shopping Center located at 28988 Greenspot Rd, Highland:

This location was determined to be too close to an existing Verizon facility, making it unsuitable for the proposed project.

-Arroyo Elementary School - located at 771 Church St, Highland (south of the search ring):

This location was determined to be too close to an existing Verizon facility, making it unsuitable for the proposed project.

Collocation

Verizon Wireless performed a comprehensive evaluation of the feasibility of collocating on the existing SBA Communications tower located at 7223 Church Street, Highland, CA 92346 (34.121890, -117.172818), within the commercial shopping center north of the proposed project site. As part of this evaluation, Verizon coordinated directly with SBA Communications to determine whether any existing or future mounting positions on the tower could accommodate Verizon's RF design requirements and satisfy the identified coverage and capacity objectives within the search area.

SBA Communications confirmed that the only mounting position available for potential collocation at the time of inquiry was at an approximate RAD (centerline) height of forty-three feet (43'). Verizon's RF engineering team conducted a detailed technical review of the available position and determined that the available centerline elevation was insufficient to achieve the propagation objectives necessary to remedy the existing wireless coverage gap and provide reliable service capacity within the target area. Due to the lower mounting height, the facility would be unable to adequately transmit and receive signal coverage across the intended service area, resulting in substandard network performance and failure to meet Verizon's operational requirements.

In addition to the inadequate mounting elevation, the existing tower site is surrounded by mature trees and dense landscaping that would likely create significant RF signal attenuation and shadowing at the available mounting height. The height and density of the surrounding trees would materially interfere with signal propagation and reduce the effectiveness of the facility, particularly at the limited available centerline. As such, even if collocation were technically feasible from a structural standpoint, the resulting installation would not functionally achieve the project's intended coverage and capacity objectives.

Additionally, Verizon evaluated the ground space available within the existing lease area to determine whether the site could physically accommodate Verizon's required ground equipment, based on the site layout of the compound area, sufficient ground space was not available to accommodate Verizon's equipment, the property owner was also contacted to see if a portion of their property could be leased for Verizon's ground support equipment, the property owner was not interested in leasing ground space to Verizon, therefore, expansion of the existing lease area and/or add land was also determined to be infeasible.

Verizon also evaluated the potential future expansion of the tower. At the time of coordination, SBA indicated that they were in discussions with AT&T regarding a proposed fifteen-foot (15') tower extension. However, the proposed extension was not available to Verizon at the time of the feasibility review, no approved construction timeline had been established, and SBA could not confirm the availability of any future mounting position capable of satisfying Verizon's RF requirements.

Verizon cannot achieve its network objectives through collocation at the existing SBA tower due to the combined limitations of insufficient available height, RF attenuation caused by surrounding mature trees, lack of sufficient ground space for required equipment, lack of available compliant mounting space, and uncertainty regarding future tower modifications.

Based on Verizon's comprehensive technical, operational, and feasibility analysis, the existing SBA Communications tower was conclusively determined to be infeasible for collocation and incapable of meeting the project's wireless coverage and capacity objectives. Therefore, the proposed facility represents the only viable and technically feasible solution to address the identified service gap within the search area.

Verizon Site Church

Deviation to Setback Requirements

In accordance with the Municipal Code, all towers requiring a Conditional Use Permit must be setback a distance equal to at least seventy-five percent (75%), of the height of the tower from any adjoining lot line. In the case of this proposal, the Tower's location is approximately adjacent to the eastern property line. Per HMC 16.45.100.B.4 this setback requirements may be altered0 by Planning Commission.

The proposed wireless facility requests a deviation from the required 45' setback to the eastern property line. The reduced setback is justified because the parcel immediately adjacent to the east is currently vacant and under the same ownership as the project site. As a result, the reduced setback does not create additional impacts to neighboring residential or commercial uses.

Because the adjacent parcel is under common ownership, the intent of the setback requirement—to provide separation and buffering from adjacent uses—is effectively maintained. The deviation therefore does not adversely affect public health, safety, welfare, or surrounding properties.

According to the Highland Municipal Code, all major wireless telecommunication facilities to be setback two hundred feet (200') from residentially zoned property. As proposed, the tower leasing area comes within one hundred ninety-three (193') feet of the closest residential zoned parcel to the west. This is non-compliant but may be altered via Planning Commission approval.

The proposed wireless telecommunication facility requests a deviation from the required 200' setback from residentially zoned property, as required by the Highland Municipal Code. The proposed tower lease area is located approximately 193' from the nearest residentially zoned parcel to the west, resulting in a setback reduction of 7'. This represents a deviation of approximately 3.5% from the required setback.

The requested deviation is minor in nature and will not materially impact adjacent properties or the surrounding area. The 7' encroachment does not alter the overall character of the site nor create additional adverse visual, noise, or operational impacts beyond those typically associated with a compliant wireless facility. The facility has been designed to minimize visibility and maintain compatibility with surrounding land uses while supporting the continued expansion and reliability of the wireless communications network within the area.

Strict adherence to the full 200’ setback is infeasible and would create significant site design constraints that restrict the ability to accommodate the proposed facility.

The proposed location represents the most practical and feasible placement on the property while still minimizing impacts to surrounding uses and allowing the project to provide adequate wireless coverage and network capacity to the community.

Tower Separation Requirements The Highland Municipal Code requires all Wireless Telecommunication facilities under seventy-five feet (75') in height to be separated by a minimum of five hundred feet (500') measured in a straight line. The proposed Wireless Telecommunication Facility is approximately four hundred seventy-five (475’) feet from the nearest entitled tower located at 7223 Church Street. Based on the limited available mounting height of that tower, it would not meet the project’s coverage and capacity objectives. The adjacent commercial building located near the tower would likely create signal shadowing and potentially obstruct signals. The existing SBA tower was determined to be infeasible for this project. Similar to the setback requirements, these separation requirements may be altered via Planning Commission approval.

The proposed Wireless Telecommunication Facility requests a deviation from the minimum tower separation requirement established by the Highland Municipal Code, which requires all wireless telecommunication facilities under seventy-five feet 75’ in height to maintain a minimum separation distance of five hundred feet 500’ from other wireless facilities. The proposed facility is located approximately 475’ from the nearest entitled tower located at 7223 Church Street, resulting in a separation reduction of twenty-five feet 25’. This represents a deviation of approximately **5%** from the required separation standard.

The requested deviation is minor in nature and is justified due to the infeasibility of collocating on the existing nearby tower. Although an existing wireless facility is located within the prescribed separation distance, the tower was evaluated and determined to be unsuitable for the project’s operational needs and RF objectives.

The proposed facility therefore represents the most practical and technically feasible solution for addressing the coverage and capacity needs of the surrounding community while minimizing impacts to the surrounding area.

The requested 5% deviation does not undermine the intent of the tower separation requirement, which is to prevent excessive proliferation of wireless facilities and minimize visual impacts. The proposed facility remains substantially compliant with the code requirement and has been designed to integrate with the surrounding development in a manner that is compatible with existing land uses. Given the minimal nature of the

deviation and the demonstrated technical necessity for the proposed location, approval of the requested separation deviation is justified and warranted.

05/13/2026

RE: Verizon Wireless Telecommunications Facilities Located at:

Site Name	**Address**	**City, State, Zip**
Church	28908 Base Line St	Highland, CA 92346

To Whom It May Concern,

Recently, you inquired about radiofrequency (**RF**) emissions from a Verizon Wireless (**Verizon**) telecommunications facility located near the proposed above addresses (**Site**). Based on an RF engineer's analysis of this Site, the level of RF emissions is below the Federal Communications Commission (FCC) limits for Maximum Permissible Exposure (**MPE Limits**) in all areas accessible to the general public.

Please be assured that all of Verizon's telecommunications equipment and networks comply with the FCC MPE Limits. This includes ensuring that equipment is placed a safe distance from individuals, homes, and other areas to which the general public has access. The MPE Limits were developed in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC adopted the MPE Limits *after* examining RF research that scientists in the United States and around the world have conducted for decades. The research continues to this day, and agencies continue to monitor it. Based on that research, federal agencies have concluded that equipment and networks that comply with the FCC's MPE Limits pose no known health risks.

The international scientific consensus is that there are no known health risks from RF energy at the low levels approved for everyday consumer use. This includes the expert opinion of the World Health Organization and the Food and Drug Administration. The World Health Organization has stated that "There is no convincing scientific evidence that the weak RF signals from base stations [cell towers] and wireless networks cause adverse health effects."

More information on MPE Limits may be found at: https://www.ecfr.gov/current/title-47/chapter-I/subchapter-A/part-1/subpart-I/section-1.1310.

You can also obtain information about the safety of RF emissions from wireless network equipment and devices on the FCC's website, which you can access via this link: http://www.fcc.gov/oet/rfsafety/rf-faqs.html.

Additionally, www.wirelesshealthfacts.com is a good resource.

Thank you for reaching out to Verizon regarding your concerns about this Site. We appreciate the chance to explain our activities, answer your questions and, hopefully, allay your concerns. Additional questions related to compliance with federal regulations should be directed to VZWRFCompliance@verizonwireless.com. For all other questions about this Site, please contact your local Verizon resource listed below.

Contact Name	Contact Email	Contact Phone
Arlet Vargas	arlet.vargas@verizonwireless.com	909-605-2172

Sincerely,

Arlet Vargas
RF Engineer, Verizon

Attachment 9:

Planning Commission
Minutes from March 3, 2026

PLANNING COMMISSION REGULAR MEETING MINUTES
March 3, 2026 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from February 17, 2026 Regular Meeting.

   A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as submitted. Motion 5-0.

PUBLIC HEARINGS

2. A Request for a two-year Extension of Time (EXT 25-007) for Design Review Application (DRA 22-022) for the development of a 284,917 square foot warehouse and related Tentative Parcel Map No. 20680 (TPM 22-011) to merge fourteen (14) existing parcels into one (1), located at the northwest corner of Palm Avenue and Meines Street.

   Assistant Planner Maritnez gave an overview of the staff report.

   Chair Hamerly opened the public hearing.

Commissioner Miller asked the Applicant if two years would be enough time for the extension of time?

Applicant Corey James stated yes, the economy's been tough, however in the next few years we hope to see significant improvement to the economy. Currently, it is financially infeasible.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Merideth to adopt Resolution No. 26 –003, approving Extension of Time application (EXT 25-007) for a two (2) year extension of Design Review Application (DRA 22-022), and Tentative Parcel Map No. 20680 (TPM 22-011), subject to the Conditions of Approval and Findings of Fact. Motion carried, 5-0.

3. Conditional Use Permit Application (CUP 25-008) for a new telecommunications facility including a 60' faux Mono Eucalyptus located behind an existing church building on approximately 6.9 acres at the southeast corner of Base Line and Church Street, 28909 Base Line, Highland (APN 1210-011-38).

Assistant Planner Trejo gave an overview of the staff report.

Commissioner Merideth asked about the proposed height for the project.

Assistant Planner Trejo stated the cell towers tend to exceed most of our height requirements within our city. The height requirement is necessary in order to receive coverage.

Chair Hamerly stated in the past, Applicants have submitted their coverage profiles based on different heights to demonstrate the benefits of 10-foot interval in height. It gives them a certain amount of increased coverage.

Applicant's Representative Veronica Arbizu stated I am representing Verizon to discuss our proposed wireless facility. I'd like to thank staff for their thorough presentation and the community for their active participation. I've reviewed all 29 public comments submitted regarding this project, and I appreciate the transparency and process that goes into reviewing this project. We recognize that the primary concerns raised by residents involves aesthetics, property values, health, and the environment. Verizon takes its role in the community seriously and is committed to addressing these items directly. The facility is designed to operate strictly within the safety limits established by the Federal Communications Commission. These standards are based on the IEEE standard, which provides A rigorous framework for protecting the public from all established first health effects of electromagnetic fields. Again, Verizon takes public safety obligations seriously, which is why the tower operates well within the limits of standards, which includes a significant safety margin designed to protect all members of the public, including children and pregnant individuals. For the environmental protection of Bledsoe Gulch, we have conducted extensive environmental reviews to ensure this project has zero impact on the local ecosystem. This project is not located with any wetlands or riparian corridor associated with Bledsoe Gulch and sits outside the floodplain, preserving the integrity of this natural area. Given the limited footprint, I am confident that the environment will not be negatively affected. For the aesthetics

and modern property values, to preserve the neighborhood's character, we have selected a location with an established grove of trees using a 60-foot mono eucalyptus tower designed to blend into the existing landscape. We chose this location for those mature trees so that it can blend in. Recent research shows that high quality digital infrastructure and 5G connectivity are viewed as critical factors that can enhance property desirability and value for modern home buyers. So, the benefit to the community, the primary goal of this project is to eliminate dead zones and provide critical safety infrastructure to the community. Emergency response. With over 80% of emergency calls now originating for mobile devices, reliable coverage is a vital tool for researching or for reaching first responders during medical emergencies or wildfires. In conclusion, Verizon has reviewed and approved all conditions for this project. We believe this facility is a necessary step in ensuring the safety, economic stability, and connectivity of the residents while protecting the natural beauty of Bledsoe Gulch. I am available for any questions and especially ask for your approval of this project.

Commissioner Merideth asked what kind of battery will be on this site?

Applicant's Representative Veronica Arbizu stated there is one battery backup cabinet and it is either nickel or lithium.

Commissioner Merideth stated please consider the lead acid instead or the nickel based instead of the lithium ion.

Applicant's Representative Veronica Arbizu stated I will make that note.

Commissioner Merideth asked if Verizon adds additional trees in the location?

Assistant Community Development Director Stater stated yes, in the past have added trees as needed and can add it to a Condition of Approval.

Commissioner Merideth stated I would like to recommend a change in the Conditions of Approval to add some distance that will prevent any interaction between any of the eucalyptus trees and the building itself.

Chair Hamerly stated the elevations aren't completely clear based on the different sides that are shown. The tower is described as being a maximum of 60 feet tall and the section views at the east and west elevation show there's a fairly pronounced slope that could be 3-4 feet. The way the diagram is drawn shows it from the basically the base of the tower where it attaches to the foundation to the apex of the top of the tree as being 60 feet. The maximum heights for purposes of exposure is always taken from low grade adjacent to the tower. We might want to modify the request if Verizon is wanting a net of 60 feet above the lowest adjacent grade to eliminate the shadowing.

Applicant's Representative Veronica Arbizu stated true, we could kind of play with the foliage on top since we do have 3-4 feet of foliage that goes above the antennas.

Chair Hamerly stated regarding the screening the equipment enclosures I would like to see shrubs because vines tend to have a difficult time when it gets hot or something goes wrong with the irrigation and then they dry up and blow away.

Chair Hamerly stated in the CTIA reference report I had a hard time with statements that stated it's settled scientific fact and/or scientists agree. They typically don't agree on much, but the reports referenced from 2018, and that's a lifetime in technology. So, you may want to reference this since majority of the negative comments were concerned, such as your typical property values, electromagnetic fields, and radio frequency. The health issues were a primary concern and should update the reports at least within the last year or two at the most. I spent quite a bit of time at the National Institute of Health website, looking through their medical library. There's some really good double-blind studies that they've done recently, specifically geared towards adjacent to cell phone towers and how EMF and RF frequencies affect people. Those studies are pretty conclusive and I think the World Health Organization even cited some of those.

Public Speaker Fred Yauger spoke in favor of the new telecommunications facility.

Public Speaker Gary Underwood spoke in favor of the new telecommunications facility.

Public Speaker Patrick Sandford spoke in favor of the new telecommunications facility.

Public Speaker Mark Falcone spoke in opposition to the new telecommunications facility.

Public Speaker Ali Jaffer spoke it in opposition to the new telecommunications facility.

Assistant Planner Trejo stated that this property is zoned in Planned Development, not Residential.

Chair Hamerly asked on page 363, it stated the fire department review of all projects is required and then that next paragraph down shall comply with the California Fire Code. That should reference the current code edition as opposed to just generically referencing the fire code. So, the 2025 reference standard should be inserted in there if in lack of or in lieu of the specific code conditions for the types of facilities being considered.

Building Official Wirz stated we will make sure that is appropriately addressed.

Chair Hamerly stated the modifications are Planning Conditions of Approval (COA) No. 21, No. 22, 23, 24.

Assistant Community Development Director Stater stated yes, COA No. 21 stated mature trees removed as a result of the project shall be replaced at a 2 to 1 ratio. The species and location shall be determined in conjunction with the city's landscape architect and East Highlands Ranch arborist. Replacement trees shall consider combustibility. The COA No. 22 would state the Nickel or lead based battery in lieu of the lithium ion. The COA No. 23 would state that it is shrub screening along Church Street. COA No. 24 stated the faux bark to be installed on the tower to a point no less than 15 feet from grade. Use of appropriate paint color to camouflage the towers framework will be required.

Chair Hamerly stated ok and lastly Building and Safety COA No. 5 references to the current code within fire and planning conditions.

A MOTION was made by Commissioner Merideth and seconded by Chair Hamerly to approve the project; The vote was 2-3, with Commissioner McCance, Miller and Thomas voting no.

Community Development Director Mainez stated there is not enough in the record to support the denial. If we can spend a few minutes discussing some of the issues that we could prepare a revised resolution and bring it back to the Commission.

Commissioner McCance stated the reason I am denying this project is because the project requires multiple deviations from the Highland Municipal Code. This includes the setbacks, tower separation, and height of the tower. I am not convinced that it justifies these reductions and I can't support the project as proposed. I would like to see some alternate sites explored, changing the height of the tower or going back to the northern SBA tower and exploring that one again. I also take concerns from citizens and residents very seriously. I read all of them and I think when there is that much opposition, it's important that we balance the service need with the neighborhood impact.

Vice Chair Thomas stated I agree with everything my counterpart just discussed, also the overwhelming feedback from residents' concerns and with the deviations for the height and the distance. For that reason, I vote no.

Commissioner Miller stated same thing for me, the deviations from Highland Municipal Code (HMC) and given the impacts, I really would have liked to have seen an alternative condition analysis. That's pretty typical for projects that have potential impacts, is to consider alternatives and to reduce impacts as much as possible and mitigate what you can't. I think we're all seeing eye to eye on our reasons for it being a no.

Community Development Director Mainez stated just for clarification there was a term used tonight, the word was variance. I just want to clarify that the way the code is written where it allows the Planning Commission to make adjustments to the standards that are set in the HMC. We do not need to make variance findings, but I hear you loud and clear that what was presented tonight didn't really justify enough the height and location, sensitivity to the neighbors, aesthetics, and impacts. So, I just want to make that clear that there is no variance. The Conditional Use Permit (CUP) allows you to create the standard for that cell tower. That's the relief we give to the telecommunications in California under the Telecommunications Act. We allow that flexibility without a variance; variance would be a hardship. I want to make that clear, Mr. Chair, not a variance, the CUP is the mechanism to allow that flexibility.

Community Development Director Mainez stated we will bring back a denial resolution for adoption and after the Applicant can appeal to City Council.

Chair Hamerly closed the public hearing.

PLANNING COMMISSION LEGISLATIVE

4. Review of the City's 2025 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

   Assistant Community Development Director Stater gave a brief overview of the staff report.

   The Planning Commission received and filed the 2025 General Plan and Housing Element Annual Reports.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held March 17, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:02 p.m.

Submitted by:

Camille Duarte, Administrative Assistant III

Approved by:

Randall Hamerly, Chair

Attachment 10:

Draft Planning Commission Minutes from April 21, 2026

PLANNING COMMISSION REGULAR MEETING MINUTES
April 21 2026 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Brian Wolfe, Assistant Public Works Director
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

Public Speaker Patrick Sandford made a comment on the March 3, 2026 minutes.

CONSENT CALENDAR

1. Minutes from March 3, 2026 Regular Meeting.

   A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as amended. Motion 5-0.

2. Minutes from April 7, 2026 Regular Meeting

   A MOTION was made by Vice Chair Thomas and seconded by Commissioner Merideth to approve the minutes as amended. Motion 5-0.

PUBLIC HEARING

3. Conditional Use Permit Application (CUP 25-008) by Verizon Wireless for a new telecommunications facility including a 60’ faux Mono Eucalyptus located behind an existing church building on approximately 1.07 acres at 28909 Base Line, the southeast corner of Base Line and Church Street (Assessor's Parcel Number 1210-011-38).

   Assistant Planner Trejo presented the staff report.

   Vice Chair Thomas stated I would like to request additional information that was not provided in the previous meeting on March 3, 2026. It was challenging because community members

DRAFT

were either in favor or not in favor of this project. I think that the information should have been provided and perhaps an opportunity to come back before us to make an educated decision based off evidence and data.

Assistant Planner Trejo stated staff has prepared a little bit of additional information, however, our Applicant is here and provided additional information beforehand regarding the issues that were brought at our last meeting. The Applicant anticipated this item to make a movement, whether it was through denial or approval, which eventually will be reviewed by City Council.

Chair Hamerly stated if there is additional information, it should be in the agenda packet to review it before the meeting.

Assistant Community Development Director Stater stated staff provided a resolution for denial. The Commission has the opportunity to review the available information tonight or staff can bring it back at a later date.

Vice Chair Thomas stated I think it would be best to bring the item back since it was posted as a denial. This would give an opportunity for the community to provide public comments.

Chair Hamerly stated there are few solutions can be achieved. One would be to pass the resolution as proposed, then reviewed City Council. Two, Commission can make a motion to continue the item and staff can provide additional information, or we can deny the motion.

Vice Chair Thomas stated I think we would be a better Commission and serve the City Council if the item is continued to make a determination with additional information presented.

Commissioner Miller supports the continuation and agreed with Vice Chair Thomas.

Chair Hamerly opened the public hearing.

Applicant's Representative Veronica stated we provided some additional backup based on the comments made on March 3, 2026. I have a packet here. I am in favor of continuing this item so the Commission has the ability to review the documentation. We provided the propagation maps regarding different heights in that location and another feasibility analysis of the SBA tower. The reasons for the deviation was to make that this was the least intrusive proposal for the community and there is a significant gap in coverage as a testimony from the last meeting.

Commissioner Merideth stated the Conditions of Approval that we brought forth the last time, those will be continued on when the item comes back correct?

Assistant Community Development Director Stater stated yes, correct.

Public Speaker Patrick Sandford spoke in favor of the new telecommunications facility.

Public Speaker Ali Jaffer spoke in opposition of the new telecommunications facility.
Commissioner McCance stated I am uncomfortable that there were materials held back from our packet that was eventually going to City Council.

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Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to continue the item to May 19, 2026. Motion carried, 5-0.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

Public Speaker Rita Loof, Director of Environmental Affairs for Rad Tech International, a non-profit trade group in North America. She spoke about the ultraviolet electron beam-light-emitting diode technology (LED). She stated that the materials are toxic free, volatile organic compound free, electric, and that the Planning Commission is responsible for reviewing development projects for consistency with the General Plan and ensuring development projects protect public health.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held May 5, 2026.

Community Development Director Mainez briefly went over the next Study Session meetings that will be held at future dates. He highlighted the General Plan that was last created in 2006 and the goal is to start updating the document. He encouraged the Planning Commissioners to take notes and bring forward recommendations that they have.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:34 p.m.

Submitted by: Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

DRAFT

Attachment 11:

Resolution 2026-___ for Conditional Use Permit 25-008

RESOLUTION NO. 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT APPLICATION (CUP-25-008) FOR A NEW TELECOMMUNICATIONS FACILITY AND 60' FAUX MONO EUCALYPTUS TREE CELL TOWER ON BEHIND AN EXISTING CHURCH AT 28909 BASE LINE HIGHLAND (APN: 1210-011-38)

APPLICANT: VERIZON WIRELESS; SMARTLINK LLC.

A. RECITALS

1. On November 23, 2025, the Applicant submitted Conditional Use Permit Application (CUP 25-008) requesting a new telecommunications facility and 60' faux Mono Eucalyptus tree cell tower behind an existing church building. located at 28909 Church St., Highland (APN No.: 1210-011-38)

2. The site is zoned Planned Development within the East Highland Ranch Planned Development which designates this site as Neighborhood Commercial.

3. On March 3, 2026, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject application and concluded the hearing on that date. The Planning Commission denied a motion to approve the subject application and requested staff bring forth a resolution of denial.

4. On April 21, 2026, the Planning Commission of the City of Highland conducted a Public Hearing on the denial of the subject application and concluded the hearing on that date. The Planning Commission requested to continue the item to a date specific.

5. As required by City Council Resolution, Notice of the Public Hearing was posted at the City's three designated posting locations within the City and on May 9, 2026, a legal ad was run in the San Bernardino Sun. In addition, the notice was posted on the City's website, and interested agencies and property owners within a 300-foot radius of the site were notified by mail. No further notice is required for the public hearing.

6. On May 19, 2026, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject application and concluded the hearing on that date.

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

B. RESOLUTION

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

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

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated March 3, 2026, and which is incorporated herein by this reference, does find and determine the following facts:

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

3. Conditional Use Permit Findings of Fact (CUP-25-008):

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

      Response: The project site is designated Planned Development (PD) in the Highland General Plan. The General Plan Land Use Element notes that this site is within the East Highlands Ranch Planned Unit Development (EHR PUD) and that the PUD document provides detailed land use guidance, development standards and conditions of approval to guide the development of East Highlands Ranch. The PUD further designates the site's land use as Neighborhood Commercial (NC). The purpose of NC is to "provide appropriately located areas for daily shopping and commercial service needs of area residents and workers" including "supporting uses" (Highland General Plan, Commercial Designations). In Table 16.20.020.A of the Highland Municipal Code, wireless communications facilities are permitted within Planned Development (PD) district and all Commercial districts including NC.

      Highland General Plan's Public Services and Facilities Element, Goal 4.6 states the City's initiative to "coordinate with private utilities to provide Highland residents, schools and businesses with an efficient telecommunications infrastructure, including telephone, cable and high-speed services, such as high-speed Internet." The proposed use is in keeping with this initiative to ensure Highland residents can access adequate provisions.

The effect of the tower on the surrounding community was reviewed. Land Use Element, Goal 2.2 is to "Preserve and enhance the quality and character of existing residential neighborhoods." The project took into consideration the adjacent residential uses to the east and west and located the tower within an existing landscaped area, stealthed the tower to blend with the adjacent eucalyptus trees, stuccoed the equipment enclosure to blend with the existing church building, and sited the facility to be buffered by Church Street to the west and Bledsoe Gulch to the east.

Highland Municipal Code Section 16.45.100 lists setbacks, separation and height requirements. This project as proposed exceeds a number of these maximum standards and is seeking Planning Commission approval to alter these requirements as part of their review.

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

   Response: The proposed Site is located within a Planned Development Zoning District and on the site of an existing church. The Applicant installation of a 60-foot (60') tall faux Eucalyptus wireless communication tower. In addition, an unmanned, walled equipment shelter will be installed adjacent to the existing church building at the rear of the site largely out of view of the public. This site and the neighboring site have substantive landscaping that will aid in screening this tower and permitting it to blend in. No significant impacts to the existing visual character, or quality of the site and its surroundings would occur because of the proposed project. Additionally, this project would align with uses that have been previously deemed appropriate as there is a similarly located telecommunications tower located north of the subject site which was approved under the same set of zoning regulations. Conditions of approval have been placed on the project to ensure the faux Eucalyptus is maintained and will not impair the integrity, or character of the proposed district in which it is to be established.

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

   Response: The site is non-residential in nature. Historically it has been used as a real estate office, educational facility, and most recently a religious institution. It is at a prominent intersection at a gateway entrance to East Highlands Ranch. As such it is heavily landscaped and includes a sizeable entry monument sign. The proposed tower is located towards the rear of the site and will blend within the existing mature landscape. It will not negatively affect the structure, landscape area or parking. The use is ancillary to the building and use of the site.

The facility will improve telecommunications in the area and is suited for future co-location by other service providers. The proposed use is permitted within the Planned Development Zoning District and EHR PUD / Neighborhood Commercial Zone.

The site is located within a Planned Unit Development Zone surrounded by residential uses. The proposed use is required to meet several setback and separation requirements. As proposed, the project does not meet all of these requirements and is therefore seeking Planning Commission approval to alter these requirements as part of their review.

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

   Response: The site is currently served by local electrical, gas, water and sewer providers. There were no concerns voiced by these agencies upon receipt of the project's public notification. Additionally, there were no concerns raised by the City's Public Works, Public Safety or Fire Departments. Standard Conditions of Approval are applied to 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: Federal Communications Commission (FCC) rules require transmitting facilities to comply with Radio Frequency (RF) Exposure Guidelines. The limits established in the guidelines are designed to protect the public health with a very large margin of safety. The proximity of the wireless tower, though close to adjacent properties, is constructed to appropriate safeguard standards of the Highland Municipal Code. The proposed project will be constructed in compliance with building codes and conditioned so that it will not 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: This proposed project is Categorically Exempt from environmental proceedings pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines, since:

   (a) the project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

(b) The project falls under a water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

5. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves this Conditional Use Permit (CUP-25-008) to allow the installation of a 60-foot (60') tall faux Eucalyptus wireless communication tower with the accessory ground-mounted equipment in an unmanned walled shelter.

C. ADOPTION OF RESOLUTION.

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

Exhibit 1 includes the Project Plans

Exhibit 2 includes Photo Simulations

Exhibit 3 includes Conditions of Approval

PASSED, APPROVED AND ADOPTED this 19th day of May, 2026.

ATTEST:

_____	_____
Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez Community Development Director

Exhibit 1:

Project Plans

CHURCH

PROJECT ID: 17417587

28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

OVERALL HEIGHT 60-0"

PROJECT TEAM

SITE ACQUISITION /PLANNING:
SMARTLINK LLC
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CONTACT: VERONICA ARVIZU
PHONE: (858)602-6380

CIVIL ENGINEER:
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
CONTACT: GARRETT HAWTHORNE
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
CONTACT: DEREK G. STEFUREAC
PHONE: (702) 885-1552

SURVEYOR:
CELLSITE CONCEPTS
16885 VIA DEL CAMPO CT., SUITE
318, SAN DIEGO, CA 92127
CONTACT: SEV FRANCISCO
OFFICE PHONES: 858.432-4112 /
858.432-4257 EX. 103

VERIZON WIRELESS SIGNATURE BLOCK

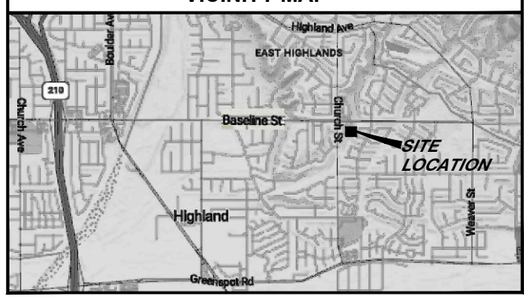
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 400 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 51' CENTERLINE MOUNTED ON A NEW 60' ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (3) VERIZON WIRELESS MACROCELL EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 8' WROUGHT IRON FENCE
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH A 168 GALLON DIESEL TANK ON A CONCRETE PAD
- HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE TO: SITE ADDRESS

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618: DEPART AND HEAD (NORTHEAST) 56 FT; TURN RIGHT, THEN IMMEDIATELY TURN RIGHT ONTO SAND CANYON AVE 0.4 MI; TURN LEFT ONTO BARRANCA PKWY 1.0 MI; TURN RIGHT ONTO PACIFICA 0.1 M; TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR CA-133 NORTH 3.9 MI; AT EXIT 14B, HEAD LEFT ON THE RAMP FOR CA-241 NORTH TOWARD RIVERSIDE 12.2 MI; AT EXIT 39A, HEAD RIGHT ON THE RAMP FOR CA-91 EAST TOWARD RIVERSIDE 6.4 MI; AT EXIT 47, HEAD RIGHT ON THE RAMP FOR SERFAS CLUB DR TOWARD AUTO CENTER DR 2.8 MI; AT EXIT 50, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR MAIN ST 0.3 MI; TAKE THE RAMP ON THE RIGHT FOR CA-91 E 0.2 MI; KEEP LEFT TO GET ONTO CA-91 E 15.3 MI; KEEP STRAIGHT TO GET ONTO I-215 N 5.4 MI; AT EXIT 40A, HEAD RIGHT ON THE RAMP FOR I-10 EAST TOWARD REDLANDS 5.4 MI; AT EXIT 77B, HEAD RIGHT ON THE RAMP FOR CA-330 / CA-210 TOWARD BIG BEAR / HIGHLAND 3.9 MI; AT EXIT 82, HEAD RIGHT ON THE RAMP FOR BASELINE ST TOWARD BASE LINE RD 0.3 MI; TURN RIGHT ONTO BASELINE ST 1.5 MI; ARRIVE AT BASELINE ST. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS CHURCH ST, SITE WILL BE ON SE CORNER OF INTERSECTION.

PROJECT SUMMARY

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING C
IRVINE, CALIFORNIA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER
APN: 1210-011-38-0-000

PROPERTY OWNER:
OWNER: E HIGHLANDS RANCH MASTER HOMEOWNERS
ADDRESS: 7136 CLUB VIEW DRIVE
HIGHLAND, CALIFORNIA 92346
CONTACT: SPENCER MATHEY
TELEPHONE: (909) 425-3972 x6271

PROPERTY INFORMATION:
SITE NAME: CHURCH
SITE ADDRESS: 28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346
JURISDICTION: CITY OF HIGHLAND

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION:	17'-4" X 17'-4" (~300 SF) & 10'-0" X 10'-0" (100 SF) & 411 SF
OCCUPANCY TYPE:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	PLANNED DEVELOPMENT (PD)
ADA COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
LS-1	TOPOGRAPHIC SURVEY	2
LS-2	TOPOGRAPHIC SURVEY	2
LS-3	NOTES & TITLE REPORT EXCEPTIONS	2
A1	SITE PLAN	2
A2	ENLARGED SITE PLAN	2
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A4	SITE DETAIL WITH DIMENSIONS	2
A5	NORTH AND WEST ELEVATIONS	2
A6	SOUTH AND EAST ELEVATIONS	2

ZONING DRAWINGS

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR WWW.DIGALERT.ORG
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
TITLE SHEET

T1

REVISION: 2

VICINITY MAP

APN
1210-011-38-0-000

SITE ADDRESS
28909 BASE LINE STREET, HIGHLAND, CA 92346

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NUMBER 932402318 DATED AUGUST 16, 2024.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06071C8706H EFFECTIVE DATE 08/28/2008.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
3. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/−) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. FIELD SURVEY COMPLETED ON MAY 31, 2023.

LEGENDS

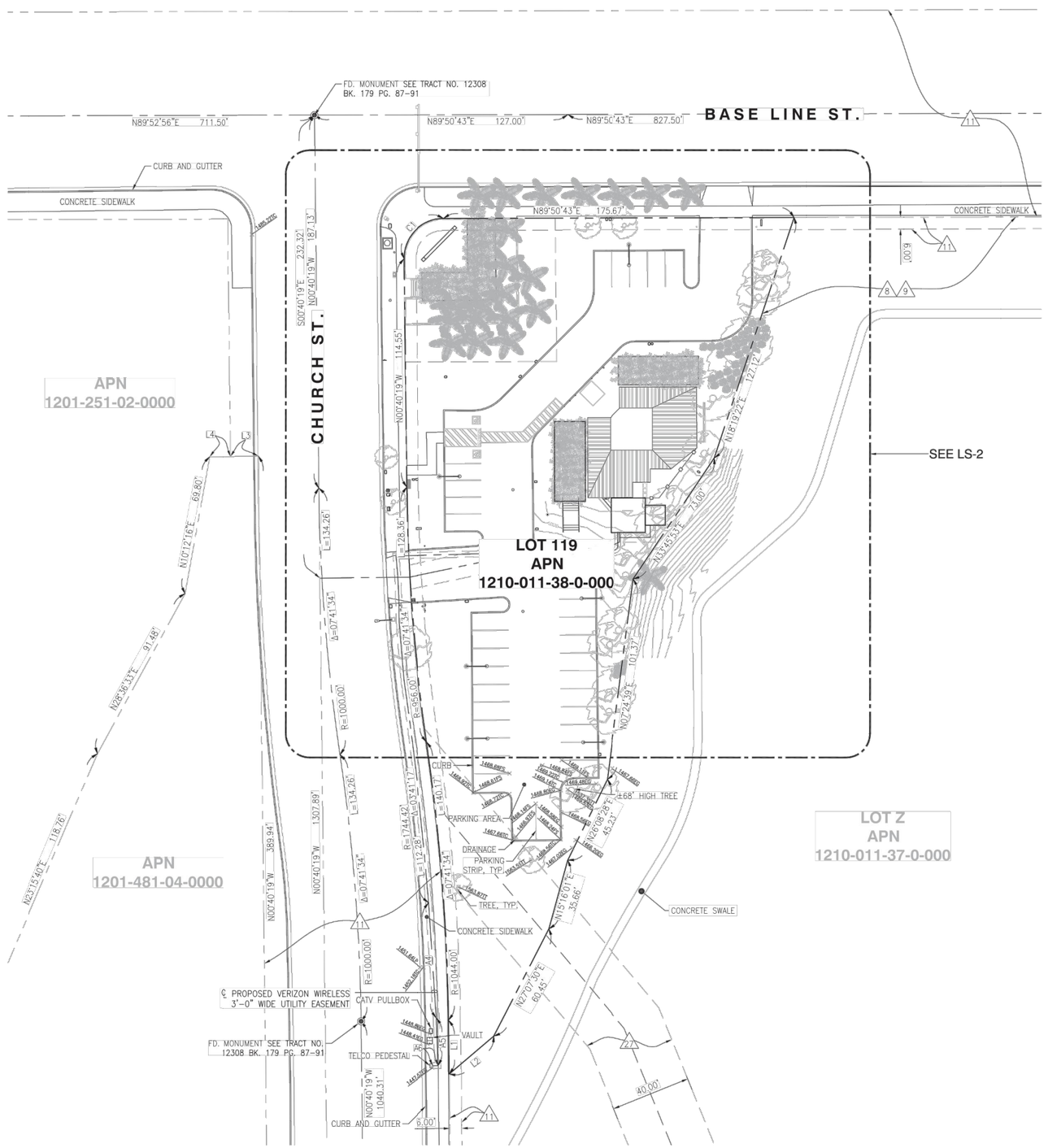
——— – ———	CENTER LINE
——— – – ———	PROPERTY LINE
— — — —	EASEMENT LINE
EG	EXISTING GRADE
FS	FINISH SURFACE
LP	LIP OF GUTTER
TC	TOP OF CURB
TT	TOP OF TREE
	CATCH BASIN

MONUMENT

◉	FD. MONUMENT

PROPERTY LINES DERIVED FROM

TRACT NO. 12308 BK. 179 PG. 87–91	DATED MAY 17, 1985
TRACT NO. 17263 BK. 326 PG. 74–79	DATED MARCH 07, 2007



LINE TABLE		
NO.	LENGTH	BEARING
L1	27.00'	N00°40'19"W
L2	29.36'	N49°31'31"E
L3	13.96'	N89°19'41"E
L4	10.66'	N89°19'41"E

CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	90°31'02"	20.00'	31.60'

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A4	57.91'	S03°47'55"E
A5	23.97'	S02°03'19"E
A6	2.76'	N90°00'00"W

30' 0' 30' 60'
GRAPHIC SCALE: 1"=30'

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

cellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

LICENSURE:

LICENSED LAND SURVEYOR
RAFI Y. HANNA
LS. 8750
Exp. 12/31/24
10/25/24
STATE OF CALIFORNIA

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY:	RNFR
CHECKED BY:	RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

LEGENDS

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- WROUGHT IRON FENCE
- CMU WALL
- EG — EXISTING GRADE
- FS — FINISH SURFACE
- TT — TOP OF TREE
- LP — LIP OF GUTTER
- TC — TOP OF CURB
- TL — TOP OF LIGHT POLE
- RR — ROOF RIDGE
- TW — TOP OF WROUGHT IRON FENCE
- TR — TOP OF TRELLIS
- FL — FLOW LINE
- TV — TOP OF VINES
- TF — TOP OF FLAGPOLE
- TB — TOP OF BUILDING
- EXISTING LIGHT POLE
- EXISTING SIGNAGE
- CATCH BASIN
- PALM TREE
- TREE
- BUSH

COORDINATES

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA

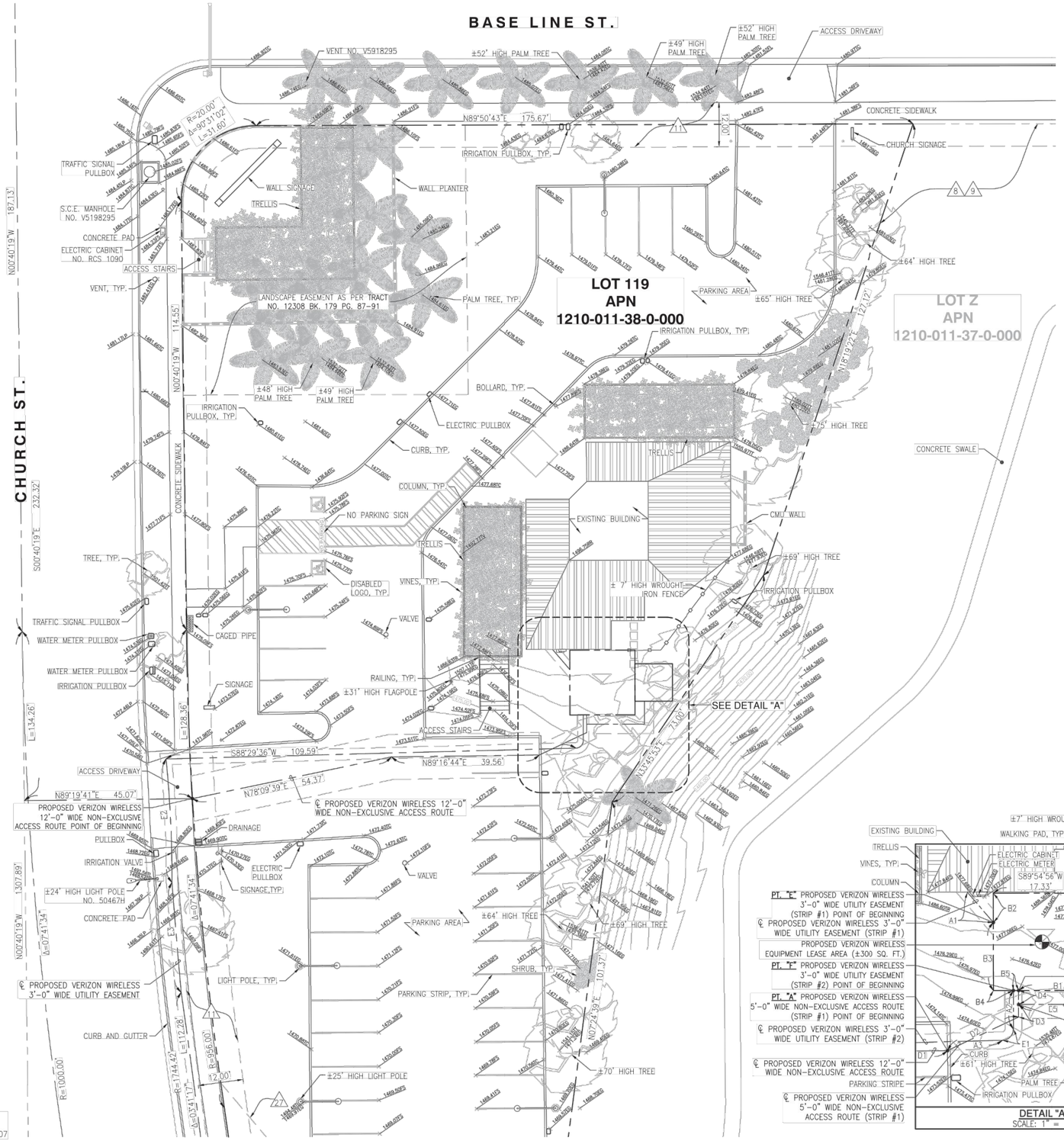
LATITUDE: 34°07'14.11"N (34.120586)

LONGITUDE: 117°10'23.97"W (−117.173325)

PROPOSED VERIZON WIRELESS TOWER LEASE AREA

LATITUDE: 34°07'14.11"N (34.120586)

LONGITUDE: 117°10'23.81"W (−117.173281)



15' 0' 15' 30'

GRAPHIC SCALE: 1"=15'

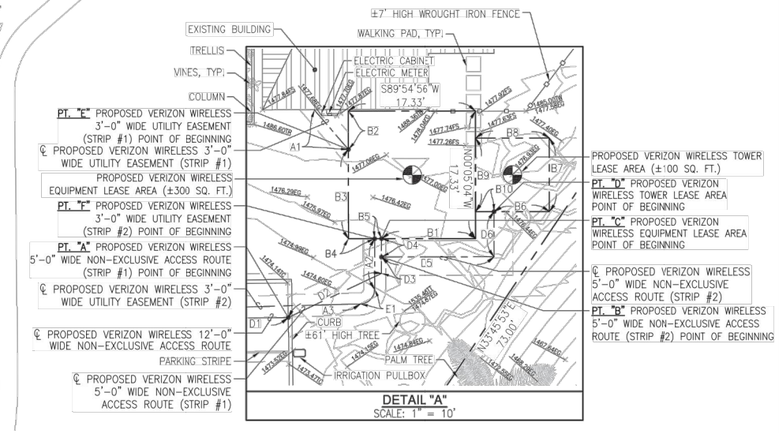
PROPERTY LINES DERIVED FROM
TRACT NO. 12308 BK. 179 PG. 87-91 DATED MAY 17, 1985
TRACT NO. 17263 BK. 326 PG. 74-79 DATED MARCH 07, 2007

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A1	7.08'	N40°33'03"W
A2	6.88'	S00°01'29"W
A3	109.59'	S88°29'36"W

LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	12.86'	N89°54'56"E
B2	5.20'	S00°05'04"E
B3	12.14'	S00°05'04"E
B4	3.54'	N89°54'56"E
B5	0.93'	N89°54'56"E
B6	7.50'	N89°54'56"E
B7	10.00'	N00°05'04"W
B8	10.00'	S89°54'56"W
B9	10.00'	S00°05'04"E
B10	2.50'	N89°54'56"E

ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	39.56'	N89°16'44"E
D2	13.99'	N64°35'32"E
D3	2.22'	N00°00'00"E
D4	2.50'	N00°00'00"E
D5	15.36'	N89°54'56"E
D6	6.15'	N00°05'04"W

UTILITY EASEMENT CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
E1	88°31'04"	2.00'	3.09'
E2	06°03'59"	312.63'	33.10'
E3	00°33'48"	2999.11'	29.49'



DETAIL "A"
SCALE: 1" = 10'

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

ellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

LICENSURE:

LICENSED LAND SURVEYOR
RAFI Y. HANNA
L.S. 8780
Exp. 12/31/24
10/25/24
STATE OF CALIFORNIA

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY: RNFR
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

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 "Z" OF TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED OF MAPS, IN BOOK 179, PAGES 87 THROUGH 91, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE-DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE-DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN DEED RECORDED OCTOBER 6, 1986, AS INSTRUMENT NO. 86-291264, OFFICIAL RECORDS.

PARCEL 2:
LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 179, PAGE(S) 87 TO 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

APNS: 1210-011-37-0-000 & 1210-011-38-0-000

SCHEDULE B (EXCEPTIONS)

ITEMS 1, 5 & 6 ARE TAX RELATED
ITEMS 2, 3 & 36 ARE LIEN RELATED
ITEMS 4, 10 & 29 ARE RIGHTS RELATED
ITEMS 12 & 30 ARE COVENANT RELATED
ITEM 13 IS MEMORANDUM RELATED
ITEMS 17, 31 & 32 ARE AGREEMENT RELATED
ITEMS 33 & 34 ARE ORDINANCE RELATED
ITEM 35 IS REDEVELOPMENT RELATED
ITEM 37 IS ADVISORY RELATED
ITEM 38 IS COMPANY RIGHTS RELATED

EASEMENTS:

ITEMS 23 & 28 ARE **NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.**

ITEMS 7, 14, 15, 16, 18, 19, 20, 21, 22, 24, 25 & 26 ARE **NOT PLOTTED. THE LOCATION OF SAID EASEMENTS ARE TOO FAR FROM THE SUBJECT LOT.**

8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: DRAINAGE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
RECORDING NO.: BOOK 179, PAGE 87 THROUGH 91 INCLUSIVE OF MAPS
AFFECTS: LOT "Z"

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: OPEN SPACE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
RECORDING NO.: BOOK 179, PAGE 87 THROUGH 91 INCLUSIVE OF MAPS

11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 17, 1985
RECORDING NO.: 85-118316 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND PACIFIC BELL, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 14, 1984
RECORDING NO.: 84-193046 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2 TOWNSHIP 1 SOUTH, RANGE 3 WEST, ALSO BEING THE CENTERLINE INTERSECTION OF BASE LINE STREET AND CHURCH STREET, ON A FOUND MONUMENT, AS SHOWN ON THAT TRACT NO. 12308 AS PER MAP FILED IN BOOK 179 ON PAGES 87 THROUGH 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 00°40'19" EAST, A DISTANCE OF 232.32 FEET; THENCE NORTHEASTERLY LEAVING SAID WEST LINE OF SAID SECTION 2, NORTH 89°19'41" EAST, A DISTANCE OF 45.07 FEET TO THE WESTERLY LINE OF SAID LOT 119, ALSO BEING THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 78°09'39" EAST, A DISTANCE OF 54.37 FEET;
THENCE NORTH 89°16'44" EAST, A DISTANCE OF 39.56 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "A"; ALSO BEING THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION (STRIP #1):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "A";
THENCE NORTH 64°35'52" EAST, A DISTANCE OF 13.99 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.22 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "B";
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE **PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA**, REFERRED TO HEREINAFTER AS POINT "C", ALSO BEING THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #1) ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION (STRIP #2):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "B";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 15.36 FEET;
THENCE NORTH 00°05'04" WEST, A DISTANCE OF 6.15 FEET TO A POINT ON THE SOUTHERLY LINE OF THE **PROPOSED VERIZON WIRELESS TOWER LEASE AREA**, REFERRED TO HEREINAFTER AS POINT "D", ALSO BEING THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #2) ON SHEET LS-2.

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR EQUIPMENT LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "C";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 12.86 FEET;
THENCE NORTH 00°05'04" WEST, A DISTANCE OF 17.33 FEET;
THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 17.33 FEET;
THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 5.20 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "E";
THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 12.14 FEET;
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 3.54 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "F";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 0.93 FEET TO THE **POINT OF BEGINNING** OF THIS **PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION.**

CONTAINS 300 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA ON SHEET LS-2.

PROPOSED VERIZON WIRELESS TOWER LEASE AREA DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR TOWER LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "D";
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 7.50 FEET;
THENCE NORTH 00°05'04" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°54'56" EAST, A DISTANCE OF 2.50 FEET TO THE **POINT OF BEGINNING** OF THIS **PROPOSED VERIZON WIRELESS TOWER LEASE AREA DESCRIPTION.**

CONTAINS 100 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE PROPOSED VERIZON WIRELESS TOWER LEASE AREA ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #1):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "E";
THENCE NORTH 40°33'03" WEST, A DISTANCE OF 7.08 FEET TO THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #1) ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #2):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "F";
THENCE SOUTH 00°01'29" EAST, A DISTANCE OF 6.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2.00 FEET;
THENCE SOUTHWESTERLY, 3.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'04";
THENCE SOUTH 88°29'36" WEST, A DISTANCE OF 109.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 312.63 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS NORTH 84°14'42" EAST;
THENCE SOUTHEASTERLY, 33.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'59" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2939.11 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 85°29'54" WEST;
THENCE SOUTHEASTERLY, 29.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'48" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1744.42 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS NORTH 81°43'42" EAST;
THENCE SOUTHEASTERLY, 112.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'17";
THENCE SOUTH 03°47'55" EAST, A DISTANCE OF 57.91 FEET;
THENCE SOUTH 02°03'19" EAST, A DISTANCE OF 23.97 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2.76 FEET TO THE **TERMINUS POINT** OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #2) ON SHEETS LS-1 & LS-2.

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

ellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

LICENSURE:

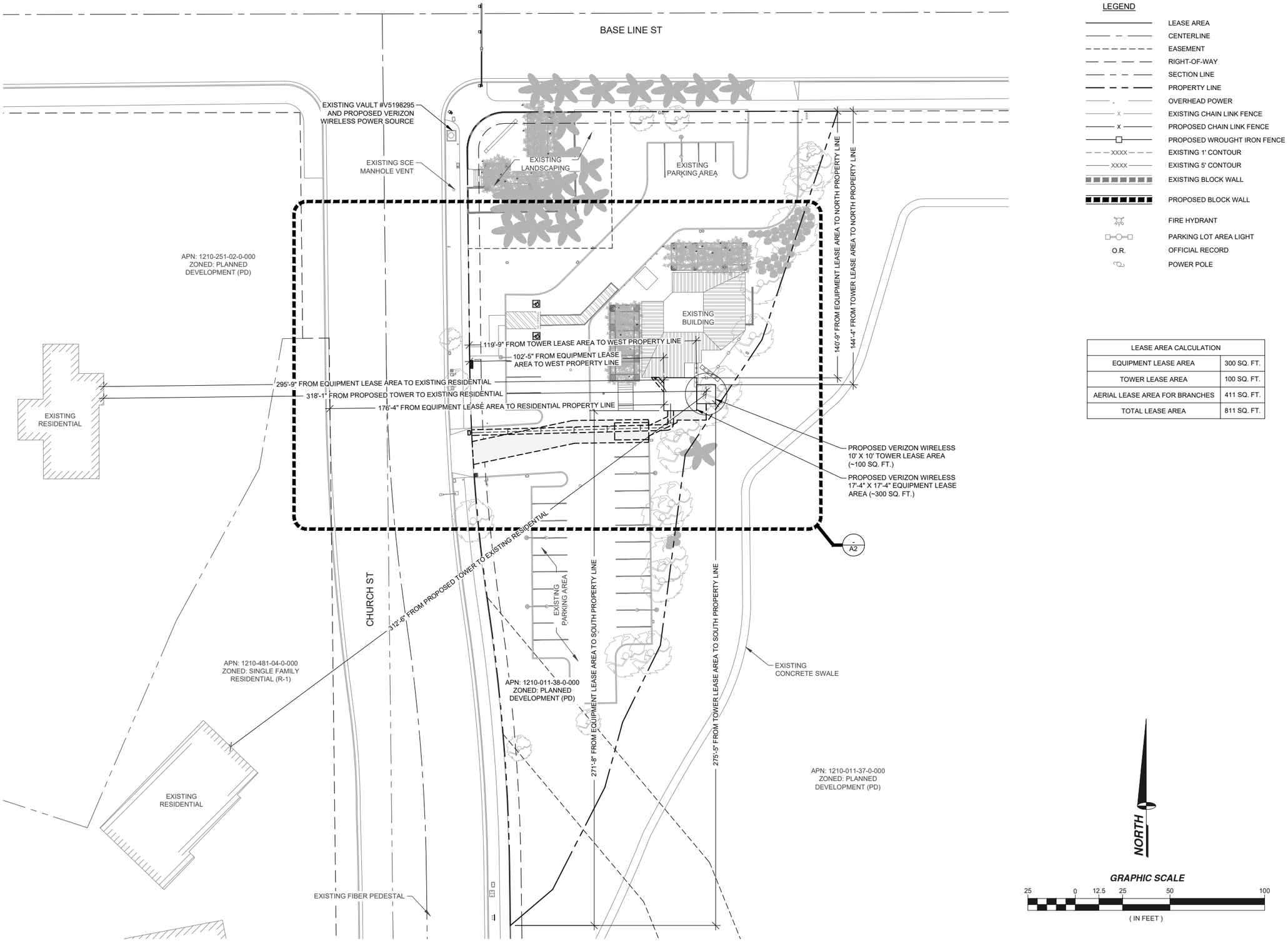
LICENSED LAND SURVEYOR
BRAD Y. HANNA
L.S. 8780
Exp. 12/31/24
10/25/24
STATE OF CALIFORNIA

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY:	RNFR
CHECKED BY:	RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-3



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 50'	1" = 25'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

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IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

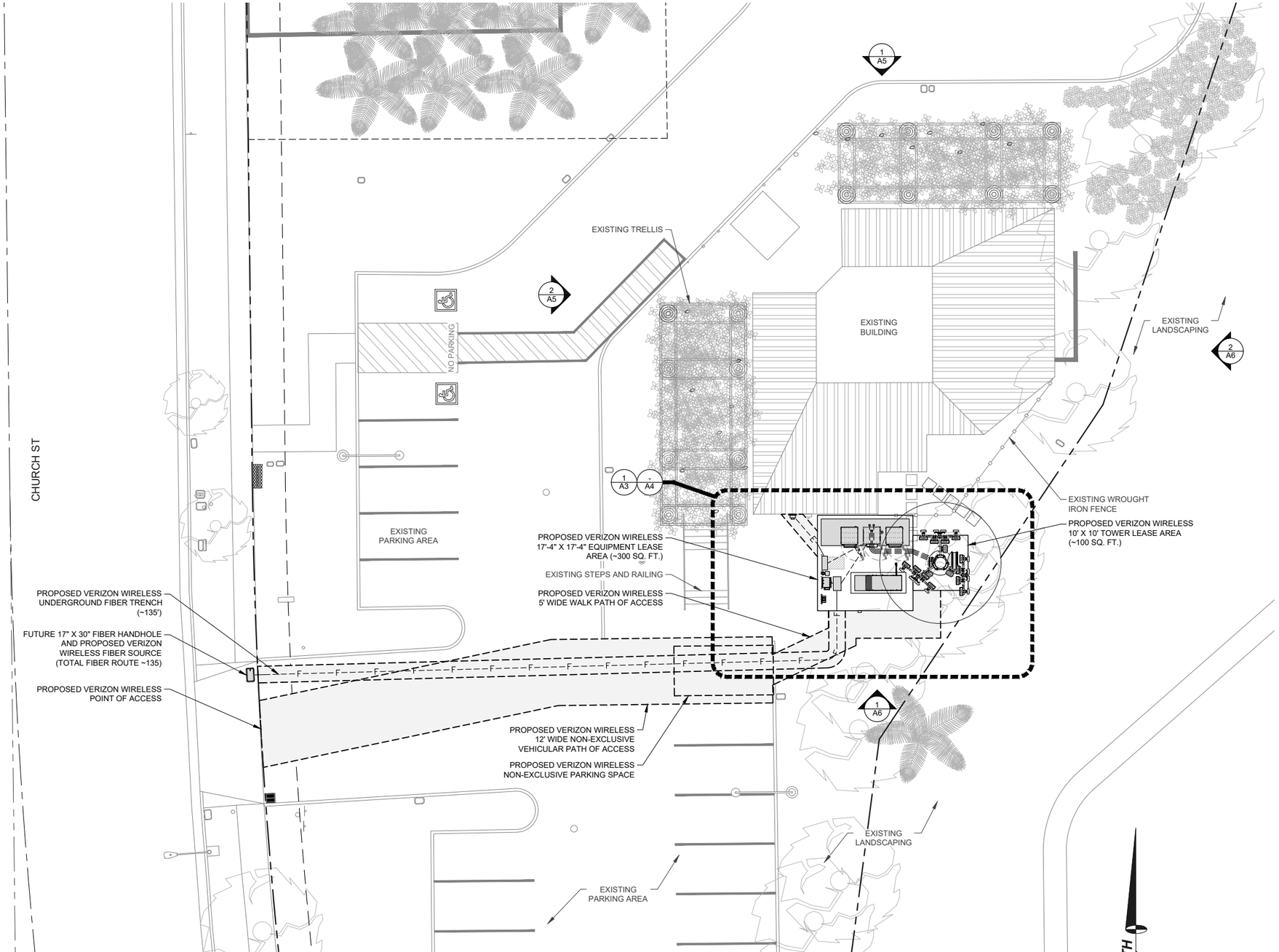
SHEET TITLE:
SITE PLAN

A1

REVISION: 2

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE



LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

ENLARGED SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 20'	1" = 10'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

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LAS VEGAS, NEVADA 89118
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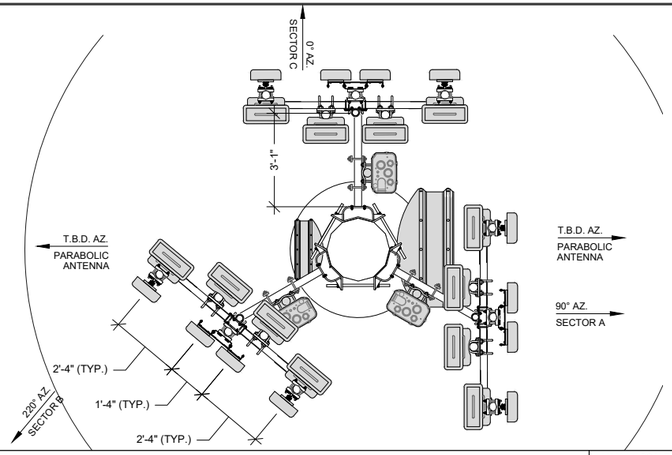
CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:

ENLARGED SITE PLAN

A2

REVISION: 2



ANTENNA LAYOUT

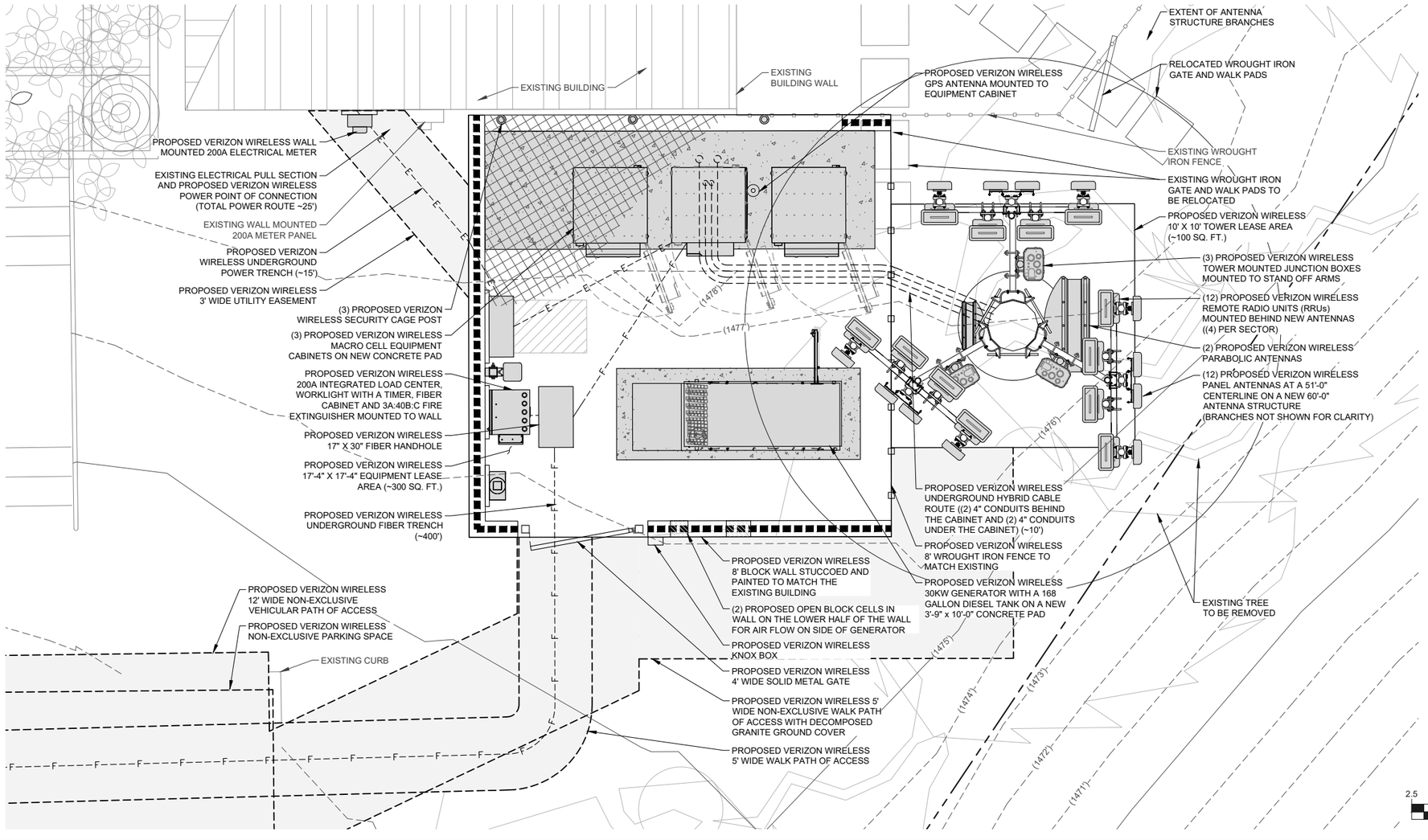
11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	4

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	90°	4	4	51'	170'	(3) 12X24 HYBRID CABLES	.	5'	15'	. .
SECTOR B	220°	4	4				.	5'	15'	. .
SECTOR C	0°	4	4				.	5'	15'	. .
PARABOLIC ANTENNA	T.B.D.	2	.	T.B.D.	.	.	.	.	.	. .
GPS	N/A	1	.	.	.	1/2" COAX	.	.	.	. .

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

SCALE:	
NONE	2



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

NOTE:
EXISTING LANDSCAPING INSIDE PROPOSED LEASE AREA TO BE RELOCATED AS NEEDED

NORTH

GRAPHIC SCALE

2.5 0 1.25 2.5 5 10

(IN FEET)

SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
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2	03/27/25	PLANNING REVISIONS	R.C.

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LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
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IRVINE, CALIFORNIA 92618

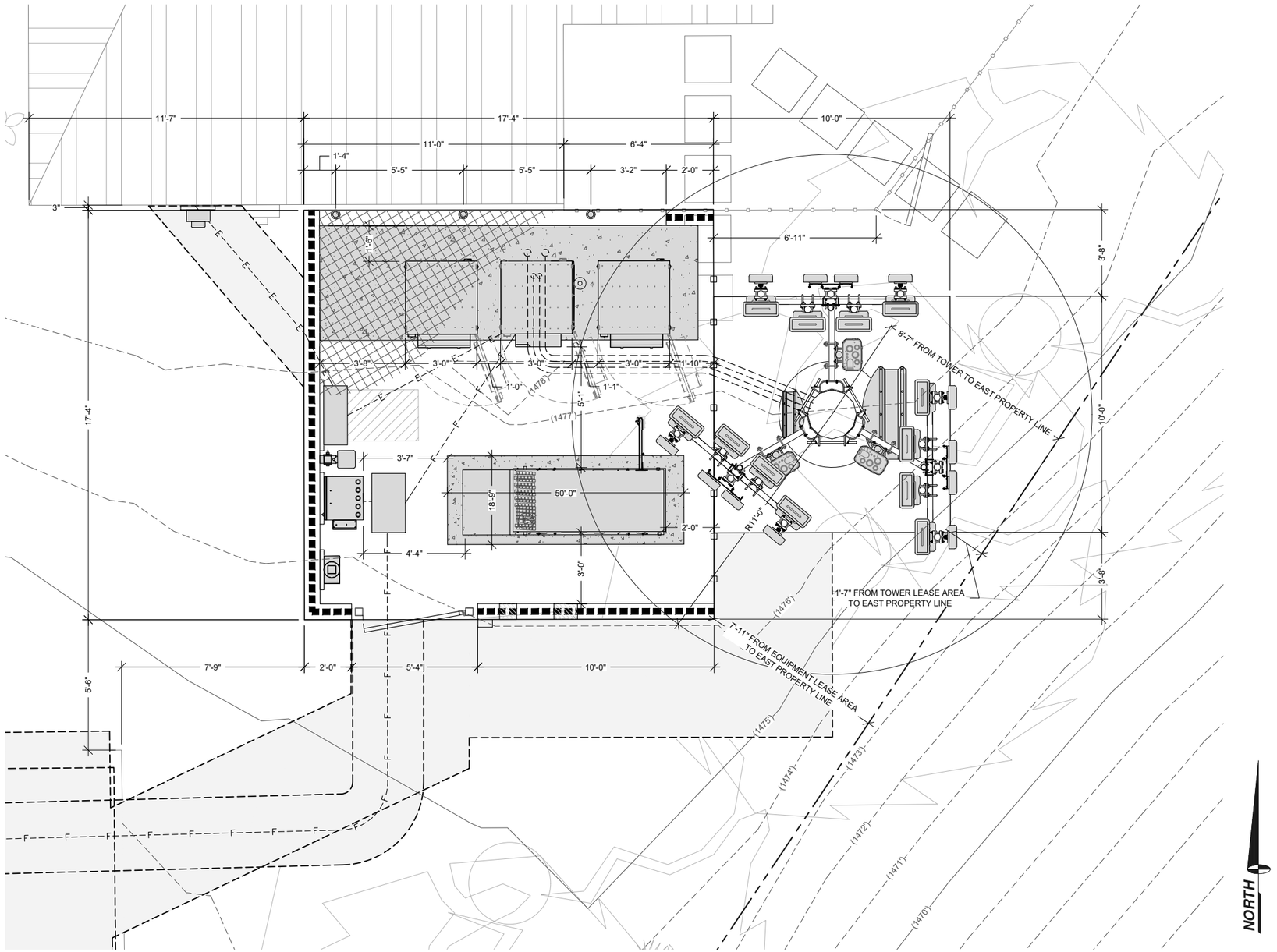
CHURCH
PROJECT ID: 2085218
28900 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

A3	REVISION: 2

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
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IRVINE, CALIFORNIA 92618

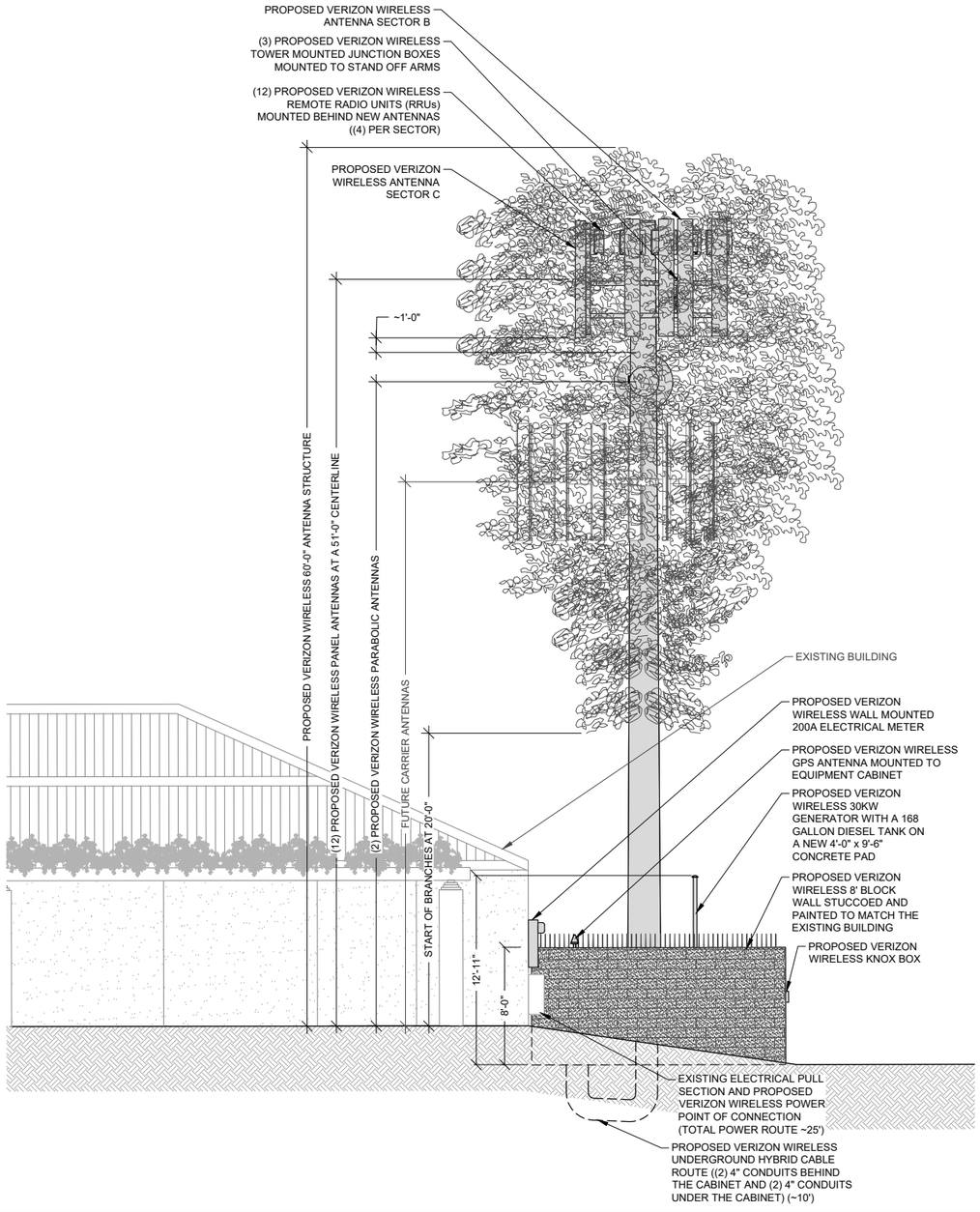
CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:

SITE DETAIL WITH DIMENSIONS

A4

REVISION: 2

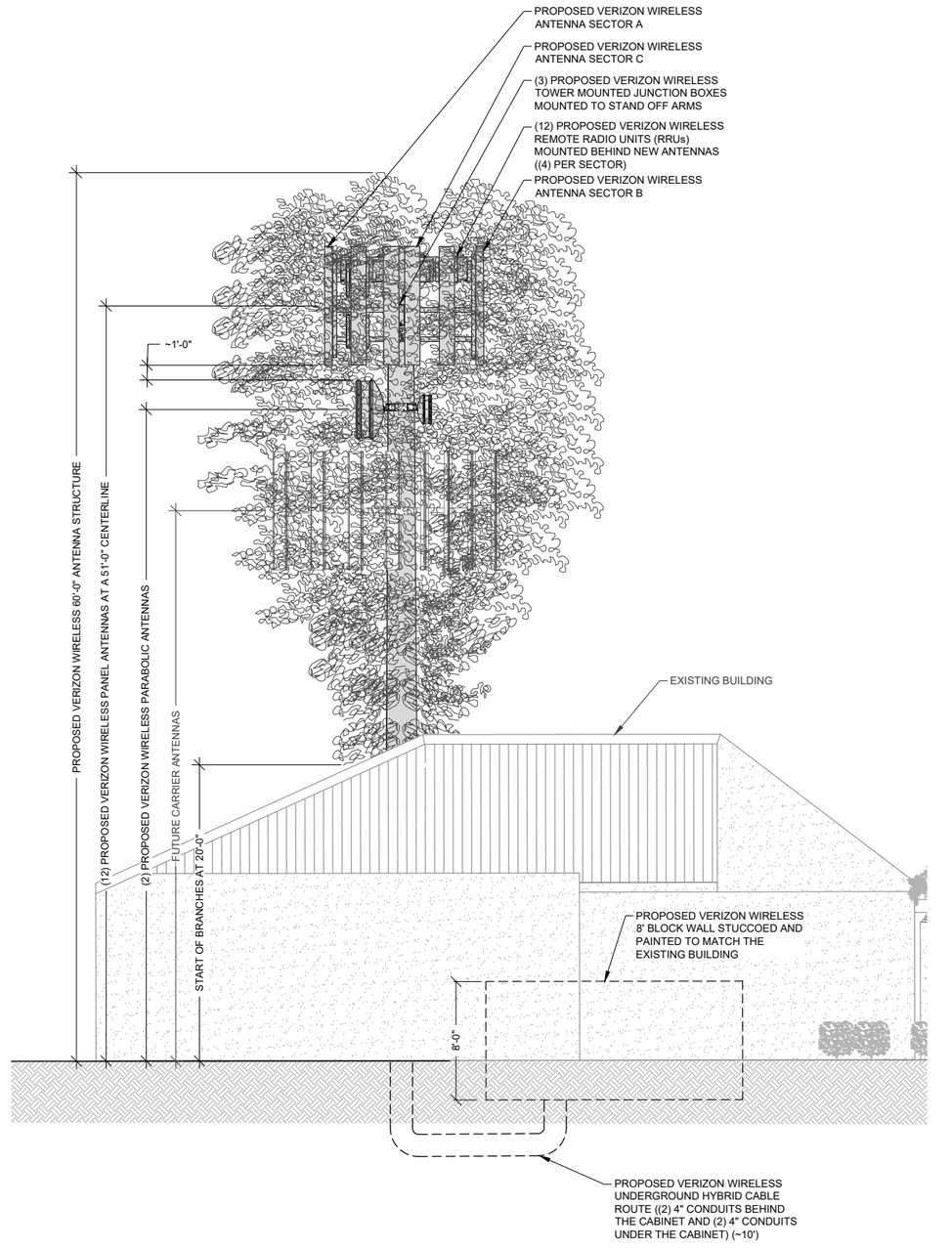


WEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTE:

1. POLE TO BE PAINTED TO MATCH EUCALYPTUS TRUNK COLOR.
2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE APPLIED WITH 3M FILM WITH EUCALYPTUS LEAF COLOR DUE TO NEWER ANTENNAS THAT MAY NOT ACCEPT PAINT/SOCKS MATERIAL)



NORTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
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B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

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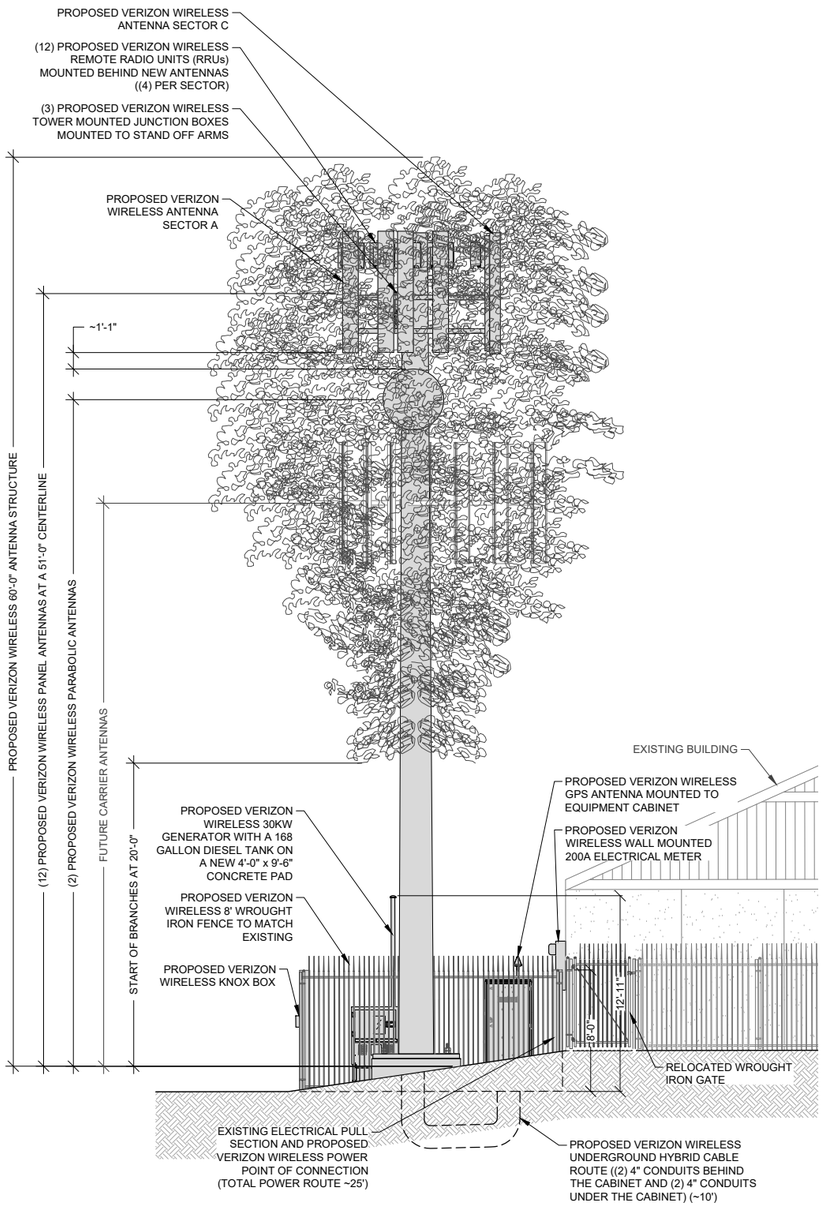
CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
NORTH AND WEST ELEVATIONS

A5

REVISION: 2

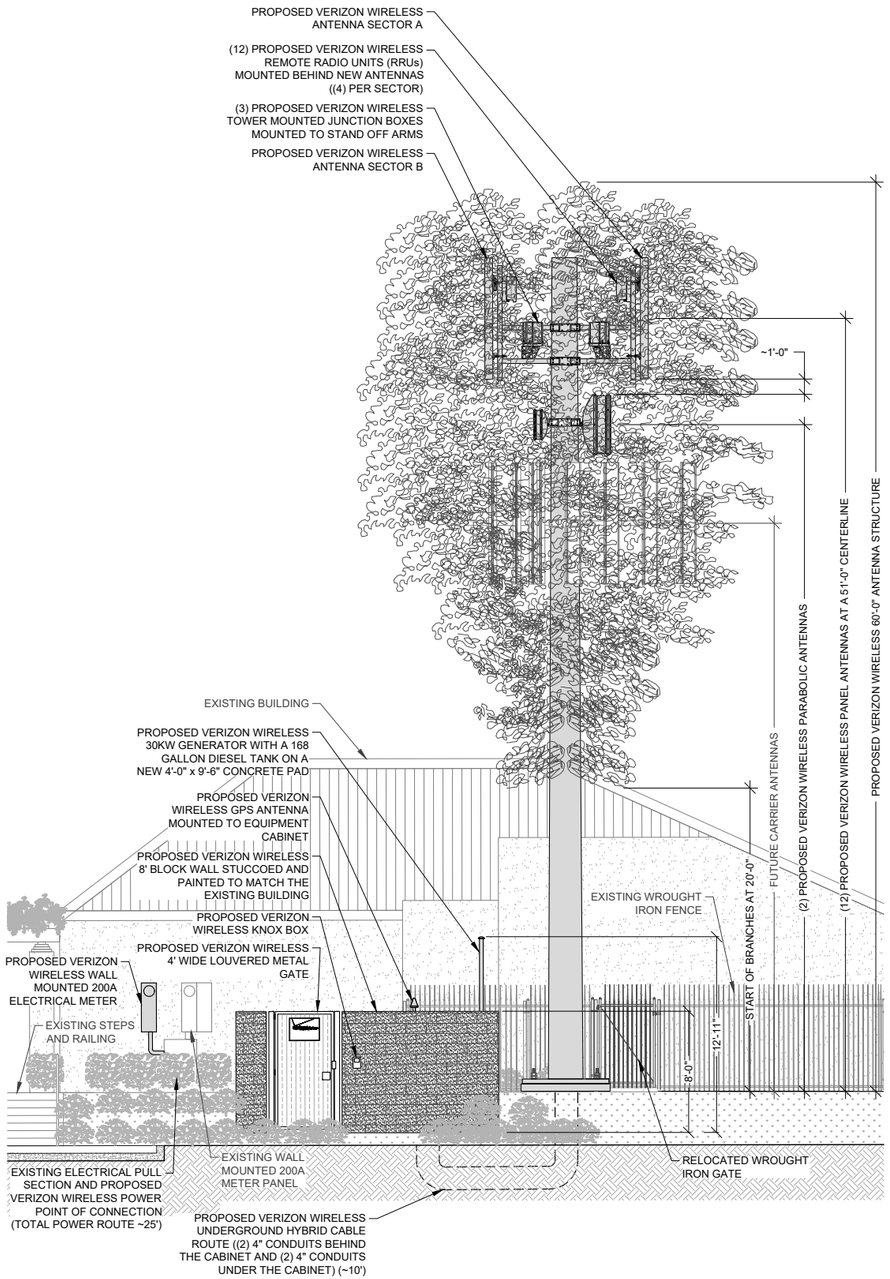


EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTE:

1. POLE TO BE PAINTED TO MATCH EUCALYPTUS TRUNK COLOR.
2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE APPLIED WITH 3M FILM WITH EUCALYPTUS LEAF COLOR DUE TO NEWER ANTENNAS THAT MAY NOT ACCEPT PAINT/SOCKS MATERIAL)



SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
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IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SOUTH AND EAST ELEVATIONS

A6

REVISION: 2

Exhibit 2:

Photo Simulations

verizon

Church

28909 Base Line Street Highland CA 92346

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1

Existing

Proposed — Looking southwest from Base Line Street

Accuracy of photo simulation based upon information provided by project applicant.

verizon

Church

28909 Base Line Street Highland CA 92346

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2

Existing

Proposed — Looking southeast from Church Street

verizon

Church

28909 Base Line Street Highland CA 92346

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3

Existing

Proposed — Looking northeast from Church Street

Accuracy of photo simulation based upon information provided by project applicant.

Exhibit 3:

Conditions of Approval for Conditional Use Permit 25-008

PLANNING CONDITIONS OF APPROVAL

Date: April 21, 2026
File: Conditional Use Permit CUP-25-008
Applicant: Verizon Wireless
Proposal: A request to install a sixty (60') foot tall monoeucalyptus wireless telecommunication tower This facility comprises the new mono-pole and associated ground mounted equipment place on a 400 sf paved area
Location: 28909 Base Line, Highland CA (APN No.: 1210-011-38)

Planning Division

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

The Conditional Use Permit Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or operator to comply with any or all of said conditions at any time shall result in the revocation of the permit granted to use the property.

General

1. This Conditional Use Permit shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this conditional use permit have occurred within thirty-six (36) months from the approval date of this conditional use permit, this conditional use permit shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the conditional use permit. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. 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.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval, as provided by the City, before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. 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.

5. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on March 3, 2026 on file with the City of Highland Planning Division, and shall comply with all conditions of approval contained herein.

6. Conditional Use Permit No. 25-008 is for the install a sixty (60') foot tall monoeucalyptus wireless telecommunication tower This facility comprises the new mono-pole and associated ground mounted equipment place on an approximately 400 sf paved area. All antennas shall be painted, camouflaged and screened by the branches of the eucalyptus tree. The wireless facility shall be treated as an artificial tree and upon field check of the installation by the Planning Division, the applicant shall provide additional branches and/or camouflage if necessary to adequately screen the antennas and achieve a natural tree appearance.

    a. The Stealth Faux-Eucalyptus shall be representative of, and have the appearance of a "Eucalyptus Tree," and shall be maintained in a good condition to mitigate any visual impacts to the surrounding area.

    b. The Stealth Faux leaves shall have begin at minimum fifteen (15') feet above grade to mitigate visual impact.

    c. Faux bark shall be installed on the tower to a point ~~no less than fifteen feet (15') from grade.~~ **approximately three rings into the canopy to disappear into the foliage (25-30 ft).** The use of appropriate paint color to camouflage the towers framework will be required. **(Amended at**

Planning Commission)

d. The equipment shelter walls shall be entirely CMU construction. Wall and door shall be finished and painted match the surroundings building.

7. No expansion of use beyond the scope and nature described in the application (i.e., CUP-025-008), which would tend to increase the projected scale of the project, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.

8. The tower and associated facilities shall not bear any signs or advertising devices other than certification, warnings or other required seals, and legally required signage.

9. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.

10. The operator shall also ensure the facility maintains its appearance and shall repair the facility as necessary to remove any damage, weathering and/or oxidation which would detract from the appearance." Should the city request aesthetic repairs the operator must make amends within 60 days.

11. The wireless telecommunication facility is proposed to be operated twenty-four (24) hours a day, seven (7) days a week.

12. Any co-location proposed on the subject wireless telecommunication facility (faux Eucalyptus) shall be reviewed and approved by the Community Development Director with a minor Design Review Application Process. Co-location opportunity is shown on the project elevations.

13. Provide construction plans and details for review approval and permits to the City's Building and Safety Department. Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Engineering Division, Building Division and Fire Department. The plans shall demonstrate compliance with the 2025 California Building, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, Highland Municipal Code, Engineering Directives and Standards, and all conditions contained herein.

14. Prior to the start of operations (i.e. activation of the wireless facility), the operator shall obtain any necessary permits. The operator shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to the start of operations (i.e., activation of the wireless facility). Any discrepancy between the approved plans and the field conditions shall be remedied prior to the start of operations (i.e.,

activation of the wireless facility) such that the field condition is consistent with the approved plans. If the field condition cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.

15. The tower design shall be representative of the plans approved by the Planning Commission, and shall be maintained in a good condition to mitigate any visual impacts to the surrounding area.

16. All ground mounted-mechanical or electrical equipment associated with this Application shall be confined within the lease areas.

17. Potential Tower Abandonment:

    a. Any tower that is not operated for a period of one-hundred and eighty (180) days shall be considered abandoned, and the Owner of the tower shall remove the same within thirty (30) days of written notice from the Community Development Director notifying the Owner of such abandonment. The Community Development Director may extend the thirty (30) day removal period upon the submittal of an extension of time request. If the Owner does not remove the equipment, or does not request a Hearing before the Planning Commission on the issue of whether the equipment is abandoned and the subject of removal, the City may remove the equipment and store it in a secure location. The Owner shall have thirty (30) days from the date the City provides the Owner with written notice of removal of the equipment and notification of the current location of equipment, to reclaim the equipment. If the equipment is not reclaimed in accordance with this Section, the City may dispose of the equipment in accordance with the City's existing policy for disposal of abandoned or lost property.

    b. Upon written request for a Hearing made pursuant to Subsection a. above, the Community Development Director shall schedule a hearing on the matter to be conducted before the Planning Commission, at which time the Owner may present any relevant evidence on the issue of abandonment. The Planning Commission may affirm, reverse, or modify with or without Conditions, the original determination of abandonment and shall make written findings in support of its decision. The decision of the Planning Commission shall be final.

    c. Failure to remove an abandoned tower within thirty (30) days of the final determination of abandonment shall be grounds to remove the tower at the Owner's expense. It there are two or more users of the single tower, then this provision shall not become effective until all users cease using the tower.

18. This approval may be terminated for violation of any provisions of Chapter 16.45 of the Highland Municipal Code or any other applicable laws, or for fraud or misrepresentation in the application process.

19. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

20. The Applicant shall install permanent emergency contact information on the exterior of the equipment identifying the name of the wireless carrier and contact phone number. A note shall be added to the plans describing the details of this permanent identification.

21. Any mature trees removed because of the project shall be replaced at a 2:1 ratio; the species and location shall be determined in conjunction with the city's landscape architect and the East Highland Ranch arborist. The replacement trees shall consider combustibility and proximity to the enclosure for debris drop **(Amended at Planning Commission)**

22. Batteries used within the equipment enclosure shall be Nickle or alternative Lead based batteries not Lithium Ion **(Amended at Planning Commission).**

23. All shrubs along visual exposures of the equipment shelter shall be screened with shrubs as determined by the city's landscape architect and East Highland Ranch arborist **(Amended at Planning Commission).**

Building and Safety Division Conditions of Approval

Date: 1-28-2026

Applicant: UNK

Site Location: 28909 Base Line

CUP: CUP 25-008

APN 1210-011-38

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1. Please provide three (3) sets of the following construction plans and documents listed below for review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive a plan review number at the time plans are submitted for Building & Safety's plan review. This plan review number is needed to obtain information regarding your project.

    (3) Architectural Plans
    (3) Structural Plans
    (3) Structural Calculations
    (3) Plot/Site Plans
    (3) Electrical Plans
    (3) Electrical Load Calculations
    (3) Geology Report
    (3) Soils Report

2. All structures shall be designed in accordance with the current version of the California Building Codes.

3. 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 and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.

4. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. inspection request instructions can be found on the City's website. You may also fill out an inspection request at the Building and Safety counter and submit it to the permit technician during business hours.

5. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.

6. Portable 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.

7. 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 Planning Division.

8. 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.

9. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety.

10. 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)

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

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

DATE : January 29, 2026

APPLICANT : Verizon

ADDRESS : 28909 Baseline

SITE LOCATION: SE Cor of Baseline and Church

FILE / INDEX No.: CUP 25-008 Verizon Tower

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

ACCESS:

2. **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**

3. **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**

4. **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**

ADDRESSING – IDENTIFICATION:

5. **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

6. **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.

7. **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.

City of Highland Fire Prevention
(909) 864-8732 x 248

Staff Report
to the Planning Commission

Agenda Item No. 4.

Date:	May 19, 2026
From:	Lawrence Mainez, Community Development Director
Reviewed By:	Kim Stater, Assistant Community Development Director
Prepared By:	Angela Tafolla, Senior Planner
Subject:	Request by Patriot Partners for a three-year Extension of Time (EXT 26-002) for Conditional Use Permit (CUP 23-003) to permit the development of a 53,665 square foot warehouse and associated improvements and Design Review Application (DRA 23-004) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 5th Street, approximately 250 feet west of Central Avenue. APN: 1192-561-04, -05, 06- and -07

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

Recommendation:
Staff recommends the Planning Commission Adopt Resolution No. 26 – ____, approving Extension of Time application (EXT 26-002) for a three (3) year extension of Conditional Use Permit (CUP 23-003) and Design Review Application (DRA 23-004) 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.

Agenda Posting:
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 23-003) and Design Review Application (DRA 23-004) were subject to an Initial Study / Mitigated Negative Declaration (IS/MND) as part of the CEQA review process. The City, as the Lead Agency, oversaw preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and determined that the Project will not have a significant impact upon the environment. A Mitigation Monitoring and

Reporting Program was adopted by the Planning Commission on September 19, 2023 and a Notice of Determination was filed on September 25, 2023.

Public Notice:
As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On May 8, 2026, 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 have not received any public comments in response to the project notice at the time of preparing this staff report.

Description of Site:
The site is comprised of four (4) parcels totaling 2.86 acres located on the south side of 5th Street, approximately 250 feet west of Central Avenue. (Attachment 1 – Vicinity Map). A vacant lot and a County operated Head Start Preschool are adjacent to the east, Multi-family Residential (Pinehurst condominiums) and City Creek to the north across 5th Street, and vacant lots to west and the south. The rectangular shaped site consists of partially developed and vacant parcels, a residence and ancillary storage uses. The existing site contains a single-family home, paved parking lot, trees, a garage type covered structure and a garage type closed structure. The remainder of the site is vacant with landscaping, trees, and loose shrubbery. It is relatively flat and slopes gently to the west.

Fencing around the project site is currently a combination of corrugated metal along the rear, chain link along the west and easterly boundary, and additional chain link along the frontage. Curb, gutter and sidewalk run partially across the property along 5th Street.

The site is zoned Business Park. The general area contains a mix of proposed warehouse uses, educational facilities, vacant lots, single family, and multi-family residential uses.
Surrounding Land Uses:

	Land Use	Zoning Designation
North	Multi-Family Residential (Pinehurst condominiums) / City Creek	Planned Development (PD) / Industrial (I)
South	Vacant	Business Park (BP)
East	Head Start Pre-school	Business Park (BP)
West	Vacant Parcel / City Creek Bypass Channel	Business Park (BP)

Previous Action:
On September 19, 2023, the Planning Commission adopted:

- Resolution No. 2023-036, approving Conditional Use Permit (CUP 23-003) for the development of a 53,665 square foot warehouse located on a 2.86 acre site and associated improvements, and

- Resolution No. 2023-037, approving Variance (VAR 23-001), and
- Resolution No. 2023-038, approving Design Review Application (DRA-23-004) for the site plan, building elevations, rough grading plan, conceptual landscape plan, and
- Resolution No. 2023-039, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Background:
The original approval in September of 2023 consisted of the approved land use, the site plan, the landscape plan, the grading plan, as well as building elevations for the development of a 53,665 square foot warehouse with 5 loading docks and 66 parking spaces located on 2.86 acres. The layout includes 4,000 square feet of office area located at the northwest portion of the building. There are two points of access, the easterly drive at 30 feet wide to accommodate passenger vehicles and the westerly drive at 40 feet wide for commercial trucks and passenger vehicles. The westerly driveway will permit full access, with right in/out and left in/out while the easterly driveway will permit left in and right in/right out only.

An 8 foot tall screen wall will be constructed along the easterly property line to screen the site from the adjacent Head Start School, and along a portion of the southeast rear property line to enclose the truck bay. A rolling steel gate will be installed on the north side of the enclosed area to control access. The remaining portions of the rear property line and the easterly boundary will be secured with tube steel fencing, while the front of the building will remain unobstructed. The screen wall will include pilasters spaced every 26 feet and will be finished with meandering two-tone black and white bands to complement the building design, with black pilasters and steel gates.

The building type is a tilt up concrete warehouse, 202’ x 227’, and 45 feet tall. The exterior has a contemporary style with alternating white, black and grey diagonal bands in keeping with the Applicant’s other Highland projects. It is relatively flush with blue reflected glazed panels at the building’s entry on the northwest fronting 5th Street and a second statement at the northeast corner (Attachment 2 - Project Plans). An aluminum wrapped brow is located above the main entrance. There are several diagonal window spans along the north, south and west elevations. The color legend calls for the exterior to be a Sherwin Williams ‘Superwhite’, ‘Peppercorn’, and ‘Iron Ore”.

The site grade will require a 4 foot tall rise from the sidewalk to the building entry. Concrete steps and a sizeable handicap ramp will be constructed. Several emergency exit doors will be provided around the perimeter of the building on each side. The dock doors will be located on the east elevation, behind the rolling steel gate.

An Initial Study was prepared for the project. It was determined that Mitigation Measures were necessary to address and reduce impacts to below a level of significance to air quality, biological resources, tribal/cultural resources, as well as geology and soils. Based upon the Findings of the Initial Study and adoption of Mitigation Measures, the Project will not have a significant impact upon the environment. As part of the September 2023 approval, a Mitigated Negative Declaration and Mitigation and Reporting Program were adopted.

Analysis:
The respective applications were originally approved on September 19, 2023, for a three (3) year span, set to expire on September 16, 2026. The Highland Municipal Code allows for the recordation deadline for applications to be extended a total of three (3) years. The approval of this Extension of Time (EXT 26-002) application would extend the expiration date of

Conditional Use Permit (CUP 23-003) and Design Review Application (DRA 23-004) to September 19, 2029.

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

Modifications and Additions to Conditions of Approval:
Planning (Condition No. 15 – New Condition):
The project site contains a dilapidated abandoned single-family residential structure and accessory buildings that have created a public nuisance by attracting illegal dumping, unauthorized activity, and extensive public safety service calls due to fires and trespassing. To address these concerns, a new condition has been added requiring the demolition and removal of all existing structures on the property within sixty (60) days of approval of the Extension of Time.

Engineering (Condition No. 28 – Revised):
Condition No. 28 has been revised to clarify and expand upon the required components of a comprehensive hydrology study in accordance with the San Bernardino County Hydrology Manual. These requirements were not fully detailed in the original condition and are now included to ensure compliance with current standards.

All other previously approved Design Review (DRA) conditions of approval shall remain in effect (Attachment 3 - Conditions of Approval).

In compliance with HMC Section 16.08.200.B, Extension of Time findings have been made that granting of the extension will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. City departments have reviewed the request and confirmed that the original conditions of approval remain applicable, with minor revisions and additional conditions incorporated as described above, and that no significant changes to the surrounding environment have occurred. Therefore, Staff recommends the Planning Commission approve the requested extension to allow the Applicant to continue moving forward with the project.

Attachments:
1. Vicinity Map
2. Project Plans
3. Conditions of Approval
4. Resolution 2026 -_____ Approving Extension of Time application (EXT 26-002)

ATTACHMENT 1

Vicinity Map

Ward St
26784
26739
26759
26779
26789
26789
7964
7976
7952
7965
7964
7977
7972
26834
26811
Mossway St
26805
26821
26833
26841
26853
26869
26885
7957
7959
7967
7965
26876
7973
26750
26770
26790
City Creek
26952
5th St
5th St
City Creek
26811
26887
8046
26907
26967
26975
26999
4th Pl
26855
26875
8058
26966
26754
26892
26840
26854
8082
Central Ave
3rd St
3rd St
N

ATTACHMENT 2

Project Plans

PATRIOT PARTNERS
5TH AND CENTRAL

HIGHLAND, CA

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

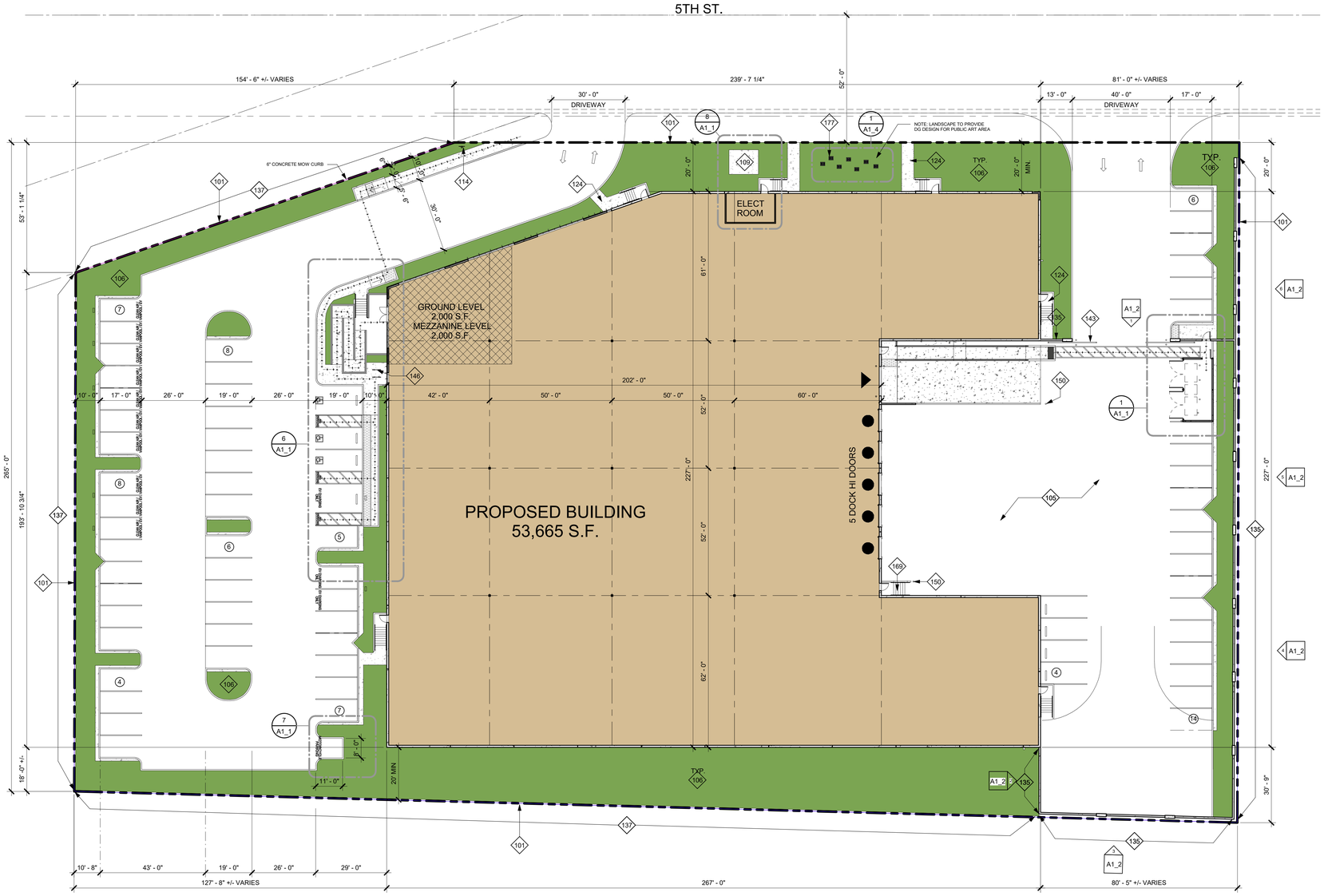
HERDMAN
ARCHITECTURE + DESIGN

A22-2227
08.10.2023

TITLE SHEET

A0

8/10/2023 1:49:03 PM



1 PROPOSED SITE PLAN
1" = 20'-0"

DEVELOPER/OWNER

PATRIOT PARTNERS
12126 W. SUNSET BLVD.
LOS ANGELES, CA 90049
CONTACT: 858.552.4134
EMAIL: KEVIN@PATRIOTDEVELOPMENTPARTNERS.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: PROJECTADMIN@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL DRAWING

ASSESSOR'S PARCEL NO: SEE CIVIL DRAWING

PROJECT INFORMATION & AREA ANALYSIS

BUILDING ADDRESS: XXXX
CONSTRUCTION TYPE: III-B
OCCUPANCY: B / S-1
FIRE SPRINKLER: YES (ESFR NFPA 72, NFPA 13 & NFPA 24)
CLEAR HEIGHT: 32'

ZONING:
GENERAL PLAN: (BP) BUSINESS PART
SPECIFIC PLAN: N/A
FEMA FLOOD ZONE: NO FLOOD ZONE

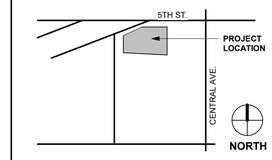
BUILDING SETBACKS:
FRONT SETBACK: 20'
SIDE SETBACK: 20'
REAR SETBACK: 20'

ALLOWABLE AREA:
UNLIMITED AREA PER CBC 507 OR X SF PER TABLE 506.2

SHEET INDEX

A1 SITE PLAN
A1_1 ENLARGED SITE PLANS
A1_2 GATE & FENCE ELEVATIONS
A1_3 SITE WALL PLAN
A1_4 PUBLIC ART
A2 GROUND LEVEL FLOOR PLANS
A4 EXTERIOR ELEVATIONS WITH TREES
A4_1 EXTERIOR ELEVATIONS
A5 COLOR BOARD
C1 CONCEPTUAL GRADING PLAN
L1 CONCEPTUAL LANDSCAPE PLAN
L2 PLANT IMAGERY
FC-1.0 SITE PHOTOMETRIC PLAN

VICINITY MAP



SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL, AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECTS SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES

101 PROPERTY LINE.
105 CONCRETE PAVING.
106 @ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
109 (N) TRANSFORMER LOCATION.
114 ACCESSIBLE SITE ENTRANCE SIGN.
124 EXERIOR CONCRETE LANDING.
135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
137 TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146 2 POSITION BIKE RACK.
150 STEEL PIPE BOLLARD PROTECTION POST.
169 CONCRETE STAIRS ON GRADE.
177 PUBLIC ART

LOT AREA

SQUARE FOOTAGE	ACRES
NET	
124788 SF	2.86

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
53665 SF	124788 SF	60%	43%

BUILDING AREA SUMMARY

NAME	AREA
GROUND FLOOR	
WAREHOUSE	49665 SF
OFFICE	2000 SF
	51665 SF
MEZZANINE	
OFFICE	2000 SF
	2000 SF
GROUND LEVEL + MEZZANINE	
WAREHOUSE	49665 SF
OFFICE	4000 SF
TOTAL BUILDING AREA	53665 SF

LANDSCAPE AREA SUMMARY

LOT AREA	% LANDSCAPING REQUIRED	AREA LANDSCAPING PROVIDED	% LANDSCAPING PROVIDED
124788 SF	0%	25031 SF	20.1%

TOTAL PARKING REQUIRED

BUILDING USE	BUILDING AREA	PARKING RATIO 1/X	REQ. PARKING
OFFICE	4000 SF	250	16
WAREHOUSE	49665 SF	1000	49.7
TOTAL	53665 SF		65.7

REQUIRED PARKING BREAKDOWN

SPACE TYPE	SPACES REQUIRED
STANDARD STALLS	50
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
FUTURE EV CHARGING ONLY STALLS	2
FUTURE EV CHARGING ONLY STANDARD ACCESSIBLE STALLS	10
FUTURE EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
TOTAL	66

PARKING PROVIDED

SPACE TYPE	SPACES PROVIDED
STANDARD STALLS	50
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
EV CHARGING ONLY STALLS	2
FUTURE EV CHARGING ONLY STALLS	10
EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
TOTAL	66

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & / OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
2ND PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN
A22-2227
08.10.2023

SITE PLAN

A1

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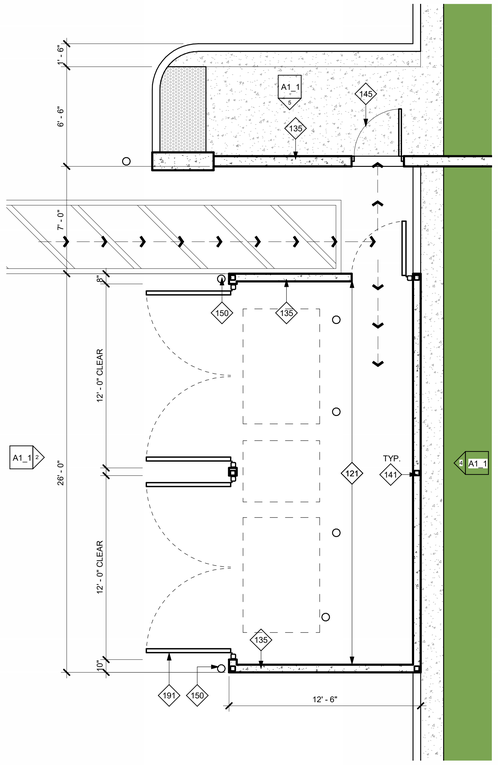
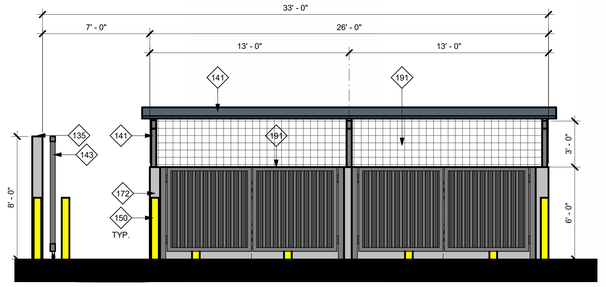
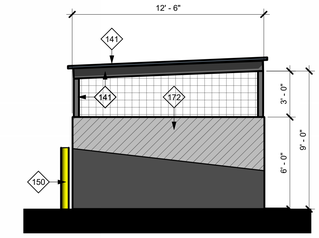


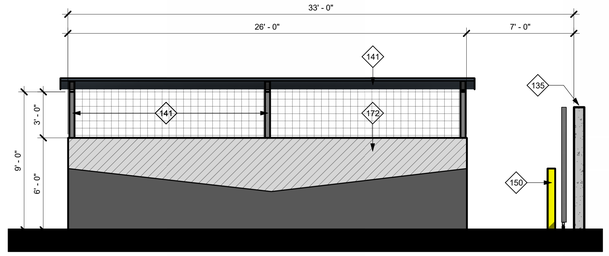
1 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



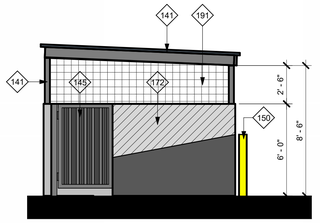
2 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



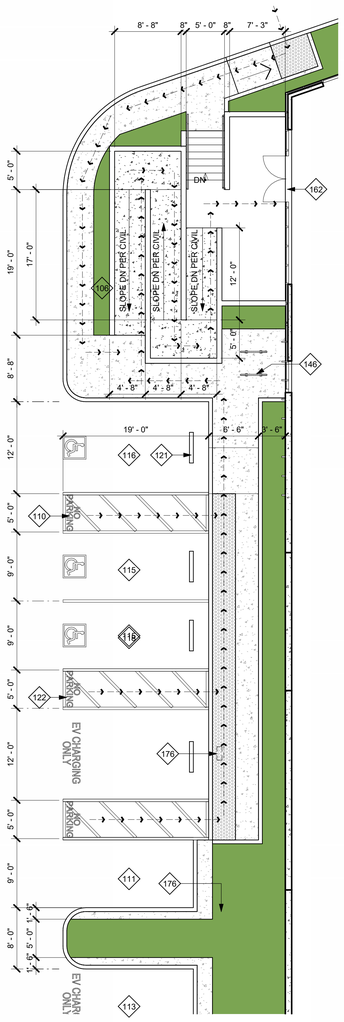
3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



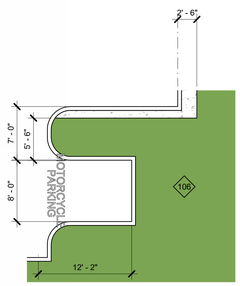
4 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



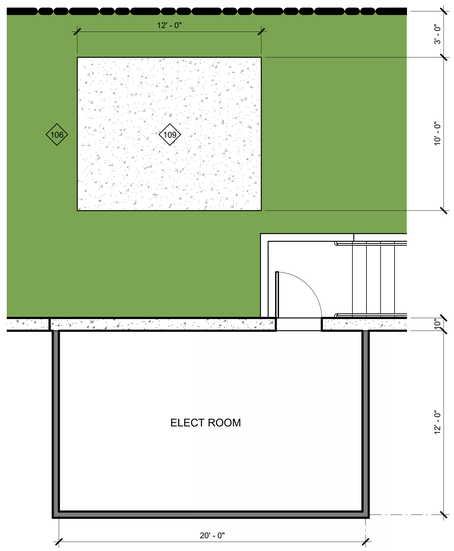
5 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



6 ENLARGED SITE PLAN WEST SIDE
1/8" = 1'-0"



7 ENLARGED SITE PLAN SOUTHWEST SIDE
1/8" = 1'-0"



8 ENLARGED TRANSFORMER PAD
1/4" = 1'-0"

KEYNOTES

106	@ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
109	(N) TRANSFORMER LOCATION.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
111	TYP U.O.N., STANDARD PARKING STALL. X'-X" WIDE x X'-X" DEEP
113	FUTURE EV CHARGING ONLY PARKING STALL. MATCH STANDARD STALL DEPTH. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
118	FUTURE VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
121	PRECAST CONCRETE WHEEL STOP.
122	ZERO CURB FACE.
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
141	PAINTED STEEL ROOF COVERING. HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146	2 POSITION BIKE RACK.
150	STEEL PIPE BOLLARD PROTECTION POST.
162	ACCESSIBLE BUILDING ENTRANCE.
172	CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
176	AMBULATORY ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
191	WIRE MESH BETWEEN TRASH ENCLOSURE PANELS AND ROOF, TYPICAL ON 4 SIDES OF ENCLOSURE.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & / OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A\D.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
- (C) EXTERIOR PAINT COLOR: SW 7069 IRON ORE
- (D) FORMLINER COLOR: SW 6995 SUPERWHITE
- (E) ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR: X
- (H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: X
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE X INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
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ENLARGED
SITE PLANS

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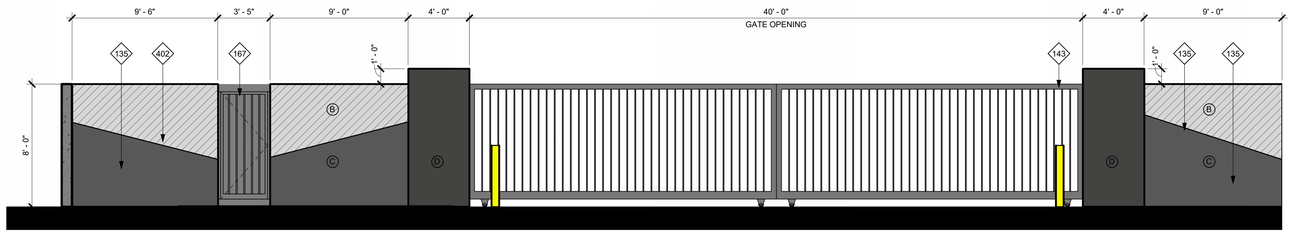
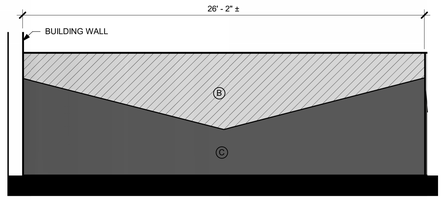
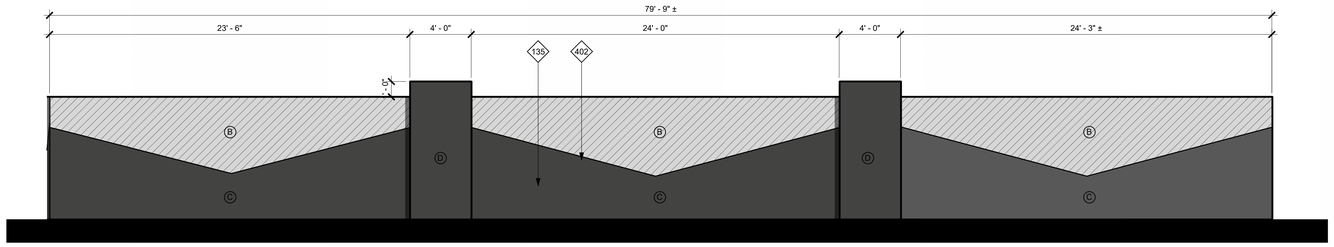


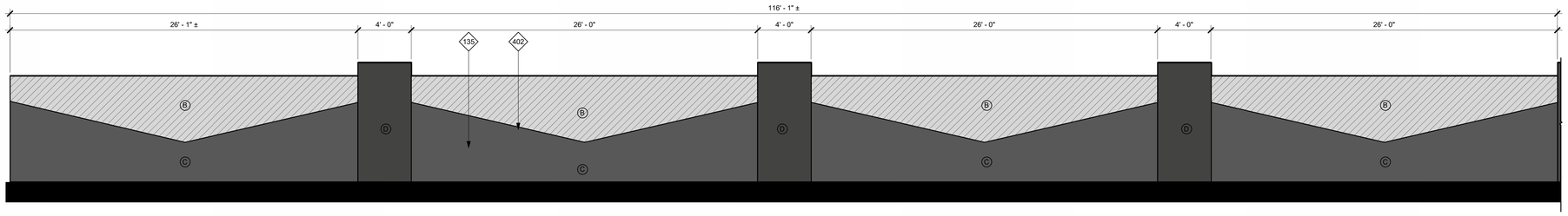
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



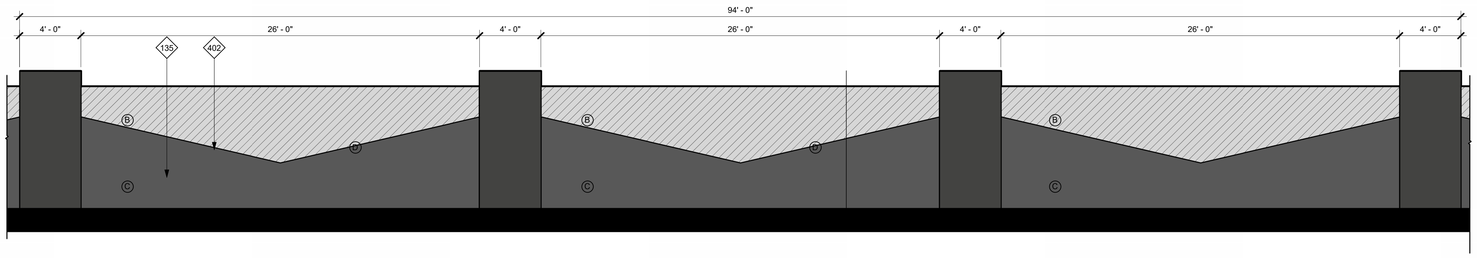
2 SOUTH EAST CORNER ELEVATION
1/4" = 1'-0"



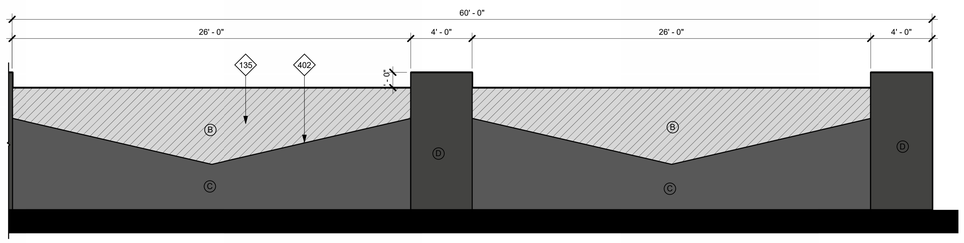
3 SOUTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



4 SCREEN WALL ELEVATION
1/4" = 1'-0"



5 SCREEN WALL ELEVATION
1/4" = 1'-0"



6 SCREEN WALL ELEVATION
1/4" = 1'-0"

KEYNOTES

135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
167	PAINTED STEEL SWINGING PEDESTRIAN TRASH ENCLOSURE GATE. SEE TRASH ENCLOSURE PLANS FOR HEIGHT.
402	WALL REVEAL.

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C	EXTERIOR PAINT COLOR: SW 7069 IRON ORE
D	FORMLINER COLOR: SW 6995 SUPERWHITE
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SITE PLAN GENERAL NOTES

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   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
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13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

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GATE & FENCE ELEVATIONS

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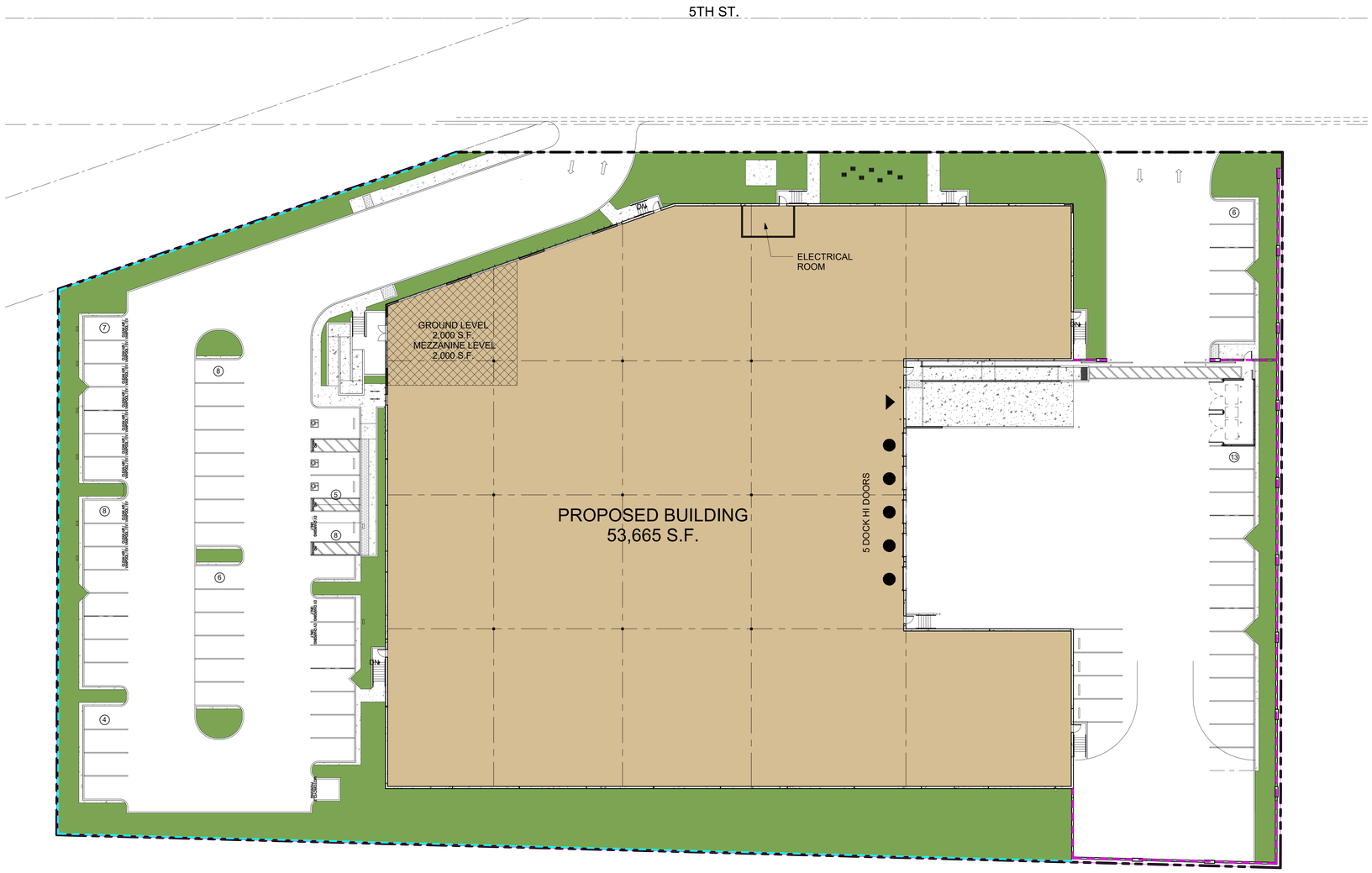

1 SITE WALL PLAN
1" = 20'-0"

SITE LEGEND

- PROPERTY LINE
- PROPOSED NEW 8' CONCRETE SCREEN WALL
- PROPOSED NEW 8' TUBE STEEL FENCE

NOTE: PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT

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SITE WALL PLAN

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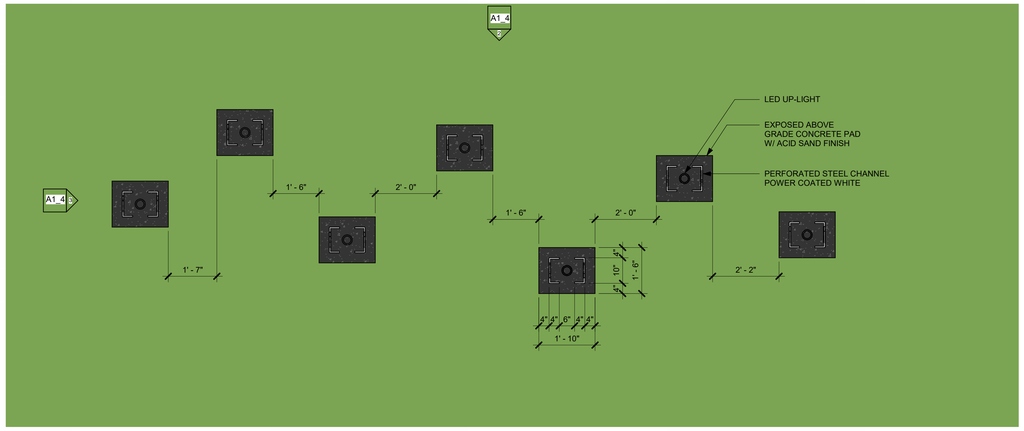
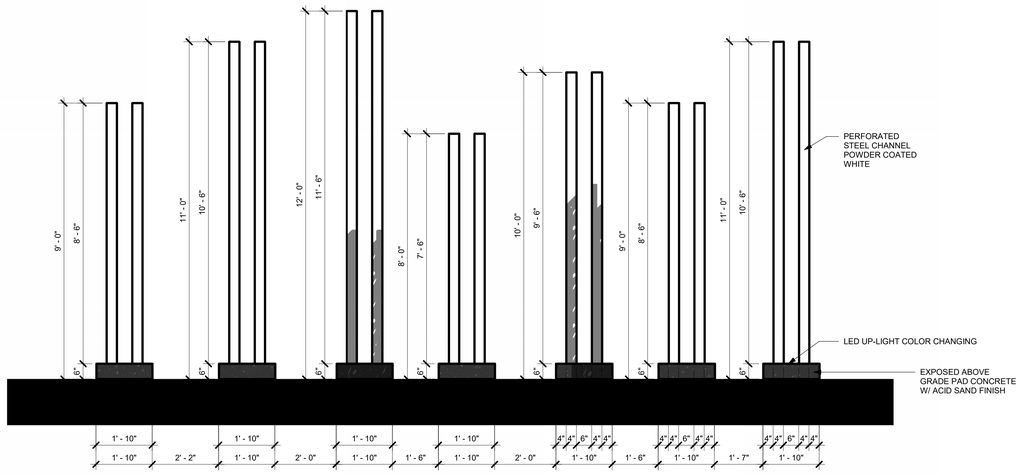
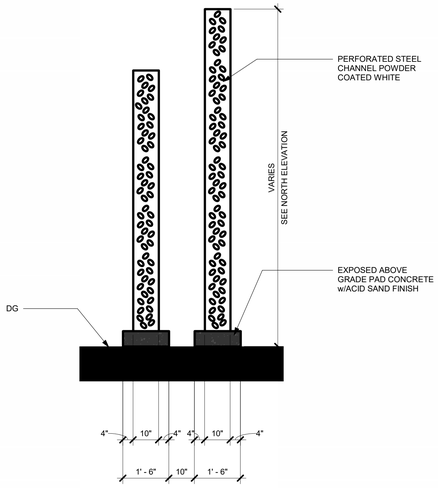


1 ENLARGED PUBLIC ART PLAN
1/2" = 1'-0"



2 PUBLIC ART - NORTH ELEVATION
1/2" = 1'-0"



3 PUBLIC ART - WEST ELEVATION
1/2" = 1'-0"

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PATRIOT PARTNERS 5TH AND CENTRAL
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PUBLIC ART

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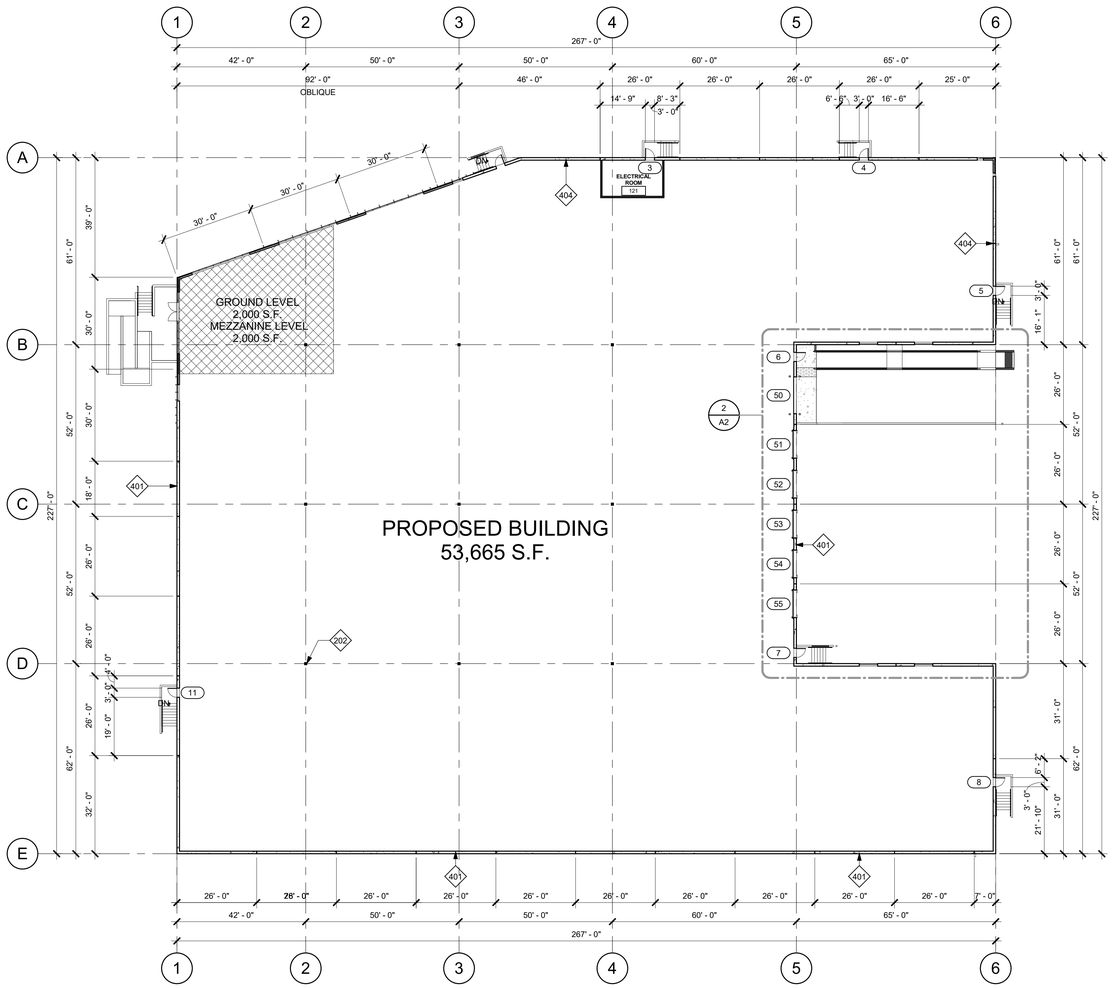
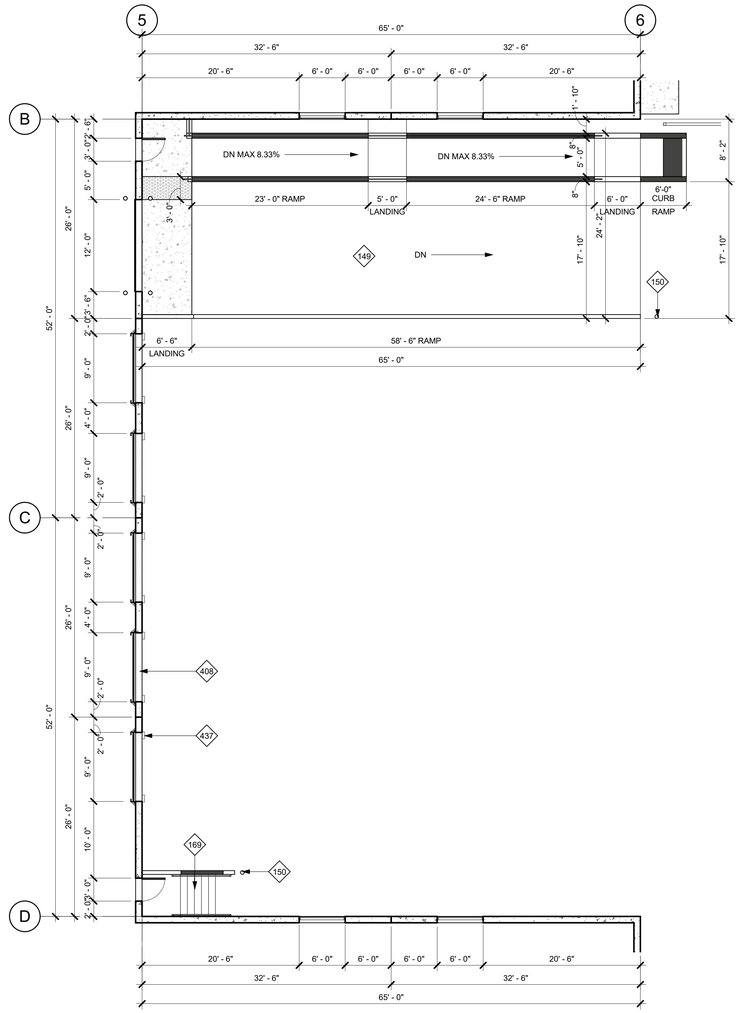


1 OVERALL GROUND LEVEL FLOOR PLAN
1" = 20'-0"



2 EAST FLOOR PLAN, EAST TRUCK YARD
1/8" = 1'-0"

KEYNOTES

149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
169	CONCRETE STAIRS ON GRADE.
202	LINE OF FLOOR ABOVE.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
408	STEEL SECTIONAL OVERHEAD DOOR.
437	DOCK BUMPER.

FLOOR PLAN LEGEND

- EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
- WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- STRUCTURAL BUILDING COLUMNS
- PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0
- FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
- (0000) DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
- (A) WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
- (000) STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
- (00) WALL TAG

FLOOR SLAB GENERAL NOTES

1. THE FLOOR SLAB THICKNESS TO BE X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2. THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 21.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
5. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7. TRENCH SOIL COMPACTION TO BE 90% MIN.
8. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11. SEE 6/AD2.1 FOR SLAB PATCHING DETAIL.
12. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =.
14. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
4. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1.
9. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
2ND PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN

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GROUND LEVEL FLOOR PLANS

A2

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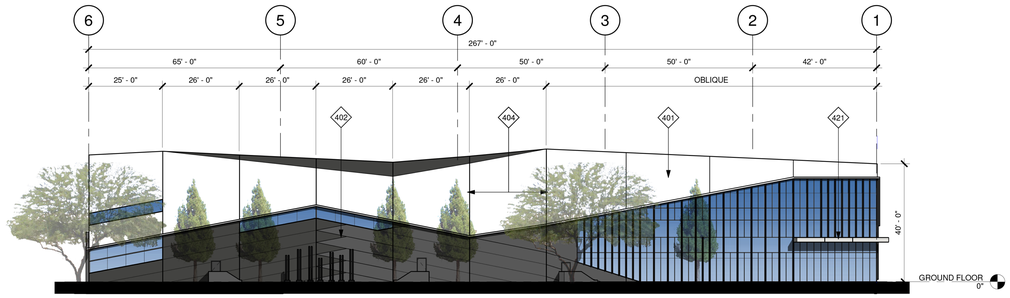
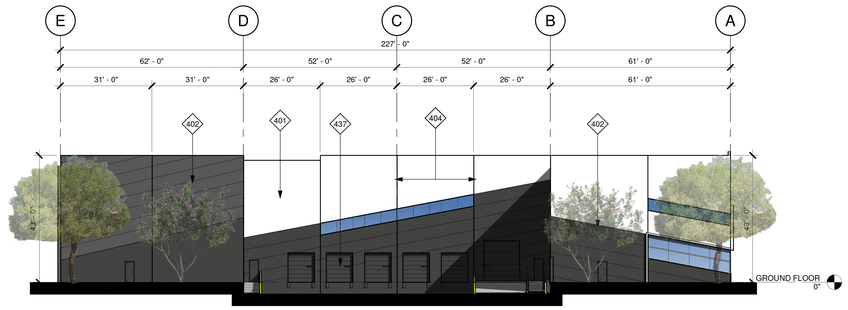
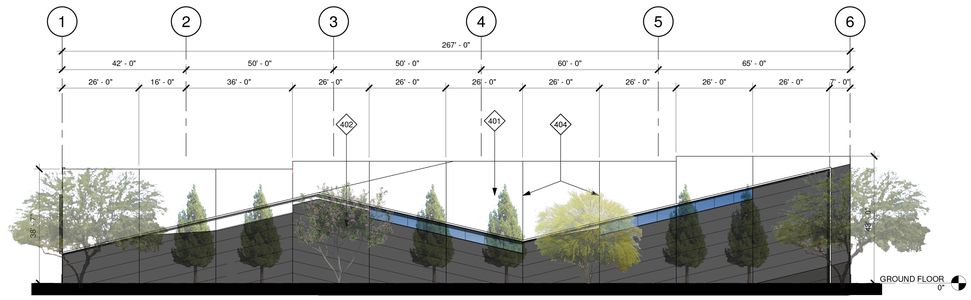


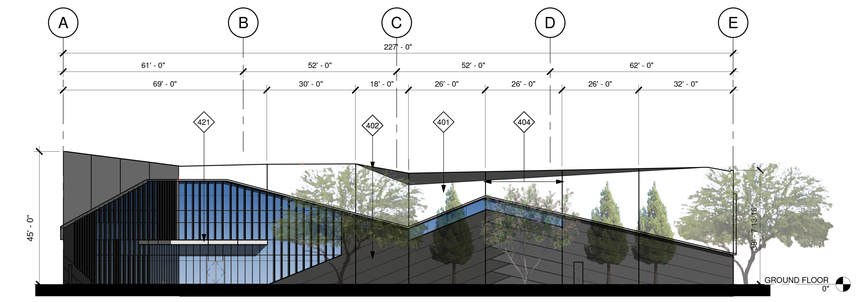
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



2 PROPOSED EAST ELEVATION
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION
1" = 20'-0"



4 PROPOSED WEST ELEVATION
1" = 20'-0"

KEYNOTES

401	PAINTED CONCRETE TILT-UP WALL PANEL.
402	WALL REVEAL.
404	PANEL JOINT.
421	DECORATIVE SOLID BROW WRAPPED IN ALUMINUM PANELS. NOMINAL 18" THKNS. MAX 24" PROJECTION FROM BUILDING.
437	DOCK BUMPER

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR . DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOOL. BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
   A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

	A	EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	B	EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	C	EXTERIOR PAINT COLOR: SW 7069 IRON ORE
	D	FORMLINER COLOR: SW 6995 SUPERWHITE
	E	ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
	F	EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
	G	EXTERIOR STOREFRONT FRAMING COLOR: X
	H	EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: X
	I	EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

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3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
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08.10.2023

EXTERIOR ELEVATIONS

A4

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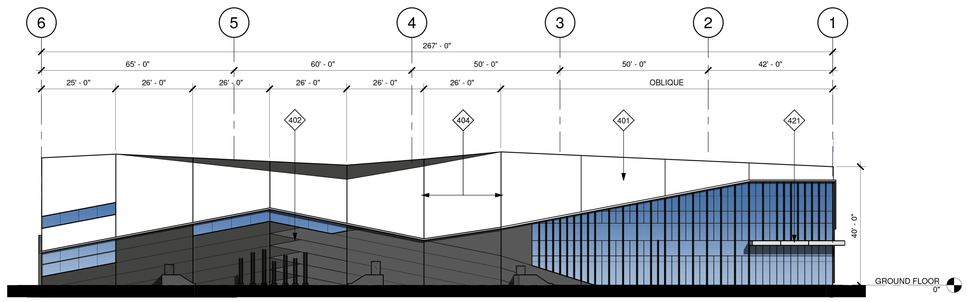

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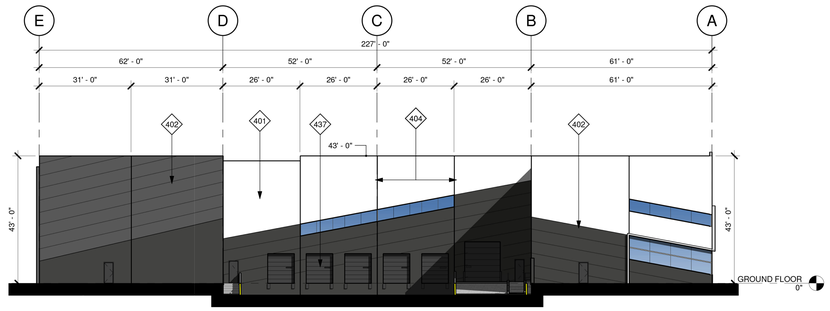

2 PROPOSED EAST ELEVATION
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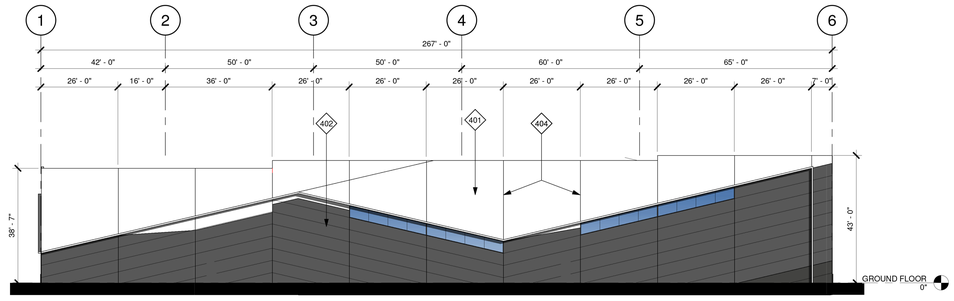

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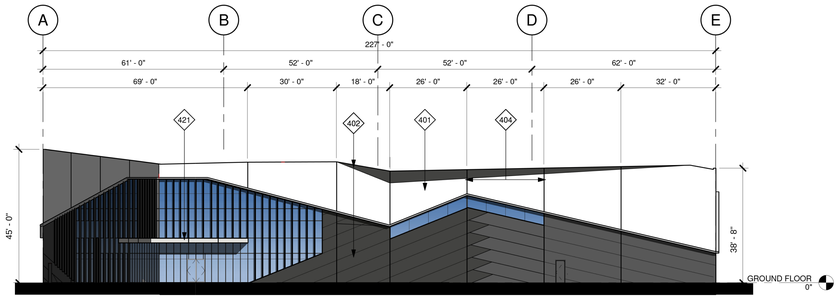

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PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

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08.10.2023

EXTERIOR ELEVATION

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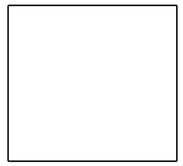


EXTERIOR PAINT

A. SW 6995
SUPERWHITE

EXTERIOR PAINT

B. SW 7674
PEPPERCORN

EXTERIOR PAINT

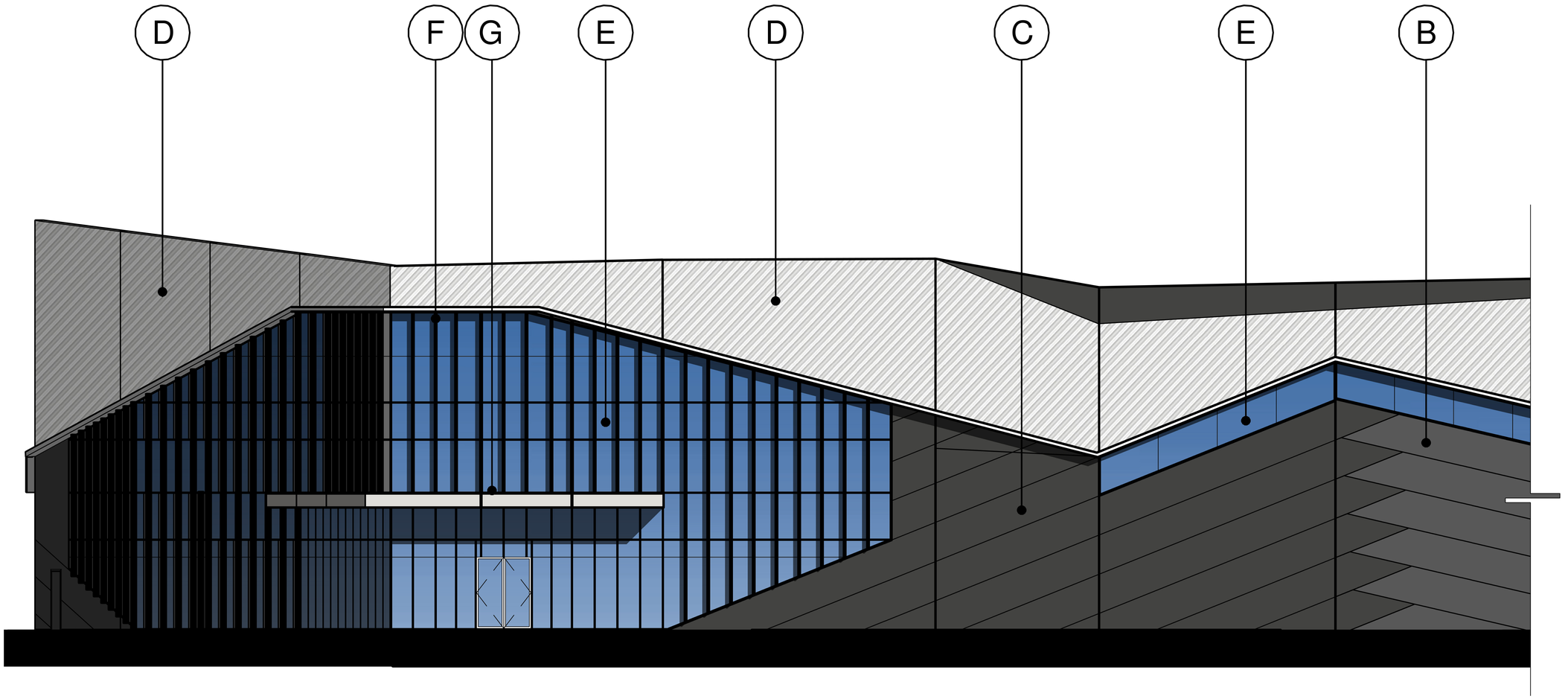
C. SW 7069
IRON ORE

D. FORMLINER

E. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION

F. BLACK ANODIZED
STOREFRONT CAP EXTENSION

G. CLEAR ANODIZED
METAL EYE BROW



ENLARGED VIEW @ OFFICE CORNER

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2227
08.10.2023

COLOR BOARD

A5

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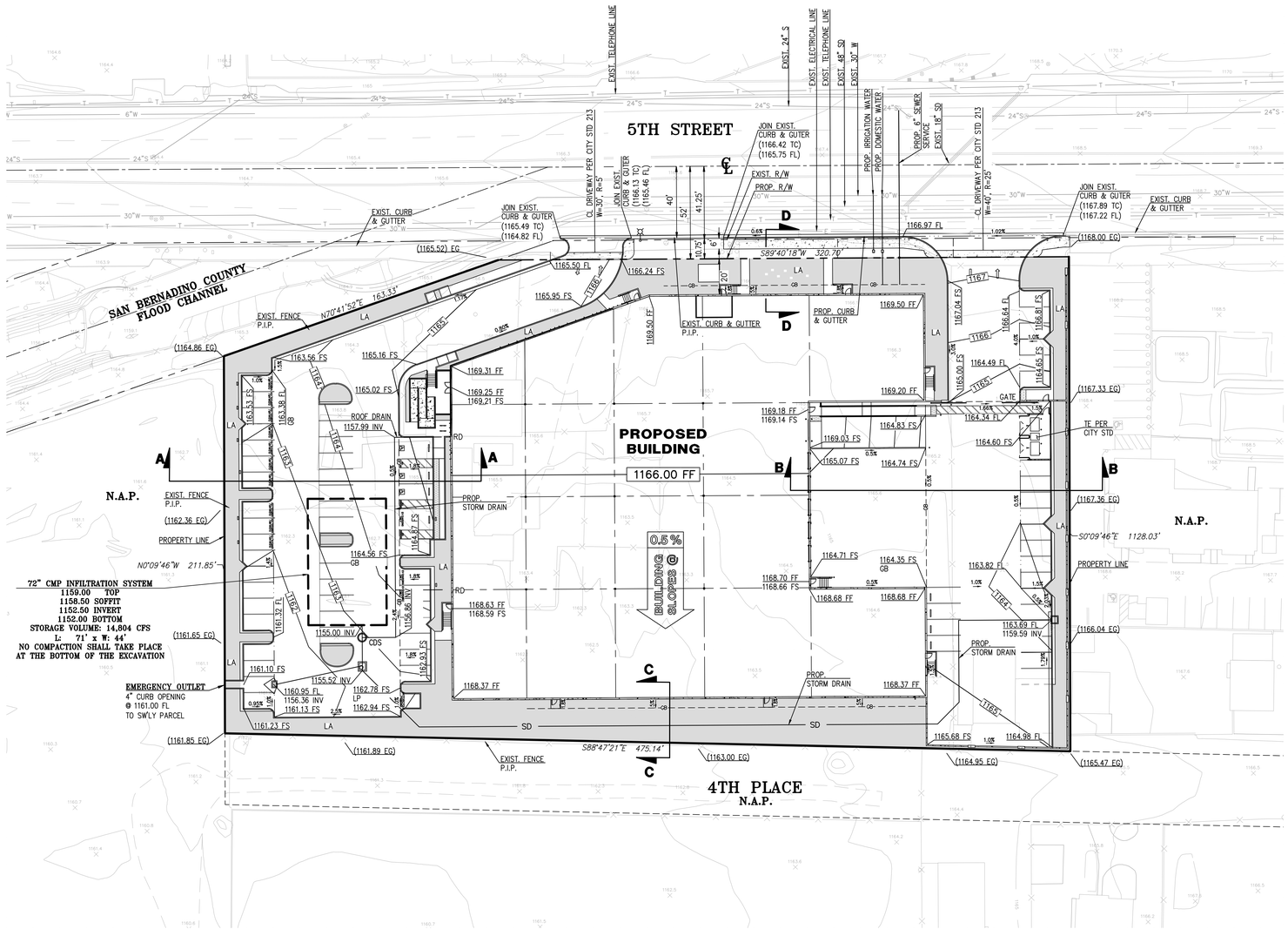
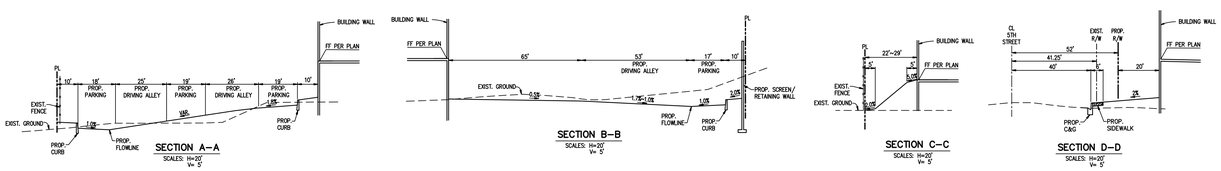




LEGEND

SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
W	PROPOSED WATER
GB	GRADE BREAK
R	RIDGE LINE
	PROPERTY LINE
	CL
	EXISTING R/W
	PROPOSED R/W
	LINE OF SIGHT
	LANDSCAPE EASEMENT
	PROPOSED CURB OPENING INLET
	PROPOSED STREET LIGHT
CF	CURB FACE
CB	CATCH BASIN
C&G	CURB & GUTTER
CDS	CONTECH CDS UNIT
CL	CENTERLINE
DWY	DRIVEWAY
EXIST.	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT
LA	LANDSCAPE AREA
LP	LOW POINT
LT.	LEFT
N.A.P.	NOT A PART
P.I.P.	PROTECT IN PLACE
PP	POWER POLE
PL	PROPERTY LINE
PROP.	PROPOSED
RD	ROOF DRAIN
RT.	RIGHT
R/W	RIGHT–OF–WAY
STD	STANDARD
STL	STREET LIGHT
TE	TRASH ENCLOSURE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
EP	EDGE OF PAVEMENT
WSE	WATER SURFACE ELEVATION

EARTHWORK VOLUMES

	CUT (CY)	FILL (CY)
RAW	2,661	6,125
OVEREXCAVATION	8,418	7,074
SUBTOTAL	2,395	8,418
SHRINKAGE 10%	842	–
SUBSIDENCE 0.2'	–	949
SPOILS	470	–
TOTAL	10,441	15,491

5,051 CY IMPORT

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

LEGAL DESCRIPTION

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

PARCEL NO. 1:

THE WEST 475 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 65 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTH 82.5 FEET AND EXCEPTING THEREFROM THE SOUTH 310 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION OR PROPERTY HEREIN CONVEYED TO SAN BERNARDINO CO. FLOOD CONTROL DISTRICT, RECORDED JUNE 11, 1963 IN BOOK 5926, PAGE 948 OF OFFICIAL RECORDS.

PARCEL NO. 2:

A RIGHT OF WAY OVER AND ACROSS THE NORTH 40 FEET OF THE SOUTH 310 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY, FOR ROAD PURPOSES AND FOR CONNECTING WATER LINES FROM THE WATER MAIN RUNNING ALONG THE NORTH LINE OF THE SOUTH 270 FEET OF SAID LOT.

APN: 1192–561–04–0–000, APN: 1192–561–05–0–000, APN: 1192–561–06–0–000

PARCEL NO. 3:

THE EAST 65 FEET OF THE WEST 475 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 82.5 FEET AND EXCEPTING THEREFROM THE SOUTH 310 FEET.

PARCEL NO. 4:

A RIGHT OF WAY OVER AND ACROSS THE NORTH 40 FEET OF THE SOUTH 310 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY, FOR ROAD PURPOSES AND FOR CONNECTING WATER LINES FROM THE WATER MAIN RUNNING ALONG THE NORTH LINE OF THE SOUTH 270 FEET OF SAID LOT.

APN: 1192–561–07–0–000

N

0 15 30 60 90

SCALE 1" = 30'

ARCHITECTURE
HERDMAN ARCHITECTURE
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 430–6068
CONTACT: CAROL CHEN

ENGINEER
HUITT–ZOLLARS
3990 CONCOURS, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 941–7799
CONTACT: RYAN PENG

OWNER
PATRIOT DEVELOPMENT PARTNERS
116 NOB AVENUE
DEL MAR, CA 92014
PHONE: 858–952–4134
CONTACT: KEVIN RICE

BENCH MARK
BENCHMARK: S 1418
ELEVATION = 1101.16'
2.65 MI EAST ALONG 3RD STREET FROM THE SAN BERNARDINO COUNTY COURTHOUSE IN SAN BERNARDINO, 0.10 MI WEST OF STERLING AVENUE, IN TOP AND 1.0 FT WEST OF THE EAST END OF THE NORTH HEADWALL OF A DOUBLE–BOX CULVERT UNDER THE STREET, 32.0 FT NORTH OF THE WESTBOUND LANES CENTERLINE

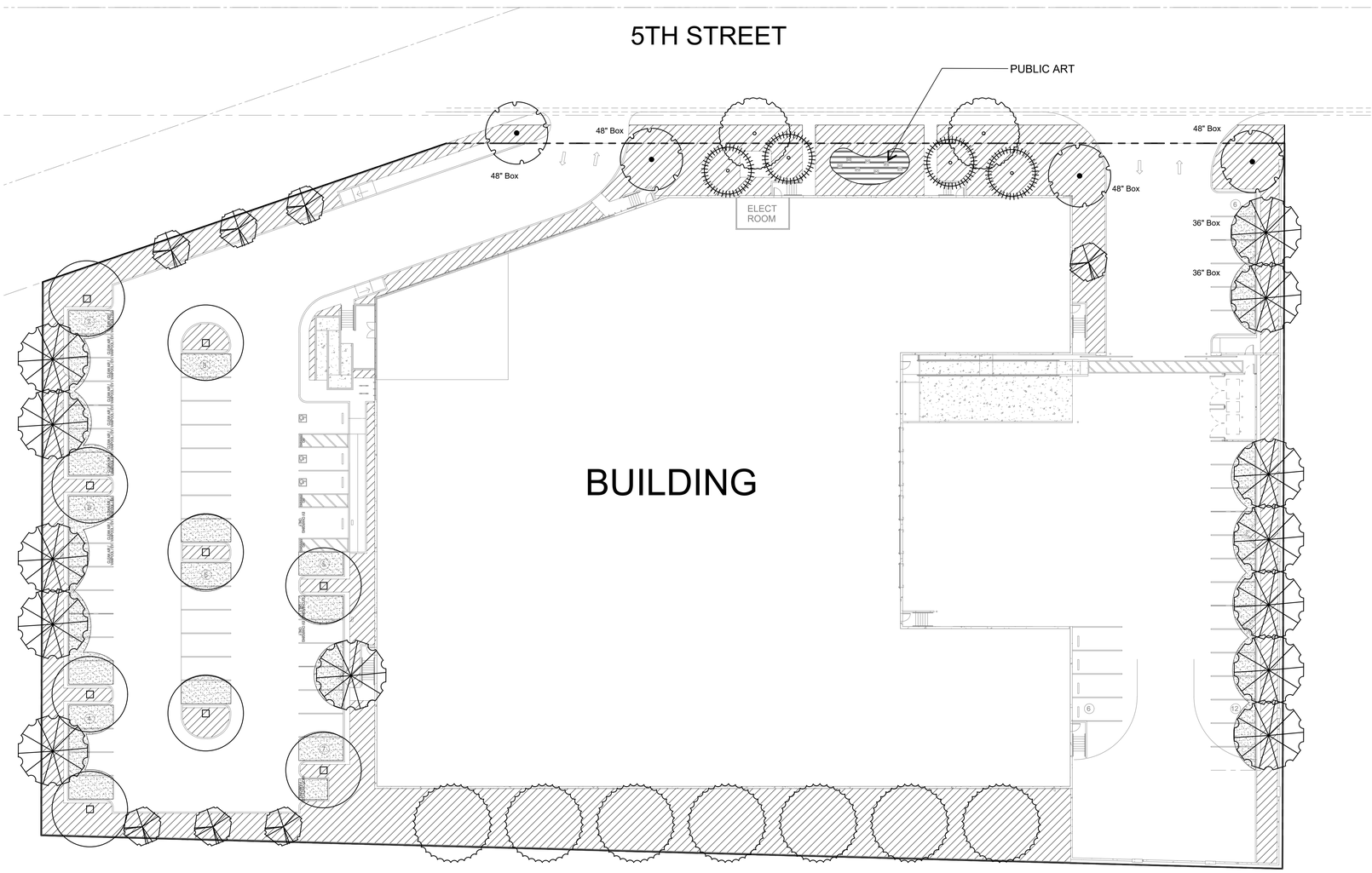
BASIS OF BEARING
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EAST 3RD STREET BEING NORTH 88°47'21" WEST ON RECORD OF SURVEY 97–0077, R.S.B. 113/15–22

CONCEPTUAL GRADING PLAN
FOR
5TH AT CENTRAL INDUSTRIAL
CITY OF HIGHLAND

HUITT–ZOLLARS, INC.
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941–7799

DESIGNED BY	R.P.
DRAWN BY	T.A.
CHECKED BY	R.P.
FIELD BOOK	
SHEET	1 OF 1 SHEETS
JOB NO.	314509.01

D:\Proj\314509.01 - Patriot - 5th at Central Industrial\10 CAD\10.10 Civil\Sheets\CGP\314509.01-C-CGP-01-Cdwg, Layout: 8in, Jul 26, 2023 11:25am



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Olea europaea Olive	48" Box	4	L	Multi
	Chilopsis linearis Desert Willow	48" Box	4	L	Multi
	Chitalpa tashkentensis Chitalpa	36" Box	13	L	Standard
	Pinus eldarica Afghan Pine	24" Box	7	L	Standard
	Rhus lancea African Sumac	24" Box	9	L	Standard
	Tristania conferta Brisbane Box	24" Box	7	M	Standard
	Cinnamomum camphora Camphor Tree	24" Box	2	M	Street Tree

Total Trees: 44
50% - 24" Box Required: 22 Provided: 23
30% - 36" Box Required: 13 Provided: 13
20% - 48" Box Required: 8 Provided: 8

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
	Acca sellowiana Pineapple Guava	5 Gal	52	L	3' OC 2' from hardscape
	Aloe striata Coral Aloe	1 Gal		L	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		L	3' OC 2' from hardscape
	Cassia phyllodenia Silverleaf Cassia	5 Gal		L	2.5' O.C. 2' from hardscape
	Dietes bicolor Fortnight Lily	5 Gal		M	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal		M	3' OC 2' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	4' O.C. 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal		L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal		L	3' OC 2' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal		L	3' OC 2' from hardscape

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	M	Grass
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus 'HuntingtonCarpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

3" layer decomposed granite over filter fabric.

Shading Provided: 4,567 sq. ft.

Concrete mow curb

N

0 10' 20' 40'

Landscape Plan - Sheet 1

5th and Central

23-030
03.22.23
08.09.23
08.18.23

Patriot Partners

Highland, California

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

Olea europaea

Chilopsis linearis

Chitalpa tashkentensis

Pinus eldarica

Rhus lancea

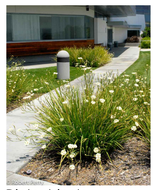
Tristania conferta

Cinnamomum camphora

Acca sellowiana

Callistemon 'Little John'

Cassia phyllodenia


Dietes bicolor

Ligustrum j. Texanum

Muhlenbergia capillaris

Salvia c. 'Allen Chickering'

Salvia greggii

Salvia leucantha

Westringia f. 'Grey Box

Aloe striata

Lantana 'Gold Mound'

Lonicera j. 'Halliana'

Myoporum parvifolium

Rosmarinus 'HuntingtonCarpet'

Plant Imagery - Sheet 2

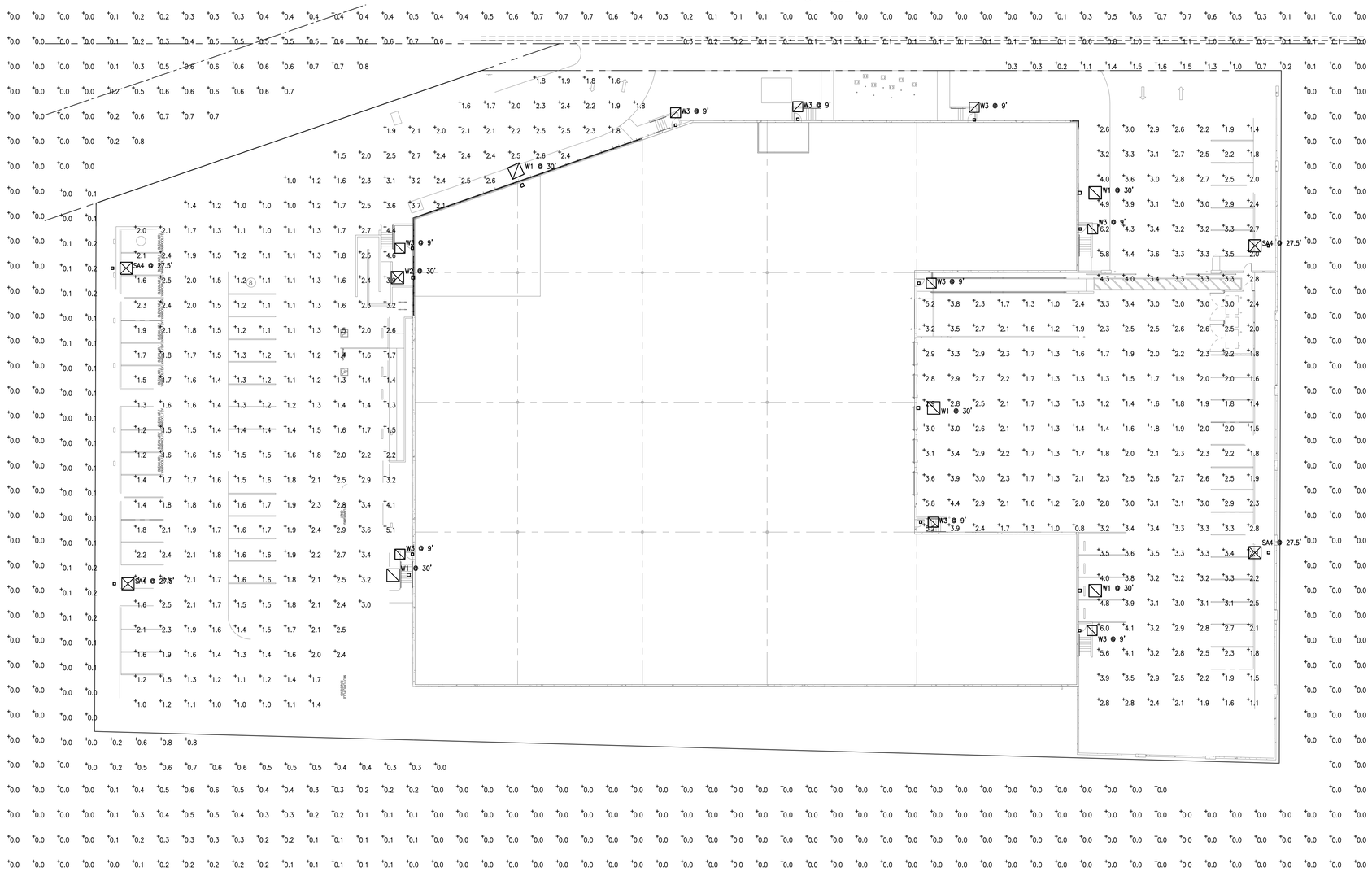
5th and Central

23-030
03.22.23
08.09.23
08.18.23

Patriot Partners

Highland, California

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



ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0" (1)

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
◻ ▫	W3	9	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-40K EM1 WALL MT AT 9 FT AFG WM511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	151	0.9	21.4
☒ ▫	W2	1	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED--MM511 525mA-NW WALL MT AT 30 FT AFG BUG B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	218	0.9	129.4
◻ ▫	W1	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-80LED-700mA-NW-MM511 BUG B3 U0 G3 WALL MT AT 30 FT AFG	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	295	0.9	173.6
☒ ▫	SA4	4	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED--525mA-NW-HS POLE MT AT 27.5 FT AFG BUG RATING B1 U0 G3 25 FT POLE 2.5 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	129.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	5.1 fc	1.0 fc	5.1:1	1.8:1
Calc Zone #2	+	2.7 fc	6.2 fc	0.8 fc	7.8:1	3.4:1
Calc Zone #3	+	0.1 fc	1.6 fc	0.0 fc	N/A	N/A
Calc Zone #5	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly.The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed J-box. Electrical Housing shall accept the top edge of the Mounting Plate and mates to the mounting surface head screws. Fasten the Electrical Housing to the Mounting Plate from the bottom.

PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV site/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > 90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer; held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

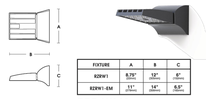
LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME:

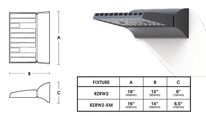
PROJECT TYPE:



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	12" (305mm)	8" (203mm)
RZRW1-SM	11" (279mm)	14" (356mm)	8.5" (216mm)

RZR-WM1

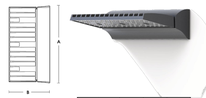
PATENT PENDING



FIXTURE	A	B	C
RZRW2	18" (457mm)	13" (330mm)	8" (203mm)
RZRW2-SM	18" (457mm)	14" (356mm)	8.5" (216mm)

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" (584mm)	13" (330mm)	8" (203mm)
RZRW3-SM	23" (584mm)	14" (356mm)	8.5" (216mm)

RZR-WM3

PATENT PENDING

c UL us LISTED — MADE IN THE USA — 2019093

U.S. Architectural Lighting — 940 West Avenue O, Palmdale, CA 93551 Phone (661) 350-8300 Fax (661) 350-8301 www.usalitg.com — U.S. ARCHITECTURAL LIGHTING

SOLID STATE AREA LIGHTING

VALULUME SERIES-PLED

S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins.The Optical Panel mounting surface is milled flat (surface variance <± .003" over 12") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing shall separate optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment of the integrated support arm combine to create one assembly.Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

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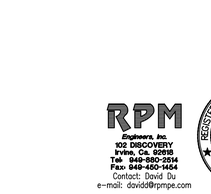
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME:

FIXTURE TYPE:



VLL PLED

PATENT PENDING

c UL us LISTED — MADE IN THE USA — 2021354

U.S. Architectural Lighting — 940 West Avenue O, Palmdale, CA 93551 Phone (661) 350-8300 Fax (661) 350-8301 www.usalitg.com — U.S. ARCHITECTURAL LIGHTING

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
1ST PLANNING SUBMITTAL
HIGHLAND, CA

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-580-3934
Fax: 949-460-1454
Contact: David Du
e-mail: davidd@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER — LAN V. NGUYEN — No. 015596 Exp.12-31-2023 — ELECTRICAL — STATE OF CALIFORNIA

08/09/2023

HERDMAN
ARCHITECTURE + DESIGN

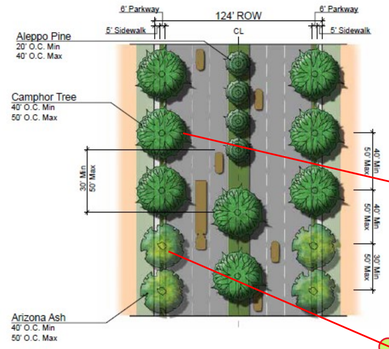
A19-2115
XX.XX.2022

SITE PHOTOMETRIC PLAN

FC-1.0

RPM #23-001M 08/09/23

FIGURE 5.3 5TH STREET | PLAN VIEW



Note: Trees on Figures 5.2-5.4 are allowed to be changed for an alternative tree on the C... (Table 5.1) of similar size upon approval by the Planning Department. No street parking is... Streets.

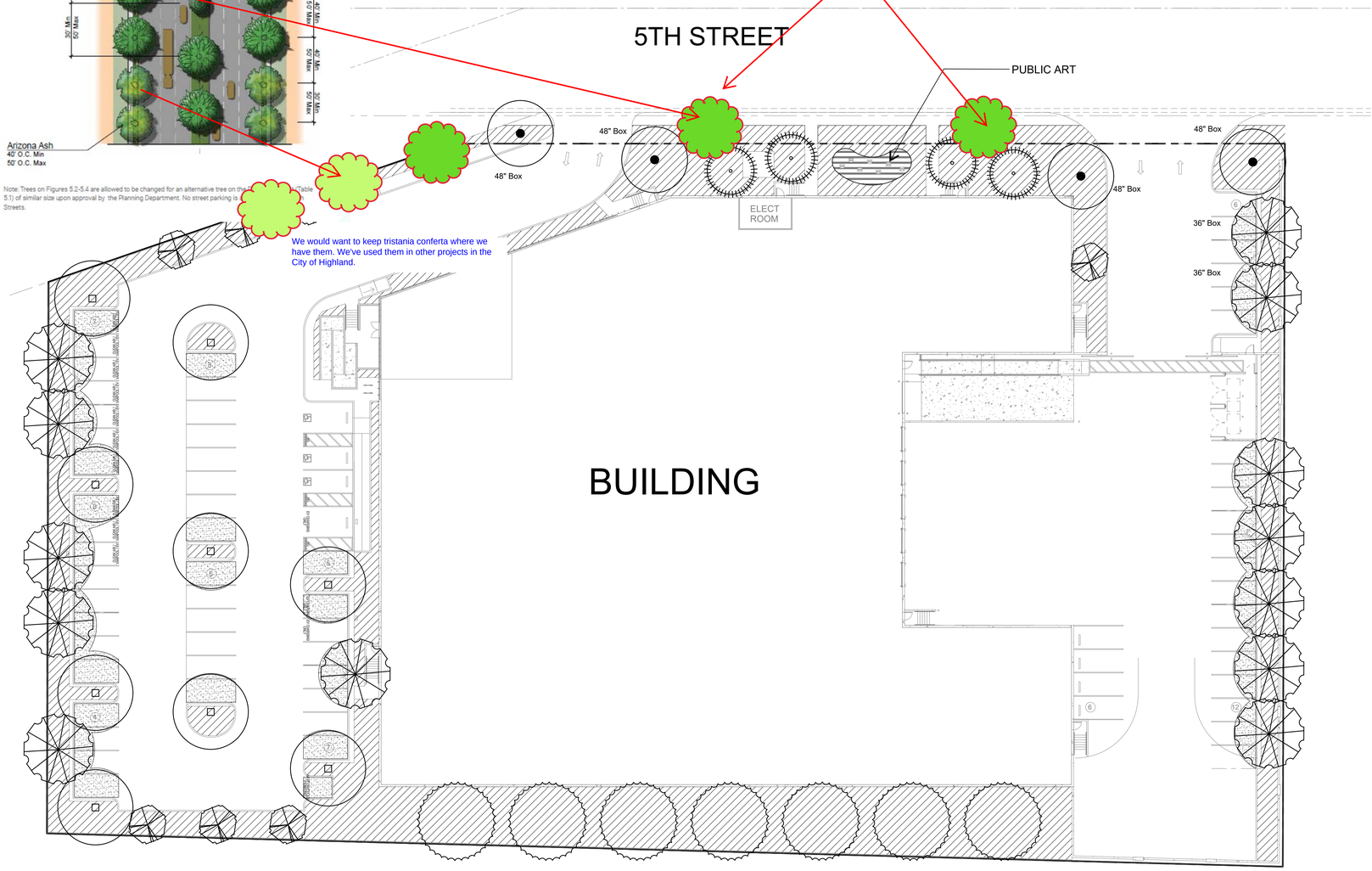
Minimum 24" box for street trees

verify sight lines- adjust as needed

added street trees

City has banned all Palo verdes from landscapes due to liter issues- replace species

understood



We would want to keep tristania conferta where we have them. We've used them in other projects in the City of Highland.

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	~~Cercidium 'Desert Museum'~~ Blue Palo Verde	48" Box	4	L	Multi
	Chilopsis linearis Desert Willow	48" Box	4	L	Multi
	Chitalpa tashkentensis Chitalpa	36" Box	13	L	Standard
	Pinus eldarica Afghan Pine	24" Box	7	L	Standard
	Rhus lancea African Sumac	24" Box	9	L	Standard
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Total Trees: 44
50% - 24" Box Required: 22 Provided: 23
30% - 36" Box Required: 13 Provided: 13
20% - 48" Box Required: 8 Provided: 8

SHRUBS

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	Ligustrum j. Texanum Texas Privet	5 Gal		M	3' OC 2' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	4' O.C. 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal		L	3' OC 2' from hardscape
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GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
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	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	M	Grass
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus 'HuntingtonCarpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

3" layer decomposed granite over filter fabric.

Shading Provided: 4,567 sq. ft.

N

0 10' 20' 40'

5th and Central

23-030
03.22.23
08.09.23

Patriot Partners

Highland, California

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

ATTACHMENT 3

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	September 16, 2023 (Modified May 19, 2026)
Applicant:	Patriot 5th & Central, LLC
File/Index:	**Design Review Application DRA-23-004**
Proposal:	Design Review of a 53,665 square foot concrete tilt-up warehouse/distribution facility. DRA includes the Site Plan, Building Elevations, Conceptual Grading Plan, Public Art Piece and Conceptual Landscape Plan.
Location:	A 2.86 acre site on the south side of 6th Street, approximately 250 feet west of Central Ave.; Assessor's Parcel Number 1192-561-04, -05, -06, and -07
Related Entitlements:	CUP-23-003~~, VAR-23-001~~

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA-23-004) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such

application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximate 53,665 square foot speculative industrial warehouse and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.

    a. The approved site plan, building elevations, conceptual grading plan, conceptual landscape plan, public art piece, color and material samples are on file with the Planning Division and included herein by reference.

    b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Division within two weeks of this project's approval.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in

enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

8. Development Impact Fees shall be paid in accordance with City Ordinance (**see attached DIF flyer).** Fees are subject to change by action of the City Council. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.

10. Prior to issuance of a Certificate of Occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or change of use in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.

12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.

    The Applicant / Developer shall install two (2) bicycle racks on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

13. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

14. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of 45 feet.

15. The photometric plan shall be provided to the Planning Division for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.

    a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.

    b) Lights shall be shielded and directed away from surrounding properties and right-of-way.

    c) Parking lot light standards shall not exceed twenty-five feet (25') in height measured from grade.

    d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture.

Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

16. The design and installation of the Signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code.

17. A 3' wall or berm shall be constructed in back of the landscaped area along 5th Street to provide screening from parking areas.

18. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.

19. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; CUP-23-003~~, VAR-23-001~~.

PLANNING DIVISION

Development Impact Fees
Worksheet

New Commercial / Industrial / Office

1. Are DIF fees locked per City Council Ordinance 461: ☐YES / ☐NO**

2. If yes per building permit No. _____

COMMERCIAL

3. Development Impact Fee (A) x new commercial structure sq. ft. (B)
A_____ x B_____ = **1**_____

INDUSTRIAL

4. Development Impact Fee (A) x new industrial structure sq. ft. (B)
A_____ x B_____ = **2**_____

OFFICE

5. Development Impact Fee (A) x new office sq. ft. (B) = DIF due
A_____ x B_____ = **3**_____

6. Total DIF Amount due(1+2+3):_____

Planner:_____ Date: _____

***Attention Applicant if question number one is marked "No" all calculations are just approximates, actual cost may vary depending on fee at time of building and safety application submittal.*

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/28/21

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$284.05	$449.19	$243.46	$188.92	$0.160	$0.010
Fire Suppression Facilities, Vehicles & Equipment	$1,008.86	$327.43	$1,057.84	$1,603.54	$0.250	$0.072
Local Circulation System	$4,957.93	$3,309.38	$2,595.60	$2,607.84	$4.65	$3.478
Regional Circulation System	$14,377.74	$9,598.99	$7,525.84	$7,566.31	$13.51	$10.39
Regional Flood Control Facilities	$1,155.73	$494.57	$406.86	$409.42	$0.26	$0.32
General Facilities, Vehicles & Equipment	$1,259.33	$1,259.33	$1,259.33	$214.11	$0.298	$0.298
Library Facilities & Collection	$1,158.57	$1,259.33	$987.57	N/A	N/A	N/A
Public Use (Community Center Facilities)	$1,444.06	$1,389.46	$894.88	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$4,702.87	$4,523.78	$3,242.07	N/A	N/A	N/A
TOTAL:	$30,349.14	$22,468.72	$18,123.45	$12,367.21	$19.120	$14.572

Notes:

1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Cole Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2007-060)
4. Fee collected at time of occupancy. (Reso. 2018-002 & 2018-003)
5. Additional inclusionary housing fees of $3,750 required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

IMPACT FEE FOR BUILDING EXPANSION

(no charge for first 499 square feet of residential building expansion)

DETACHED DWELLING	$20.232	per square foot
ATTACHED DWELLING	$14.979	per square foot
MOBILE HOME	$12.082	per square foot
COMMERICIAL LODGING	$ 8.245	per square foot
COMMERCIAL/OFFICE	$19.120	per square foot
INDUSTRIAL	$14.572	per square foot

These fees will change on April 1, 2024

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	September 19, 2023 (Modified May 19, 2026)
Applicant:	Patriot 5th & Central, LLC
File/Index:	**Conditional Use Permit CUP 23-003**
Proposal:	Development and operation of a 53,665 square foot speculative industrial warehouse building and associated improvements.
Location:	A 2.86 acre site on the south side of 5th Street, approximately 250 feet west of Central Ave.; Assessor's Parcel Number 1192-561-04, -05, -06, and -07
Related Entitlements:	DRA-23-004~~, VAR-23-001~~

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit CUP-23-003 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit CUP-23-003 shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such

application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 53,665 square foot warehouse and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of 5th Street.

    a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Division within two weeks of this project's approval.

3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.

5. There shall be no long-term on-site parking of semi-trailer trucks unrelated to the warehouse business in operation. Off-site parking on public streets in the vicinity is prohibited.

6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

7. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree

that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

    b. Construction and operation of the proposed project shall be in compliance with the **attached Mitigation Monitoring and Reporting Program**.

11. Development Impact Fees shall be paid in accordance with City Ordinance (**see attached DIF flyer).** Fees are subject to change by action of the City Council. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

12. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.

13. Prior to the issuance of a business license for future tenants, the Planning Commission shall review and approve the hours of operation, if anything other than 7:00 am to 7:00 pm.

14. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; DRA-23-004~~, VAR-23-001~~.

15. *Within sixty (60) days of approval of this Extension of Time application (no later than July 20, 2026), the Applicant shall obtain all necessary permits and completely demolish all structures located on the subject location, assessor's parcel number (APN) 1192-561-04-0000. Following demolition, the site shall be maintained in a clean and secure condition to the satisfaction of the Community Development Director. Failure to comply with this condition will result in further code enforcement action which may include revocation proceedings for the subject entitlement approvals and/or obtaining an abatement warrant with lien to recover costs in accordance with applicable provisions of the Highland Municipal Code*. (Added May 19, 2026)

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/28/21

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$284.05	$449.19	$243.46	$188.92	$0.160	$0.010
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Local Circulation System	$4,957.93	$3,309.38	$2,595.60	$2,607.84	$4.65	$3.478
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Regional Flood Control Facilities	$1,155.73	$494.57	$406.86	$169.42	$0.26	$0.32
General Facilities, Vehicles & Equipment	$1,259.33	$1,259.33	$1,259.33	$214.11	$0.298	$0.298
Library Facilities & Collection	$1,158.57	$1,259.33	$799.57	N/A	N/A	N/A
Public Use (Community Center Facilities)	$1,444.06	$1,389.46	$894.88	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$4,702.87	$4,525.78	$3,242.07	N/A	N/A	N/A
TOTAL:	$30,349.14	$22,468.72	$18,123.45	$12,367.21	$19.120	$14.572

Notes:

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5. Additional inclusionary housing fees of $3,750 required per Resolution 2006-020 & Ordinance 306.
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(no charge for first 499 square feet of residential building expansion)

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ATTACHED DWELLING	$14.979	per square foot
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INDUSTRIAL	$14.572	per square foot

These fees will change on April 1, 2024

PLANNING DIVISION

Development Impact Fees
Worksheet

New Commercial / Industrial / Office

1. Are DIF fees locked per City Council Ordinance 461: ☐YES / ☐NO**

2. If yes per building permit No. _____

COMMERCIAL

3. Development Impact Fee (A) x new commercial structure sq. ft. (B)
A_____ x B_____ = 1_____

INDUSTRIAL

4. Development Impact Fee (A) x new industrial structure sq. ft. (B)
A_____ x B_____ = 2_____

OFFICE

5. Development Impact Fee (A) x new office sq. ft. (B) = DIF due
A_____ x B_____ = 3_____

6. Total DIF Amount due(1+2+3):_____

Planner:_____ Date: _____

***Attention Applicant if question number one is marked "No" all calculations are just approximates, actual cost may vary depending on fee at time of building and safety application submittal.*

Mitigation Monitoring and Reporting Program Initial Study/Mitigated Negative Declaration

Southwest Corner of 5th Street and Central Avenue Warehouse Project

AUGUST 2023

Prepared for:

CITY OF HIGHLAND California

CITY OF HIGHLAND
27215 Base Line
Highland, California 92346
Contact: Kim Stater

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024
Contact: Hayley Ward

Printed on 30% post-consumer recycled material.

Table of Contents

SECTION **PAGE NO.**

1 Introduction 1

2 Mitigation Monitoring and Reporting Program Table 3

TABLE

1 Mitigation Monitoring and Reporting Program 3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Highland (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Southwest Corner of 5th Street and Central Avenue Warehouse Project (project) located at the southwest corner of 5th Street and Central Avenue in Highland, California (project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Highland
Planning Department
27215 Base Line
Highland, California 92346

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Air Quality				
MM-AQ-1: Tier 4 Interim Engines. To reduce the potential for criteria air pollutants, specifically particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM10), as a result of construction of the project, the applicant shall: Prior to the start of construction activities, ensure that all 75 horsepower or greater diesel-powered equipment are powered with California Air Resources Board (CARB)-certified Tier 4 interim engines, except where the project applicant establishes to the satisfaction of the City of Highland (City) that Tier 4 interim equipment is not available. An exemption from these requirements may be granted by the City in the event that the City documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in San Bernardino County were contacted and that those owners/operators confirmed Tier 4 interim equipment could not be located within San Bernardino County.	Prior to construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
MM-AQ-2: Operational Forklifts. The City shall require that all forklifts used during operation of the project be electric powered or fueled with natural gas.	During operation	Project applicant	City of Highland	
Biological Resources				
MM-BIO-1: Construction activities shall avoid the migratory bird nesting season (typically February 1 through August 31), to reduce any potential significant impact to birds that may be nesting on the study area. If construction activities must occur during the migratory bird nesting season, an avian nesting survey of the project site and contiguous habitat within 500 feet of all impact areas must be conducted for protected migratory birds and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act (16 USC 703–712) and California Fish and Game Code, Sections 3503, 3503.5, and 3513. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate no-disturbance buffer, which will be determined by the biologist based on the species' sensitivity to disturbance (typically up to 300 feet for passerines and up to 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing.	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Cultural Resources				
MM-CUL-1: Workers Environmental Awareness Program. Prior to the start of construction activities, all construction personnel and monitors shall be trained regarding identification and treatment protocol for inadvertent discoveries of cultural resources (archaeological and tribal) and human remains. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of materials that may be identified during ground disturbing activities and explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground disturbing activities. These procedures include but are not limited to work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitoring staff.	Prior to construction	Project applicant and their construction contractor	City of Highland	
MM-CUL-2: Retention of an On-Call Qualified Archaeologist. A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified project implementation. Additionally, in consideration of the potential to encounter intact cultural deposits beneath fill soils, the qualified archaeologist shall survey the proposed project site once fill soils have	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
been removed to ensure no cultural deposits underly the fill layer. If is determined, based on the aforementioned survey, that cultural resources are present or may be present and may be impacted during project construction, monitoring may be warranted. Additionally, any identified cultural resources shall be assessed and evaluated pursuant to CEQA. If it is determined that monitoring is warranted, a qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, shall oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.				
MM-CUL-3: Inadvertent Discovery Clause. In the event that potential archaeological resources (sites, features, or artifacts) are exposed during ground disturbance, all construction work occurring within 60 feet of the find shall immediately stop, and the qualified archaeologist that has been retained on call must be notified immediately to assess the significance of the find and determine whether additional study is warranted. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds of or potentially of Native American origin. The Tribe shall be provided relevant information regarding the findings of the archaeological assessment as well	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
recommendations regarding further study and treatment, if necessary. Depending upon the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, data recovery, or monitoring) may be warranted if the resource cannot be feasibly avoided. 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 (Plan) to include a research design, if data recovery is determined necessary. A draft of the Plan shall be provided to YSMN for review and comment, prior to finalization of the Plan as detailed within TCR-1. If monitoring is warranted, it shall be conducted for the remainder of the project, and implement the Plan accordingly. Additionally, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City of Highland for review. This report shall document compliance with approved mitigation, document the monitoring efforts and any discoveries, and include an appendix with daily monitoring logs. The final report shall be submitted to the City of Highland, Applicant, YSMN, and the South Central Coastal Information Center. 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				

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall follow all required protocols according to California Public Resources Code, Section 5097.98.				
Geology and Soils				
MM-GEO-1: Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist as defined by the Society of Vertebrate Paleontology (SVP) (2010) guidelines, subject to the review and approval of the City's Building Official, or designee. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the SVP (2010) guidelines and should outline requirements for preconstruction meeting attendance and worker environmental awareness training; where monitoring is required within the project site below a depth of 10 feet below the ground surface based on construction plans and/or geotechnical reports; procedures for adequate paleontological monitoring and discoveries treatment; and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections	Prior to and during construction	Project applicant	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
management. The PRIMP shall also include a statement that any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the project proponent. The qualified paleontologist shall attend the preconstruction meeting and be on-site during all rough grading and/or trenching for utilities to determine the amount of paleontological monitoring necessary based on subsurface conditions. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Upon completion of the paleontological monitoring program, the qualified paleontologist shall prepare a final monitoring report documenting the results of the mitigation program. This report should include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.				
Tribal Cultural Resources				
MM-TCR-1: Tribal Cultural Resources. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in MM-CUL-3, in the case of a discovery of pre-contact and/or historic-era cultural resources of or potentially of Native American origin. The Tribe	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
shall be provided relevant information regarding the findings of the archaeological assessment as well recommendations regarding further study and treatment, if necessary. The Tribal shall be provided the opportunity to consult with the qualified archaeologist regarding the findings and recommendations. Should the resource be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan (Plan) to include a research design, if data recovery is determined necessary, shall be created by the retained archaeologist for the project. A draft of the Plan shall be provided to YSMN for review and comment, prior to finalization of the Plan. This Plan shall allow for a YSMN Native American monitor to observe ground disturbing activities at the election of the YSMN cultural resources manager. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and the City of Highland for dissemination to YSMN. The City and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.				

Building and Safety Division Conditions of Approval

Date:	April 26, 2023
Project:	Warehouse building
Applicant:	Kevin Rice – Patriot Partners South side of 5th St.
Site Location:	West of Central
Project Numbers:	**CUP:** 22-003; **DRA:** 23-004;
APN(s):	1192-561-04-0000 through 07-0000

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

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

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10.

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

4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

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

6. 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.

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

8. 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.

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

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. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

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

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

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

23. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.

24. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.

25. Demolition permits shall be obtained for all structures to be demolished.

Main Office - 825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works
- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

Brendon Biggs, M.S., P.E.
Director

Noel Castillo, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

April 27, 2023

Transmitted Via Email
File: 10(ENV)-4.01

City of Highland, Planning Division
Attn: Angela Tafalla, Assistant Planner
27215 Base Line
Highland, CA. 92346
atafolla@cityofhighland.org

RE: PROJECT NOTICE– CONDITIONAL USE PERMIT NO. 23-003 FOR PATRIOT WAREHOUSE, ON THE SOUTH SIDE OF 5TH STREET JUST WEST OF CENTRAL AVENUE; AREA ACROSS FOUR (4) PARCELS TOTALING APPROXIMATELY 2.86-ACRES.

Dear Ms. Tafolla:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on April 13, 2023,** and pursuant to our review, we have the following comments for your consideration and inclusion into public record:

Flood Control Planning & Water Resources Division (Michael Fam, Chief, 909-387-8120):

1. The proposed Project is located adjacent to a San Bernardino County Flood Control District (SBCFCD) right-of way and/or facilities (2-603-1A) City Creek Channel. Any encroachments including, but not limited to access for grading, fence removal and installation, side drain connections, and utilities on the District's right-of-way or facilities will require a permit from the SBCFCD prior to start of construction. Please contact the San Bernardino County Flood Control Permit Section at (909) 387-7995 for further information regarding this process.

Permits/Operations Support Division (Johnny Gayman, Chief, 909-387-7995):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the County's Comprehensive Storm Drain Plan No. 6 dated, August 2001. It is to be used as a guideline for drainage in the area and is available in the S.B. County Department of Public Works offices. Any revision to the drainage should be reviewed and approved by the jurisdictional agency (City, County).

Flood Control Planning/Water Resources Division (Michael Fam, Chief, 909-387-8120):

1. The District's recommendations are most often made for site specific conditions. Therefore, the recommendations made here are general in nature until such time as more detailed plans become available.

2. According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panels 06071C8701J, dated September 2, 2016, and 06071C8702H, dated August 28, 2008, the Project lies relatively equally-divided within FEMA Zones X-shaded (500-yr. floodplain; protected by a levee) and Zone X.

3. If any encroachment on District Right-of-Way is anticipated, a permit shall be obtained from the District. Other on-site or off-site improvements may be required, which cannot be determined at this time.
4. One of the benefits of the CSDP is to identify the alignment of future drainage and flood control facilities. It is hoped that the City of Highland will continue to use this document to protect the alignment of these future facilities.

5. We recommend that the Project include, and the City enforce, the most recent FEMA regulations for development in a floodplain.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy Sansonetti, AICP
Supervising Planner
Environmental Management Division

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE

4649 Brockton Avenue

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

http//www.comworksdg.com

CA License #2110

NV License #389

April 13, 2023

Kim Stater, Assistant Community Development Director
City of Highland
Community Development Department – Planning Division
27215 Base Line
Highland, CA 92346

RE: PRELIMINARY LANDSCAPE PLAN REVIEW:
CUP 23-004
Patriot Partners Warehouse –
5th Street west of Central

Dear Kim:

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

1) Due to building orientation and lack of buffer or planter area for westerly frontage section/main entrance off 5th Street, additional features including accentuating low walls, mounding, public art, or other features should be considered in the proposed planter areas to balance the absence of features at the entrance.

2) Building main vehicular access is directly adjacent to a narrow walk and glazing which may cause issues or confusion with some drivers. Applicant should consider creating a buffer between vehicular and pedestrian areas.

3) To verify that the landscape complements the appearance and scale of the warehouse architecture, applicant shall include the actual proposed planting species in architectural renderings and elevations for communication with review committees. Current renderings do not reflect the plant species, forms, nor density of the materials specified on the conceptual landscape plan.

4) Current conceptual planting plan does not offer enough taller/columnar plant species that would create a foundation and transition for the tall structure or offer screening to adjacent properties. Applicant should consider additional species that will meet the need for more vertical planting. This should include more columnar or vertical plant material to create a hierarchy and vertical transition from ground plane to Building.

5) Applicant shall include full color planting imagery boards of plants included in the conceptual design palette with plants grouped by size (Trees, Vines, Foreground, Mid-ground, Background, and Groundcover) for better communication of palette for design review.

6) Applicant shall include a mix of larger tree sizes with the minimum size being 24" box- 50% of total, 36" box 30% of total, and 48" box 20% of total.

7) Applicant shall coordinate with city Landscape Architect for street tree selection on 5th street in addition to currently shown Pines.

8) Applicant should clarify perimeter fencing treatments. The only perimeter control currently noted on the building plans appears to be an 8' concrete tilt-up wall with no other perimeter fencing types called out. Adjacent property to the east is a head start childcare center that will require additional fencing and or buffer treatments to include more trees, screening plant material, mounding, and or other specialized treatments.

9) Applicant shall verify and add shading exhibit for parking lots. According to the keynotes on the site plan, they should be on the Landscape plan.

10) Provide concrete headers where frontage landscape meets adjacent neighboring parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility including area adjacent to flood control channel. At a minimum a 6" concrete mow curb is required to separate new planter areas from adjacent existing properties landscape.

We look forward to discussing these items in further detail. If you have any questions or concerns, please feel free to contact us at (951) 369-0700.

Sincerely,

COMMUNITY WORKS DESIGN GROUP

Dan Burkhart ASLA, Certified Arborist WE—11637A for

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Consultant to the City of Highland via Community Works Design Group
Landscape Architect CA #5111

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

DATE : April 17, 2023

APPLICANT : Kevin Rice

ADDRESS : 1192-561-04, 1192-561-05, 1192-561-06, 1192-561-07.

SITE LOCATION: South side of 5th Street West of Central Ave, Highland, CA

FILE / INDEX No.: CUP 22-003 DRA 23-004

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 ADOPTED CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

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

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

GENERAL.

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

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

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

12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

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

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

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

17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form

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

18. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

19. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

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

WATER:

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

Note: Hydrants shall meet EVWD standards.

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

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

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

24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

30. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

31. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC**; **NFPA**

32. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

33. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**

34. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**

35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with

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

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

37. **HF61**; **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

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

39. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code

41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department
Conditions of Approval
EXT 26-002, CUP 23-003, DRA 23-004,
Patriot Partners Warehouse - 5th Street and Central Avenue

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

PC Approved _____
PC Approved 5/16/2023

SOILS/ GRADING/ DRAINAGE

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

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

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

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

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

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

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

E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance

of on-site and off-site tributary flows shall be maintained by the underlying property owner and shall not exceed the pre-development flow rate and volume.

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

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

D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration system until the site is stabilized for erosion and sedimentation.

B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 13. Submit original wet signed and stamped final grading certification from the soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

E* 14. Submit engineering plans for **5th Street** improvements and signing, striping and pavement markings to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from public right of way.

C* 15. Construct new street improvements along **5th Street** project frontage including, but not limited to:

a) Construct public landscape improvements.
b) Two interim commercial drive approaches (easterly drive approach per City Std. 213, westerly drive approach per City Std 212 or 213) at existing southerly curb face per the Conceptual Grading. Minimum driveway width for trucking ingress/egress is 40 feet. Minimum driveway width for vehicle parking ingress/egress is 30 feet. Note 4.5' sidewalk easement will be required back of commercial drive approaches.
c) Remove existing improvements along southside of 5th Street including southside drive approaches and conflicting sidewalk, join existing where to be maintained, and
    1. Reconstruct full-height 8" curb and gutter located 40' south of street centerline per City Std. 203.
    2. Construct 6' wide curb-adjacent sidewalk per City Std 208 Type B.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

C 16. Construct private ingress/ egress improvements at **5th Street** driveways to permit right in and right out only truck movement. Passenger vehicles to have full access movements.

C 17. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

C* 18. Install new LS3 metered street light system along the project frontage of **5th Street**. (2) new street lights west of the existing street light at Address 26887 5th Street, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.

C* 19. Install signing, striping and pavement markings along the project frontage with specific locations and types approved by the City Engineer.

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

WATER QUALTIY/ DRAINAGE

E 21. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 22. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

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

C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

C* 25. 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 in a manner such that drainage does not adversely impact neighboring properties and redirect or concentrate flows.

B 26. At the underground infiltration system location proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed underground infiltration system subgrade elevation, prior to the submittal of

the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.

C 27. Register the underground chambers with EPA as a Class V Injection Well.

E 28. Submit a comprehensive hydrology study per San Bernardino County Hydrology Manual that includes, but is not limited to the following:
- Pre and post development analysis for 10-year and 100-year storms.
- Hydrology maps of pre- and post- development conditions.
- Proposed method of flow conveyance and proposed improvements to mitigate project impacts with supporting calculations.
- Hydraulic calculations to determine the size and type of all drainage facilities.

C 29. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

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

MAP/DEDICATION/ ANNEXATION

C* 31. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along **5th Street**. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 32. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along 5th Street median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for 5th Street median landscaping will commence the year the medians are constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.

B* 33. Dedicate an irrevocable offer of dedication via a Final Parcel Map:
a) (1) 10-foot wide minimum landscape easement across the Project frontage.
b) (2) sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer.
c) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B 34. Record a Final Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 35. At the time of Final Parcel Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

A 36. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/ PERMITS/ BONDING

C* 37. Pay an in lieu fee for the design and construction of the future raised landscape median along the project frontage 5th Street, as determined by the City Engineer.

E 38. Pay appropriate Development Impact fees, Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of plans and maps, and other required fees.

D 39. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 40. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

A 41. Bond for all required grading, street, and storm drain improvements in accordance with City Development Code.

C 42. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

*E 43. Obtain written permission from adjoining property owners prior to start of any grading, removal or construction work located within the affected private properties.

B 44. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

E* 45. Obtain written permission and permit from San Bernardino County Flood Control District for encroachment within their right-of-way, offsite grading, and perimeter wall construction if any.

C 46. 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* 47. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 48. 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 49. 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 50. 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 51. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 52. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 53. Design and construct a trash enclosure per City Standard 700.

C 54. 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* 55. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

ATTACHMENT 4

Resolution 2026 -___ Approving Extension of Time (EXT 26-002)

RESOLUTION NO. 2026 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 26-002) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 23-003) AND DESIGN REVIEW APPLICATION (DRA 23-004) RELATED TO THE DEVELOPMENT OF A 53,665 SQUARE FOOT WAREHOUSE LOCATED ON THE SOUTH SIDE OF 5TH STREET, APPROXIMATELY 250 FEET WEST OF CENTRAL AVENUE.

ASSESSOR'S PARCEL NUMBER: 1192-561-04, -05, -06 and -07

APPLICANTS: Patriot Development Partners

A. RECITALS

1. On September 19, 2023, the Planning Commission adopted Resolution No(s). 2023-036, 2023-038, 2023-039 approving Conditional Use Permit Application (CUP 23-003), Design Review Application (DRA 23-004) and Variance (VAR 23-001) and Certifying a Mitigated Negative Declaration for the development of a 53,665 square foot warehouse on approximately 2.86 acres located on the south side of 5th Street, approximately 250 feet west of Central Avenue.

2. On September 19, 2023, the City of Highland Planning Commission adopted Resolution No. 2023-039, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. Pursuant to the California Environmental Quality Act, a Notice of Determination for Mitigated Negative Declaration was filed with the San Bernardino County Clerk of the Board of Supervisors on September 25, 2023.

3. The subject entitlements were valid for a period of three years, expiring on September 19, 2026.

4. In March of 2026, the Applicant submitted an Extension of Time (EXT 26-002) application to extend the expiration date of Conditional Use Permit Application (CUP 23-003) and Design Review Application (DRA 23-004) for an additional three (3) years to September 19, 2029.

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 May 19, 2026, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

a. The Planning Commission finds that all previous findings as stated in the adopted Resolution No(s). 2023-036, 2023-038 and 2023-039 are true and correct.

1. Findings of Face for Conditional Use Permit (CUP 23-003):

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

Response: The proposed warehouse is permitted in the Business Park Zone and General Plan designation 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, and 16.54 Parking.

The General Plan goals relevant to the project are those established for the 5th Street Corridor Policy Area, and general standards applicable to the Land Use Element, Circulation Element, and Community Design Element. The project meets all relevant goals and policies.

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

Response: The proposed speculative industrial warehouse is in keeping with the integrity and character of Business Park District. It would be developed in compliance with the Highland General Plan and Municipal Code standards related to warehousing in the Business Park District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, lighting, parking, circulation, etc. It has a high quality, modern design in keeping with the Policy Area standards. It has quality finishes, landscaping, and hardscape and will construct surrounding infrastructure.

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

   Response: The 2.86 acre site is adequate for proposed industrial development with a 43% lot coverage area. The Code permits 60%. The topography of the site is predominantly flat, featuring a partially developed parcel, a residential structure, and storage facilities. Utilities are readily accessible within the adjacent right-of-way, and the site offers favorable drainage conditions for both on-site water retention and water quality treatment. The proposed development aligns well with the industrial objectives outlined in the forthcoming Airport Gateway Specific Plan and the 5th Street Corridor. Accessibility to the site is facilitated through two separate driveways, thus segregating commercial truck and passenger vehicle traffic. Moreover, the site boasts excellent connectivity to regional transportation networks, being situated approximately half of a mile from the San Bernardino International Airport and a mile from State Route 210 and Interstate 10.

   Per Municipal Code Section 16.24.040 Employment District Development Standards. It meets the minimum lot size, lot width and dept as well as required building setbacks, lot coverage, and landscape coverage.

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

   Response: Existing water, public utilities and services for the project are available adjacent to the site within the public right-of-way. East Valley Water District provided a “Will Serve” letter to the applicant, confirming the provision of water and sanitary sewer services. 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 warehouse development will be compliant with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project

and provided relevant Conditions of Approval that will be adopted by resolution. The necessary ingress and egress are provided and all public utilities and services will be in place. There is no indication that the project would be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

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

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study which was made available for public review from July 14 through August 14, 2023. Mitigation Measures were necessary to reduce impacts below a level of significance in the areas of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. All other CEQA topics were found to be less than significant or no impact. A Mitigated Negative Declaration is the appropriate document for this project and will be adopted concurrently with the Conditional Use Permit.

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

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

Response: The site's designation under the General Plan is categorized as a Business Park, a classification that permits an array of light industrial activities, research and development endeavors, and office operations that contribute to aesthetically pleasing and conducive working environments. Specifically, the Business Park designation allows for light manufacturing, wholesaling, and warehousing activities, provided they are conducted within an enclosed structure, as stipulated in Chapter 2 of the Land Use Element. The proposed development of a 53,665-square-foot warehouse aligns well with these permissible uses.

Furthermore, the project is consistent with the objectives outlined in the 5th Street Corridor Policy Area, Circulation Element, and Community Design Element, thereby fulfilling all pertinent 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: In alignment with the Highland Municipal Code's standards for warehousing within the Business Park District, the project is designed to comply with Section 16.24.040, which delineates the Employment District Development Standards. The project proposes a lot coverage of 43%, well within the maximum allowable limit of 60%. Additionally, the project meets the mandated building setbacks and landscape coverage specifications. It is also in compliance with general development standards concerning circulation, parking, and lighting.

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

   Response: In accordance with the Highland General Plan, specific criteria are outlined for this location under the Land Use and Community Design Elements. Goal 10.8 is designed to ensure that developments are both professionally executed and aesthetically pleasing through a coordinated approach to site planning, signage, and architectural design. To comply with these guidelines, the project will feature specialized landscaping at its entrances, which serves to enhance the contemporary architectural elements of the building. This approach is congruent with the established thematic development in the Highland area.

   The design meets the intent of Policy 10.8.1 which encourages “contemporary, clean and distinctive buildings with clearly visible entrances” and Policy 10.8.3 to “avoid long, blank building walls by incorporating diagonal façade articulation and modulation and varying use of color, materials and landscaping.” Parking and service areas are screened from public view with walls and landscaping and berms and utilities will be underground. The building is set back as far as possible from adjacent educational facilities.

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

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

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. 26-002, subject to the amended conditions of approval, granting a three (3) year Extension of Time, to September 19, 2029, for Conditional Use Permit Application and (CUP 23-003), Design Review Application (DRA 23-004) related to the development of a 53,665 square foot warehouse. Development plans and conditions of approval are herein incorporated by reference as Exhibit 'A'.

Exhibit A - Development Plans and Conditions of Approval

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND **ADOPTED** this 19th day of May 2026.

ATTEST:

_____	_____
Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez, Community Development Director

Exhibit A

Development Plans and Conditions of Approval

PATRIOT PARTNERS
5TH AND CENTRAL

HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN

A22-2227
08.10.2023

TITLE SHEET

A0

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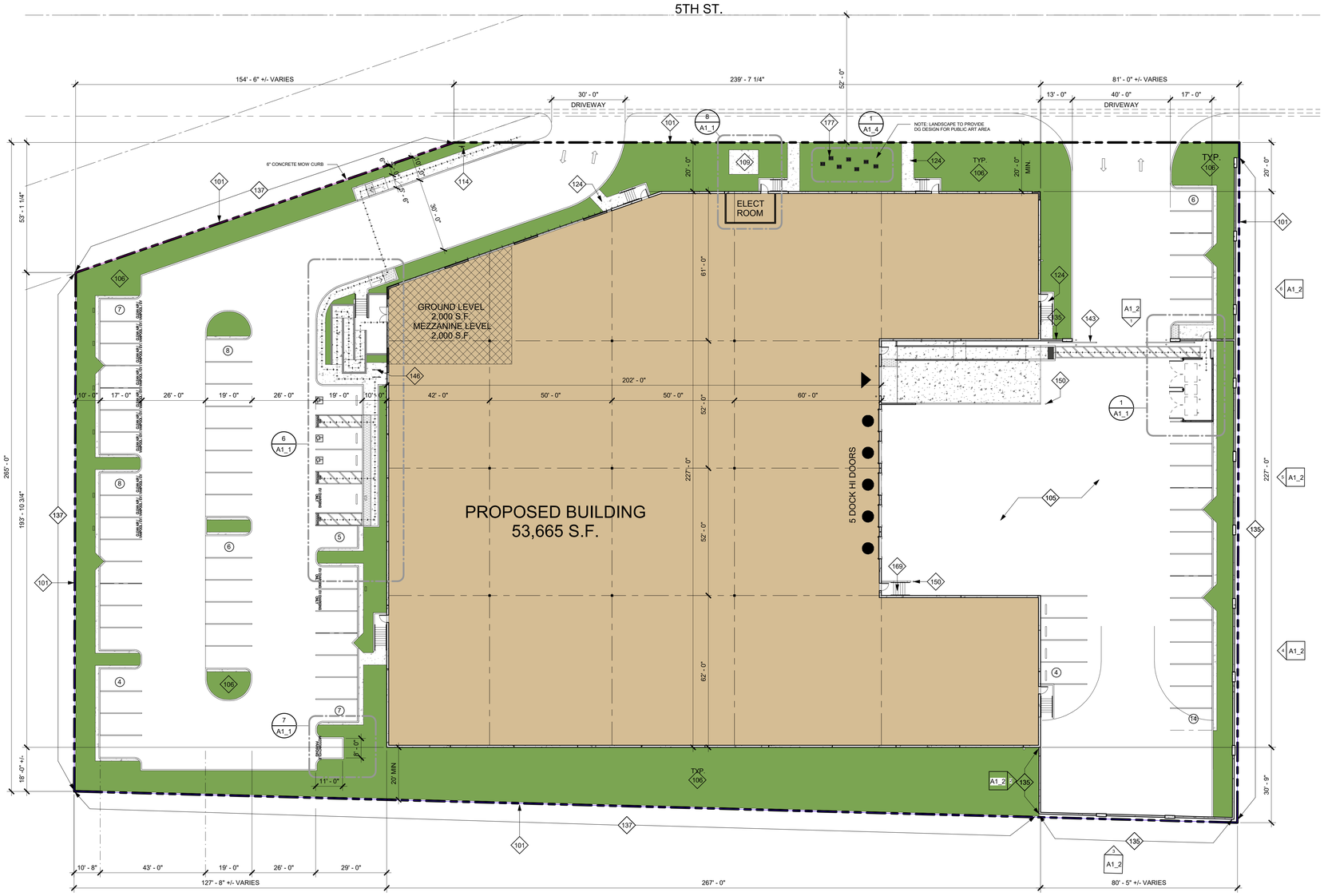


1 PROPOSED SITE PLAN
1" = 20'-0"

DEVELOPER/OWNER

PATRIOT PARTNERS
12126 W. SUNSET BLVD.
LOS ANGELES, CA 90049
CONTACT: 858.552.4134
EMAIL: KEVIN@PATRIOTDEVELOPMENTPARTNERS.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: PROJECTADMIN@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL DRAWING

ASSESSOR'S PARCEL NO: SEE CIVIL DRAWING

PROJECT INFORMATION & AREA ANALYSIS

BUILDING ADDRESS: XXXX
CONSTRUCTION TYPE: III-B
OCCUPANCY: B / S-1
FIRE SPRINKLER: YES (ESFR NFPA 72, NFPA 13 & NFPA 24)
CLEAR HEIGHT: 32'

ZONING:
GENERAL PLAN: (BP) BUSINESS PART
SPECIFIC PLAN: N/A
FEMA FLOOD ZONE: NO FLOOD ZONE

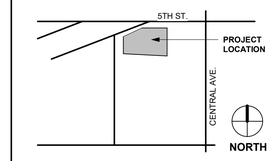
BUILDING SETBACKS:
FRONT SETBACK: 20'
SIDE SETBACK: 20'
REAR SETBACK: 20'

ALLOWABLE AREA:
UNLIMITED AREA PER CBC 507 OR X SF PER TABLE 506.2

SHEET INDEX

A1 SITE PLAN
A1_1 ENLARGED SITE PLANS
A1_2 GATE & FENCE ELEVATIONS
A1_3 SITE WALL PLAN
A1_4 PUBLIC ART
A2 GROUND LEVEL FLOOR PLANS
A4 EXTERIOR ELEVATIONS WITH TREES
A4_1 EXTERIOR ELEVATIONS
A5 COLOR BOARD
C1 CONCEPTUAL GRADING PLAN
L1 CONCEPTUAL LANDSCAPE PLAN
L2 PLANT IMAGERY
FC-1.0 SITE PHOTOMETRIC PLAN

VICINITY MAP



SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL, AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECTS SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES

101 PROPERTY LINE.
105 CONCRETE PAVING.
106 @ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
109 (N) TRANSFORMER LOCATION.
114 ACCESSIBLE SITE ENTRANCE SIGN.
124 EXERIOR CONCRETE LANDING.
135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
137 TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146 2 POSITION BIKE RACK.
150 STEEL PIPE BOLLARD PROTECTION POST.
169 CONCRETE STAIRS ON GRADE.
177 PUBLIC ART

LOT AREA

SQUARE FOOTAGE	ACRES
NET	
124788 SF	2.86

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
53665 SF	124788 SF	60%	43%

BUILDING AREA SUMMARY

NAME	AREA
GROUND FLOOR	
WAREHOUSE	49665 SF
OFFICE	2000 SF
	51665 SF
MEZZANINE	
OFFICE	2000 SF
	2000 SF
GROUND LEVEL + MEZZANINE	
WAREHOUSE	49665 SF
OFFICE	4000 SF
TOTAL BUILDING AREA	53665 SF

LANDSCAPE AREA SUMMARY

LOT AREA	% LANDSCAPING REQUIRED	AREA LANDSCAPING PROVIDED	% LANDSCAPING PROVIDED
124788 SF	0%	25031 SF	20.1%

TOTAL PARKING REQUIRED

BUILDING USE	BUILDING AREA	PARKING RATIO 1/X	REQ. PARKING
OFFICE	4000 SF	250	16
WAREHOUSE	49665 SF	1000	49.7
TOTAL	53665 SF		65.7

REQUIRED PARKING BREAKDOWN

SPACE TYPE	SPACES REQUIRED
STANDARD STALLS	50
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
FUTURE EV CHARGING ONLY STALLS	2
FUTURE EV CHARGING ONLY STANDARD ACCESSIBLE STALLS	10
FUTURE EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
TOTAL	66

PARKING PROVIDED

SPACE TYPE	SPACES PROVIDED
STANDARD STALLS	50
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
EV CHARGING ONLY STALLS	2
FUTURE EV CHARGING ONLY STALLS	10
EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
TOTAL	66

SITE LEGEND

LANDSCAPE AREA

CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & / OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS

FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1

STREET LIGHT

INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6

PROPERTY LINE

DOCK HIGH DOOR

DRIVE THRU. DOOR

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
2ND PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN

A22-2227
08.10.2023

SITE PLAN

A1

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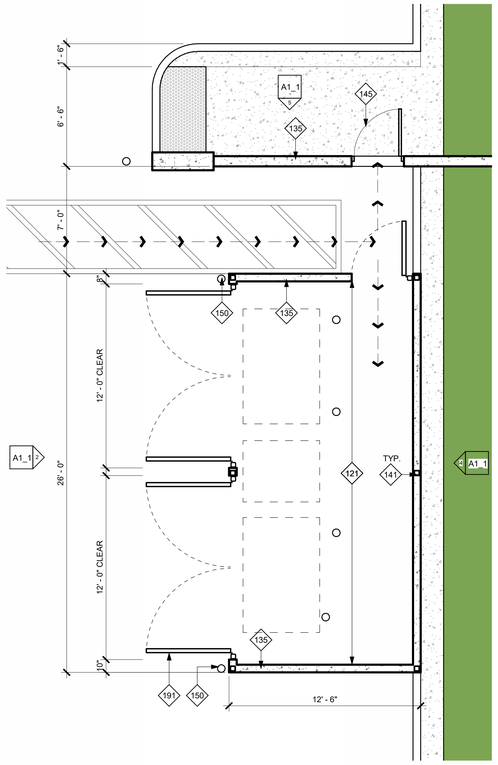
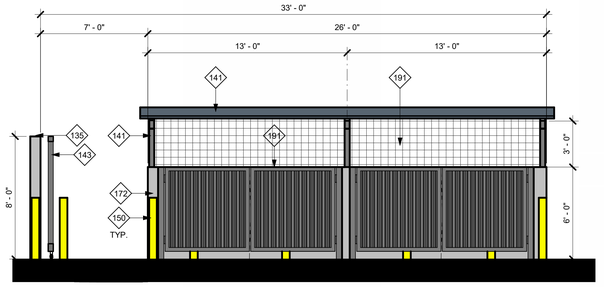
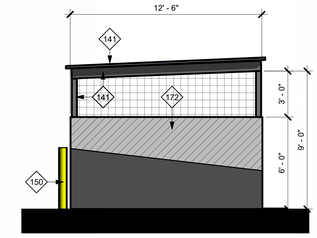


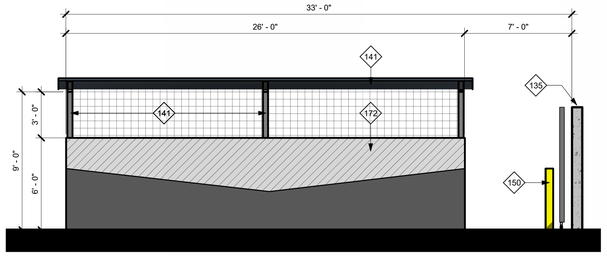
1 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



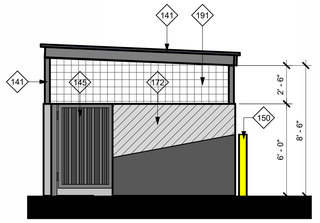
2 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



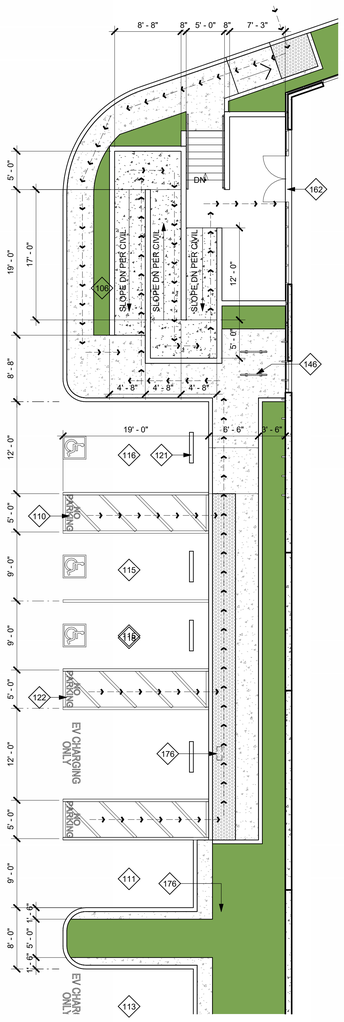
3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



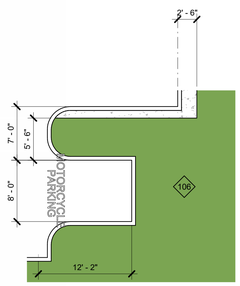
4 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



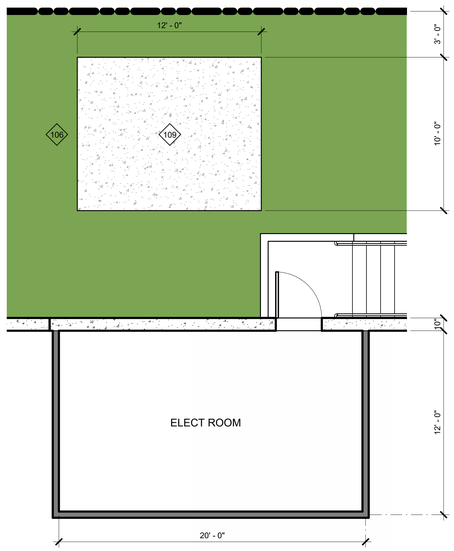
5 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



6 ENLARGED SITE PLAN WEST SIDE
1/8" = 1'-0"



7 ENLARGED SITE PLAN SOUTHWEST SIDE
1/8" = 1'-0"



8 ENLARGED TRANSFORMER PAD
1/4" = 1'-0"

KEYNOTES

106	@ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
109	(N) TRANSFORMER LOCATION.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
111	TYP U.O.N., STANDARD PARKING STALL. X'-X" WIDE x X'-X" DEEP
113	FUTURE EV CHARGING ONLY PARKING STALL. MATCH STANDARD STALL DEPTH. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
118	FUTURE VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
121	PRECAST CONCRETE WHEEL STOP.
122	ZERO CURB FACE.
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
141	PAINTED STEEL ROOF COVERING. HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146	2 POSITION BIKE RACK.
150	STEEL PIPE BOLLARD PROTECTION POST.
162	ACCESSIBLE BUILDING ENTRANCE.
172	CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
176	AMBULATORY ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
191	WIRE MESH BETWEEN TRASH ENCLOSURE PANELS AND ROOF, TYPICAL ON 4 SIDES OF ENCLOSURE.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & / OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

SITE PLAN GENERAL NOTES

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   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A9.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
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13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

EXTERIOR COLOR SCHEDULE

	A	EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	B	EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	C	EXTERIOR PAINT COLOR: SW 7069 IRON ORE
	D	FORMLINER COLOR: SW 6995 SUPERWHITE
	E	ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
	F	EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
	G	EXTERIOR STOREFRONT FRAMING COLOR: X
	H	EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: X
	I	EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE X INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2227
08.10.2023

ENLARGED
SITE PLANS

A1_1

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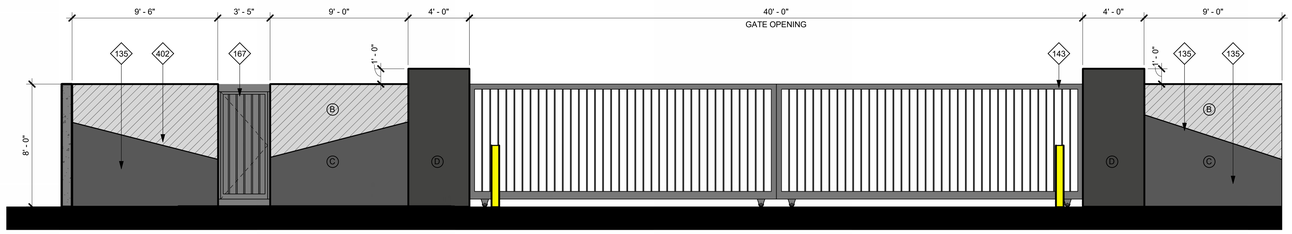
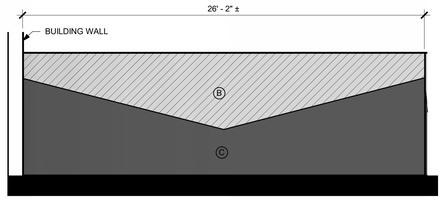
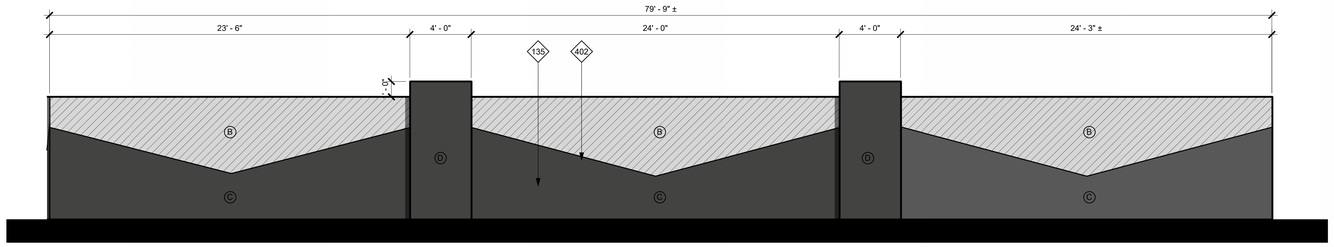


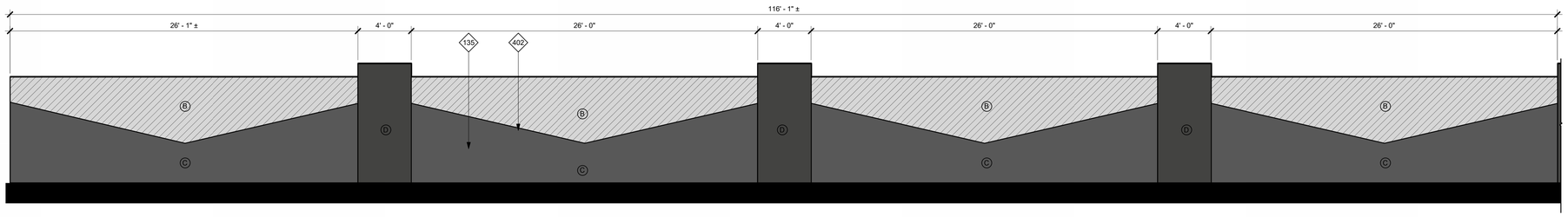
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



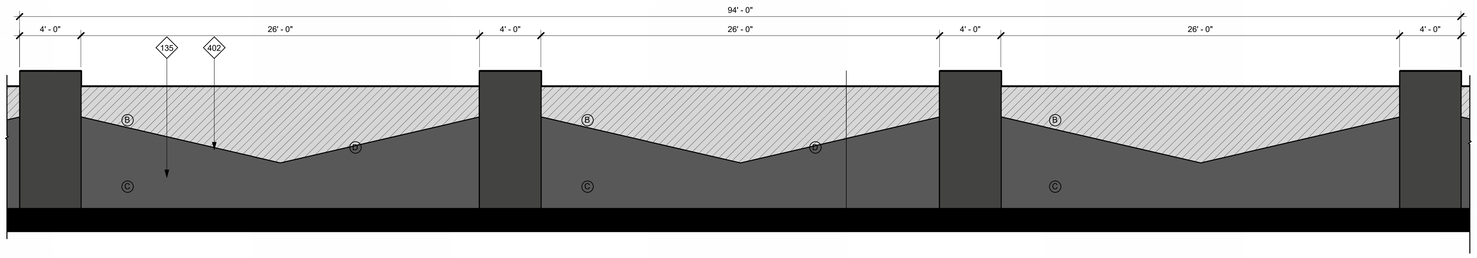
2 SOUTH EAST CORNER ELEVATION
1/4" = 1'-0"



3 SOUTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



4 SCREEN WALL ELEVATION
1/4" = 1'-0"



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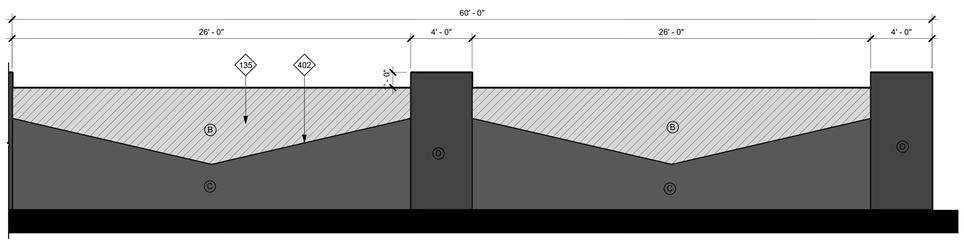

6 SCREEN WALL ELEVATION
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KEYNOTES

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143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
167	PAINTED STEEL SWINGING PEDESTRIAN TRASH ENCLOSURE GATE. SEE TRASH ENCLOSURE PLANS FOR HEIGHT.
402	WALL REVEAL.

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5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

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GATE & FENCE ELEVATIONS

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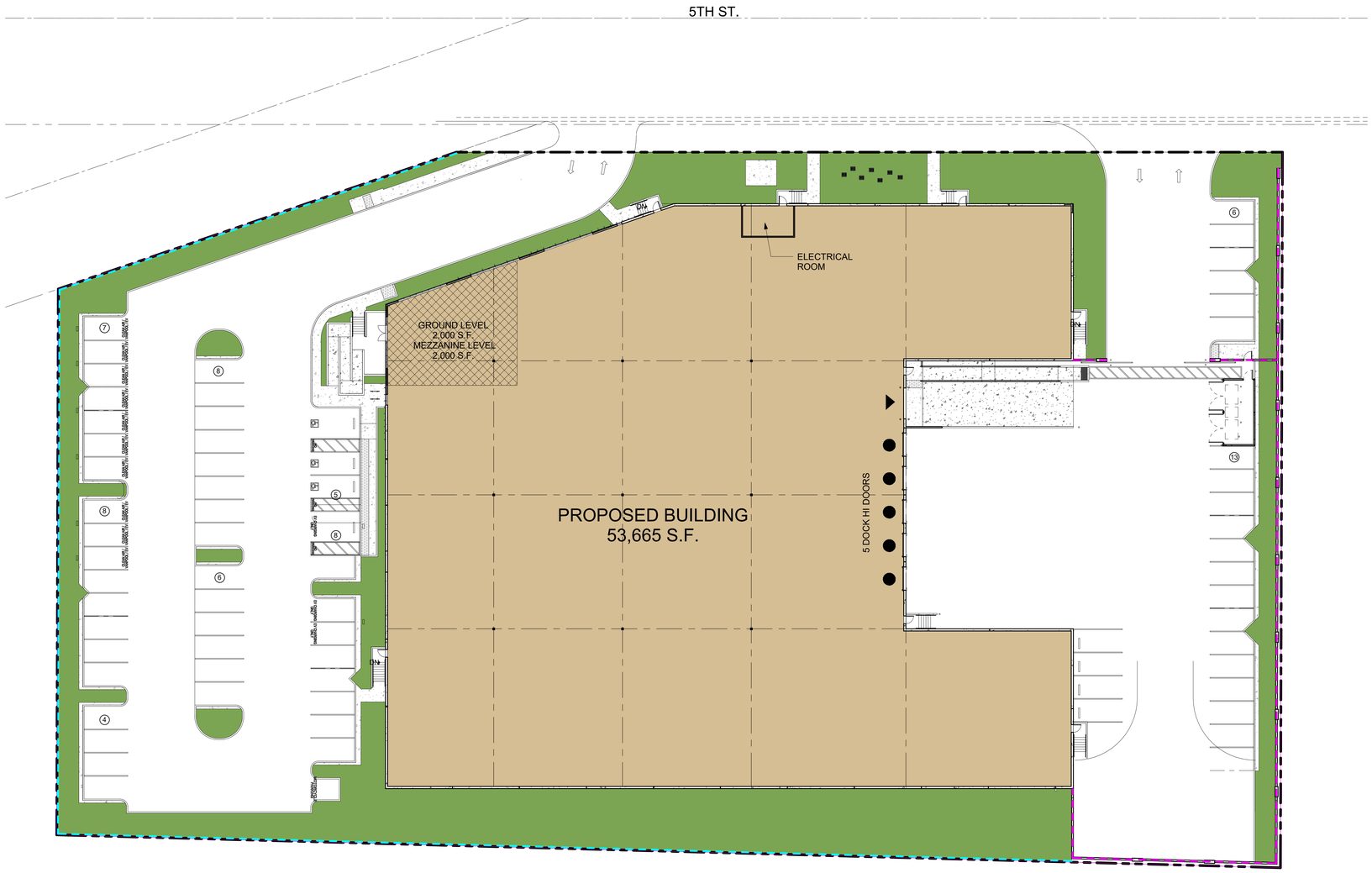

1 SITE WALL PLAN
1" = 20'-0"

SITE LEGEND

- PROPERTY LINE
- PROPOSED NEW 8' CONCRETE SCREEN WALL
- PROPOSED NEW 8' TUBE STEEL FENCE

NOTE: PROVIDE ANTI-GRAFFITI COATING ON ALL EXTERIOR WALLS UP TO 12' HEIGHT

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SITE WALL PLAN

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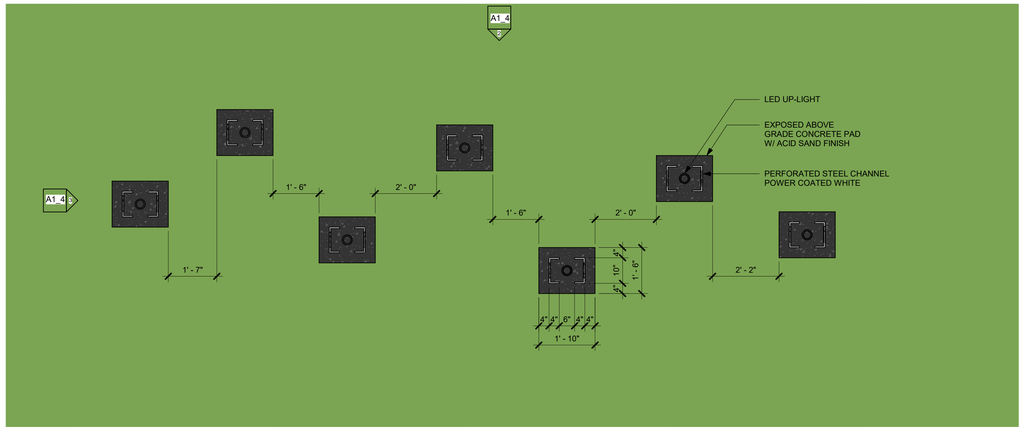
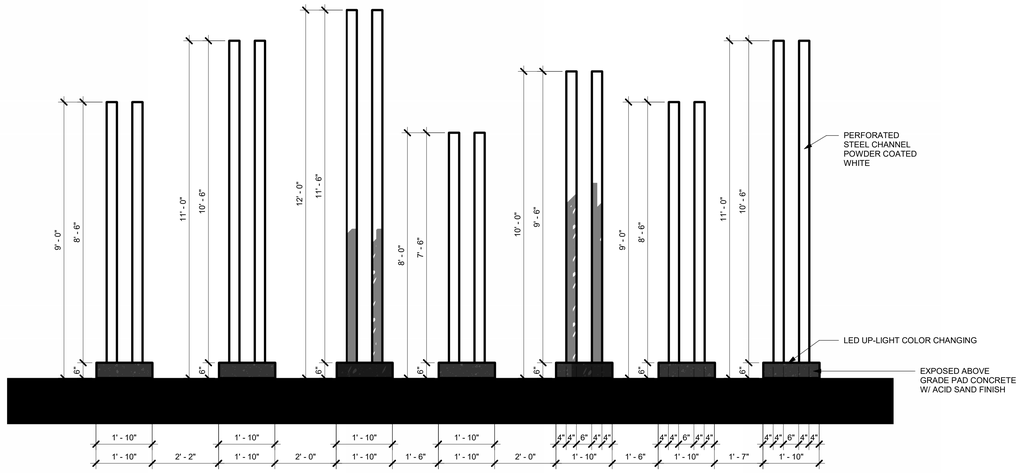
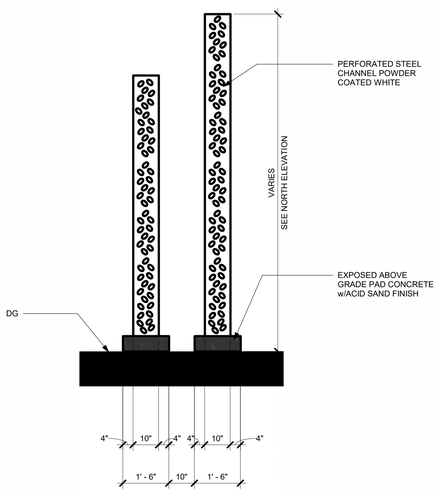


1 ENLARGED PUBLIC ART PLAN
1/2" = 1'-0"



2 PUBLIC ART - NORTH ELEVATION
1/2" = 1'-0"



3 PUBLIC ART - WEST ELEVATION
1/2" = 1'-0"

PROJECT
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PUBLIC ART

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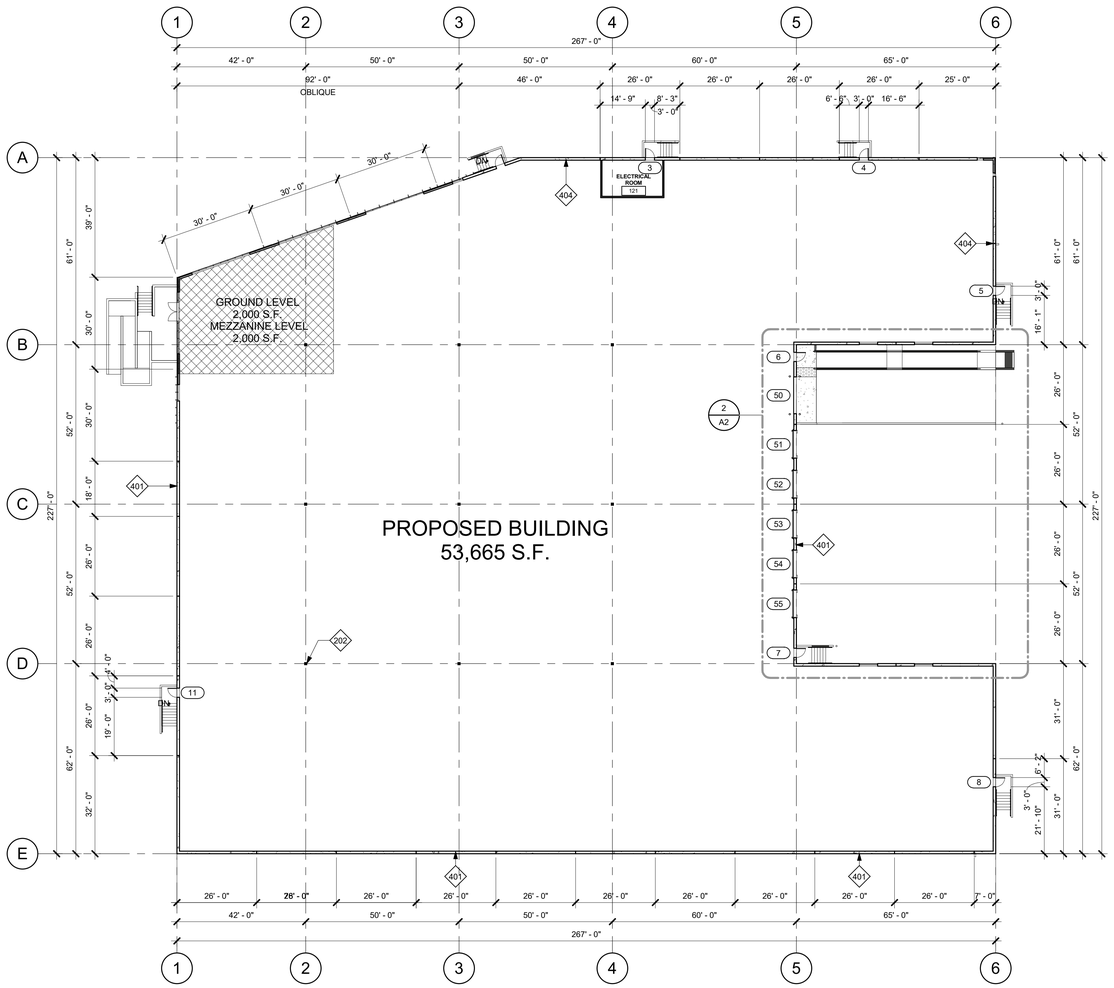
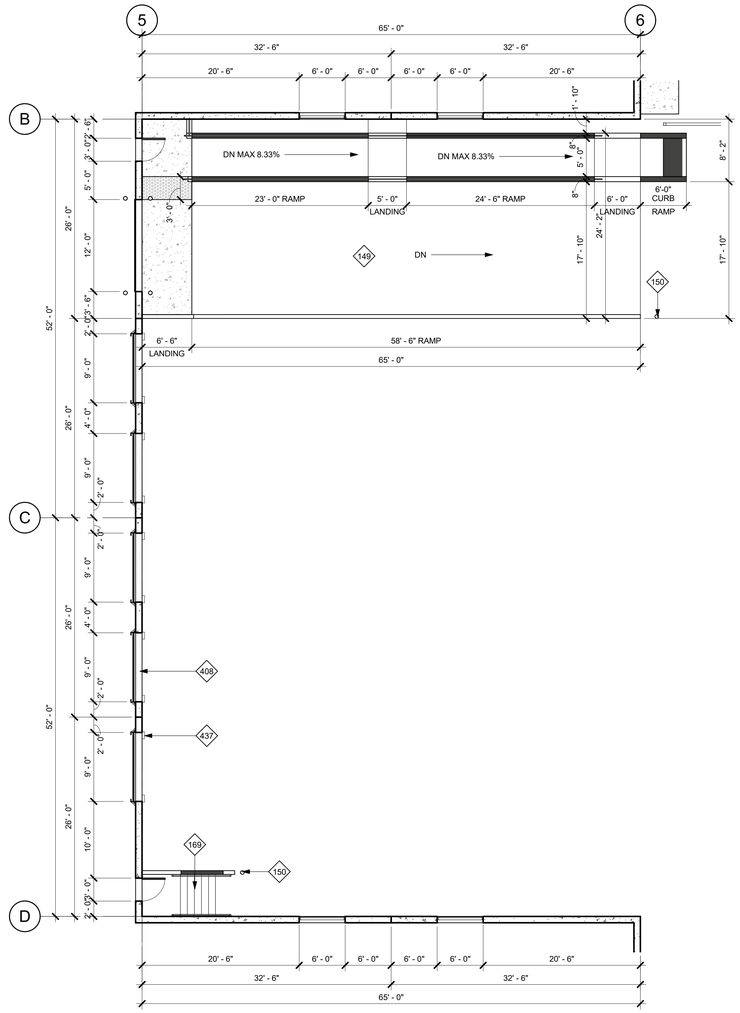


1 OVERALL GROUND LEVEL FLOOR PLAN
1" = 20'-0"



2 EAST FLOOR PLAN, EAST TRUCK YARD
1/8" = 1'-0"

KEYNOTES

149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
169	CONCRETE STAIRS ON GRADE.
202	LINE OF FLOOR ABOVE.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
408	STEEL SECTIONAL OVERHEAD DOOR.
437	DOCK BUMPER.

FLOOR PLAN LEGEND

- EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
- WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- STRUCTURAL BUILDING COLUMNS
- PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0
- FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
- (0000) DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
- (A) WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
- [000] STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
- (00) WALL TAG

FLOOR SLAB GENERAL NOTES

1. THE FLOOR SLAB THICKNESS TO BE X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2. THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 21.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
5. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7. TRENCH SOIL COMPACTION TO BE 90% MIN.
8. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11. SEE 6/AD2.1 FOR SLAB PATCHING DETAIL.
12. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =.
14. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
4. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1.
9. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.

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GROUND LEVEL FLOOR PLANS

A2

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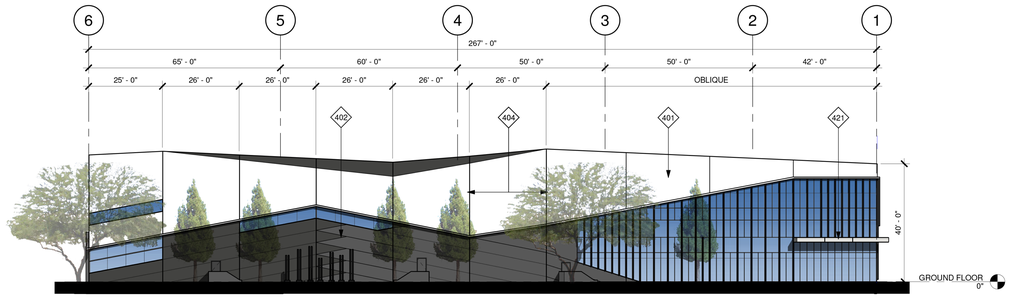
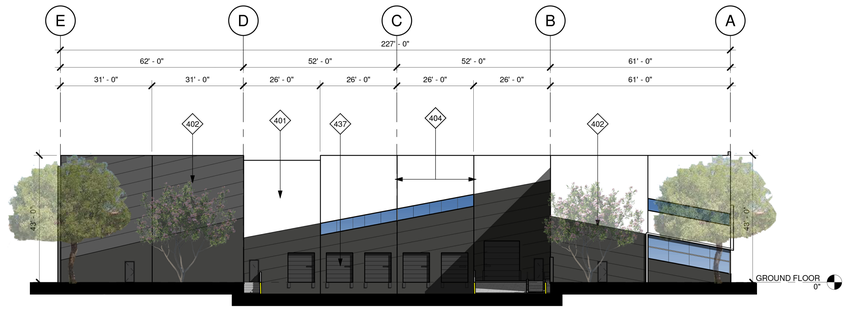


1 PROPOSED NORTH ELEVATION
1" = 20'-0"



2 PROPOSED EAST ELEVATION
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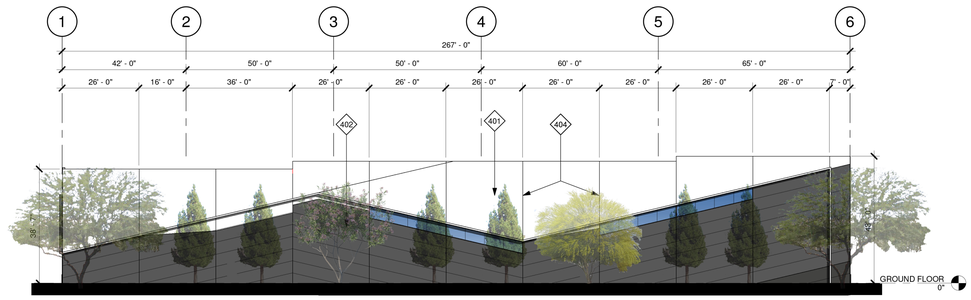
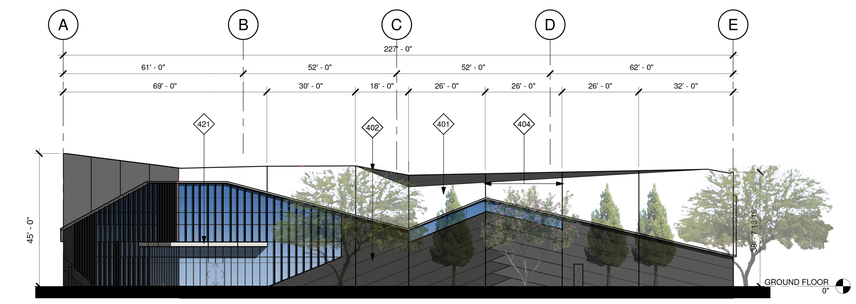


3 PROPOSED SOUTH ELEVATION
1" = 20'-0"



4 PROPOSED WEST ELEVATION
1" = 20'-0"

KEYNOTES

401	PAINTED CONCRETE TILT-UP WALL PANEL.
402	WALL REVEAL.
404	PANEL JOINT.
421	DECORATIVE SOLID BROW WRAPPED IN ALUMINUM PANELS. NOMINAL 18" THKNS. MAX 24" PROJECTION FROM BUILDING.
437	DOCK BUMPER

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR . DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOOL. BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
   A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

- (A) EXTERIOR PAINT — COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT — COLOR: SW 7674 PEPPERCORN
- (C) EXTERIOR PAINT — COLOR: SW 7069 IRON ORE
- (D) FORMLINER — COLOR: SW 6995 SUPERWHITE
- (E) ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR: X
- (H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: X
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE X INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

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EXTERIOR ELEVATIONS

A4

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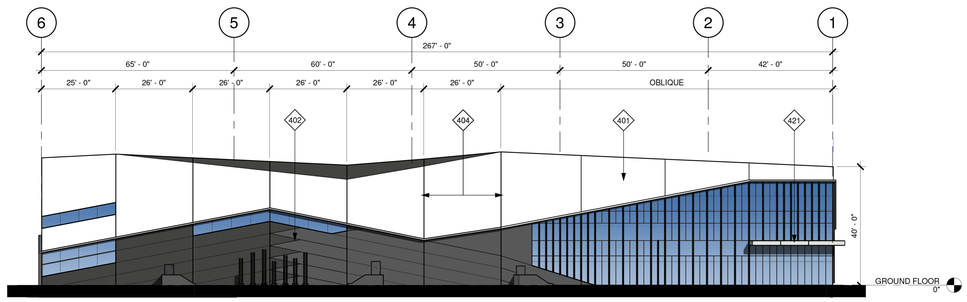

1 PROPOSED NORTH ELEVATION
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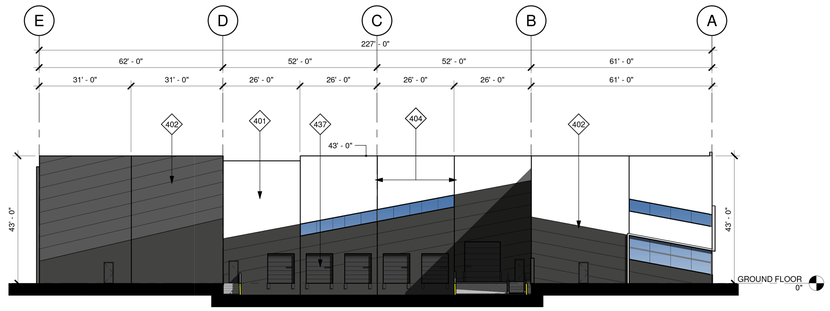
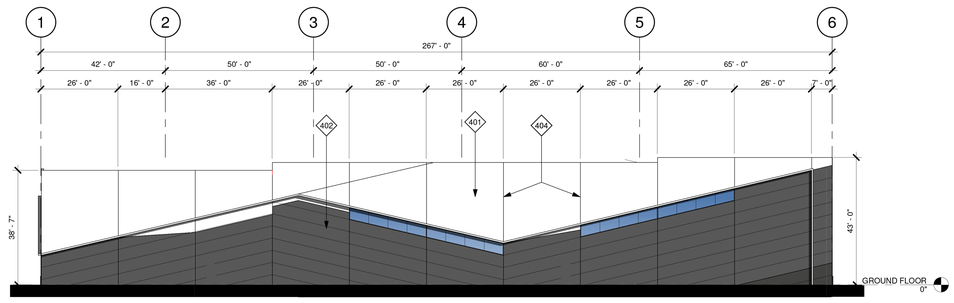
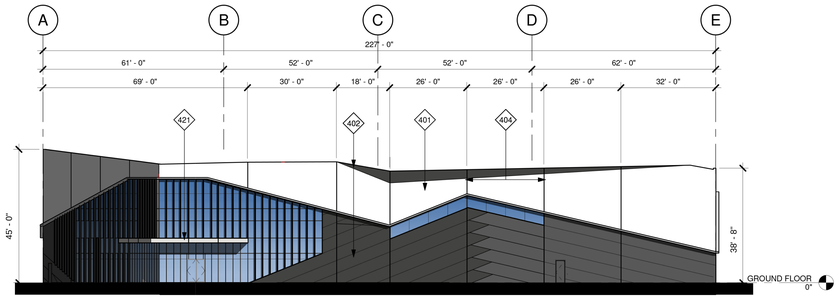


2 PROPOSED EAST ELEVATION
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION
1" = 20'-0"



4 PROPOSED WEST ELEVATION
1" = 20'-0"

KEYNOTES

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402 WALL REVEAL.
404 PANEL JOINT.
421 DECORATIVE SOLID BROW WRAPPED IN ALUMINUM PANELS. NOMINAL 18" THKNS. MAX 24" PROJECTION FROM BUILDING.
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GLAZING LEGEND & NOTES

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EXTERIOR WALL COLOR LEGEND & NOTES

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COLOR: SW 6995 SUPERWHITE

(B) EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN

(C) EXTERIOR PAINT
COLOR: SW 7069 IRON ORE

(D) FORMLINER
COLOR: SW 6995 SUPERWHITE

(E) ACM PANEL COLOR:
MATCH STOREFRONT FRAMING.

(F) EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.

(G) EXTERIOR STOREFRONT FRAMING COLOR: X

(H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: X

(I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

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EXTERIOR ELEVATION

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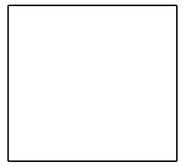


EXTERIOR PAINT

A. SW 6995
SUPERWHITE

EXTERIOR PAINT

B. SW 7674
PEPPERCORN

EXTERIOR PAINT

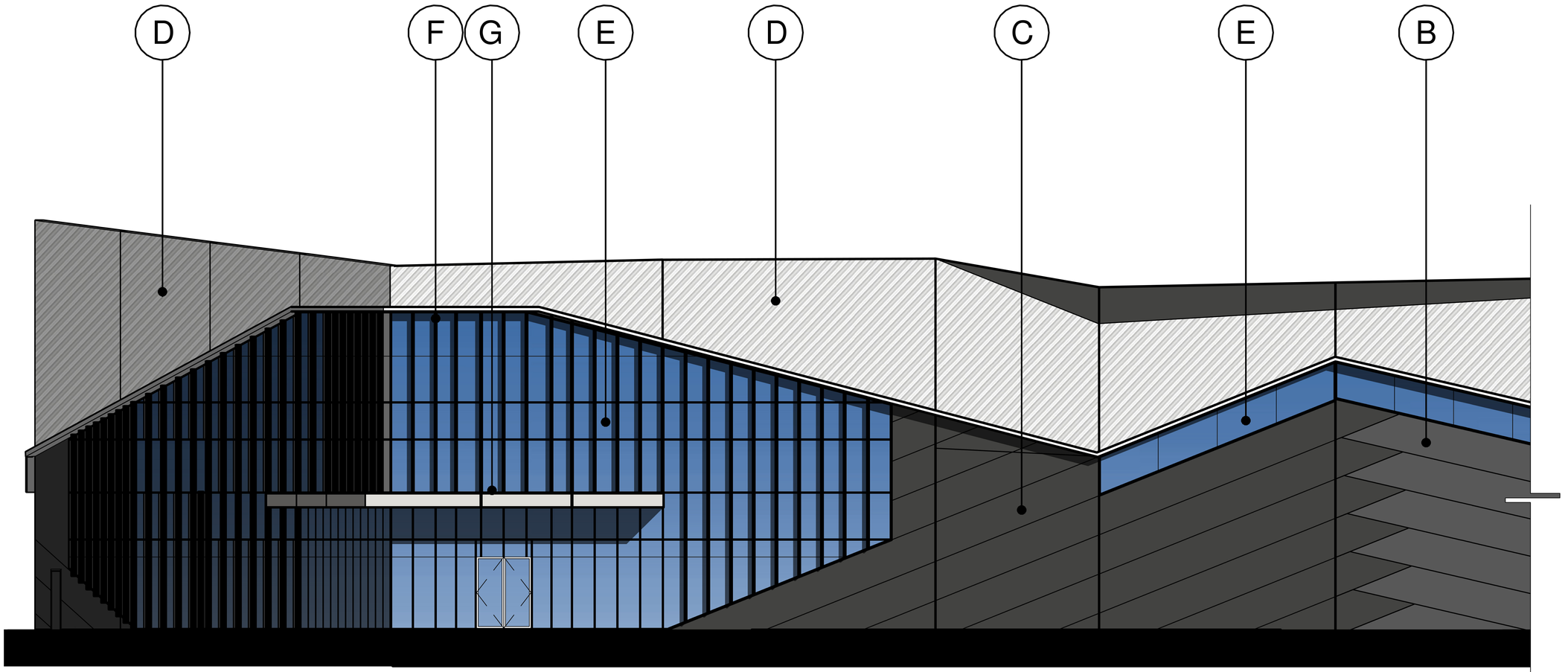
C. SW 7069
IRON ORE

D. FORMLINER

E. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION

F. BLACK ANODIZED
STOREFRONT CAP EXTENSION

G. CLEAR ANODIZED
METAL EYE BROW



ENLARGED VIEW @ OFFICE CORNER

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

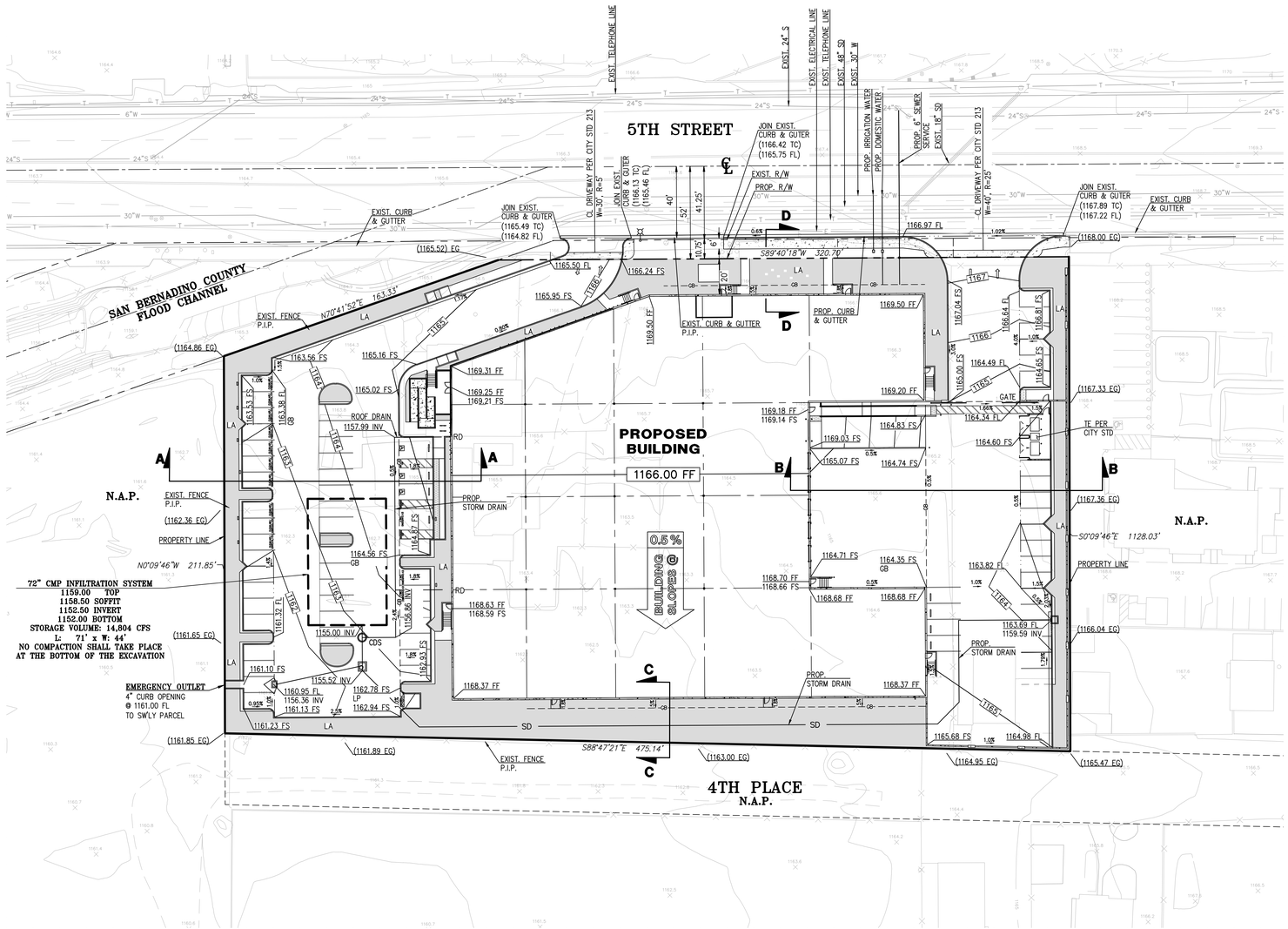
HERDMAN
ARCHITECTURE + DESIGN

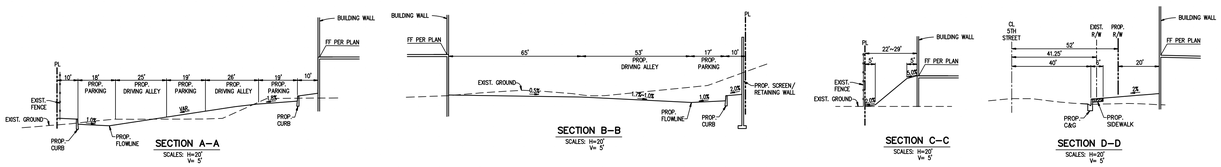
A22-2227
08.10.2023

COLOR BOARD

A5

8/10/2023 9:51:09 AM





LEGEND

SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
W	PROPOSED WATER
GB	GRADE BREAK
R	RIDGE LINE
	PROPERTY LINE
	CL
	EXISTING R/W
	PROPOSED R/W
	LINE OF SIGHT
	LANDSCAPE EASEMENT
	PROPOSED CURB OPENING INLET
	PROPOSED STREET LIGHT
CF	CURB FACE
CB	CATCH BASIN
C&G	CURB & GUTTER
CDS	CONTECH CDS UNIT
CL	CENTERLINE
DWY	DRIVEWAY
EXIST.	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT
LA	LANDSCAPE AREA
LP	LOW POINT
LT.	LEFT
N.A.P.	NOT A PART
P.I.P.	PROTECT IN PLACE
PP	POWER POLE
PL	PROPERTY LINE
PROP.	PROPOSED
RD	ROOF DRAIN
RT.	RIGHT
R/W	RIGHT–OF–WAY
STD	STANDARD
STL	STREET LIGHT
TE	TRASH ENCLOSURE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
EP	EDGE OF PAVEMENT
WSE	WATER SURFACE ELEVATION

EARTHWORK VOLUMES

	CUT (CY)	FILL (CY)
RAW	2,661	6,125
OVEREXCAVATION	8,418	7,074
SUBTOTAL	2,395	8,418
SHRINKAGE 10%	842	–
SUBSIDENCE 0.2'	–	949
SPOILS	470	–
TOTAL	10,441	15,491

5,051 CY IMPORT

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

LEGAL DESCRIPTION

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

PARCEL NO. 1:

THE WEST 475 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 65 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTH 82.5 FEET AND EXCEPTING THEREFROM THE SOUTH 310 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION OR PROPERTY HEREIN CONVEYED TO SAN BERNARDINO CO. FLOOD CONTROL DISTRICT, RECORDED JUNE 11, 1963 IN BOOK 5926, PAGE 948 OF OFFICIAL RECORDS.

PARCEL NO. 2:

A RIGHT OF WAY OVER AND ACROSS THE NORTH 40 FEET OF THE SOUTH 310 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY, FOR ROAD PURPOSES AND FOR CONNECTING WATER LINES FROM THE WATER MAIN RUNNING ALONG THE NORTH LINE OF THE SOUTH 270 FEET OF SAID LOT.

APN: 1192–561–04–0–000, APN: 1192–561–05–0–000, APN: 1192–561–06–0–000

PARCEL NO. 3:

THE EAST 65 FEET OF THE WEST 475 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 82.5 FEET AND EXCEPTING THEREFROM THE SOUTH 310 FEET.

PARCEL NO. 4:

A RIGHT OF WAY OVER AND ACROSS THE NORTH 40 FEET OF THE SOUTH 310 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY, FOR ROAD PURPOSES AND FOR CONNECTING WATER LINES FROM THE WATER MAIN RUNNING ALONG THE NORTH LINE OF THE SOUTH 270 FEET OF SAID LOT.

APN: 1192–561–07–0–000

N

0 15 30 60 90

SCALE 1" = 30'

ARCHITECTURE
HERDMAN ARCHITECTURE
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 430–6068
CONTACT: CAROL CHEN

ENGINEER
HUITT–ZOLLARS
3990 CONCOURS, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 941–7799
CONTACT: RYAN PENG

OWNER
PATRIOT DEVELOPMENT PARTNERS
116 NOB AVENUE
DEL MAR, CA 92014
PHONE: 858–952–4134
CONTACT: KEVIN RICE

BENCH MARK
BENCHMARK: S 1418
ELEVATION = 1101.16'
2.65 MI EAST ALONG 3RD STREET FROM THE SAN BERNARDINO COUNTY COURTHOUSE IN SAN BERNARDINO, 0.10 MI WEST OF STERLING AVENUE, IN TOP AND 1.0 FT WEST OF THE EAST END OF THE NORTH HEADWALL OF A DOUBLE–BOX CULVERT UNDER THE STREET, 32.0 FT NORTH OF THE WESTBOUND LANES CENTERLINE

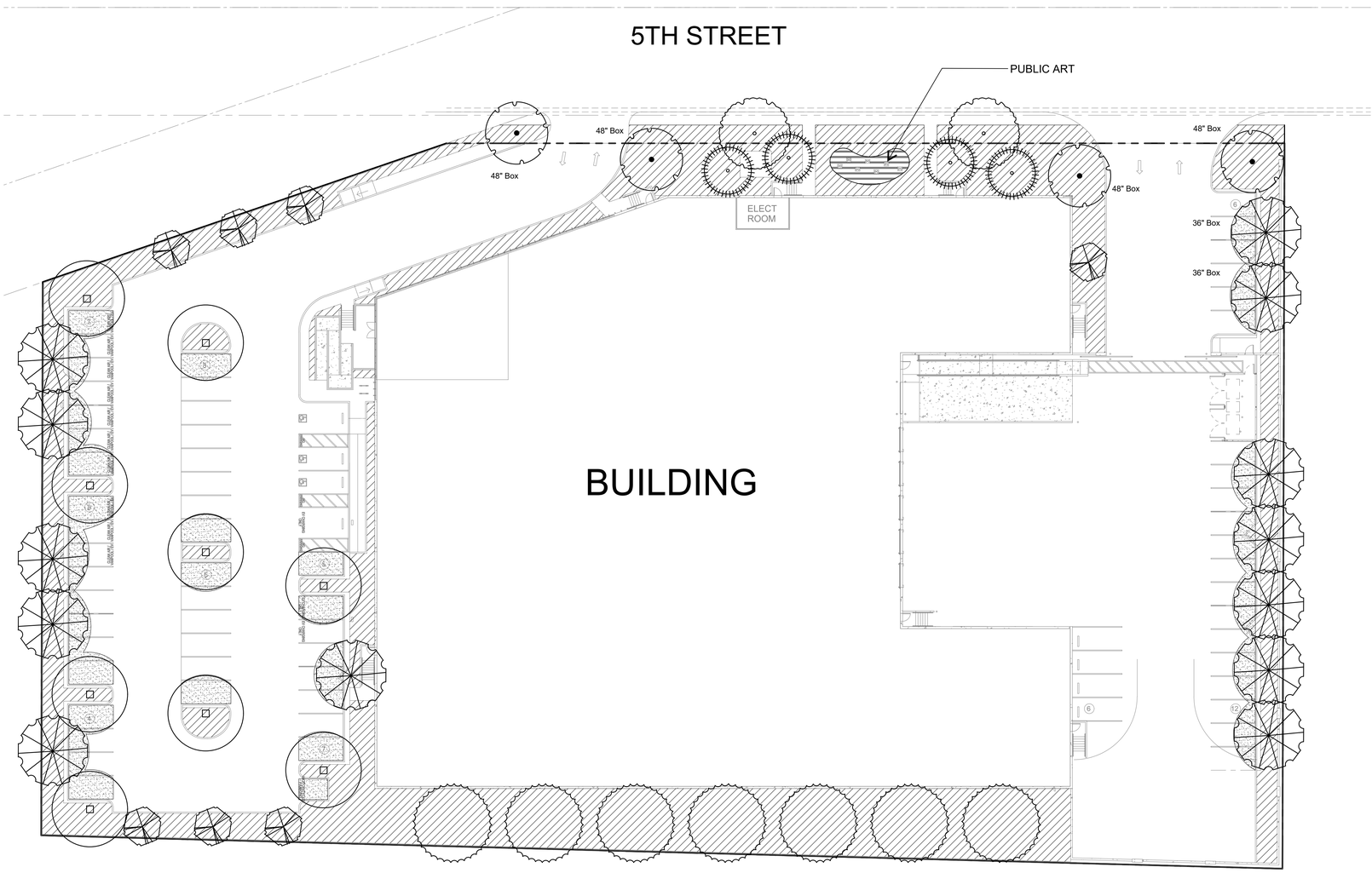
BASIS OF BEARING
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EAST 3RD STREET BEING NORTH 88°47'21" WEST ON RECORD OF SURVEY 97–0077, R.S.B. 113/15–22

CONCEPTUAL GRADING PLAN
FOR
5TH AT CENTRAL INDUSTRIAL
CITY OF HIGHLAND

HUITT–ZOLLARS, INC.
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941–7799

DESIGNED BY	R.P.
DRAWN BY	T.A.
CHECKED BY	R.P.
FIELD BOOK	
SHEET	1 OF 1 SHEETS
JOB NO.	314509.01

D:\proj\314509.401 - Patriot - 5th at Central Industrial\10 CAD\10.10 Civil\Sheets\CGP\314509.4-CGP-01-Categ. Layout 01, Jul 26, 2023 11:25am



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Olea europaea Olive	48" Box	4	L	Multi
	Chilopsis linearis Desert Willow	48" Box	4	L	Multi
	Chitalpa tashkentensis Chitalpa	36" Box	13	L	Standard
	Pinus eldarica Afghan Pine	24" Box	7	L	Standard
	Rhus lancea African Sumac	24" Box	9	L	Standard
	Tristania conferta Brisbane Box	24" Box	7	M	Standard
	Cinnamomum camphora Camphor Tree	24" Box	2	M	Street Tree

Total Trees: 44
50% - 24" Box Required: 22 Provided: 23
30% - 36" Box Required: 13 Provided: 13
20% - 48" Box Required: 8 Provided: 8

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
	Acca sellowiana Pineapple Guava	5 Gal	52	L	3' OC 2' from hardscape
	Aloe striata Coral Aloe	1 Gal		L	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		L	3' OC 2' from hardscape
	Cassia phyllodenia Silverleaf Cassia	5 Gal		L	2.5' O.C. 2' from hardscape
	Dietes bicolor Fortnight Lily	5 Gal		M	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal		M	3' OC 2' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	4' O.C. 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal		L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal		L	3' OC 2' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal		L	3' OC 2' from hardscape

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	M	Grass
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus 'HuntingtonCarpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

3" layer decomposed granite over filter fabric.

Shading Provided: 4,567 sq. ft.

Concrete mow curb

N

0 10' 20' 40'

Landscape Plan - Sheet 1

5th and Central

23-030
03.22.23
08.09.23
08.18.23

Patriot Partners

Highland, California

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

Olea europaea

Chilopsis linearis

Chitalpa tashkentensis

Pinus eldarica

Rhus lancea

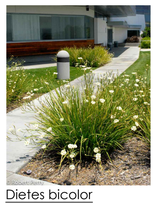
Tristania conferta

Cinnamomum camphora

Acca sellowiana

Callistemon 'Little John'

Cassia phyllodenia


Dietes bicolor

Ligustrum j. Texanum

Muhlenbergia capillaris

Salvia c. 'Allen Chickering'

Salvia greggii

Salvia leucantha

Westringia f. 'Grey Box

Aloe striata

Lantana 'Gold Mound'

Lonicera j. 'Halliana'

Myoporum parvifolium

Rosmarinus 'HuntingtonCarpet'

Plant Imagery - Sheet 2

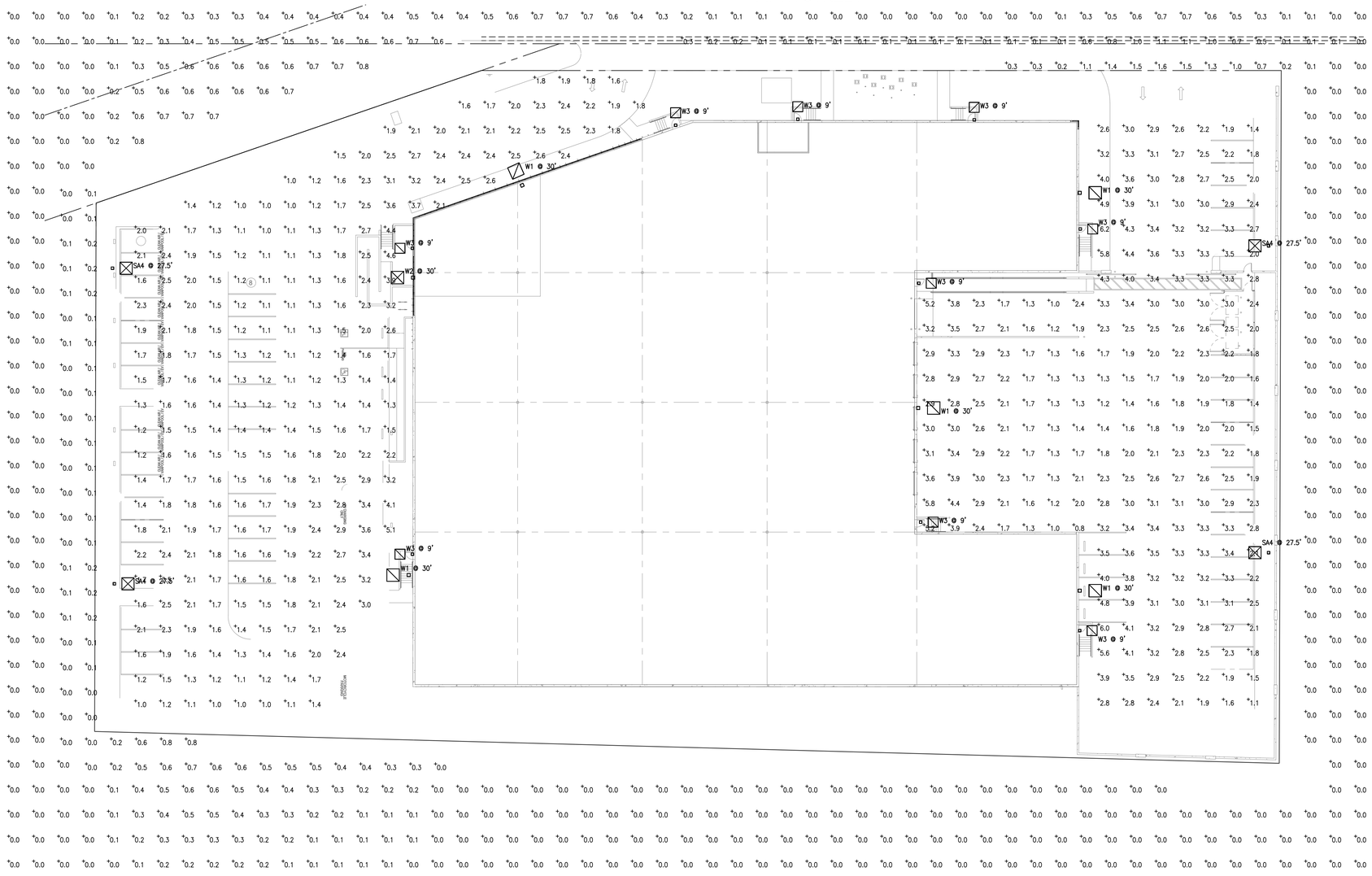
5th and Central

23-030
03.22.23
08.09.23
08.18.23

Patriot Partners

Highland, California

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



ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0" (1)

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
◻ ▫	W3	9	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-40K EM1 WALL MT AT 9 FT AFG WM511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	151	0.9	21.4
☒ ▫	W2	1	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED--MM511 525mA-NW WALL MT AT 30 FT AFG BUG B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	218	0.9	129.4
◻ ▫	W1	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-80LED-700mA-NW-MM511 BUG B3 U0 G3 WALL MT AT 30 FT AFG	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	295	0.9	173.6
☒ ▫	SA4	4	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED--525mA-NW-HS POLE MT AT 27.5 FT AFG BUG RATING B1 U0 G3 25 FT POLE 2.5 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	129.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	5.1 fc	1.0 fc	5.1:1	1.8:1
Calc Zone #2	+	2.7 fc	6.2 fc	0.8 fc	7.8:1	3.4:1
Calc Zone #3	+	0.1 fc	1.6 fc	0.0 fc	N/A	N/A
Calc Zone #5	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly.The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed J-box. Electrical Housing shall accept the top edge of the Mounting Plate and mates to the mounting surface head screws. Fasten the Electrical Housing to the Mounting Plate from the bottom.

PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce *Type II, III, and Type IV site/area* distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > 90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer; held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

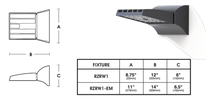
LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME:

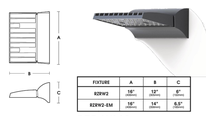
PROJECT TYPE:



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	12" (305mm)	8" (203mm)
RZRW1-XM	11" (279mm)	14" (356mm)	8.5" (216mm)

RZR-WM1

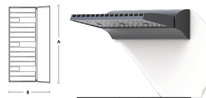
PATENT PENDING



FIXTURE	A	B	C
RZRW2	18" (457mm)	13" (330mm)	8" (203mm)
RZRW2-XM	18" (457mm)	14" (356mm)	8.5" (216mm)

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" (584mm)	13" (330mm)	8" (203mm)
RZRW3-XM	23" (584mm)	14" (356mm)	8.5" (216mm)

RZR-WM3

PATENT PENDING

c UL us LISTED — MADE IN THE USA — 2019093

U.S. Architectural Lighting — 940 West Avenue O, Palmdale, CA 93551 Phone (661) 350-8300 Fax (661) 350-8301 www.usalitg.com — U.S. ARCHITECTURAL LIGHTING

SOLID STATE AREA LIGHTING

VALULUME SERIES-PLED

S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins.The Optical Panel mounting surface is milled flat (surface variance <± .003" over 12") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing shall separate optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment of the integrated support arm combine to create one assembly.Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
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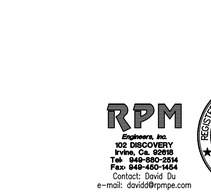
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME:

FIXTURE TYPE:



VLL PLED

PATENT PENDING

c UL us LISTED — MADE IN THE USA — 2021354

U.S. Architectural Lighting — 940 West Avenue O, Palmdale, CA 93551 Phone (661) 350-8300 Fax (661) 350-8301 www.usalitg.com — U.S. ARCHITECTURAL LIGHTING

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
1ST PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN

A19-2115
XX.XX.2022

SITE PHOTOMETRIC PLAN

FC-1.0

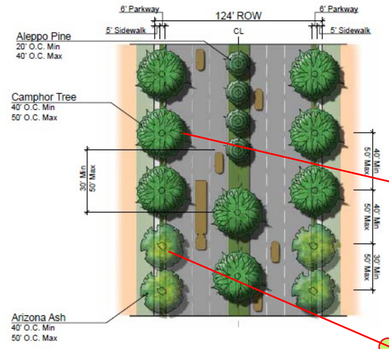
RPM #23-001M 08/09/23

RPM Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-580-3934
Fax: 949-460-1454
Contact: David Du
e-mail: davidd@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER — LAN V. NGUYEN — No. 015596 Exp.12-31-2023 — ELECTRICAL — STATE OF CALIFORNIA

08/09/2023

FIGURE 5.3 5TH STREET | PLAN VIEW



Note: Trees on Figures 5.2-5.4 are allowed to be changed for an alternative tree on the C... (Table 5.1) of similar size upon approval by the Planning Department. No street parking is... Streets.

Minimum 24" box for street trees

verify sight lines- adjust as needed

added street trees

5TH STREET

PUBLIC ART

48" Box

48" Box

48" Box

48" Box

36" Box

36" Box

ELECT ROOM

We would want to keep tristania conferta where we have them. We've used them in other projects in the City of Highland.

BUILDING

City has banned all Palo verdes from landscapes due to liter issues- replace species

understood

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	~~Cercidium 'Desert Museum'~~ Blue Palo Verde	48" Box	4	L	Multi
	Chilopsis linearis Desert Willow	48" Box	4	L	Multi
	Chitalpa tashkentensis Chitalpa	36" Box	13	L	Standard
	Pinus eldarica Afghan Pine	24" Box	7	L	Standard
	Rhus lancea African Sumac	24" Box	9	L	Standard
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Total Trees: 44
50% - 24" Box Required: 22 Provided: 23
30% - 36" Box Required: 13 Provided: 13
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SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
	Acca sellowiana Pineapple Guava	5 Gal	52	L	3' OC 2' from hardscape
	Aloe striata Coral Aloe	1 Gal		L	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		L	3' OC 2' from hardscape
	Cassia phyllodenia Silverleaf Cassia	5 Gal		L	2.5' O.C. 2' from hardscape
	Dietes bicolor Fortnight Lily	5 Gal		M	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal		M	3' OC 2' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	4' O.C. 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal		L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal		L	3' OC 2' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal		L	3' OC 2' from hardscape

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	M	Grass
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus 'HuntingtonCarpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

3" layer decomposed granite over filter fabric.

Shading Provided: 4,567 sq. ft.

N

0 10' 20' 40'

5th and Central

23-030
03.22.23
08.09.23

Patriot Partners

Highland, California

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

ATTACHMENT 3

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	September 16, 2023 (Modified May 19, 2026)
Applicant:	Patriot 5th & Central, LLC
File/Index:	**Design Review Application DRA-23-004**
Proposal:	Design Review of a 53,665 square foot concrete tilt-up warehouse/distribution facility. DRA includes the Site Plan, Building Elevations, Conceptual Grading Plan, Public Art Piece and Conceptual Landscape Plan.
Location:	A 2.86 acre site on the south side of 6th Street, approximately 250 feet west of Central Ave.; Assessor's Parcel Number 1192-561-04, -05, -06, and -07
Related Entitlements:	CUP-23-003~~, VAR-23-001~~

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA-23-004) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such

application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximate 53,665 square foot speculative industrial warehouse and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.

    a. The approved site plan, building elevations, conceptual grading plan, conceptual landscape plan, public art piece, color and material samples are on file with the Planning Division and included herein by reference.

    b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Division within two weeks of this project's approval.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in

enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

8. Development Impact Fees shall be paid in accordance with City Ordinance (**see attached DIF flyer).** Fees are subject to change by action of the City Council. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.

10. Prior to issuance of a Certificate of Occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or change of use in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.

12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.

    The Applicant / Developer shall install two (2) bicycle racks on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

13. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

14. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of 45 feet.

15. The photometric plan shall be provided to the Planning Division for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.

    a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.

    b) Lights shall be shielded and directed away from surrounding properties and right-of-way.

    c) Parking lot light standards shall not exceed twenty-five feet (25') in height measured from grade.

    d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture.

Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

16. The design and installation of the Signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code.

17. A 3' wall or berm shall be constructed in back of the landscaped area along 5th Street to provide screening from parking areas.

18. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.

19. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; CUP-23-003~~, VAR-23-001~~.

PLANNING DIVISION

Development Impact Fees
Worksheet

New Commercial / Industrial / Office

1. Are DIF fees locked per City Council Ordinance 461: ☐YES / ☐NO**

2. If yes per building permit No. _____

COMMERCIAL

3. Development Impact Fee (A) x new commercial structure sq. ft. (B)
A_____ x B_____ = **1**_____

INDUSTRIAL

4. Development Impact Fee (A) x new industrial structure sq. ft. (B)
A_____ x B_____ = **2**_____

OFFICE

5. Development Impact Fee (A) x new office sq. ft. (B) = DIF due
A_____ x B_____ = **3**_____

6. Total DIF Amount due(1+2+3):_____

Planner:_____ Date: _____

***Attention Applicant if question number one is marked "No" all calculations are just approximates, actual cost may vary depending on fee at time of building and safety application submittal.*

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/28/21

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$284.05	$449.19	$243.46	$188.92	$0.160	$0.010
Fire Suppression Facilities, Vehicles & Equipment	$1,008.86	$327.43	$1,057.84	$1,603.54	$0.250	$0.072
Local Circulation System	$4,957.93	$3,309.38	$2,595.60	$2,607.84	$4.65	$3.478
Regional Circulation System	$14,377.74	$9,598.99	$7,525.84	$7,566.31	$13.51	$10.39
Regional Flood Control Facilities	$1,155.73	$494.57	$406.86	$409.42	$0.26	$0.32
General Facilities, Vehicles & Equipment	$1,259.33	$1,259.33	$1,259.33	$214.11	$0.298	$0.298
Library Facilities & Collection	$1,158.57	$1,259.33	$797.57	N/A	N/A	N/A
Public Use (Community Center Facilities)	$1,444.06	$1,389.46	$894.88	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$4,702.87	$4,523.78	$3,242.07	N/A	N/A	N/A
TOTAL:	$30,349.14	$22,468.72	$18,123.45	$12,367.21	$19.120	$14.572

Notes:

1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Cole Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2007-060)
4. Fee collected at time of occupancy. (Reso. 2018-002 & 2018-003)
5. Additional inclusionary housing fees of $3,750 required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

IMPACT FEE FOR BUILDING EXPANSION

(no charge for first 499 square feet of residential building expansion)

DETACHED DWELLING	$20.232	per square foot
ATTACHED DWELLING	$14.979	per square foot
MOBILE HOME	$12.082	per square foot
COMMERICIAL LODGING	$ 8.245	per square foot
COMMERCIAL/OFFICE	$19.120	per square foot
INDUSTRIAL	$14.572	per square foot

These fees will change on April 1, 2024

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 19, 2023 (Modified May 19, 2026)

Applicant: Patriot 5th & Central, LLC

File/Index: **Conditional Use Permit CUP 23-003**

Proposal: Development and operation of a 53,665 square foot speculative industrial warehouse building and associated improvements.

Location: A 2.86 acre site on the south side of 5th Street, approximately 250 feet west of Central Ave.; Assessor's Parcel Number 1192-561-04, -05, -06, and -07

Related Entitlements: DRA-23-004~~, VAR-23-001~~

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit CUP-23-003 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit CUP-23-003 shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such

application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 53,665 square foot warehouse and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of 5th Street.

    a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Division within two weeks of this project's approval.

3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.

5. There shall be no long-term on-site parking of semi-trailer trucks unrelated to the warehouse business in operation. Off-site parking on public streets in the vicinity is prohibited.

6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

7. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree

that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

    b. Construction and operation of the proposed project shall be in compliance with the **attached Mitigation Monitoring and Reporting Program**.

11. Development Impact Fees shall be paid in accordance with City Ordinance (**see attached DIF flyer).** Fees are subject to change by action of the City Council. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

12. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.

13. Prior to the issuance of a business license for future tenants, the Planning Commission shall review and approve the hours of operation, if anything other than 7:00 am to 7:00 pm.

14. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; DRA-23-004~~, VAR-23-001~~.

15. *Within sixty (60) days of approval of this Extension of Time application (no later than July 20, 2026), the Applicant shall obtain all necessary permits and completely demolish all structures located on the subject location, assessor's parcel number (APN) 1192-561-04-0000. Following demolition, the site shall be maintained in a clean and secure condition to the satisfaction of the Community Development Director. Failure to comply with this condition will result in further code enforcement action which may include revocation proceedings for the subject entitlement approvals and/or obtaining an abatement warrant with lien to recover costs in accordance with applicable provisions of the Highland Municipal Code*. (Added May 19, 2026)

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/28/21

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$284.05	$449.19	$243.46	$188.92	$0.160	$0.010
Fire Suppression Facilities, Vehicles & Equipment	$1,008.86	$327.43	$1,057.84	$1,603.54	$0.250	$0.072
Local Circulation System	$4,957.93	$3,309.38	$2,595.60	$2,607.84	$4.65	$3.478
Regional Circulation System	$14,377.74	$9,598.99	$7,525.84	$7,566.31	$13.51	$10.39
Regional Flood Control Facilities	$1,155.73	$494.57	$406.86	$1[illegible].42	$0.26	$0.32
General Facilities, Vehicles & Equipment	$1,259.33	$1,259.33	$1,259.[illegible]	$214.11	$0.298	$0.298
Library Facilities & Collection	$1,158.57	$1,259.33	$[illegible]	N/A	N/A	N/A
Public Use (Community Center Facilities)	$1,444.06	$1,389.46	$[illegible].88	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$4,702.87	$4,525.[illegible]	$3,242.07	N/A	N/A	N/A
TOTAL:	$30,349.14	$22[illegible].72	$18,123.45	$12,367.21	$19.120	$14.572

Notes:

1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Cole Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2007-060)
4. Fee collected at time of occupancy. (Reso. 2018-002 & 2018-003)
5. Additional inclusionary housing fees of $3,750 required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

IMPACT FEE FOR BUILDING EXPANSION

(no charge for first 499 square feet of residential building expansion)

DETACHED DWELLING	$20.232	per square foot
ATTACHED DWELLING	$14.979	per square foot
MOBILE HOME	$12.082	per square foot
COMMERICIAL LODGING	$ 8.245	per square foot
COMMERCIAL/OFFICE	$19.120	per square foot
INDUSTRIAL	$14.572	per square foot

These fees will change on April 1, 2024

PLANNING DIVISION

Development Impact Fees
Worksheet

New Commercial / Industrial / Office

1. Are DIF fees locked per City Council Ordinance 461: ☐YES / ☐NO**

2. If yes per building permit No. _____

COMMERCIAL

3. Development Impact Fee (A) x new commercial structure sq. ft. (B)
A_____ x B_____ = 1_____

INDUSTRIAL

4. Development Impact Fee (A) x new industrial structure sq. ft. (B)
A_____ x B_____ = 2_____

OFFICE

5. Development Impact Fee (A) x new office sq. ft. (B) = DIF due
A_____ x B_____ = 3_____

6. Total DIF Amount due(1+2+3):_____

Planner:_____ Date: _____

***Attention Applicant if question number one is marked "No" all calculations are just approximates, actual cost may vary depending on fee at time of building and safety application submittal.*

Mitigation Monitoring and Reporting Program Initial Study/Mitigated Negative Declaration

Southwest Corner of 5th Street and Central Avenue Warehouse Project

AUGUST 2023

Prepared for:

CITY OF HIGHLAND California

CITY OF HIGHLAND
27215 Base Line
Highland, California 92346
Contact: Kim Stater

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024
Contact: Hayley Ward

Printed on 30% post-consumer recycled material.

Table of Contents

SECTION **PAGE NO.**

1 Introduction 1

2 Mitigation Monitoring and Reporting Program Table 3

TABLE

1 Mitigation Monitoring and Reporting Program 3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Highland (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Southwest Corner of 5th Street and Central Avenue Warehouse Project (project) located at the southwest corner of 5th Street and Central Avenue in Highland, California (project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Highland
Planning Department
27215 Base Line
Highland, California 92346

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Air Quality				
MM-AQ-1: Tier 4 Interim Engines. To reduce the potential for criteria air pollutants, specifically particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM10), as a result of construction of the project, the applicant shall: Prior to the start of construction activities, ensure that all 75 horsepower or greater diesel-powered equipment are powered with California Air Resources Board (CARB)-certified Tier 4 interim engines, except where the project applicant establishes to the satisfaction of the City of Highland (City) that Tier 4 interim equipment is not available. An exemption from these requirements may be granted by the City in the event that the City documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in San Bernardino County were contacted and that those owners/operators confirmed Tier 4 interim equipment could not be located within San Bernardino County.	Prior to construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
MM-AQ-2: Operational Forklifts. The City shall require that all forklifts used during operation of the project be electric powered or fueled with natural gas.	During operation	Project applicant	City of Highland	
Biological Resources				
MM-BIO-1: Construction activities shall avoid the migratory bird nesting season (typically February 1 through August 31), to reduce any potential significant impact to birds that may be nesting on the study area. If construction activities must occur during the migratory bird nesting season, an avian nesting survey of the project site and contiguous habitat within 500 feet of all impact areas must be conducted for protected migratory birds and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act (16 USC 703–712) and California Fish and Game Code, Sections 3503, 3503.5, and 3513. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate no-disturbance buffer, which will be determined by the biologist based on the species' sensitivity to disturbance (typically up to 300 feet for passerines and up to 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing.	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Cultural Resources				
MM-CUL-1: Workers Environmental Awareness Program. Prior to the start of construction activities, all construction personnel and monitors shall be trained regarding identification and treatment protocol for inadvertent discoveries of cultural resources (archaeological and tribal) and human remains. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of materials that may be identified during ground disturbing activities and explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground disturbing activities. These procedures include but are not limited to work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitoring staff.	Prior to construction	Project applicant and their construction contractor	City of Highland	
MM-CUL-2: Retention of an On-Call Qualified Archaeologist. A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified project implementation. Additionally, in consideration of the potential to encounter intact cultural deposits beneath fill soils, the qualified archaeologist shall survey the proposed project site once fill soils have	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
been removed to ensure no cultural deposits underly the fill layer. If is determined, based on the aforementioned survey, that cultural resources are present or may be present and may be impacted during project construction, monitoring may be warranted. Additionally, any identified cultural resources shall be assessed and evaluated pursuant to CEQA. If it is determined that monitoring is warranted, a qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, shall oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.				
MM-CUL-3: Inadvertent Discovery Clause. In the event that potential archaeological resources (sites, features, or artifacts) are exposed during ground disturbance, all construction work occurring within 60 feet of the find shall immediately stop, and the qualified archaeologist that has been retained on call must be notified immediately to assess the significance of the find and determine whether additional study is warranted. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds of or potentially of Native American origin. The Tribe shall be provided relevant information regarding the findings of the archaeological assessment as well	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
recommendations regarding further study and treatment, if necessary. Depending upon the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, data recovery, or monitoring) may be warranted if the resource cannot be feasibly avoided. 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 (Plan) to include a research design, if data recovery is determined necessary. A draft of the Plan shall be provided to YSMN for review and comment, prior to finalization of the Plan as detailed within TCR-1. If monitoring is warranted, it shall be conducted for the remainder of the project, and implement the Plan accordingly. Additionally, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City of Highland for review. This report shall document compliance with approved mitigation, document the monitoring efforts and any discoveries, and include an appendix with daily monitoring logs. The final report shall be submitted to the City of Highland, Applicant, YSMN, and the South Central Coastal Information Center. 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				

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall follow all required protocols according to California Public Resources Code, Section 5097.98.				
Geology and Soils				
MM-GEO-1: Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist as defined by the Society of Vertebrate Paleontology (SVP) (2010) guidelines, subject to the review and approval of the City's Building Official, or designee. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the SVP (2010) guidelines and should outline requirements for preconstruction meeting attendance and worker environmental awareness training; where monitoring is required within the project site below a depth of 10 feet below the ground surface based on construction plans and/or geotechnical reports; procedures for adequate paleontological monitoring and discoveries treatment; and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections	Prior to and during construction	Project applicant	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
management. The PRIMP shall also include a statement that any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the project proponent. The qualified paleontologist shall attend the preconstruction meeting and be on-site during all rough grading and/or trenching for utilities to determine the amount of paleontological monitoring necessary based on subsurface conditions. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Upon completion of the paleontological monitoring program, the qualified paleontologist shall prepare a final monitoring report documenting the results of the mitigation program. This report should include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.				
Tribal Cultural Resources				
MM-TCR-1: Tribal Cultural Resources. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in MM-CUL-3, in the case of a discovery of pre-contact and/or historic-era cultural resources of or potentially of Native American origin. The Tribe	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
shall be provided relevant information regarding the findings of the archaeological assessment as well recommendations regarding further study and treatment, if necessary. The Tribal shall be provided the opportunity to consult with the qualified archaeologist regarding the findings and recommendations. Should the resource be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan (Plan) to include a research design, if data recovery is determined necessary, shall be created by the retained archaeologist for the project. A draft of the Plan shall be provided to YSMN for review and comment, prior to finalization of the Plan. This Plan shall allow for a YSMN Native American monitor to observe ground disturbing activities at the election of the YSMN cultural resources manager. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and the City of Highland for dissemination to YSMN. The City and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.				

Building and Safety Division Conditions of Approval

Date:	April 26, 2023
Project:	Warehouse building
Applicant:	Kevin Rice – Patriot Partners South side of 5th St.
Site Location:	West of Central
Project Numbers:	**CUP:** 22-003; **DRA:** 23-004;
APN(s):	1192-561-04-0000 through 07-0000

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

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

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10.

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

4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

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

6. 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.

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

8. 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.

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

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. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

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

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

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

23. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.

24. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.

25. Demolition permits shall be obtained for all structures to be demolished.

Main Office - 825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works
- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

Brendon Biggs, M.S., P.E.
Director

Noel Castillo, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

April 27, 2023

Transmitted Via Email
File: 10(ENV)-4.01

City of Highland, Planning Division
Attn: Angela Tafalla, Assistant Planner
27215 Base Line
Highland, CA. 92346
atafolla@cityofhighland.org

RE: PROJECT NOTICE– CONDITIONAL USE PERMIT NO. 23-003 FOR PATRIOT WAREHOUSE, ON THE SOUTH SIDE OF 5TH STREET JUST WEST OF CENTRAL AVENUE; AREA ACROSS FOUR (4) PARCELS TOTALING APPROXIMATELY 2.86-ACRES.

Dear Ms. Tafolla:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on April 13, 2023,** and pursuant to our review, we have the following comments for your consideration and inclusion into public record:

Flood Control Planning & Water Resources Division (Michael Fam, Chief, 909-387-8120):

1. The proposed Project is located adjacent to a San Bernardino County Flood Control District (SBCFCD) right-of way and/or facilities (2-603-1A) City Creek Channel. Any encroachments including, but not limited to access for grading, fence removal and installation, side drain connections, and utilities on the District's right-of-way or facilities will require a permit from the SBCFCD prior to start of construction. Please contact the San Bernardino County Flood Control Permit Section at (909) 387-7995 for further information regarding this process.

Permits/Operations Support Division (Johnny Gayman, Chief, 909-387-7995):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the County's Comprehensive Storm Drain Plan No. 6 dated, August 2001. It is to be used as a guideline for drainage in the area and is available in the S.B. County Department of Public Works offices. Any revision to the drainage should be reviewed and approved by the jurisdictional agency (City, County).

Flood Control Planning/Water Resources Division (Michael Fam, Chief, 909-387-8120):

1. The District's recommendations are most often made for site specific conditions. Therefore, the recommendations made here are general in nature until such time as more detailed plans become available.

2. According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panels 06071C8701J, dated September 2, 2016, and 06071C8702H, dated August 28, 2008, the Project lies relatively equally-divided within FEMA Zones X-shaded (500-yr. floodplain; protected by a levee) and Zone X.

3. If any encroachment on District Right-of-Way is anticipated, a permit shall be obtained from the District. Other on-site or off-site improvements may be required, which cannot be determined at this time.
4. One of the benefits of the CSDP is to identify the alignment of future drainage and flood control facilities. It is hoped that the City of Highland will continue to use this document to protect the alignment of these future facilities.

5. We recommend that the Project include, and the City enforce, the most recent FEMA regulations for development in a floodplain.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy Sansonetti, AICP
Supervising Planner
Environmental Management Division

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE

4649 Brockton Avenue

Riverside, CA 92506

(951) 369-0700

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http//www.comworksdg.com

CA License #2110

NV License #389

April 13, 2023

Kim Stater, Assistant Community Development Director
City of Highland
Community Development Department – Planning Division
27215 Base Line
Highland, CA 92346

RE: PRELIMINARY LANDSCAPE PLAN REVIEW:
CUP 23-004
Patriot Partners Warehouse –
5th Street west of Central

Dear Kim:

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

1) Due to building orientation and lack of buffer or planter area for westerly frontage section/main entrance off 5th Street, additional features including accentuating low walls, mounding, public art, or other features should be considered in the proposed planter areas to balance the absence of features at the entrance.

2) Building main vehicular access is directly adjacent to a narrow walk and glazing which may cause issues or confusion with some drivers. Applicant should consider creating a buffer between vehicular and pedestrian areas.

3) To verify that the landscape complements the appearance and scale of the warehouse architecture, applicant shall include the actual proposed planting species in architectural renderings and elevations for communication with review committees. Current renderings do not reflect the plant species, forms, nor density of the materials specified on the conceptual landscape plan.

4) Current conceptual planting plan does not offer enough taller/columnar plant species that would create a foundation and transition for the tall structure or offer screening to adjacent properties. Applicant should consider additional species that will meet the need for more vertical planting. This should include more columnar or vertical plant material to create a hierarchy and vertical transition from ground plane to Building.

5) Applicant shall include full color planting imagery boards of plants included in the conceptual design palette with plants grouped by size (Trees, Vines, Foreground, Mid-ground, Background, and Groundcover) for better communication of palette for design review.

6) Applicant shall include a mix of larger tree sizes with the minimum size being 24" box- 50% of total, 36" box 30% of total, and 48" box 20% of total.

7) Applicant shall coordinate with city Landscape Architect for street tree selection on 5th street in addition to currently shown Pines.

8) Applicant should clarify perimeter fencing treatments. The only perimeter control currently noted on the building plans appears to be an 8' concrete tilt-up wall with no other perimeter fencing types called out. Adjacent property to the east is a head start childcare center that will require additional fencing and or buffer treatments to include more trees, screening plant material, mounding, and or other specialized treatments.

9) Applicant shall verify and add shading exhibit for parking lots. According to the keynotes on the site plan, they should be on the Landscape plan.

10) Provide concrete headers where frontage landscape meets adjacent neighboring parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility including area adjacent to flood control channel. At a minimum a 6" concrete mow curb is required to separate new planter areas from adjacent existing properties landscape.

We look forward to discussing these items in further detail. If you have any questions or concerns, please feel free to contact us at (951) 369-0700.

Sincerely,

COMMUNITY WORKS DESIGN GROUP

Dan Burkhart ASLA, Certified Arborist WE—11637A for

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Consultant to the City of Highland via Community Works Design Group
Landscape Architect CA #5111

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

DATE : April 17, 2023

APPLICANT : Kevin Rice

ADDRESS : 1192-561-04, 1192-561-05, 1192-561-06, 1192-561-07.

SITE LOCATION: South side of 5th Street West of Central Ave, Highland, CA

FILE / INDEX No.: CUP 22-003 DRA 23-004

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 ADOPTED CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

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

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

GENERAL.

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

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

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

12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

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

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

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

17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form

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

18. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

19. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

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

WATER:

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

Note: Hydrants shall meet EVWD standards.

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

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

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

24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

30. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

31. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC**; **NFPA**

32. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

33. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**

34. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**

35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with

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

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

37. **HF61**; **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

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

39. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code

41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department
Conditions of Approval
EXT 26-002, CUP 23-003, DRA 23-004,
Patriot Partners Warehouse - 5th Street and Central Avenue

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

PC Approved _____
PC Approved 5/16/2023

SOILS/ GRADING/ DRAINAGE

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

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

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

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

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

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

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

E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance

of on-site and off-site tributary flows shall be maintained by the underlying property owner and shall not exceed the pre-development flow rate and volume.

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

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

D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration system until the site is stabilized for erosion and sedimentation.

B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 13. Submit original wet signed and stamped final grading certification from the soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

E* 14. Submit engineering plans for **5th Street** improvements and signing, striping and pavement markings to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from public right of way.

C* 15. Construct new street improvements along **5th Street** project frontage including, but not limited to:

a) Construct public landscape improvements.
b) Two interim commercial drive approaches (easterly drive approach per City Std. 213, westerly drive approach per City Std 212 or 213) at existing southerly curb face per the Conceptual Grading. Minimum driveway width for trucking ingress/egress is 40 feet. Minimum driveway width for vehicle parking ingress/egress is 30 feet. Note 4.5' sidewalk easement will be required back of commercial drive approaches.
c) Remove existing improvements along southside of 5th Street including southside drive approaches and conflicting sidewalk, join existing where to be maintained, and
    1. Reconstruct full-height 8" curb and gutter located 40' south of street centerline per City Std. 203.
    2. Construct 6' wide curb-adjacent sidewalk per City Std 208 Type B.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

C 16. Construct private ingress/ egress improvements at **5th Street** driveways to permit right in and right out only truck movement. Passenger vehicles to have full access movements.

C 17. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

C* 18. Install new LS3 metered street light system along the project frontage of **5th Street**. (2) new street lights west of the existing street light at Address 26887 5th Street, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.

C* 19. Install signing, striping and pavement markings along the project frontage with specific locations and types approved by the City Engineer.

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

WATER QUALTIY/ DRAINAGE

E 21. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 22. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

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

C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

C* 25. 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 in a manner such that drainage does not adversely impact neighboring properties and redirect or concentrate flows.

B 26. At the underground infiltration system location proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed underground infiltration system subgrade elevation, prior to the submittal of

the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.

C 27. Register the underground chambers with EPA as a Class V Injection Well.

E 28. Submit a comprehensive hydrology study per San Bernardino County Hydrology Manual that includes, but is not limited to the following:
- Pre and post development analysis for 10-year and 100-year storms.
- Hydrology maps of pre- and post- development conditions.
- Proposed method of flow conveyance and proposed improvements to mitigate project impacts with supporting calculations.
- Hydraulic calculations to determine the size and type of all drainage facilities.

C 29. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

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

MAP/DEDICATION/ ANNEXATION

C* 31. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along **5th Street**. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 32. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along 5th Street median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for 5th Street median landscaping will commence the year the medians are constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.

B* 33. Dedicate an irrevocable offer of dedication via a Final Parcel Map:
a) (1) 10-foot wide minimum landscape easement across the Project frontage.
b) (2) sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer.
c) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B 34. Record a Final Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 35. At the time of Final Parcel Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

A 36. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/ PERMITS/ BONDING

C* 37. Pay an in lieu fee for the design and construction of the future raised landscape median along the project frontage 5th Street, as determined by the City Engineer.

E 38. Pay appropriate Development Impact fees, Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of plans and maps, and other required fees.

D 39. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 40. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

A 41. Bond for all required grading, street, and storm drain improvements in accordance with City Development Code.

C 42. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

*E 43. Obtain written permission from adjoining property owners prior to start of any grading, removal or construction work located within the affected private properties.

B 44. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

E* 45. Obtain written permission and permit from San Bernardino County Flood Control District for encroachment within their right-of-way, offsite grading, and perimeter wall construction if any.

C 46. 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* 47. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 48. 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 49. 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 50. 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 51. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 52. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 53. Design and construct a trash enclosure per City Standard 700.

C 54. 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* 55. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

Staff Report
to the Planning Commission

Agenda Item No. 5.

Date:	May 19, 2026
From:	Lawrence Mainez, Community Development Director
Reviewed By:	Kim Stater, Assistant Community Development Director
Prepared By:	Angela Tafolla, Senior Planner
Subject:	Request by Patriot Partners for a three-year Extension of Time (EXT 26-003) for Conditional Use Permit (CUP 22-011) to permit the development of a 47,889 square foot warehouse/office and associated improvements and Design Review Application (DRA 21-015) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive. APN: 0279-201-24-0000

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

Recommendation:
Staff recommends the Planning Commission Adopt Resolution No. 26 – ____, approving Extension of Time application (EXT 26-003) for a three (3) year extension of Conditional Use Permit (CUP 22-011) and Design Review Application (DRA 21-015) 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.

Agenda Posting:
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 22-011) and Design Review Application (DRA 21-015) were subject to an Initial Study / Mitigated Negative Declaration (IS/MND) as part of the CEQA review process. The City, as the Lead Agency, oversaw preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and determined that the Project will not have a significant impact upon the environment. A Mitigation Monitoring and Reporting Program was adopted by the PC on May 16, 2023, and a Notice of Determination

was filed on May 22, 2023.

Public Notice:
As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On May 8, 2026, 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 have not received any public comments in response to the project notice at the time of preparing this staff report.

Description of Site:
The site is comprised of one parcel, 2.83 acres located on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive. (Attachment 1 - Vicinity Map). East Valley Water District's Sterling Natural Resource Center is adjacent to the site on the east, Indian Springs High School to the north across 6th Street, a single family home to the west, and Villa Del Rosa Condominiums to the south. The site is vacant with sporadic seasonal grasses and vegetation. It is relatively flat and slopes gently to the west. The property has an irregular shape along the rear/south side where the condominium project is located just to the north. This notch contains the community's pool and related accessory structures. The pool is currently filled with dirt and inaccessible for recreation. When Villa Del Rosa was constructed in the 1980s, it was intended to have a second phase to the north to be located on the current Patriot site. It was never built. Thus, there is an awkward termination of the condominium's vehicular and pedestrian circulation, and recreational amenities.

Fencing around the project site is currently a combination of tube steel fencing on the east, chain link and tube steel along the rear, and a concrete block retaining and garden wall on the west. Curb, gutter and sidewalk run the width of the property along 6th Street.

The site is zoned Business Park which spans 5th Street to 6th Street, and Del Rosa Drive to the west nearly to Tippecanoe Avenue: The general area contains a mix of institutional uses, educational facilities, vacant lots, single family, and multi-family residential uses. The north side of 6th Street is within the boundaries of the City of San Bernardino.

	Land Use	Zoning Designation
North	Public Education Facility (Indian Springs High School)	City of San Bernardino Public Facility
South	Multi-Family Residential (Villa Del Rosa Condominiums)	Business Park (BP)
East	Institutional (EVWD Sterling Natural Resource Center)	Business Park (BP)
West	Single-Family Residential	Business Park (BP)

Previous Action:
On May 16, 2023, the Planning Commission adopted:

- Resolution No. 2023-021, approving Variance (VAR-22-004);
- Resolution No. 2023-020, approving Conditional Use Permit (CUP 22-011) for the development of a 47,899 square foot warehouse located on a 2.83 acre site and associated improvements,
- Resolution No. 2023-022, approving Design Review Application (DRA-22-015) for the site plan, building elevations, rough grading plan, conceptual landscape plan, and
- Resolution No. 2023-023, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Background:
The original approval in May of 2023 consisted of the approved land use, the site plan, the landscape plan, the grading plan, as well as building elevations for the development of a 47,899 square foot warehouse with 6 loading docks and 63 parking spaces located on 2.83 acres. The layout includes 5,000 square feet of office area located at the northwest portion of the building. There are two points of access, the westerly drive measuring 26 feet wide to accommodate passenger vehicles and the easterly drive measuring 40 feet wide for commercial trucks and passenger vehicles. Both driveways will permit full access, with right in/out and left in/out.

The project includes an 8 foot decorative concrete tilt-up screen wall along the westerly, southerly, and easterly property lines to screen adjacent residential uses and enclose the truck bay area. A rolling steel gate on the north side will control truck access, while the front of the building will remain unobstructed. The wall design includes black and white diagonal bands with black pilasters and gates, consistent with the building architecture, and complies with Municipal Code standards for wall location, height, and materials.

The building type is a tilt up concrete warehouse, 288’ x 181’, and 44 feet tall. The exterior features a contemporary design with alternating black and white diagonal bands consistent with the Applicant’s other Highland warehouse projects. Blue reflective glazed panels highlight the main entry along 6th Street and the northeast corner, complemented by black anodized metal brows that provide architectural relief and shadowing. Additional diagonal and square window elements are incorporated throughout the elevations, and the building will utilize Sherwin Williams “Superwhite” and “Peppercorn” exterior colors.

The site grade will require a 4 foot tall rise from the sidewalk to the building entry. Concrete steps and a sizable handicap ramp will be constructed. Several emergency exit doors will be provided around the perimeter of the building on each side. The dock doors will be located on the east elevation, behind the rolling steel gate.

Analysis:
The respective applications were originally approved on May 16, 2023, for a three (3) year span, set to expire on May 16, 2026. The Highland Municipal Code allows for the recordation deadline for applications to be extended a total of three (3) years. The approval of this Extension of Time (EXT 26-003) application would extend the expiration date of Conditional Use Permit (CUP 22-011) and Design Review Application (DRA 21-015) to May 16, 2029.

The Applicant is requesting an extension of time to ensure the project entitlements remain valid while they navigate ongoing market challenges. The delay in project commencement is primarily due to current economic uncertainty, including limited tenant demand, constraints in securing construction financing, and continued interest rate adjustments by the Federal

Reserve in response to inflation. Despite these challenges, the Applicant remains committed to the proposed warehouse development and intends to move forward with construction as market conditions stabilize.

The original CUP and DRA conditions of approval will remain in effect, with references to the previously approved Variance removed where applicable. Engineering Condition No. 28 has been updated to clarify the required components of the hydrology study in accordance with the San Bernardino County Hydrology Manual (Attachment 3 – Conditions of Approval).

In compliance with HMC Section 16.08.200.B, the required findings have been made that granting the extension will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. City departments have reviewed the request and confirmed that the original conditions of approval remain applicable, with minor revisions and additional conditions incorporated as described above, and that no significant changes to the surrounding environment have occurred. Therefore, Staff recommends the Planning Commission approve the requested extension to allow the Applicant to continue moving forward with the project.

Attachments:

1. Vicinity Map
2. Project Plans
3. Conditions of Approval
4. Resolution 2026-___ Approving Extension of Time (EXT 26-003)

ATTACHMENT 1

Vicinity Map

6th St
6th St
6th St
6th St
6th St
Del Rosa Dr
Del Rosa Dr
5th St
5th St
5th St
5th St
5th St
Howard Dr
7873
7873
7877
25362
25352
25362
25362
7893
25105
25117
25125
25137
25137
25180
25180
25180
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25180
25142
25112
25128
25133
25317
25091
25157
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25137
8021
25215
25191
25223
8028
(8028)
25249
25269
25257
8033
8021
25333
8023
N

ATTACHMENT 2

Project Plans

PATRIOT PARTNERS
6TH ST. & DEL ROSA

HIGHLAND, CA

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
05.25.2023

TITLE SHEET

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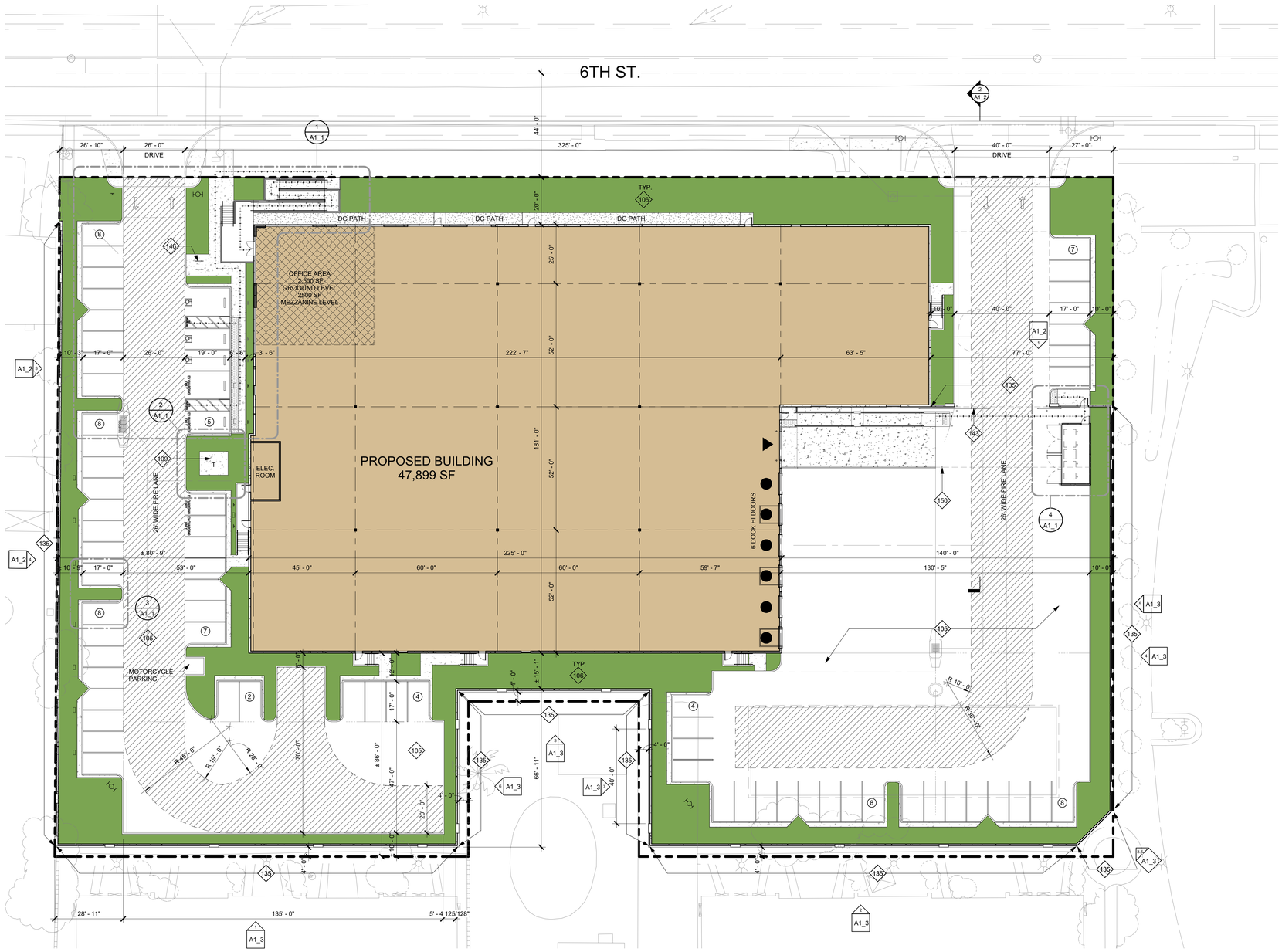

1 PROPOSED SITE PLAN - ENT
1" = 20'-0"

DEVELOPER/OWNER

PATRIOT PARTNERS
12126 W. SUNSET BLVD.
LOS ANGELES, CA 90049
CONTACT: KEVIN RICE
PHONE: 858.952.4134
EMAIL: KEVIN @ PATRIOTDEVELOPMENT PARTNERS.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: PROJECTADMIN@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL DRAWINGS

ASSESSOR'S PARCEL NO: 0279-201-24

SHEET INDEX

A1	SITE PLAN
A1_1	ENLARGED SITE PLANS
A1_2	GATE & FENCE ELEVATIONS
A1_3	SITE WALL ELEVATIONS
A1_4	SITE WALL PLAN
A2	GROUND LEVEL FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A4_1	MATERIAL BOARD
C1	CONCEPTUAL GRADING PLAN
L1	CONCEPTUAL LANDSCAPE PLAN
E1	PHOTOMETRIC PLAN

VICINITY MAP

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%, CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 1.1/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES

105	CONCRETE PAVING.
106	@ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
109	(N) TRANSFORMER SEE LANDSCAPE PLAN.
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146	2 POSITION BIKE RACK.
150	STEEL PIPE BOLLARD PROTECTION POST.

LOT AREA

SQUARE FOOTAGE	ACRES
NET	
123243 SF	2.83

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
47900 SF	127966 SF	60%	37.4%

BUILDING AREA SUMMARY

NAME	AREA
GROUND FLOOR	
WAREHOUSE	42899 SF
OFFICE	2500 SF
	45399 SF
MEZZANINE	
OFFICE	2500 SF
	2500 SF
GROUND LEVEL + MEZZANINE	
WAREHOUSE	42899 SF
OFFICE	5000 SF
TOTAL BUILDING AREA	47899 SF

LANDSCAPE AREA SUMMARY

LOT AREA	% LANDSCAPING REQUIRED	AREA LANDSCAPING PROVIDED	% LANDSCAPING PROVIDED
127966 SF	0%	25809 SF	20.2%

TOTAL PARKING REQUIRED

BUILDING USE	BUILDING AREA	PARKING RATIO 1/X	REQ. PARKING
OFFICE	5000 SF	250	20
WAREHOUSE	42899 SF	1000	43
TOTAL	47899 SF		63

REQUIRED PARKING BREAKDOWN

SPACE TYPE	SPACES REQUIRED
COMPACT STALLS	0
STANDARD STALLS	49
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
CLEAN AIR STALLS	4
FUTURE EV CHARGING ONLY STALLS	5
FUTURE EV CHARGING ONLY STANDARD ACCESSIBLE STALLS	1
FUTURE EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
FUTURE EV CHARGING ONLY AMBULATORY STALLS	0
TOTAL	63

PARKING PROVIDED

SPACE TYPE	SPACES PROVIDED
STANDARD STALLS	49
VANPOOL STALLS	1
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
EV CHARGING ONLY STALLS	3
FUTURE EV CHARGING ONLY STALLS	12
EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
TOTAL	69

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
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SITE PLAN

NORTH

A1

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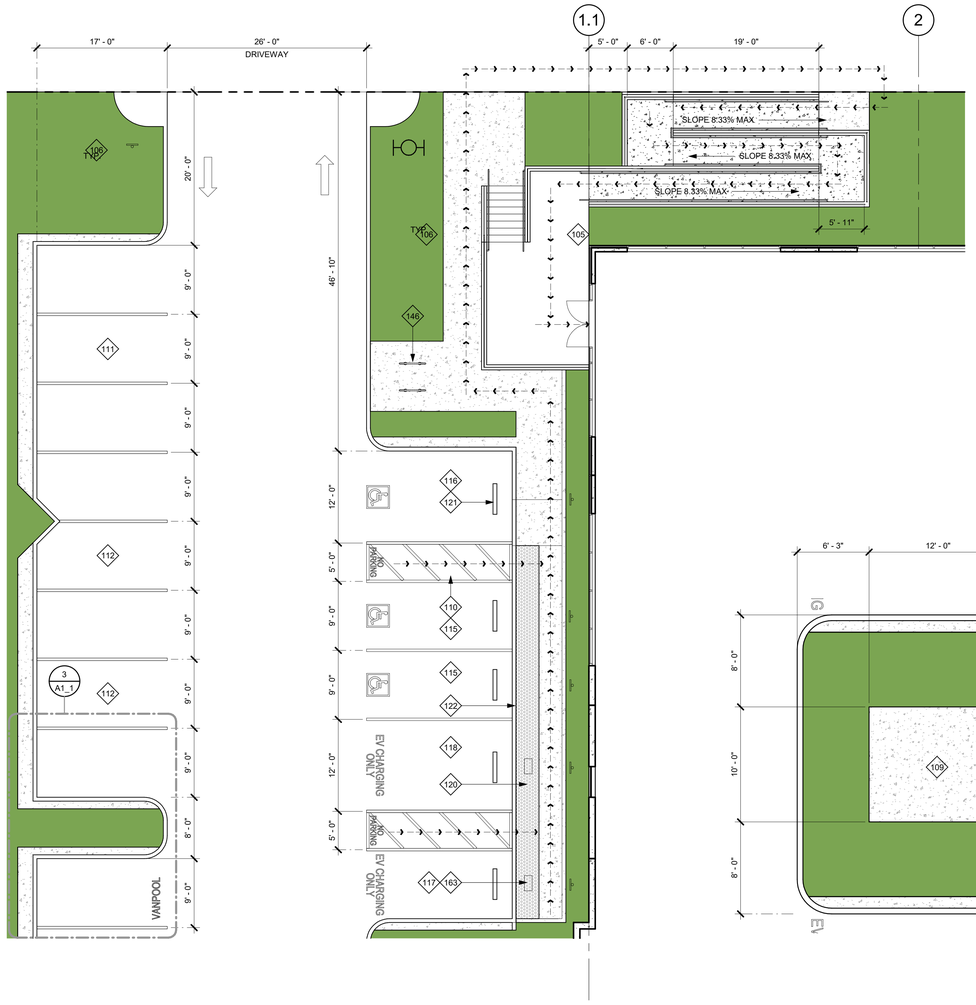
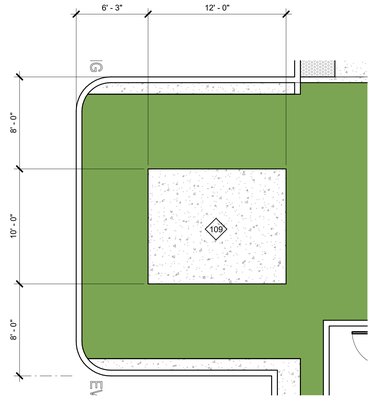
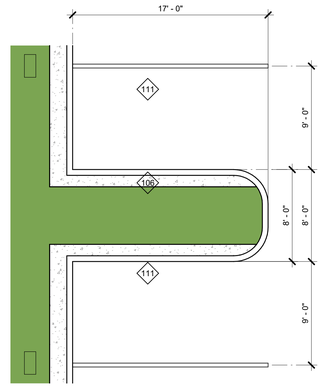


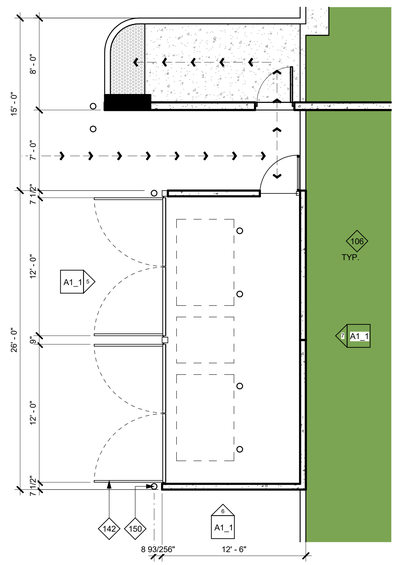
1 ENLARGED SITE PLAN - ENT
1/8" = 1'-0"



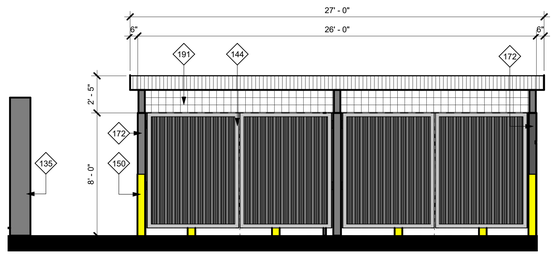
2 TRANSFORMER DETAL
3/16" = 1'-0"



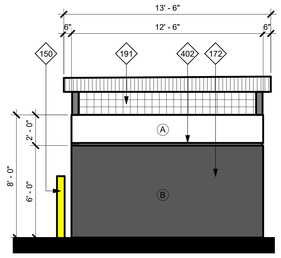
3 ENLARGED LANDSCAPE FINGER PLAN - ENT
3/16" = 1'-0"



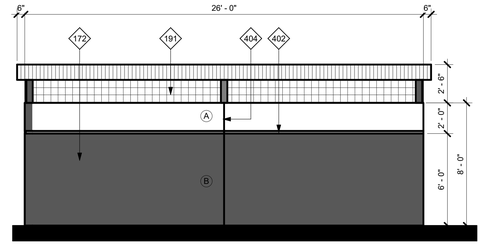
4 ENLARGED TRASH ENCLOSURE - ENT
3/16" = 1'-0"



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



6 TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"



7 TRASH ENCLOSURE ELEVATION 3
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13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES

105 CONCRETE PAVING.
106 @ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
109 (N) TRANSFORMER SEE LANDSCAPE PLAN.
110 ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
111 TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 19'-0" DEEP DOUBLE STRIPED
112 CLEAN AIR VEHICLE PARKING STALL. MATCH STANDARD STALL SIZE
115 STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116 VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117 FUTURE STANDARD ACCESSIBLE EV CHARGING ONLY PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
118 FUTURE VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
120 TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
121 PRECAST CONCRETE WHEEL STOP.
122 ZERO CURB FACE.
135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
142 PAINTED STEEL TRASH ENCLOSURE GATES. ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
144 PAINTED STEEL SWINGING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146 2 POSITION BIKE RACK.
150 STEEL PIPE BOLLARD PROTECTION POST.
163 FUTURE EVCS CHARGING EQUIPMENT.
172 CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
191 WIRE MESH BETWEEN TRASH ENCLOSURE PANELS AND ROOF , TYPICAL ON 4 SIDES OF ENCLOSURE
402 WALL REVEAL.
404 PANEL JOINT.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT, PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
- (C) BLACK ANODIZED METAL EYE BROW
- (D) STOREFROMT MEDUIM PERFORMANCE BLUE REFLECTED GLAZING CLEAR ANODIZED MULLION
- (E) ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY FRAMING & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED ALUMINUM
- (H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
FOURTH PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
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ENLARGED SITE PLANS

NORTH

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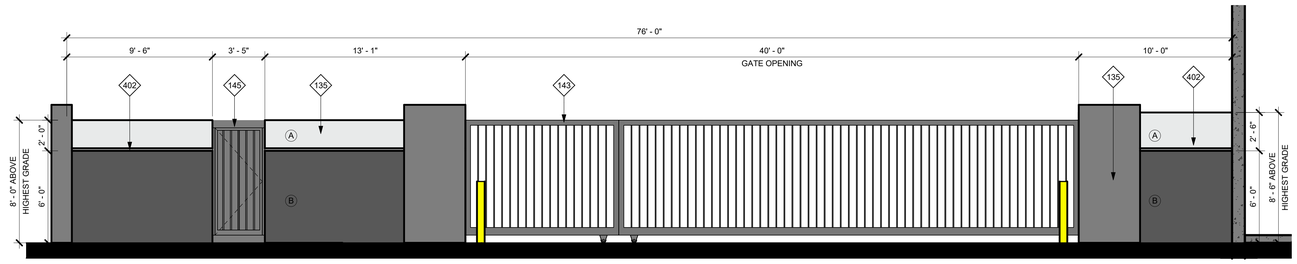
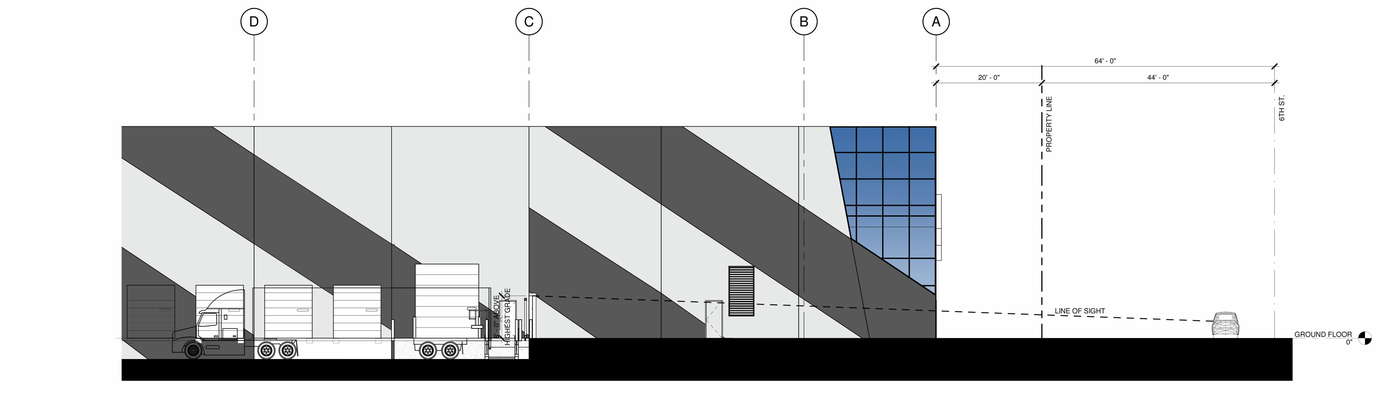
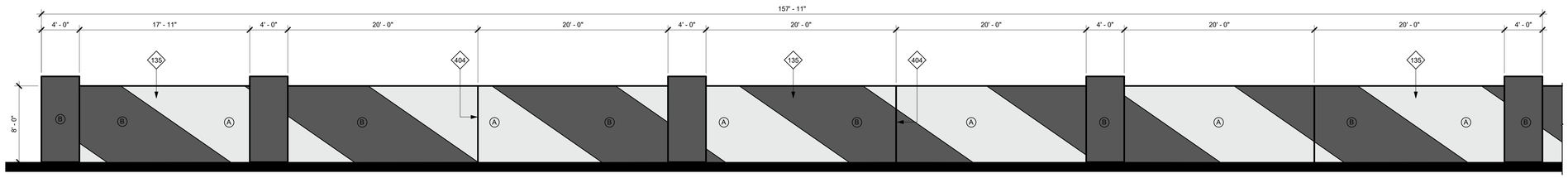


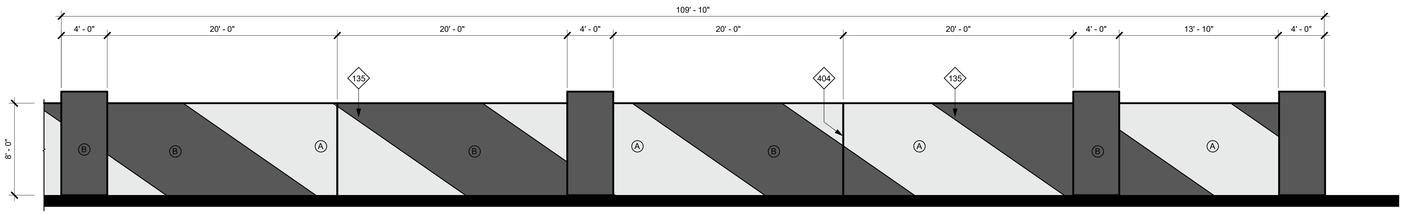
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



2 LINE OF SIGHT - 6TH ST.
1" = 10'-0"



3 WEST SITE WALL ELEVATION 1
3/16" = 1'-0"



4 WEST SITE WALL ELEVATION 2
3/16" = 1'-0"

KEYNOTES

135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
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404	PANEL JOINT.

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- (E) ACM PANEL COLOR:
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- (F) EXPOSED STEEL BROW & CANOPY
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  LAYER OF INSULATED GLASS: CLEAR
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3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL
      DO NOT EXCEED 5%. CROSS SLOPES
      DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

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PATRIOT PARTNERS - 6TH ST. & DEL ROSA
FOURTH PLANNING SUBMITTAL
HIGHLAND, CA

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GATE & FENCE ELEVATIONS

NORTH

A1_2

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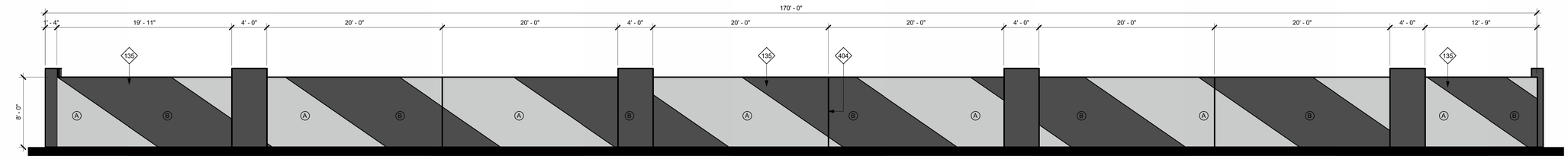
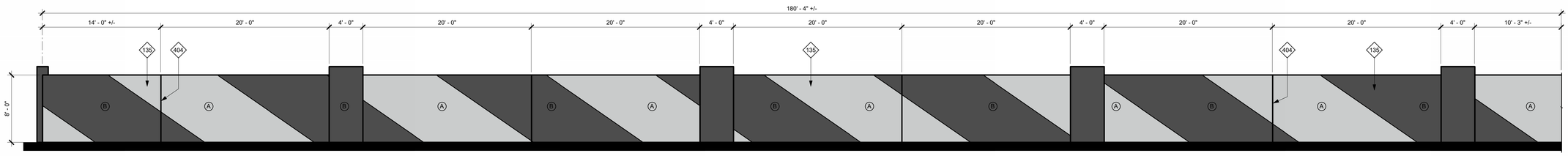
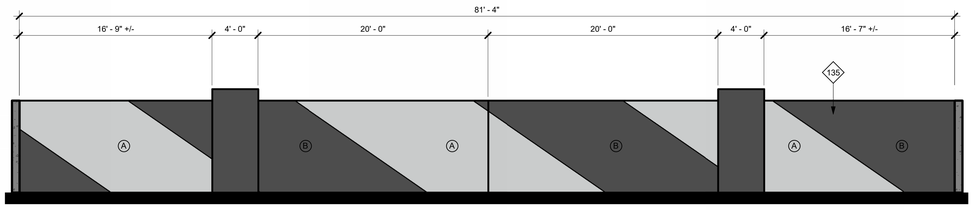


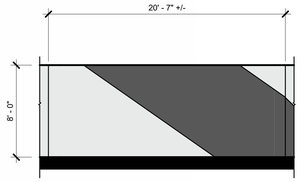
1 SOUTH SITE WALL ELEVATION 1
3/16" = 1'-0"



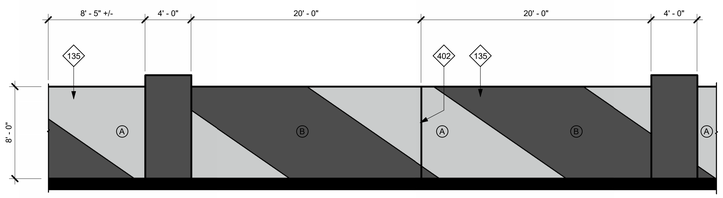
2 SOUTH SITE WALL ELEVATION 2
3/16" = 1'-0"



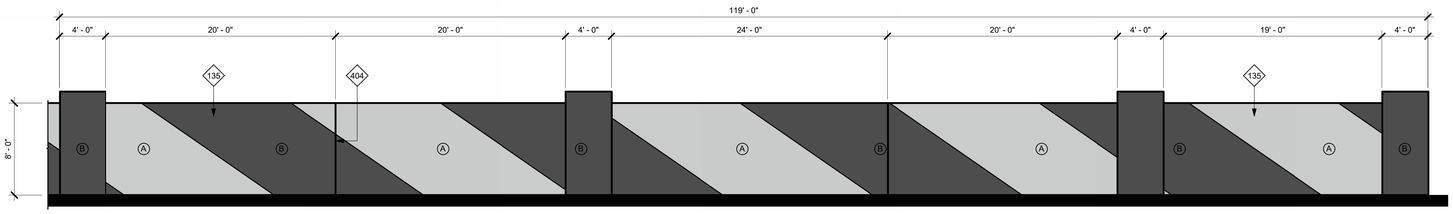
3 SOUTH SITE WALL ELEVATION 3
3/16" = 1'-0"



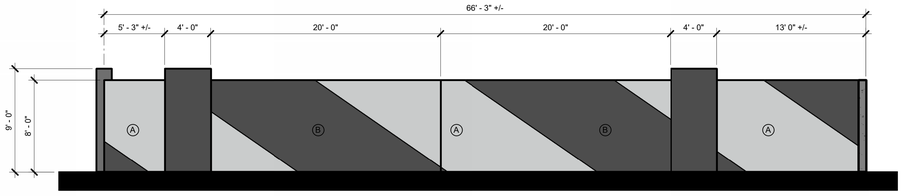
3.5 SOUTH-EAST SITE WALL ELEVATION
3/16" = 1'-0"



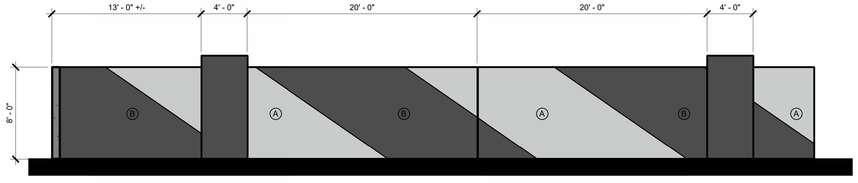
4 EAST SITE WALL ELEVATION 1
3/16" = 1'-0"



5 EAST SITE WALL ELEVATION 2
3/16" = 1'-0"



6 SITE WALL ELEVATION - TRUCK YARD - WEST
3/16" = 1'-0"



7 SITE WALL ELEVATION -TRUCK YARD - EAST
3/16" = 1'-0"

KEYNOTES

135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
402	WALL REVEAL.
404	PANEL JOINT.

EXTERIOR WALL COLOR LEGEND & NOTES

- (A) EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
- (C) BLACK ANODIZED METAL EYE BROW
- (D) STOREFROMT MEDUIM PERFORMANCE BLUE REFLECTED GLAZING CLEAR ANODIZED MULLION
- (E) ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY FRAMING & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED ALUMINUM
- (H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/ADA 1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

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SITE WALL ELEVATIONS

NORTH

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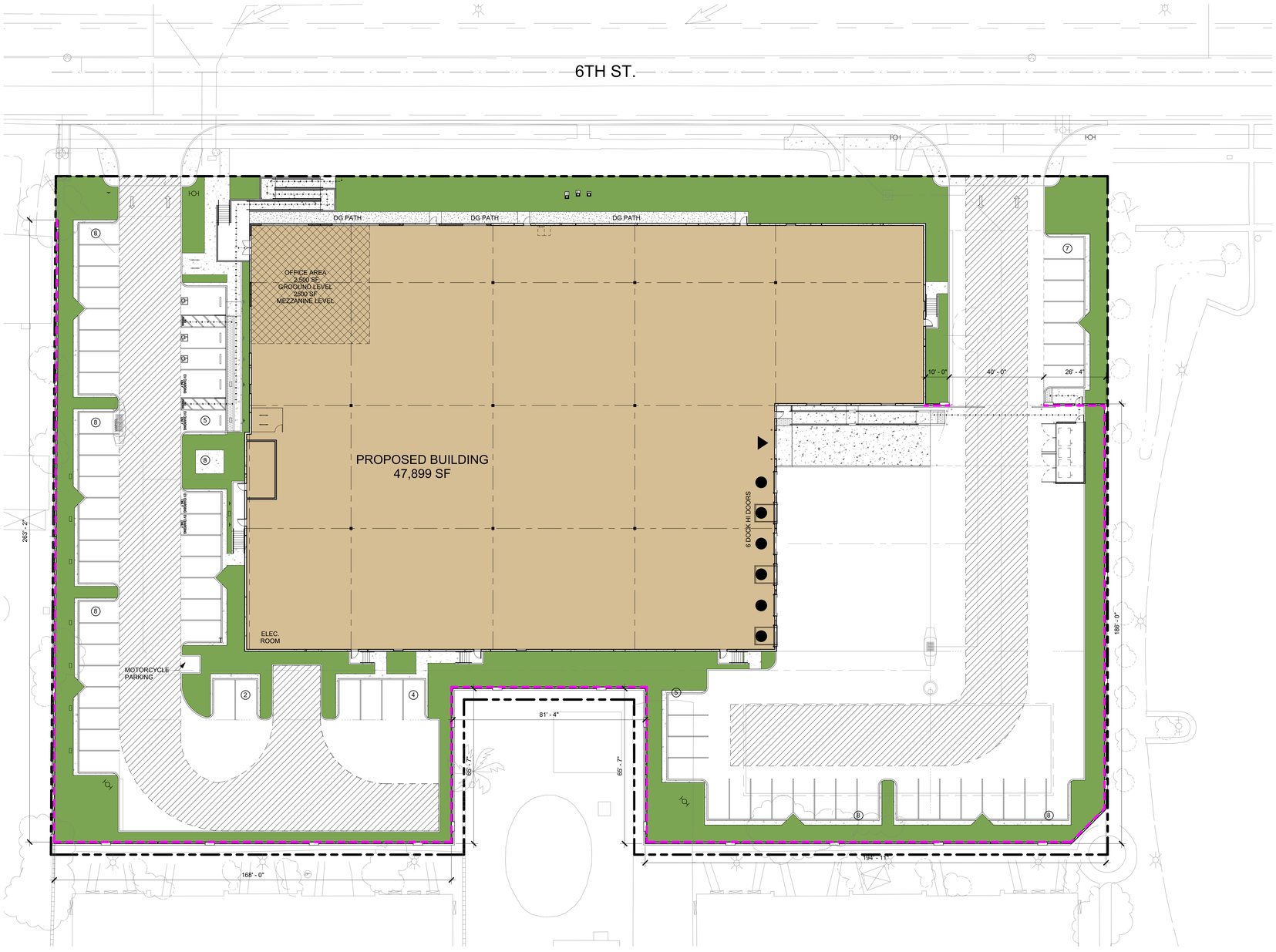

1 PROPOSED SITE WALL PLAN
1" = 20'-0"

KEYNOTES

SITE WALL PLAN LEGEND

PROPERTY LINE

PROPOSED 8' H SCREEN WALL WITH 9' H PILASTERS

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SITE WALL PLAN

NORTH

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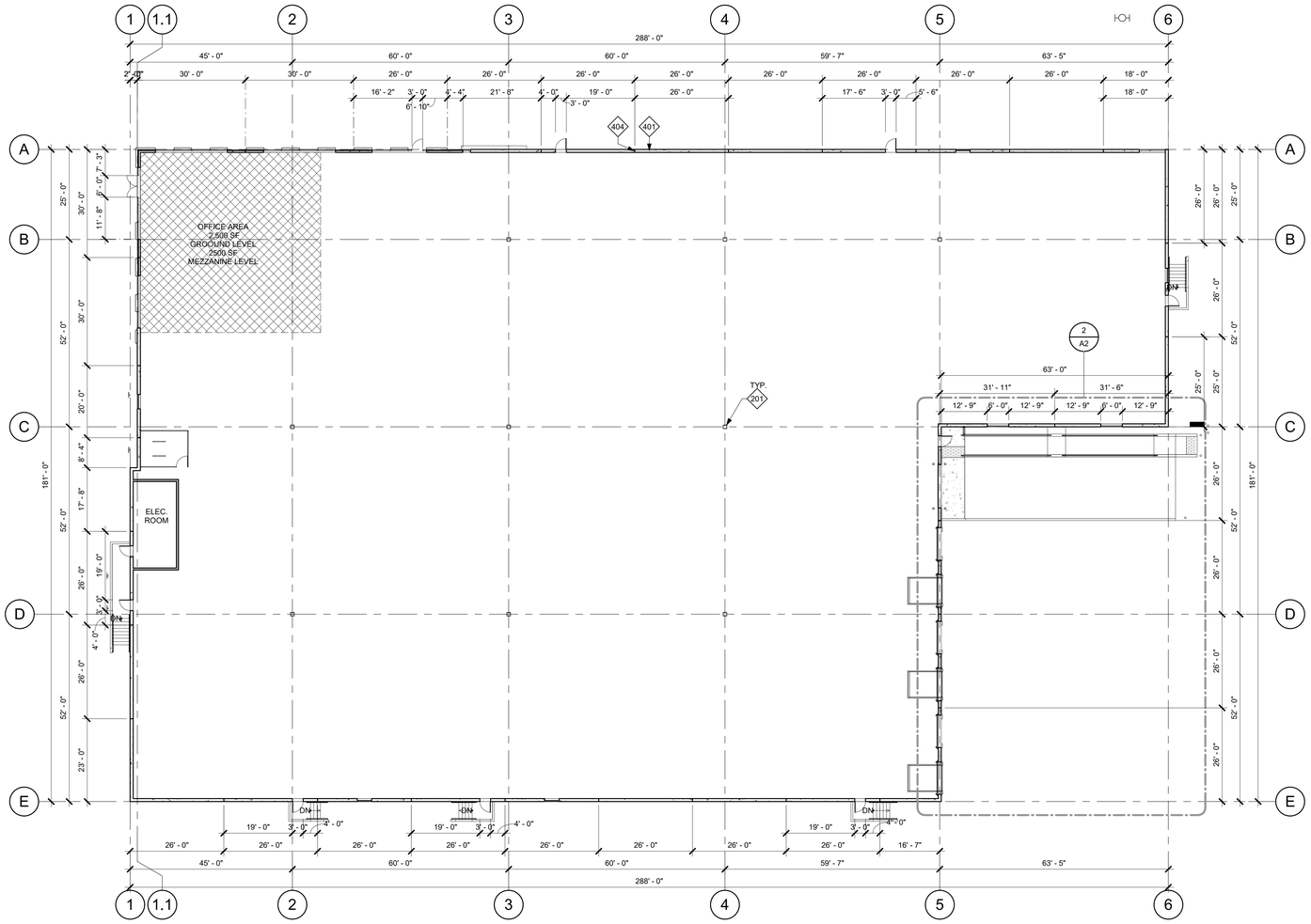
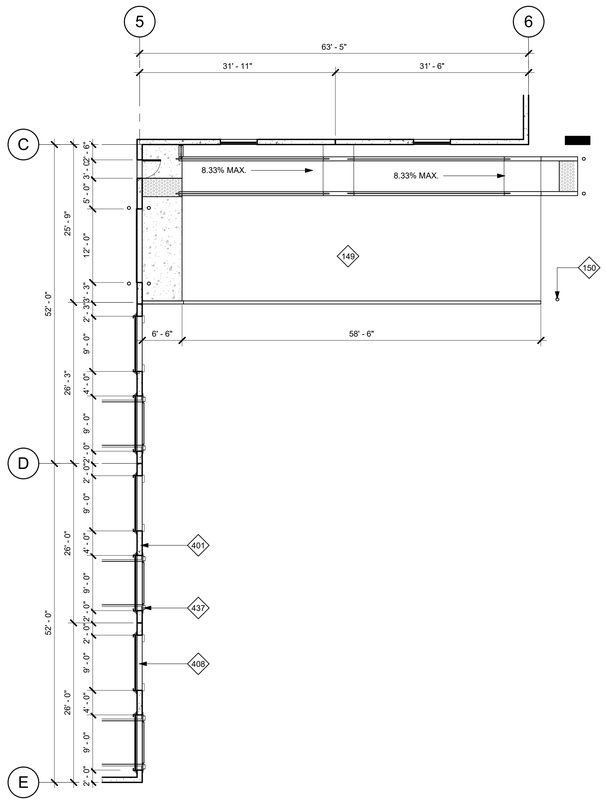


1 PROPOSED BUILDING FLOOR PLAN
1/16" = 1'-0"



2 TYPICAL DOCK DOOR SPACING PLAN
1" = 10'-0"

KEYNOTES

149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
201	STRUCTURAL BUILDING COLUMN.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
408	STEEL SECTIONAL OVERHEAD DOOR.
437	DOCK BUMPER.

FLOOR PLAN LEGEND

- EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
- WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- STRUCTURAL BUILDING COLUMNS
- PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0
- FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
- (0000) DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
- (A) WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
- 000 STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
- (00) WALL TAG

FLOOR SLAB GENERAL NOTES

1. THE FLOOR SLAB THICKNESS TO BE 6". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2. THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 21.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
5. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7. TRENCH SOIL COMPACTION TO BE 90% MIN.
8. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11. SEE 6/AD2.1 FOR SLAB PATCHING DETAIL.
12. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =.
14. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
4. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTON. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1.
9. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.

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GROUND LEVEL FLOOR PLANS

NORTH

A2

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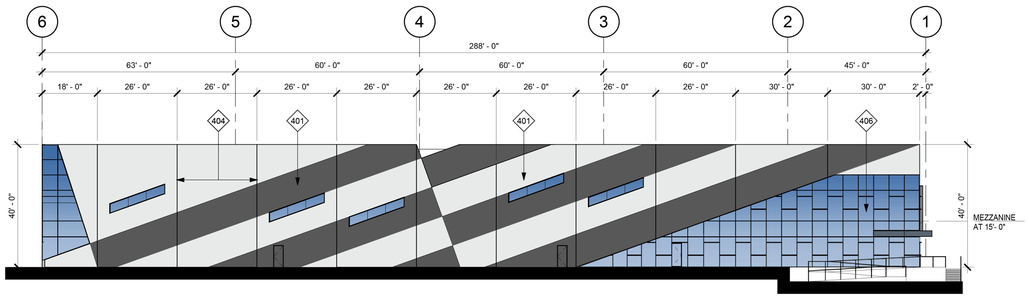
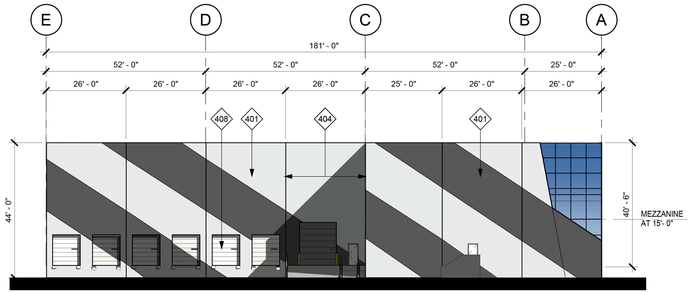
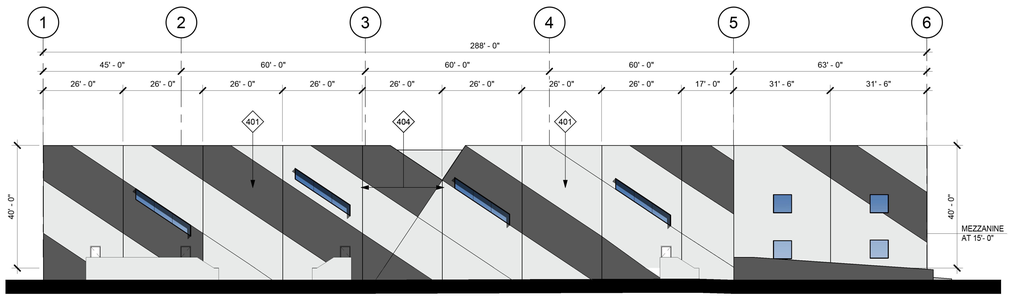


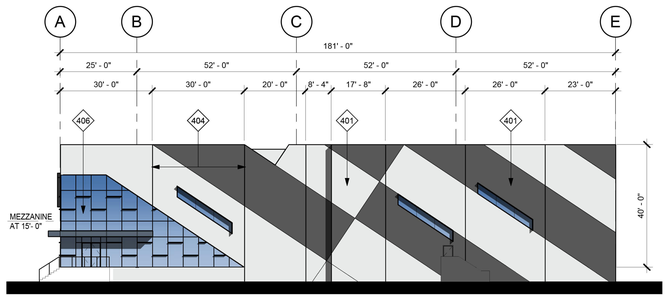
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



2 PROPOSED EAST ELEVATION
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION
1" = 20'-0"



4 PROPOSED WEST ELEVATION
1" = 20'-0"

KEYNOTES

401 PAINTED CONCRETE TILT-UP WALL PANEL.
404 PANEL JOINT.
406 ALUMINUM FRAMED STOREFRONT SYSTEM.
408 STEEL SECTIONAL OVEHEAD DOOR.

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR . DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOOL. BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:
1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
   A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

Ⓐ EXTERIOR PAINT
COLOR: SW 6995 SUPERWHITE

Ⓑ EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN

Ⓒ BLACK ANODIZED
METAL EYE BROW

Ⓓ STOREFROMT MEDUIM PERFORMANCE BLUE REFLECTED GLAZING CLEAR ANODIZED MULLION

Ⓔ ACM PANEL COLOR:
MATCH STOREFRONT FRAMING.

Ⓕ EXPOSED STEEL BROW & CANOPY FRAMING & TRASH ENCLOSURE ROOF PAINT COLOR:
MATCH STOREFRONT FRAMING.

Ⓖ EXTERIOR STOREFRONT FRAMING COLOR:
CLEAR ANODIZED ALUMINUM

Ⓗ EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.

Ⓘ EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:
1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

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FOURTH PLANNING SUBMITTAL

HERDMAN
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EXTERIOR
ELEVATIONS

A4

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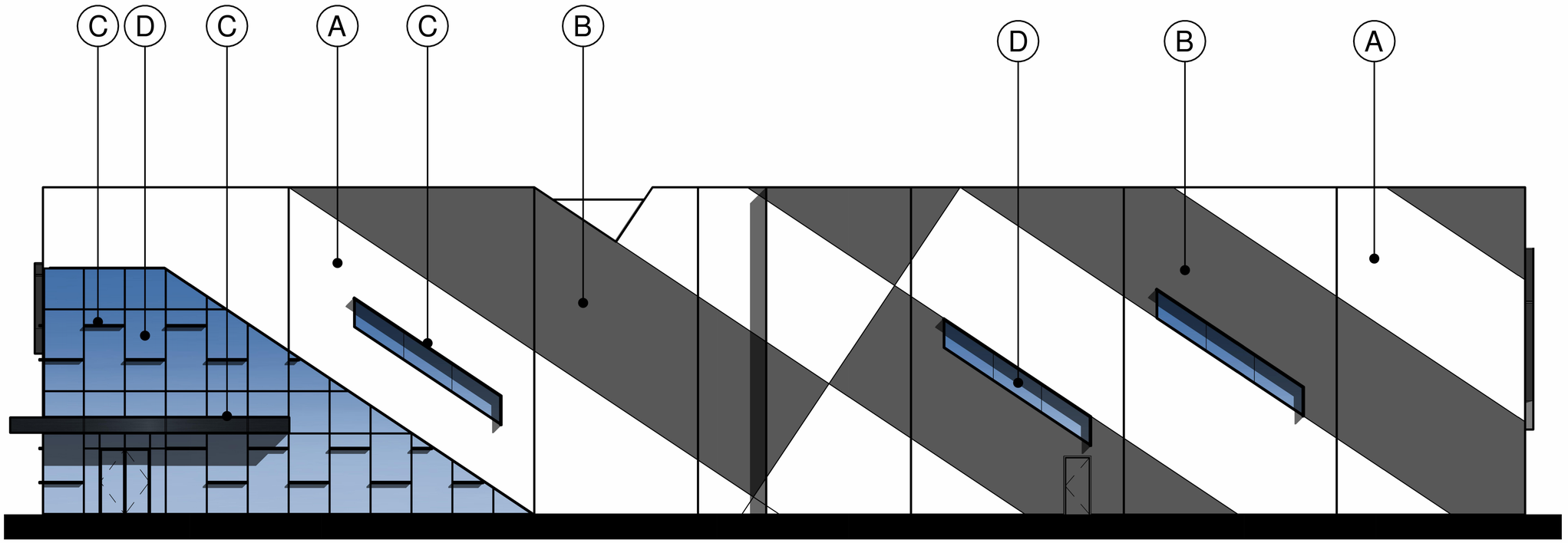
A. EXTERIOR PAINT
SW 6995 SUPERWHITE

B. EXTERIOR PAINT
SW 7674 PEPPERCORN

C. BLACK ANODIZED
METAL EYE BROW

D. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION



ENLARGED VIEW @ OFFICE CORNER

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2112
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MATERIAL
BOARD

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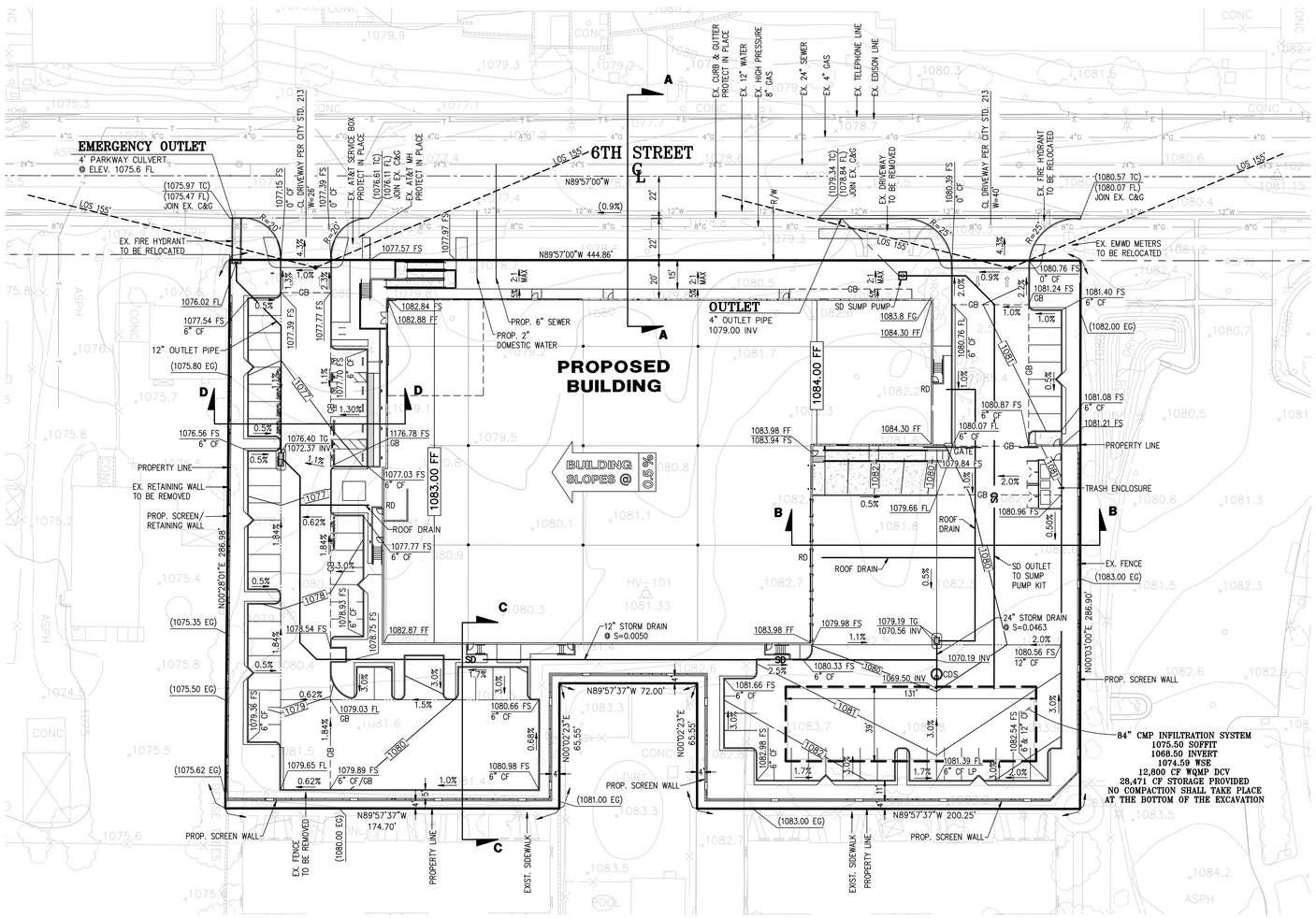


LEGEND

- SD PROPOSED STORM DRAIN
- S PROPOSED SEWER
- W PROPOSED WATER
- GB GRADE BREAK
- R RIDGE LINE
- PROPERTY LINE
- CL
- EXISTING R/W
- PROPOSED R/W
- LINE OF SIGHT
- LANDSCAPE EASEMENT
- PROPOSED CURB OPENING INLET
- PROPOSED STREET LIGHT

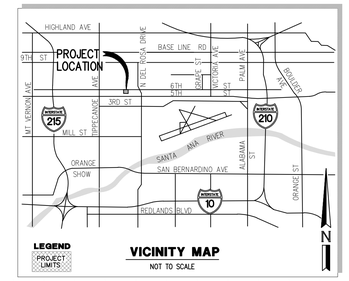
CF	CURB FACE
CB	CATCH BASIN
C&G	CURB & GUTTER
CDS	CONTECH CDS UNIT
CL	CENTERLINE
DWY	DRIVEWAY
EXIST.	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT
LA	LANDSCAPE AREA
LOS	LINE OF SIGHT
LP	LOW POINT
LT.	LEFT
MH	MANHOLE
N.A.P.	NOT A PART
P.I.P.	PROTECT IN PLACE
PP	POWER POLE
PL	PROPERTY LINE
PROP.	PROPOSED
RD	ROOF DRAIN
RT.	RIGHT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
STD.	STANDARD
STL	STREET LIGHT
T.E.	TRASH ENCLOSURE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
EP	EDGE OF PAVEMENT
WSE	WATER SURFACE ELEVATION

EARTHWORK VOLUMES

	CUT (CY)	FILL (CY)
RAW	6,180	3,900
OVEREXCAVATION	3,778	3,778
SUBTOTAL	8,962	8,591
SHRINKAGE 10%	996	–
SUBSIDENCE 0.1'	–	913
SPOILS	250	–
TOTAL	9,212	8,591

621 CY LONG

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



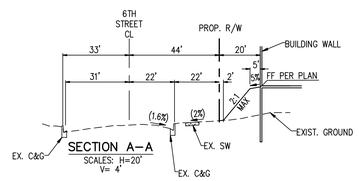
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

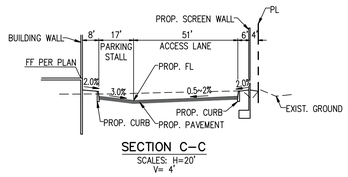
LOT 2, TRACT NO. 9742, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 149 OF MAPS, PAGES 52 TO 54, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL DEPOSIT OF MINERALS INCLUDING OIL AND GAS, LYING BELOW THE DEPTH OF 500 FEET, WITHOUT, HOWEVER, THE RIGHT TO DRILL OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED JULY 31, 1963, IN BOOK 5959, PAGE 241, OFFICIAL RECORDS.

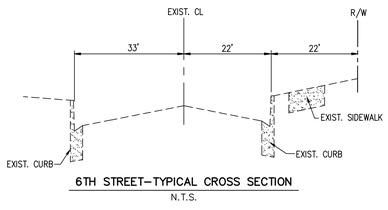
0279-201-24-0-000



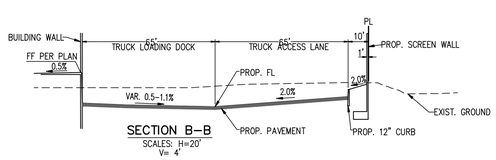
SECTION A–A
SCALES: H=20'
V= 4'



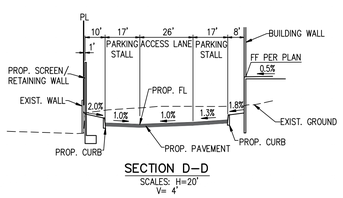
SECTION C–C
SCALES: H=20'
V= 4'



6TH STREET–TYPICAL CROSS SECTION
N.T.S.

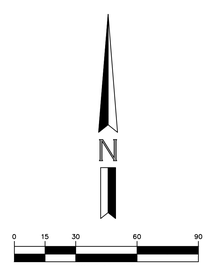


SECTION B–B
SCALES: H=20'
V= 4'



SECTION D–D
SCALES: H=20'
V= 4'

✱ NOTE:
HORIZONTAL AND VERTICAL LOCATIONS TO BE VERIFIED IN THE FIELD AND ENGINEER NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.



ARCHITECTURE
HERDMAN ARCHITECTURE
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 430-6068
CONTACT: CAROL CHEN

ENGINEER
HUITT-ZOLLARS
3990 CONCOURS, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 941-7799
CONTACT: RYAN PENG

OWNER
PATRIOT DEVELOPMENT PARTNERS
12126 W.SUNSET BLVD.
LOS ANGELES, CA 90049
PHONE: 858-952-4134
CONTACT: KEVIN RICE

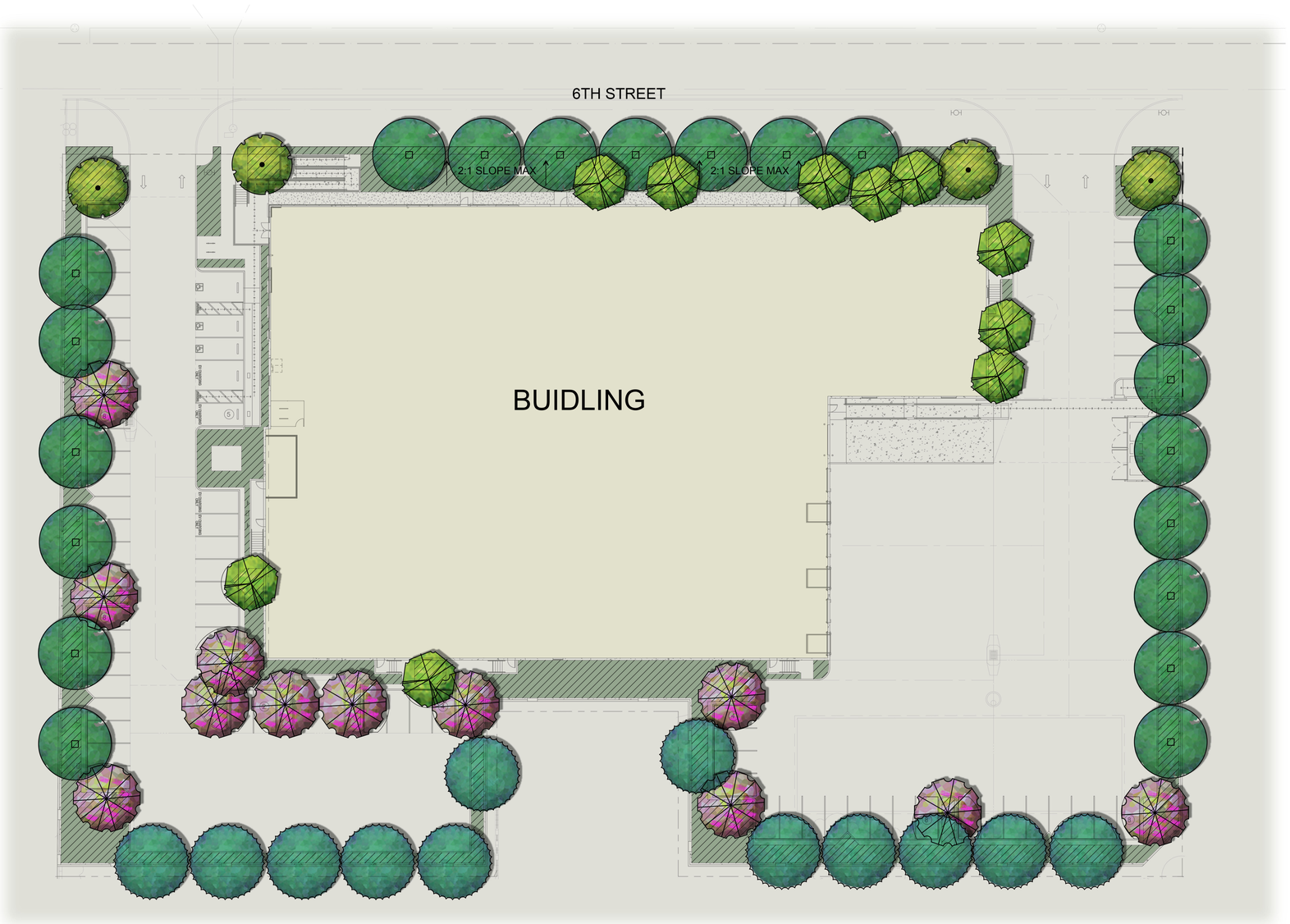
BENCH MARK	BASIS OF BEARING
BENCHMARK: NO. C 2-3 NGVD29 ELEVATION = 1070.01' 0.2 MILE EAST OF TIPPECANOE ALONG 5TH ST.; 37.0' SOUTH OF THE CENTERLINE FO 5TH ST.; @ 25003 5TH ST. (HARTMAN CONSTRUCTION) 1.0' SOUTH OF THE SOUTH CURBLINE OF 5TH ST.; 1.0' WEST OF A 3' HIGH BLOCK WALL, ABOUT LEVEL WITH THE CURB.	BASIS OF BEARINGS: THE BEARINGS OF THE FIELD SURVEY REFERENCED HEREON ARE BASED ON THE CENTERLINE OF FIFTH STREET BEING NORTH 89°57'37" WEST PER TRACT MAP NO. 9742, M.B. 149/51-53.

CONCEPTUAL GRADING PLAN
FOR
6th and Del Rosa Industrial
CITY OF HIGHLAND

HUITT-ZOLLARS
HUITT-ZOLLARS, INC.
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY	R.P.
DRAWN BY	R.P./B.P.
CHECKED BY	R.P.
FIELD BOOK	
SHEET	1
OF	1
SHEETS	
JOB NO.	R315435.01

D:\Projects\R315435.01 - Patriot - 6th at Del Rosa Industrial\05 Design\051 Civil\conceptual grading\LCDN01.dwg, Layout: 01, May 23 2023 11:47am



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	12	L	Standard
	Olea europaea Olive	48" Box	4	L	Multi
	Pinus eldarica Afghan Pine	24" Box	12	L	Standard
	Rhus lancea African Sumac	24" Box	21	L	Standard
	Tristania conferta Brisbane Box	15 Gal	10	M	Standard

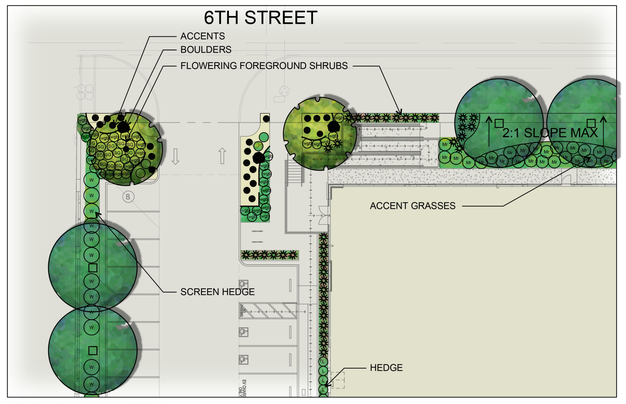
NOTE: LANDSCAPE ELEMENTS SUCH AS TREES, SHRUBS OR GROUND COVER WILL NOT OBSCURE OR INTERFERE WITH ANY ON-SITE SIGNAGE.

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acca sellowiana Pineapple Guava	5 Gal	3' OC 2' from hardscape	L	SCREEN HEDGE
	Aloe striata Coral Aloe	1 Gal		L	ACCENT
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	3' OC 2' from hardscape	L	FLOWERING MID-GROUND
	Cassia phyllodenia Silverleaf Cassia	5 Gal	2.5' O.C. 2' from hardscape	L	FLOWERING BACKGROUND
	Dietes bicolor Fortnight Lily	5 Gal	3' OC 2' from hardscape	M	FLOWERING ACCENT
	Ligustrum j. Texanum Texas Privet	5 Gal	3' OC 2' from hardscape	M	SCREEN HEDGE
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	4' O.C. 2.5' from hardscape	L	FLOWERING BACKGROUND
	Salvia greggii Autumn Sage	5 Gal	3' OC 2' from hardscape	L	FLOWERING FOREGROUND
	Salvia leucantha Mexican Sage	5 Gal	3' OC 2' from hardscape	L	FLOWERING MID-GROUND
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	3' OC 2' from hardscape	L	FLOWERING FOREGROUND
	Westringia fruticosa Coast Rosemary	5 Gal	5' OC 3' from hardscape	L	SCREEN HEDGE

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	FLOWERING FOREGROUND
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	FLOWERING FOREGROUND
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	M	ACCENT GRASS
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	LOW FOREGROUND
	Rosmarinus 'HuntingtonCarpet' Prostrate Rosemary	1 Gal	48" O.C.	L	LOW FOREGROUND



PROPOSED PLANTING DETAIL

GENERAL NOTES:

1. All Trees within 5' of hardscape to have a 24" deep linear root barrier. See Planting Detail sheet.
2. Contractor to install concrete mowcurb between planters and rock areas. provide mow curb at property lines where walls or fences don't occur.
3. All planter areas to receive a 3" layer of shredding organic mulch.
4. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened with strap-leaf plants.
5. Tall shrubs are to be provided at screen walls for protection from graffiti.
6. Soil compaction to be no grater than 85% on landscape areas.
8. All finish grades to be 1½" below finish surface paving.
9. Agronomical soil testing report to be included in landscape plans.
10. Landscape irrigation equipment to be a combination of drip and rotor.

TOTAL STALLS - 69 AREA 10,775, AREA REQUIRED TO BE SHADED 5,751
SHADING PROVIDED - 5,790

N

0 10' 20' 40'

Patriot Partners 6th St. & Del Rosa Road

22-105
08.29.22 05.25.23
11.21.22
01.10.23

Highland, California

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

OLEA SWAN HILL
FRUITLESS OLIVE

CHITALPA TACHKENTENSIS
CHITALPA

RHUS LANCEA
AFRICAN SUMAC

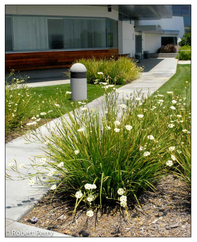
PINUS ELDARIC
AFGHAN PINE

TRISTANIA CONFERTA
BRISBANE BOX

ACCA SELLOWIANA
PINEAPPLE GUAVA

AGAVE AND ALOE SPP

CALLISTEMON LITTLE JOHN
DWARF BOTTLEBRUSH



DIETES BICOLOR
FORTNIGHT LILY

LIGUSTRUM J. 'TEXANUM'
TEXAS PRIVET

SALVIA LEUCANTHA
MEXICAN SAGE

OLEA SWAN HILL
FRUITLESS OLIVE

SALVIA GREGGII
AUTUMN SAGE

WESTRINGIA GREY BOX
COAST ROSEMARY GREY BOX

WESTRINGIA FRUTICOSA
COAST ROSEMARY

MUHLENBERGIA CAPILARIS
PINK MUHLY

LANTANA YELLOW

LONICERA J 'HALLIANA'
HALL'S HONEYSUCKLE

MYOPORUM PARVIFOLIA
MYOPORUM

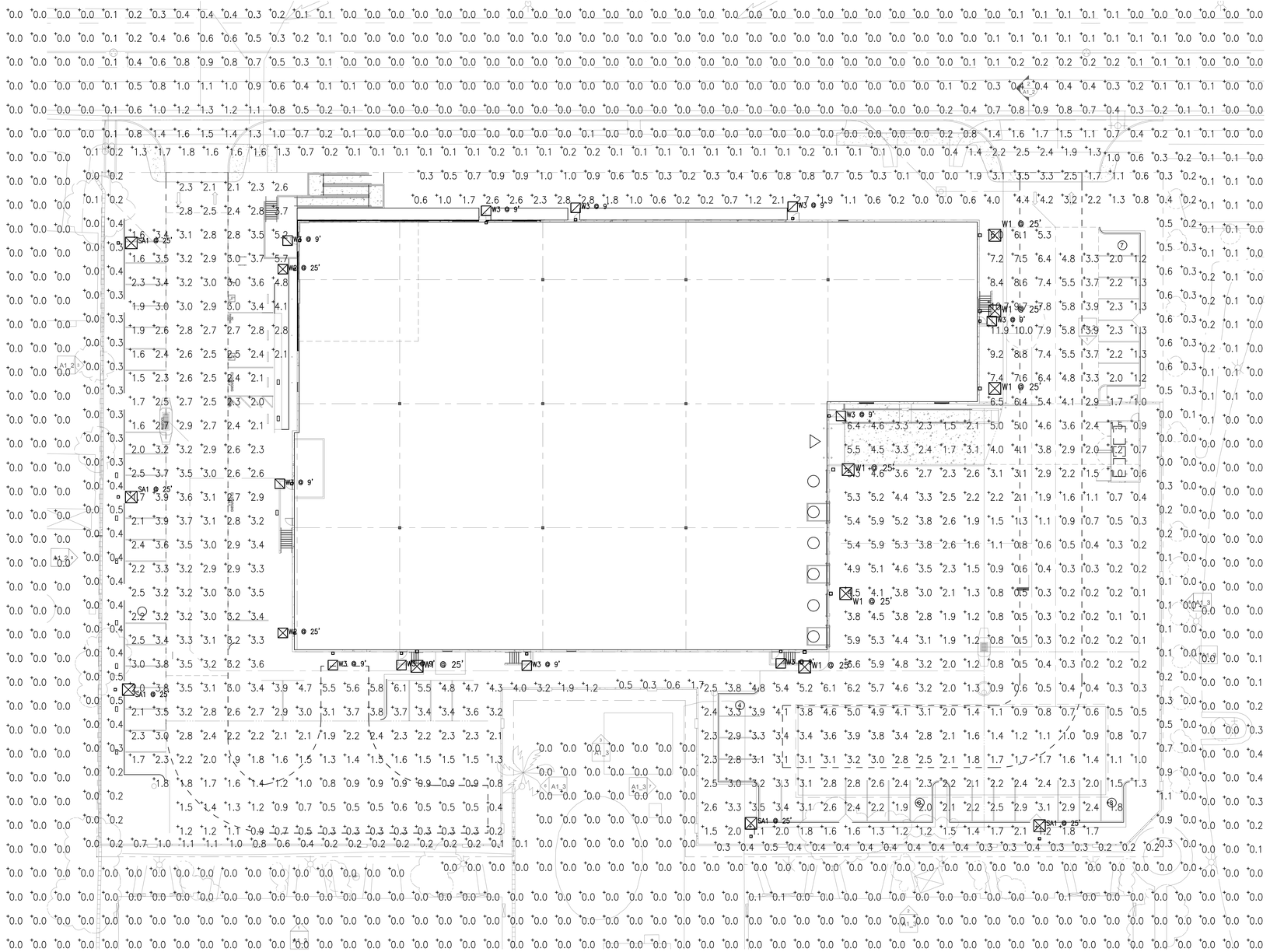
ROSMARINUS HUNTINGTON CARPET
PROTRATE ROSEMARY

Patriot Partners 6th St. & Del Rosa Road

22-105
08.29.22 05.25.23
11.21.22
01.10.23

Highland, California

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



SITE PHOTOMETRIC

SCALE: 1"=20'-0"

1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.7 fc	11.9 fc	0.1 fc	119.0:1	27.0:1
Calc Zone #3	+	0.4 fc	4.4 fc	0.0 fc	N/A	N/A
Calc Zone #4	+	0.3 fc	0.5 fc	0.2 fc	2.5:1	1.5:1
Calc Zone #5	+	0.8 fc	1.7 fc	0.3 fc	5.7:1	2.7:1
Calc Zone #6	+	1.4 fc	4.0 fc	0.0 fc	N/A	N/A
SPILL	+	0.1 fc	1.7 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	W3	11	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-40K EM1 WALL MT AT 9 FT AFG MM511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	RZR-WM1-PLED-III-W-20LED-350mA-40K.ies	151	0.9	21.4
	W2	2	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-525mA-40K WALL MT AT 25 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	RZR-PLED-III-W-80LED-525mA-40K.ies	218	0.9	129.4
	W1	7	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-60LED-875mA-4K MM511 WALL MT AT 25 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	60	RZR-WM3-PLED-IV-60LED-875mA-40K.ies	341	0.9	161.9
	SA1	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-525mA-NW-HS POLE MT AT 25FT AFG BUG RATING B1 U0 G3 22.5 FT POLE 2.5 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLED-III-W-80LED-525mA-NW-HS.ies	167	0.9	129.4

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:

RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING

RZR-G

RZR, RZRM & RZR-MAF*

RZR & RZRM

RZR-MAF*

FIXTURE	A	B	C	D
RZR-G	13" 330mm	36.8" 935mm	3" 76mm	11" 279mm
RZR	14.78" 375mm	39.35" 999mm	2.75" 70mm	6.6" 168mm
RZRM	11.8" 300mm	27" 686mm	2.8" 71mm	5.25" 133mm
RZR-MAF	13" 330mm	39.35" 1000mm	3" 76mm	4" 102mm

*DLC PENDING AS OF 7/17

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone 661.269.8100 Fax (661) 269-8281
www.usal8g.com

2018358

U.S. ARCHITECTURAL LIGHTING

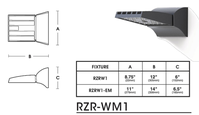
SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

PROJECT NAME:

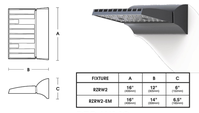
PROJECT TYPE:



FIXTURE	A	B	C
RZRW1	8.75" 222mm	13" 330mm	8" 203mm
RZRW1-EM	13" 330mm	14" 356mm	8.5" 216mm

RZR-WM1

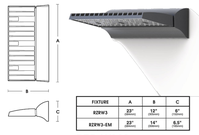
PATENT PENDING



FIXTURE	A	B	C
RZRW2	18" 457mm	13" 330mm	8" 203mm
RZRW2-EM	18" 457mm	14" 356mm	8.5" 216mm

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" 584mm	13" 330mm	8" 203mm
RZRW3-EM	23" 584mm	14" 356mm	8.5" 216mm

RZR-WM3

PATENT PENDING

2019093

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 269-8100 Fax (661) 269-8281
www.usal8g.com

U.S. ARCHITECTURAL LIGHTING

RPM Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-580-2614
Fax: 949-450-1464
Contact: David Du
e-mail: davidd@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER
LAN V. NGUYEN
No. 015596
Exp.12-31-2023
ELECTRICAL
STATE OF CALIFORNIA
05/25/2023

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
1ST PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
XX.XX.2022

SITE PHOTOMETRIC PLAN

FC-1

RPM #22-509 05/25/23

ATTACHMENT 3

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	May 16, 2023 (Modified May 19, 2026)
Applicant:	Patriot USICV Victoria, LLC
File/Index:	**Conditional Use Permit CUP 22-011**
Proposal:	Development and operation of a 47,899 square foot speculative industrial warehouse/office building and associated improvements.
Location:	A 2.83 acre site on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive; Assessor's Parcel Number 0279-201-24
Related Entitlements:	DRA-22-015~~, VAR-22-004~~

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit CUP-22-011 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-22-011 shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 47,899 square foot warehouse/office and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of 6th Street.

    a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.

3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.

5. There shall be no long-term on-site parking of semi-trailer trucks unrelated to the warehouse business in operation. Off-site parking on public streets in the vicinity is prohibited.

6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire

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

9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

    b. Construction and operation of the proposed project shall be in compliance with the **attached Mitigation Monitoring and Reporting Program**.

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

12. Prior to the issuance of a business license for future tenants, the Planning Commission shall review and approve the hours of operation, if anything other than 7:00 am to 7:00 pm.

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	May 16, 2023 (Modified May 19, 2026)
Applicant:	Patriot USICV Victoria, LLC
File/Index:	**Design Review Application DRA-22-015**
Proposal:	Design Review of a 47,899 square foot concrete tilt-up warehouse/office distribution facility. DRA includes the Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan.
Location:	A 2.83 acre site on the south side of 6th Street, approximately 930 feet west of DeRose Drive; Assessor's Parcel Number 0279-201-24
Related Entitlements:	~~CUP-22-011, VAR-22-004~~

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA-22-015) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximate 47,899 square foot speculative industrial warehouse/office and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.

    a. The approved site plan, building elevations, conceptual grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.

    b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

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

6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

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

9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.

10. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.

12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.

13. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

14. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building’s architectural design.

15. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of 44 feet.

16. The photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.

    a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.

    b) Lights shall be shielded and directed away from surrounding properties and right-of-way.

    c) Parking lot light standards shall not exceed twenty-five feet (25') in height measured from grade.

    d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

17. The design and installation of the Signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code.

18. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; CUP-22-011.~~, VAR-22-004.~~

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration

Sixth Street and Del Rosa Drive Warehouse Project

APRIL 2023

Prepared for:

CITY OF HIGHLAND California

CITY OF HIGHLAND
27215 Base Line
Highland, California 92346
Contact: Angela Tafolla

Prepared by:

DUDEK

27372 Calle Arroyo
San Juan Capistrano, California 92675
Contact: Patrick Cruz

Printed on 30% post-consumer recycled material.

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1 Mitigation Monitoring and Reporting Program 3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Highland (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Sixth Street and Del Rosa Drive Warehouse Project (project) located at the southwest corner of Sixth Street and Del Rosa Drive in Highland, California (project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Highland
Planning Department
27215 Base Line
Highland, California 92346

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Air Quality				
MM-AQ-1: Construction Equipment Emissions Reductions. The following measures shall be incorporated into the project to reduce diesel particulate matter (DPM) health risk generated by construction equipment used for the project. Prior to the issuance of a grading permit, the following shall be incorporated into the grading plan and/or grading permit conditions: For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards. Before an exemption may be considered, the applicant shall be required to demonstrate that two	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region. To ensure that Tier 4 construction equipment or better would be used during the project's construction, the applicant will include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and California Air Resources Board or South Coast Air Quality Management District operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.				
MM-AQ-2: Operational Forklifts. The project shall require all operational forklifts to be electric powered.	During operation	Project applicant	City of Highland	
Biological Resources				
MM-BIO-1: Avian Nesting Season Avoidance. Construction activities shall be avoided during the bird nesting season (generally February 1 through August 30) to ensure compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code Section 3500 et seq. If avoidance of the nesting season is not feasible, then a pre-construction nesting bird survey shall be conducted by a qualified biologist within a maximum of 3 days prior to the start of construction in areas that could	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
support tree-, shrub-, and ground-nesting birds to ensure that birds are not engaged in active nesting within 100 feet of the project's construction limits. If nesting birds are discovered during the pre-construction survey, then the qualified biologist shall identify an appropriate buffer where no ground-breaking activities are allowed to occur until after the birds have fledged from the nest. The active nest buffer size depends on the species' sensitivity to disturbance (typically up to 500 feet for raptors and 300 feet for passerines), and ongoing biological monitoring during construction may be required. Construction activities may take place in other areas on the project site, outside of the nest avoidance buffer. No construction activities may take place within the nest avoidance buffer unless authorized by an on-site monitoring biologist.				
Cultural Resources				
MM-CUL-1: Worker Environmental Awareness Program. Prior to the start of construction activities, all construction personnel and monitors shall be trained regarding identification and treatment protocol for inadvertent discoveries of cultural resources (archaeological and tribal) and human remains. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the Worker Environmental Awareness Program training is to provide specific details on the kinds of materials that may be identified during ground-disturbing activities and	Prior to construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include but are not limited to work curtailment or redirection and the immediate contact of the site supervisor and archaeological monitoring staff.				
MM-CUL-2: Retention of an On-Call Qualified Archaeologist. A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified project implementation.	During construction	Project applicant and their construction contractor	City of Highland	
MM-CUL-3: Inadvertent Discovery Clause. In the event that potential archaeological resources (sites, features, or artifacts) are exposed during ground disturbance, all construction work occurring within 100 feet of the find shall immediately stop, and the qualified archaeologist that has been retained on call must be notified immediately to assess the significance of the find and determine whether additional study is warranted. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, 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._ Depending upon the significance of the find under the California Environmental Quality Act	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
(CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, data recovery, or monitoring) may be warranted if the resource cannot be feasibly avoided. If monitoring is warranted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City of Highland for review. This report shall document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. The final report shall be submitted to the South Central Coastal Information Center. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. 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				

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall follow all required protocols according to California Public Resources Code, Section 5097.98.				
Geology and Soils				
MM-GEO-1: Geotechnical Investigation Report Recommendations. The property owner/developer shall implement all recommendations in the approved geotechnical investigation report for the proposed project during site preparation, grading, and construction, and compliance with the approved geotechnical investigation shall be verified in the field by a qualified representative. The property owner/developer shall demonstrate to the City of Highland's Building & Safety Department, Planning Department, and/or Public Works/Engineering Department staff that all or equivalent recommendations in the Geotechnical Engineering Investigation, Proposed Industrial Warehouse Development, South Side of 6th Street and West of Del Rosa Drive, Highland, California prepared by NorCal Engineering, dated June 9, 2022, or any updates to that report have been incorporated into the proposed project's design and grading plans.	During construction	Project applicant	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
MM-GEO-2: Discovery of Paleontological Resources. In the event that paleontological resources (i.e., fossil remains) are exposed during construction activities for the project, all construction work occurring within 50 feet of the find shall immediately stop until a qualitied paleontologist, as defined by the Society of Vertebrate Paleontology's guidelines, can assess the nature and importance of the find. Depending on the significance of the find, the qualified paleontologist may record the find and allow work to continue or may recommend salvage and recovery of the resource. All recommendations shall be made in accordance with the Society of Vertebrate Paleontology's guidelines and shall be subject to review and approval by the City of Highland. Work in the area of the find shall only resume upon approval of a qualified paleontologist.	During construction	Project applicant	City of Highland	
Tribal Cultural Resources				
MM-TCR-1: Tribal Cultural Resources. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in MM-CUL-3, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the resource be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the retained archaeologist for the project, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and the City for dissemination to YSMN. The City and/or applicant shall, in good faith, consult with the YSMN throughout the life of the project.				

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Building and Safety Division Conditions of Approval

Date:	February 1, 2023
Project:	47,889 sq/ft warehouse building
Applicant:	Patriot Development Partners – Kevin Rice
Site Location:	South side of 6th St. West of Del Rosa Dr.
Project Numbers:	**CUP:** 22-011, **DRA:** 21-015, ~~VAR 22-004~~
APN:	0279-201-24-0000

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

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

2. All structures shall be designed in accordance with the current version of the California Building Codes (2022), including the California Green Building

Standards Code. Design all structures to Risk Category II at exposure "C", and Energy Climate Zone 10.

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

4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

6. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.

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

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

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

   a. If your inspection request is left on another phone extension your inspection will not be performed.
   b. You may also fill out an inspection request at the building and Safety counter. The request may be given to the front counter receptionist. By 4:00 pm for the following day.

10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

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

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

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

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

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

15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.

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

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

18. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.

19. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

20. All deferred plan items are to be identified on the plans cover sheet.

21. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.

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.

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE

4649 Brockton Avenue

Riverside, CA 92506

(951) 369-0700

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http//www.comworksdg.com

CA License #2110

NV License #389

October 24, 2022

Angela Tafolla, Assistant Planner
City of Highland
Community Development Department – Planning Division
27215 Base Line
Highland, CA 92346

RE: PRELIMINARY LANDSCAPE PLAN REVIEW:
CUP 22-011
Patriot Partners Warehouse
6th Street, West of Del Rosa Dr.

Dear Angela:

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

1) Landscape plan does not provide for street trees or sidewalk shading along 6th Street. Applicant shall coordinate with City Landscape Architect for tree selection and spacing.

2) 6th street frontage trees are sparse against a very tall and boldly patterned structure. They also share a similar size and mature shape (medium size, multi trunk, dome canopy) except for the two taller pine trees. In addition, both main species are also deciduous (Desert Willow & Chilean Mesquite). Applicant shall provide additional tree species that will have a more upright columnar growth pattern to accentuate the façades and vertical design details, as well as offering a balance of evergreen foliage in the winter months.

3) To verify that the landscape complements the appearance and scale of the warehouse architecture, applicant shall include the actual proposed planting species in architectural renderings. Current renderings do not reflect the proposed planting concept.

4) Current conceptual planting plan does not offer many taller plant species that would create a foundation and/or transition for the 44' tall structure or offer screening from adjacent properties. Applicant shall add additional species that will meet the need for more vertical planting.

5) Applicant shall include planting imagery of plants included in the conceptual design palette with plants grouped by size (Trees, Vines, Foreground, Mid-ground, Background, and Groundcover) for better communication of palette for design review.

6) Applicant shall include vines along the screen wall that borders the truck loading/ unloading area and trash enclosure to soften the visual appearance of the wall surface.

7) Applicant shall clarify perimeter barrier treatment. The only barrier type currently noted on the building plans is a 8' concrete tilt-up wall facing the street and 8' tubular steel fencing for perimeter. How will this screen or minimize the size and scale of the proposed building and daily activities from adjacent residential areas?

8) Applicant shall verify shading requirement for parking lots. Architectural plans refer "per landscape plans", yet the supplied landscape plans do not include said calculations.

9) Applicant shall further refine the exterior space outside the main office entrance, as to create a transitional scale from existing residential lots and school site facing the proposed development, to the industrial-scale development.

10) Provide concrete headers where frontage landscape meets adjacent neighboring parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

We look forward to discussing these items in further detail. If you have any questions or concerns, please feel free to contact us at (951) 369-0700.

Sincerely,

COMMUNITY WORKS DESIGN GROUP

Dan Burkhart ASLA, Certified Arborist WE—11637A
for

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Consultant to the City of Highland via Community Works Design Group
Landscape Architect CA #5111

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

DATE : October 12, 2022 **Page 1 of 7**

APPLICANT : Patriot Development Partners

APN : 0279-201-24

SITE LOCATION: South Side of 6th Street West of Del Rosa Drive.

FILE / INDEX No.: CUP 22-011 DRA 21-015 ~~VAR 22-004~~

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

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

Fire Department Review of all projects is required.

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

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

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

GENERAL.

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

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

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

12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

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

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

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

17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form

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

18. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

19. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

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

WATER:

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

Note: Hydrants shall meet EVWD standards.

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

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

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

24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

30. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

31. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC**; **NFPA**

32. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

33. **HF44:** Dependent on use and occupancy, an automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**

34. **HF45:** Dependent on use and occupancy, an automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**

35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with a class I standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.

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

37. **HF61**: **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

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

39. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code

41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department
Conditions of Approval
EXT 26-003, CUP 22-011, DRA 21-015 Patriot Warehouse 6th Street
and 700 LF West of Del Rosa Dr. APN 0279-201-24

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

PC Approved _____
PC Approved 5/16/2023

SOILS/ GRADING/ DRAINAGE

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

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

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

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

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

E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, 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 system and to accommodate overflows as necessary.

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

D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration system until the site is stabilized for erosion and sedimentation.

B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

C* 14. Construct new street improvements along **6th Street** project frontage including, but not limited to:

a) Construct ultimate landscape improvements at back of sidewalk and interim parkway landscape improvements at back of curb.
b) Two interim commercial drive approaches (per City Std. 213) at existing southerly curb face per the proposed site plan with sidewalk crossing constructed at back of right-of-way. Minimum 40' driveway width for trucking ingress/egress is 40'. Minimum driveway width for vehicle parking ingress/egress is 26'.
c) Remove existing improvements along southside of 6th Street including southside drive approach, join existing where to be maintained, and construct new street improvements as directed including but not limited to:
    1. Reconstruct 8" curb and gutter located 22' south of street centerline per City Std. 203 or modified drive approach.
    2. Remove existing 4' parkway sidewalk.
    3. Remove existing curb ramp at approximately center of the frontage.
    4. Construct 6' wide sidewalk to be future curb adjacent sidewalk per City Std 208 Type B.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

E 15. Submit engineering plans for street improvements and signing & striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.

C 16. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

C* 17. Install new LS3 metered street light system along the project frontage of 6th Street. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.

C* 18. Install traffic control signs and pavement markings, specifically R26(S)(CA) signs, along the project frontage with specific locations and types approved by the City Engineer.

C 19. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

E 20. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

E 21. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices approved at time of C-WQMP approval, 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.

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

C 23. 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* 24. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage

overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary.

B 25. 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 26. Register the underground chambers with EPA as a Class V Injection Well.

E 27. Submit a comprehensive hydrology study per San Bernardino County Hydrology Manual that includes, but is not limited to the following:

- Pre and post development analysis for 10-year and 100-year storms.
- Hydrology maps of pre- and post- development conditions.
- Proposed method of flow conveyance and proposed improvements to mitigate project impacts with supporting calculations.
- Hydraulic calculations to determine the size and type of all drainage facilities.

C 28. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

E 29. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

C* 30. Apply to the City to annex the project into the City's Consolidated Landscape Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along 6th Street. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 31. Dedicate an irrevocable offer of dedication via a separate instrument:

a) (1) 10-foot wide minimum landscape easement across the 6th Street frontage
b) (2) sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer.
c) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

Submit legal description and plat documents for these dedications, prepared by a Licensed Land Surveyor or Civil Engineer and shall include the current property grant deed, a current title report (less than three months old), traverse calculation sheets which show error of closures. Inverse calculations will not be accepted for plan check. And, if applicable, copies of recorded maps and deeds used as reference and/or showing original land division.

C* 32. Offer a temporary construction easement granting permission for the City and its contractor to enter the property to construct future public improvements. The exact location, dimensions and lifetime of the temporary construction easement will be determined by the City Engineer and duration and impact of construction within the easement may last 12 months.

FEES/ PERMITS/ BONDING

E 33. 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 plan update, microfilming and storage of plans, and other required fees.

D 34. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 35. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

C 36. Bond for all required street, grading, water, sewer, on-site landscaping, and landscape maintenance district improvements in accordance with City Development Code.

C 37. Enter into a non-subdivision agreement for construction of improvements with the City of Highland using the adopted City form.

C 38. Pay a fee in lieu of design and construction of asphalt concrete pavement, class II aggregate base, 8" curb and gutter, and (2) commercial drive approaches. The fee amount will be determined by the Engineering Department. Pay an in lieu fee for design and relocation of SoCal Gas 8" high pressure gas line.

UTILITIES/ CONSTRUCTION

E 39. Obtain written permission from the adjoining property owners for offsite grading and/or perimeter wall construction, if any.

B 40. Prior to relocating or modifying private apartment complex improvements that have been constructed on Patriot's private property, coordinate temporary fencing and construction with the adjacent property owner/ management group. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 41. 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* 42. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 43. 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 44. 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 45. 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 46. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 47. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 48. Design and construct a trash enclosure per City Standard 700.

C 49. 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* 50. 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 4

Resolution 2026 -___ Approving Extension of Time (EXT 26-003)

RESOLUTION NO. 2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 26-003) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 22-011) AND DESIGN REVIEW APPLICATION (DRA 21-015) RELATED TO THE DEVELOPMENT OF A 47,899 SQUARE FOOT WAREHOUSE/OFFICE LOCATED ON THE SOUTH SIDE OF 6TH STREET, 930 FEET WEST OF DEL ROSA DRIVE.

ASSESSOR'S PARCEL NUMBER: 0279-201-24

APPLICANTS: Patriot Development Partners

A. RECITALS

1. On May 16, 2023, the Planning Commission adopted Resolution No(s). 2023-020, 2023-021, 2023-022 and 2023-023, approving Conditional Use Permit Application (CUP 22-011), Design Review Application (DRA 21-015) and Variance (VAR 22-004) and Certifying a Mitigated Negative Declaration for the development of a 47,899 square foot warehouse on approximately 2.83 acres located on the south side of 6th street, 930 feet west of Del Rosa Drive.

2. On May 16, 2023, the City of Highland Planning Commission adopted Resolution No. 2023-023, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. Pursuant to the California Environmental Quality Act, a Notice of Determination for Mitigated Negative Declaration was filed with the San Bernardino County Clerk of the Board of Supervisors on May 22, 2023.

3. The subject entitlements were valid for a period of three years, expiring on May 16, 2026.

4. In March of 2026, the Applicant submitted an Extension of Time (EXT 26-003) application to extend the expiration date of Conditional Use Permit Application (CUP 22-011) and Design Review Application (DRA 21-015) for an additional three (3) years to May 16, 2029.

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 May 19, 2026, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

a. The Planning Commission finds that all previous findings as stated in the adopted Resolution No(s). 2023-020, 2023-022 and 2023-023 are true and correct.

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

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

Response: The proposed warehouse is permitted in the Business Park Zone and General Plan designation 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, and 16.54 Parking. The project meets the standards established in these chapters.

The General Plan goals relevant to the project are those established for the 5th Street Corridor Policy Area, and general standards applicable to the Land Use Element, Circulation Element, and Community Design Element. The project meets all relevant goals and policies.

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

Response: The proposed speculative industrial warehouse is in keeping with the integrity and character of Business Park District. It would be developed in compliance with the Highland General Plan and Municipal Code standards related to warehousing in the Business Park District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, lighting, parking, circulation, etc. It has

a high quality, modern design in keeping with the Policy Area standards. It has quality finishes, landscaping, and hardscape and will construct surrounding infrastructure.

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

   Response: The 2.83 acre site is adequate for proposed industrial development with a 37% Floor Area Ratio. The General Plan permits 45%. The site is generally flat and undeveloped and there are no geographic impediments. Utilities are available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment. The project is complementary to the industrial nature of the adjacent water treatment plant. There is access to the site from two driveways, allowing separation between commercial trucks and passenger vehicles. The project has good access to regional transportation. It is located about one-third of a mile from the San Bernardino International Airport and 3.5 miles from State Route 210 and Interstate 10.

   Per Municipal Code Section 16.24.040 Employment District Development Standards. It meets the minimum lot size, lot width and dept as well as required building setbacks, lot coverage, and landscape coverage.

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

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

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

   Response: The proposed warehouse development will be compliant with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. The necessary ingress and egress

are provided and all public utilities and services will be in place. There is no indication that the project would be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

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

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study which was made available for public review from March 24 through April 16, 2023. Mitigation Measures were necessary to reduce impacts below a level of significance in the areas of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. All other CEQA topics were found to be less than significant or no impact. A Mitigated Negative Declaration is the appropriate document for this project and will be adopted concurrently with the Conditional Use Permit.

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

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

Response: The General Plan designation for the site is Business Park, which allows for a "variety of light industrial, research and development and office uses that provide peasant and attractive working environments." "Appropriate uses include light manufacturing, wholesaling and warehousing conducted within an enclosed building." (Chapter 2 Land Use Element) The proposal for a 47,899 square foot warehouse is within the description of permissible uses.

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

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

Response: The project would be developed in compliance with the Highland Municipal Code standards related to warehousing in the Business Park District. Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 35.4%. It has the required building setbacks and landscape coverage. Additionally, it meets general development standards related to circulation, parking, and lighting.

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

Response: The Highland General Plan describes specific criteria related to this location in the Land Use and the Community Design Elements. Goal 10.8 seeks to ensure that development is professional and attractive in appearance through coordinate site planning, signage and architectural design. The project will exhibit specialized landscaping at its entrances. It enhances the contemporary architecture of the building and continues to follow the theme established by surrounding development in Highland.

The design meets the intent of Policy 10.8.1 which encourages "contemporary, clean and distinctive buildings with clearly visible entrances" and Policy 10.8.3 to "avoid long, blank building walls by incorporating diagonal fa9ade articulation and modulation and varying use of color, materials and landscaping." Parking and service areas are screened from public view with walls and landscaping and berms and utilities will be underground. The building is set back as far as possible from adjacent residential uses.

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

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

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time Application No. 26-003, subject to the amended conditions of approval, granting a three (3) year Extension of Time, to May 16, 2029, for Conditional Use Permit Application (CUP 22-011) and Design Review Application (DRA 22-015) related to the development of a 47,899 square foot warehouse/office. Development plans and conditions of approval are herein incorporated by reference as Exhibit 'A'.

Exhibit A - Development Plans and Conditions of Approval

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND **ADOPTED** this 19th day of May 2026.

ATTEST:

_____	_____
Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez, Community Development Director

Exhibit A

Development Plans and Conditions of Approval

PATRIOT PARTNERS
6TH ST. & DEL ROSA

HIGHLAND, CA

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
05.25.2023

TITLE SHEET

A0

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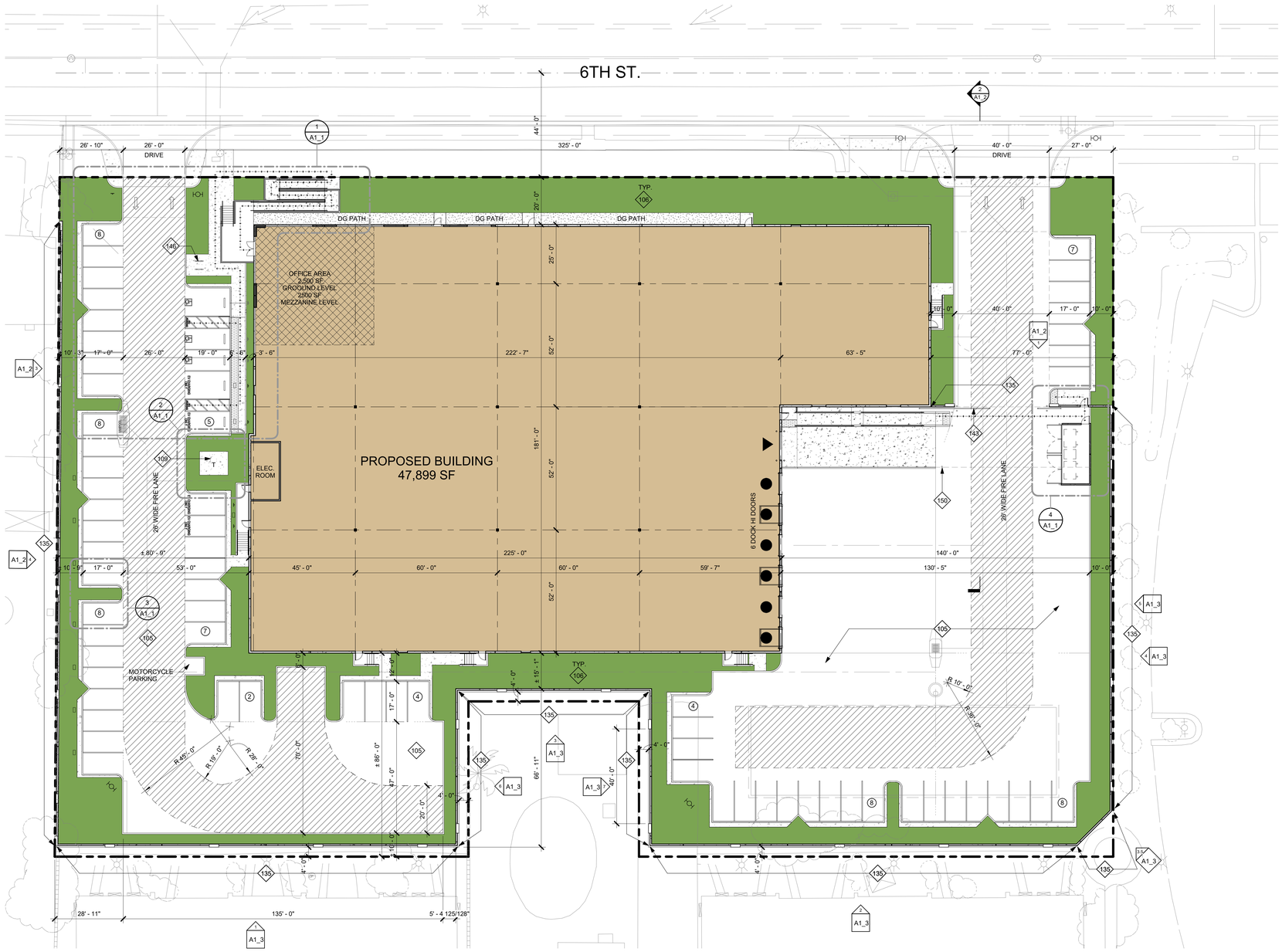


1 PROPOSED SITE PLAN - ENT
1" = 20'-0"

DEVELOPER/OWNER

PATRIOT PARTNERS
12126 W. SUNSET BLVD.
LOS ANGELES, CA 90049
CONTACT: KEVIN RICE
PHONE: 858.952.4134
EMAIL: KEVIN @ PATRIOTDEVELOPMENT PARTNERS.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: PROJECTADMIN@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

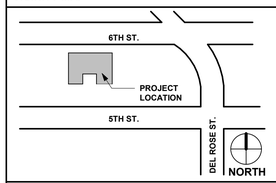
LEGAL DESCRIPTION: SEE CIVIL DRAWINGS

ASSESSOR'S PARCEL NO: 0279-201-24

SHEET INDEX

A1 SITE PLAN
A1_1 ENLARGED SITE PLANS
A1_2 GATE & FENCE ELEVATIONS
A1_3 SITE WALL ELEVATIONS
A1_4 SITE WALL PLAN
A2 GROUND LEVEL FLOOR PLANS
A4 EXTERIOR ELEVATIONS
A4_1 MATERIAL BOARD
C1 CONCEPTUAL GRADING PLAN
L1 CONCEPTUAL LANDSCAPE PLAN
E1 PHOTOMETRIC PLAN

VICINITY MAP



SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%, CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A\D2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES

105 CONCRETE PAVING.
106 @ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
109 (N) TRANSFORMER SEE LANDSCAPE PLAN.
135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146 2 POSITION BIKE RACK.
150 STEEL PIPE BOLLARD PROTECTION POST.

LOT AREA

SQUARE FOOTAGE	ACRES
NET	
123243 SF	2.83

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
47900 SF	127966 SF	60%	37.4%

BUILDING AREA SUMMARY

NAME	AREA
GROUND FLOOR	
WAREHOUSE	42899 SF
OFFICE	2500 SF
	45399 SF
MEZZANINE	
OFFICE	2500 SF
	2500 SF
GROUND LEVEL + MEZZANINE	
WAREHOUSE	42899 SF
OFFICE	5000 SF
TOTAL BUILDING AREA	47899 SF

LANDSCAPE AREA SUMMARY

LOT AREA	% LANDSCAPING REQUIRED	AREA LANDSCAPING PROVIDED	% LANDSCAPING PROVIDED
127966 SF	0%	25809 SF	20.2%

TOTAL PARKING REQUIRED

BUILDING USE	BUILDING AREA	PARKING RATIO 1/X	REQ. PARKING
OFFICE	5000 SF	250	20
WAREHOUSE	42899 SF	1000	43
TOTAL	47899 SF		63

REQUIRED PARKING BREAKDOWN

SPACE TYPE	SPACES REQUIRED
COMPACT STALLS	0
STANDARD STALLS	49
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
CLEAN AIR STALLS	4
FUTURE EV CHARGING ONLY STALLS	5
FUTURE EV CHARGING ONLY STANDARD ACCESSIBLE STALLS	1
FUTURE EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
FUTURE EV CHARGING ONLY AMBULATORY STALLS	0
TOTAL	63

PARKING PROVIDED

SPACE TYPE	SPACES PROVIDED
STANDARD STALLS	49
VANPOOL STALLS	1
STANDARD ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
EV CHARGING ONLY STALLS	3
FUTURE EV CHARGING ONLY STALLS	12
EV CHARGING ONLY VAN ACCESSIBLE STALLS	1
TOTAL	69

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
05.25.2023

SITE PLAN

NORTH

A1

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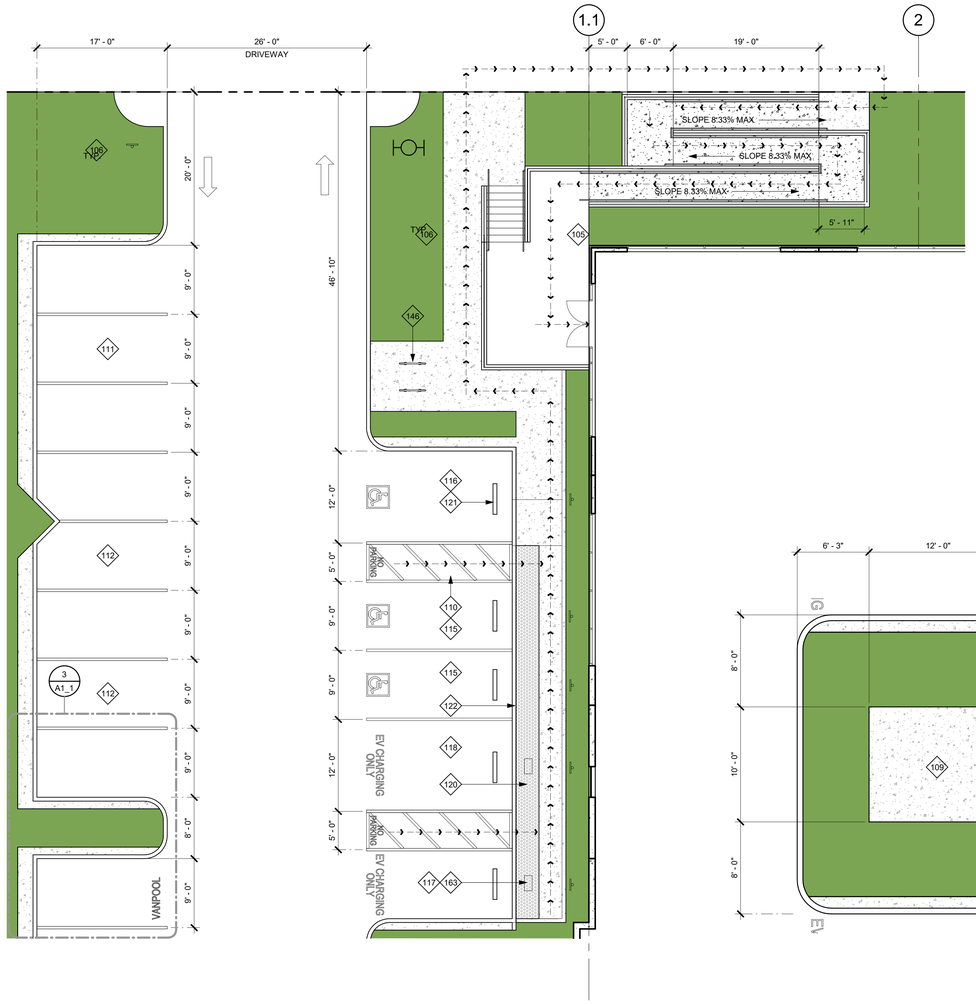
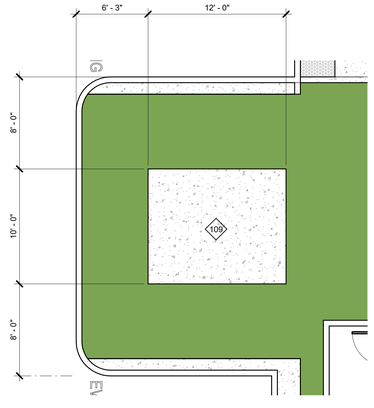
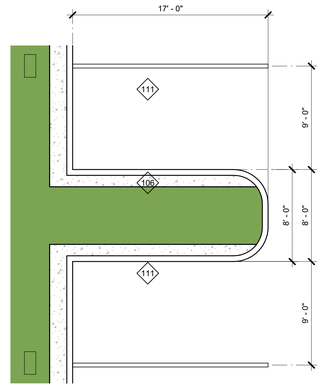


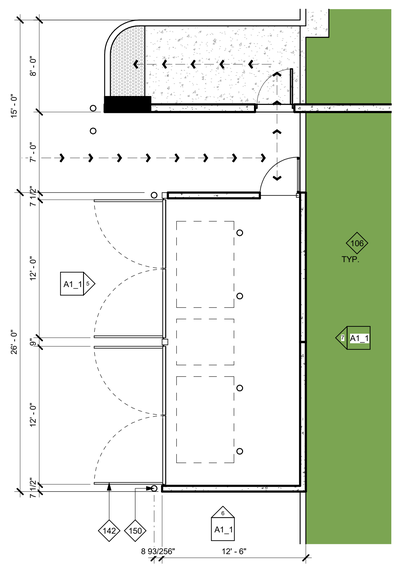
1 ENLARGED SITE PLAN - ENT
1/8" = 1'-0"



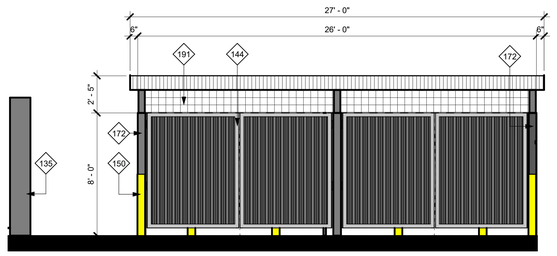
2 TRANSFORMER DETAL
3/16" = 1'-0"



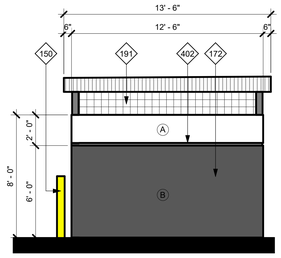
3 ENLARGED LANDSCAPE FINGER PLAN - ENT
3/16" = 1'-0"



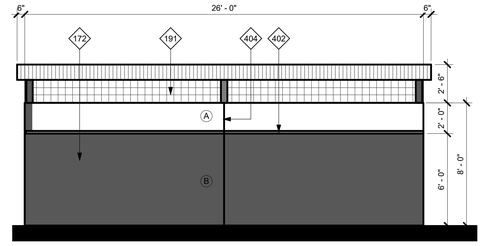
4 ENLARGED TRASH ENCLOSURE - ENT
3/16" = 1'-0"



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



6 TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"



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

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
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   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
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10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
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13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES

105 CONCRETE PAVING.
106 @ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
109 (N) TRANSFORMER SEE LANDSCAPE PLAN.
110 ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
111 TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 19'-0" DEEP DOUBLE STRIPED
112 CLEAN AIR VEHICLE PARKING STALL. MATCH STANDARD STALL SIZE
115 STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116 VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117 FUTURE STANDARD ACCESSIBLE EV CHARGING ONLY PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
118 FUTURE VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
120 TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
121 PRECAST CONCRETE WHEEL STOP.
122 ZERO CURB FACE.
135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
142 PAINTED STEEL TRASH ENCLOSURE GATES. ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
144 PAINTED STEEL SWINGING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146 2 POSITION BIKE RACK.
150 STEEL PIPE BOLLARD PROTECTION POST.
163 FUTURE EVCS CHARGING EQUIPMENT.
172 CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
191 WIRE MESH BETWEEN TRASH ENCLOSURE PANELS AND ROOF , TYPICAL ON 4 SIDES OF ENCLOSURE
402 WALL REVEAL.
404 PANEL JOINT.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT, PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
- (C) BLACK ANODIZED METAL EYE BROW
- (D) STOREFROMT MEDUIM PERFORMANCE BLUE REFLECTED GLAZING CLEAR ANODIZED MULLION
- (E) ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY FRAMING & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED ALUMINUM
- (H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
FOURTH PLANNING SUBMITTAL
HIGHLAND, CA

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
05.25.2023

ENLARGED SITE PLANS

NORTH

A1_1

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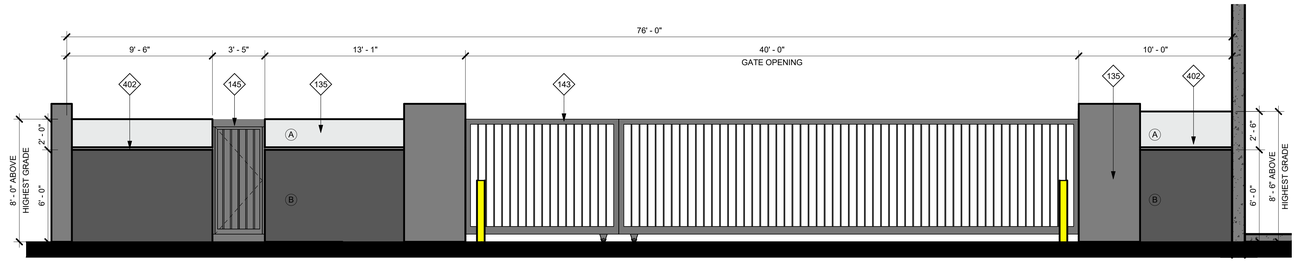
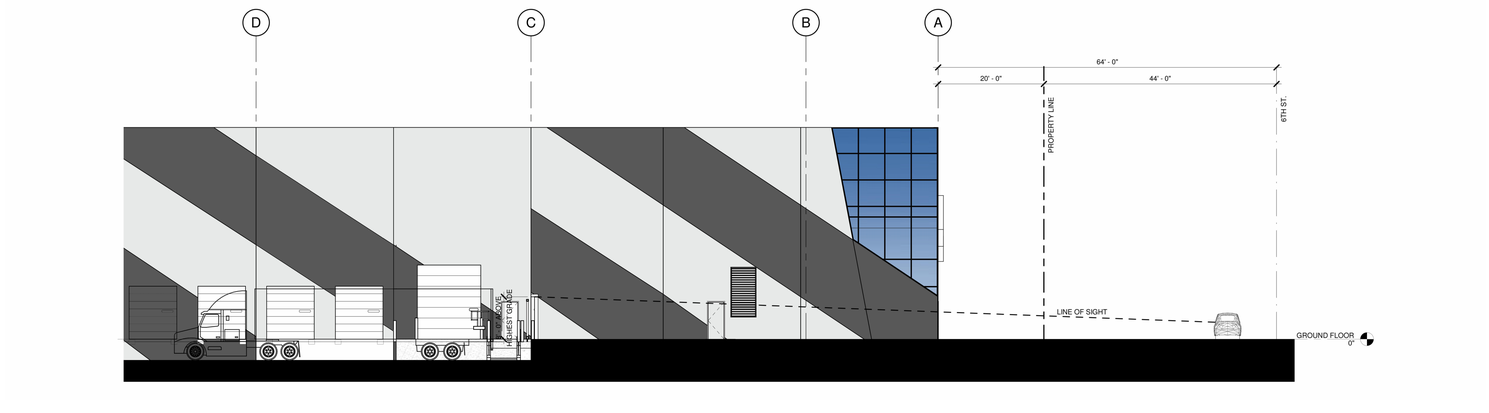
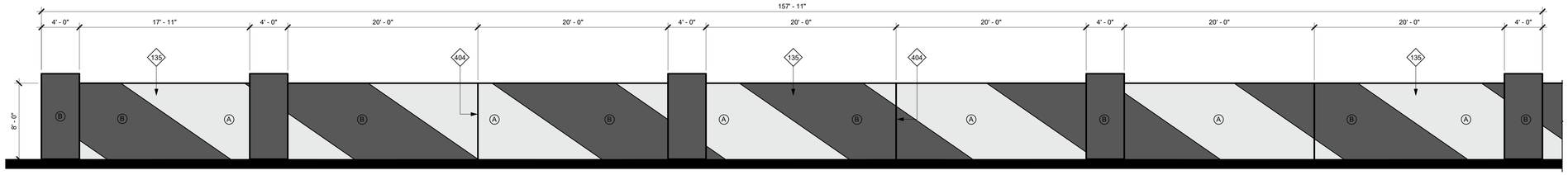


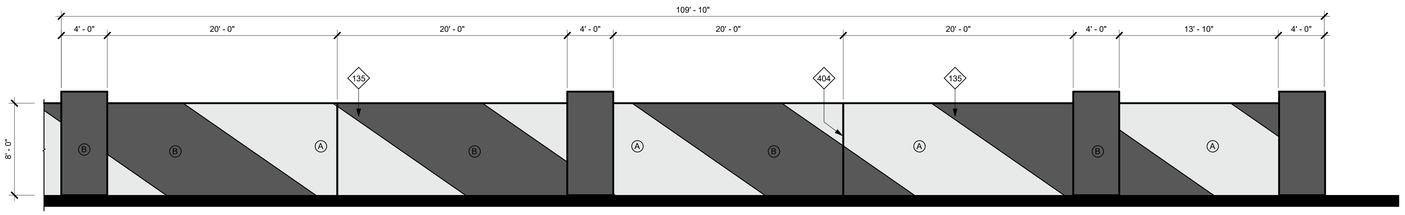
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



2 LINE OF SIGHT - 6TH ST.
1" = 10'-0"



3 WEST SITE WALL ELEVATION 1
3/16" = 1'-0"



4 WEST SITE WALL ELEVATION 2
3/16" = 1'-0"

KEYNOTES

135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
402	WALL REVEAL.
404	PANEL JOINT.

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT
  COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT
  COLOR: SW 7674 PEPPERCORN
- (C) BLACK ANODIZED
  METAL EYE BROW
- (D) STOREFROMT MEDUIM PERFORMANCE
  BLUE REFLECTED GLAZING CLEAR
  ANODIZED MULLION
- (E) ACM PANEL COLOR:
  MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY
  FRAMING & TRASH ENCLOSURE ROOF
  PAINT COLOR:
  MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR:
  CLEAR ANODIZED ALUMINUM
- (H) EXTERIOR GLASS COLOR FOR SINGLE
  GLAZING & EXTERIOR LAYER OF
  INSULATED GLASS: VISTACOOL PACIFICA.
- (I) EXTERIOR GLASS COLOR FOR THE INNER
  LAYER OF INSULATED GLASS: CLEAR
  GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR. U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL, AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL
      DO NOT EXCEED 5%. CROSS SLOPES
      DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

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GATE & FENCE ELEVATIONS

NORTH

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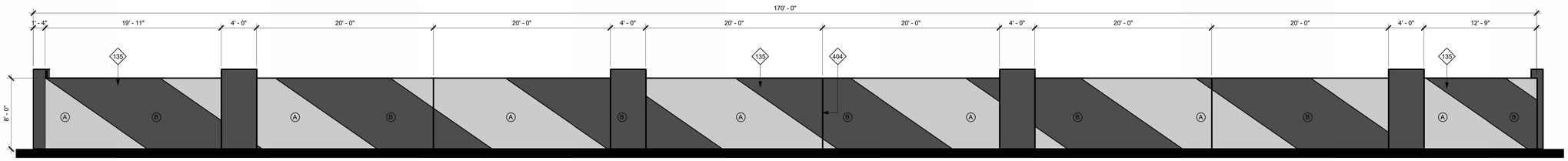
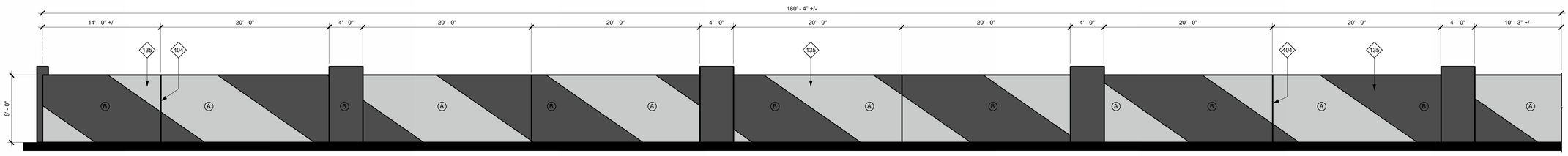
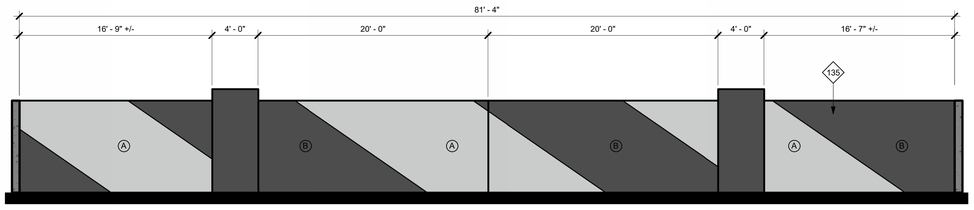


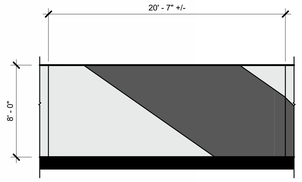
1 SOUTH SITE WALL ELEVATION 1
3/16" = 1'-0"



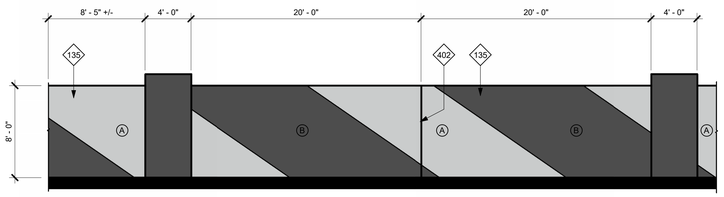
2 SOUTH SITE WALL ELEVATION 2
3/16" = 1'-0"



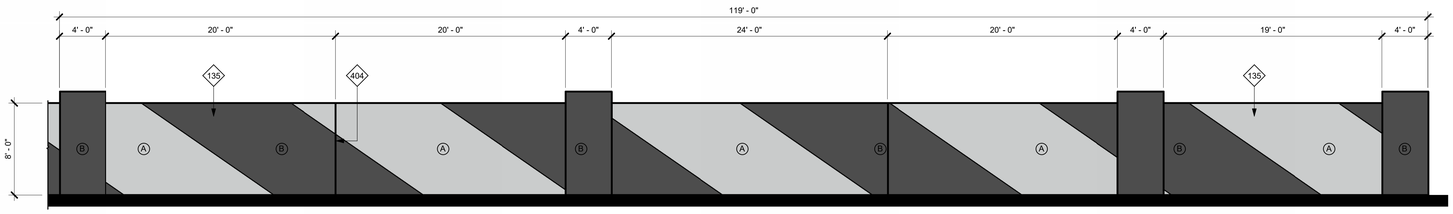
3 SOUTH SITE WALL ELEVATION 3
3/16" = 1'-0"



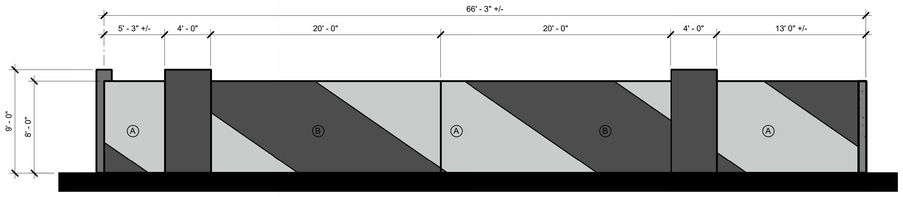
3.5 SOUTH-EAST SITE WALL ELEVATION
3/16" = 1'-0"



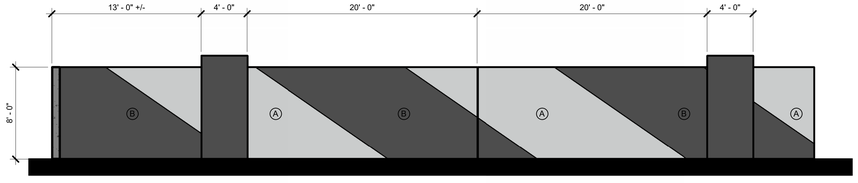
4 EAST SITE WALL ELEVATION 1
3/16" = 1'-0"



5 EAST SITE WALL ELEVATION 2
3/16" = 1'-0"



6 SITE WALL ELEVATION - TRUCK YARD - WEST
3/16" = 1'-0"



7 SITE WALL ELEVATION -TRUCK YARD - EAST
3/16" = 1'-0"

KEYNOTES

135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
402	WALL REVEAL.
404	PANEL JOINT.

EXTERIOR WALL COLOR LEGEND & NOTES

- (A) EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
- (C) BLACK ANODIZED METAL EYE BROW
- (D) STOREFROMT MEDUIM PERFORMANCE BLUE REFLECTED GLAZING CLEAR ANODIZED MULLION
- (E) ACM PANEL COLOR: MATCH STOREFRONT FRAMING.
- (F) EXPOSED STEEL BROW & CANOPY FRAMING & TRASH ENCLOSURE ROOF PAINT COLOR: MATCH STOREFRONT FRAMING.
- (G) EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED ALUMINUM
- (H) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/IADI 1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

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SITE WALL ELEVATIONS

NORTH

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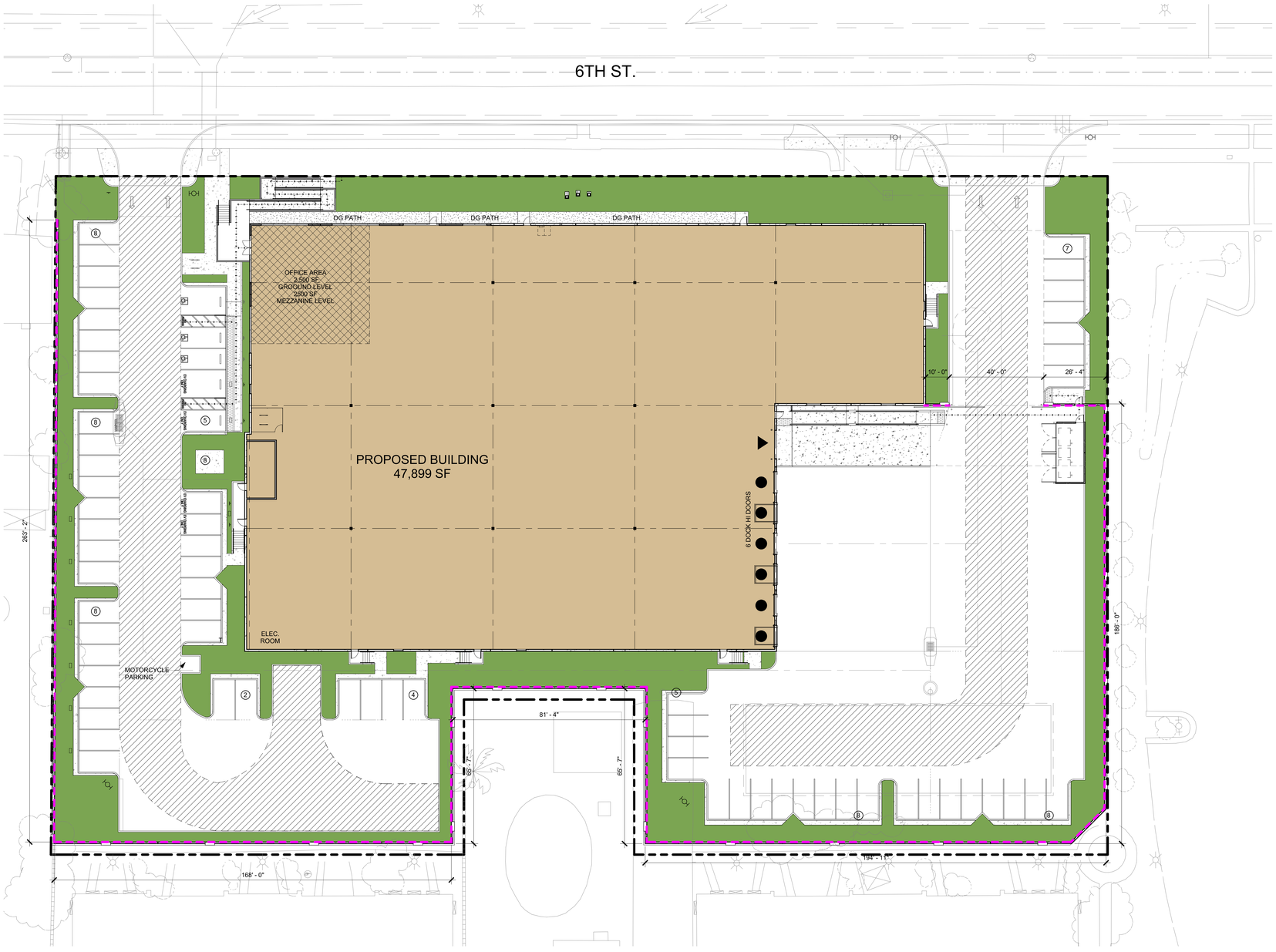

1 PROPOSED SITE WALL PLAN
1" = 20'-0"

KEYNOTES

SITE WALL PLAN LEGEND

PROPERTY LINE

PROPOSED 8' H SCREEN WALL WITH 9' H PILASTERS

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SITE WALL PLAN

NORTH

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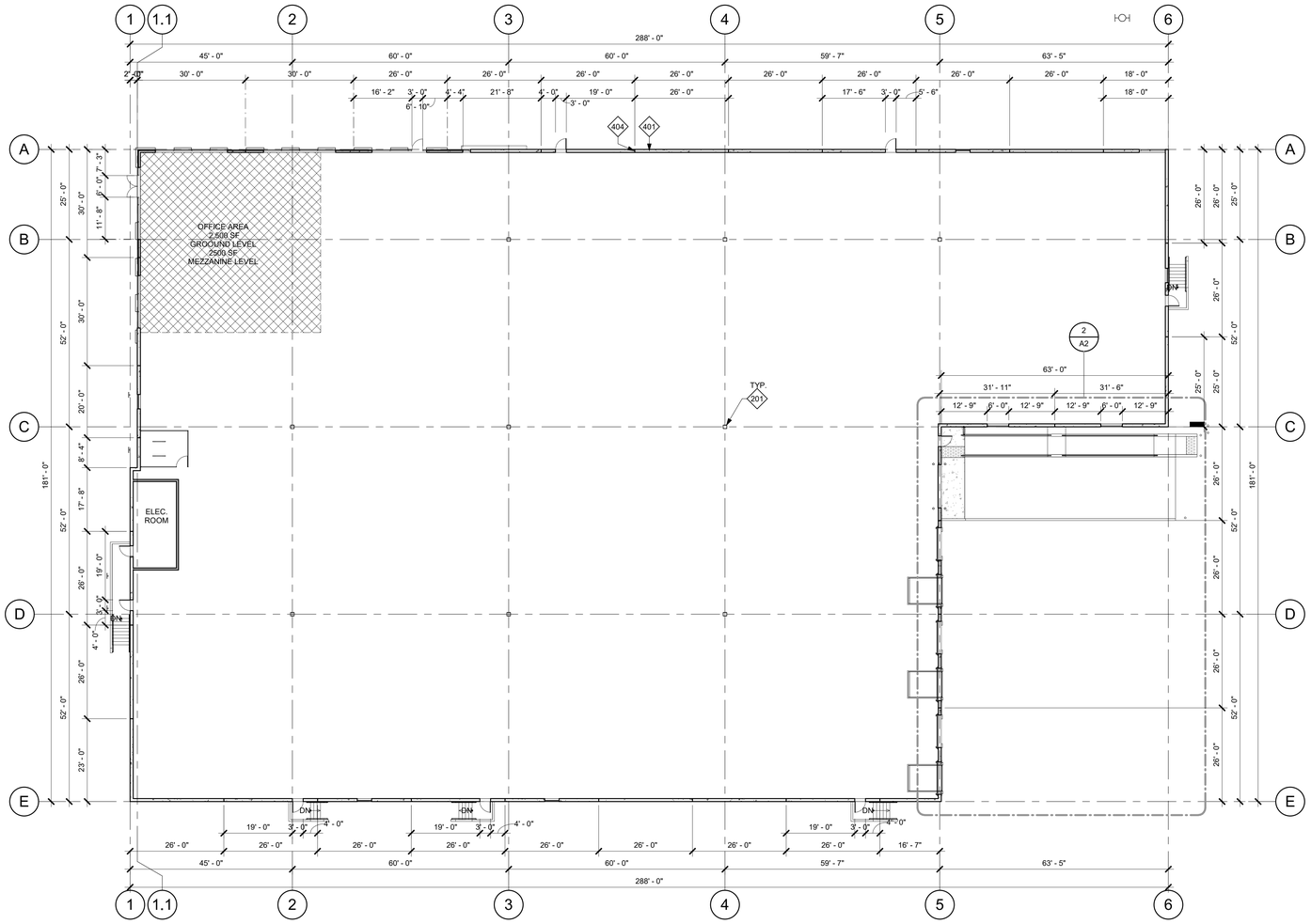
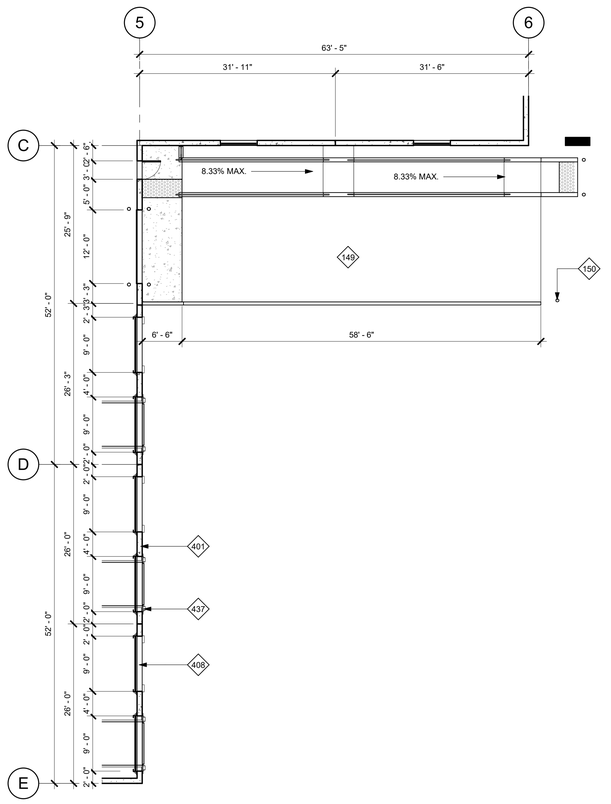


1 PROPOSED BUILDING FLOOR PLAN
1/16" = 1'-0"



2 TYPICAL DOCK DOOR SPACING PLAN
1" = 10'-0"

KEYNOTES

149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
201	STRUCTURAL BUILDING COLUMN.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
408	STEEL SECTIONAL OVERHEAD DOOR.
437	DOCK BUMPER.

FLOOR PLAN LEGEND

- EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
- WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- STRUCTURAL BUILDING COLUMNS
- PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0
- FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
- (0000) DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
- (A) WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
- 000 STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
- (00) WALL TAG

FLOOR SLAB GENERAL NOTES

1. THE FLOOR SLAB THICKNESS TO BE 6". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2. THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 21.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
5. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7. TRENCH SOIL COMPACTION TO BE 90% MIN.
8. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11. SEE 6/AD2.1 FOR SLAB PATCHING DETAIL.
12. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =.
14. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
4. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1.
9. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.

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GROUND LEVEL FLOOR PLANS

NORTH

A2

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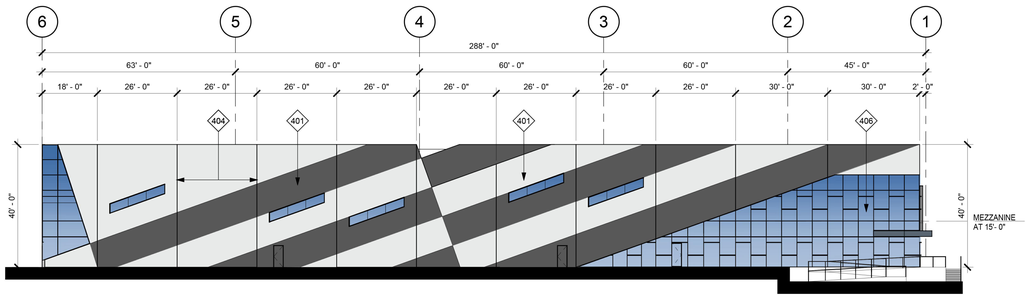
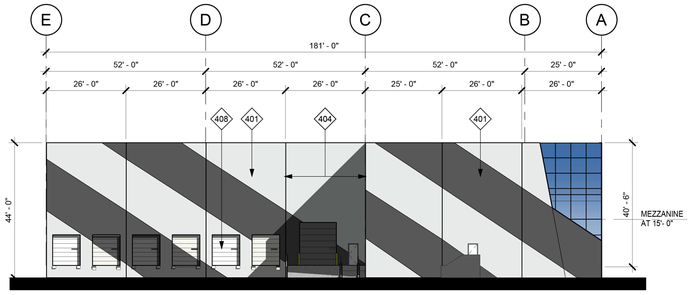
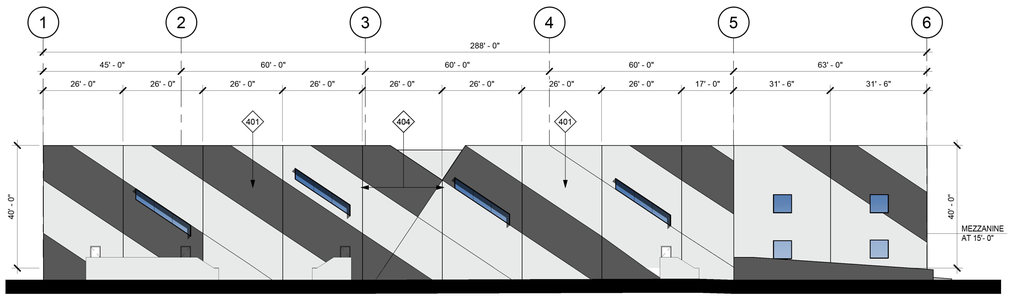


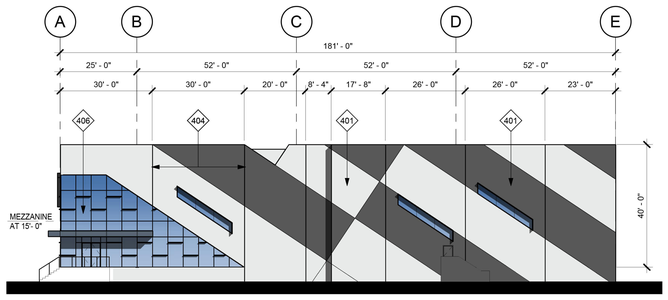
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



2 PROPOSED EAST ELEVATION
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION
1" = 20'-0"



4 PROPOSED WEST ELEVATION
1" = 20'-0"

KEYNOTES

401 PAINTED CONCRETE TILT-UP WALL PANEL.
404 PANEL JOINT.
406 ALUMINUM FRAMED STOREFRONT SYSTEM.
408 STEEL SECTIONAL OVEHEAD DOOR.

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR . DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOOL. BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
   A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

Ⓐ EXTERIOR PAINT
COLOR: SW 6995 SUPERWHITE

Ⓑ EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN

Ⓒ BLACK ANODIZED
METAL EYE BROW

Ⓓ STOREFROMT MEDUIM PERFORMANCE BLUE REFLECTED GLAZING CLEAR ANODIZED MULLION

Ⓔ ACM PANEL COLOR:
MATCH STOREFRONT FRAMING.

Ⓕ EXPOSED STEEL BROW & CANOPY FRAMING & TRASH ENCLOSURE ROOF PAINT COLOR:
MATCH STOREFRONT FRAMING.

Ⓖ EXTERIOR STOREFRONT FRAMING COLOR:
CLEAR ANODIZED ALUMINUM

Ⓗ EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.

Ⓘ EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2112
05.25.2023

EXTERIOR
ELEVATIONS

A4

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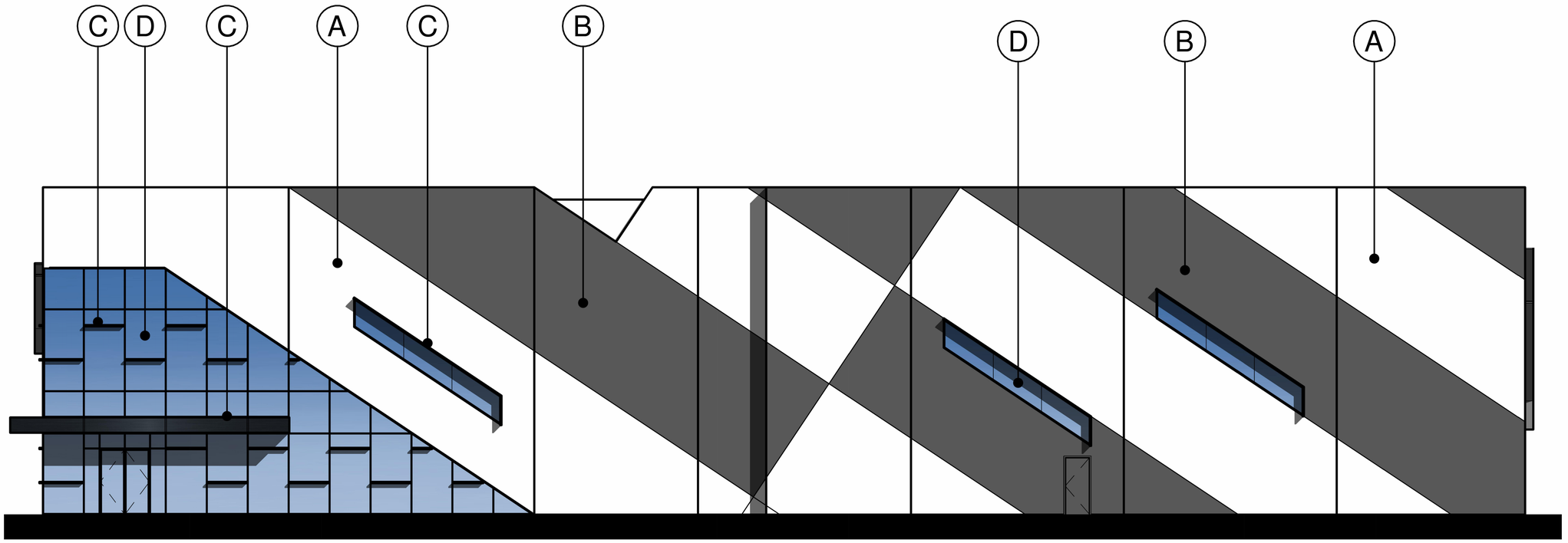
A. EXTERIOR PAINT
SW 6995 SUPERWHITE

B. EXTERIOR PAINT
SW 7674 PEPPERCORN

C. BLACK ANODIZED
METAL EYE BROW

D. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION



ENLARGED VIEW @ OFFICE CORNER

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN

A22-2112
05.25.2023

MATERIAL
BOARD

A4_1

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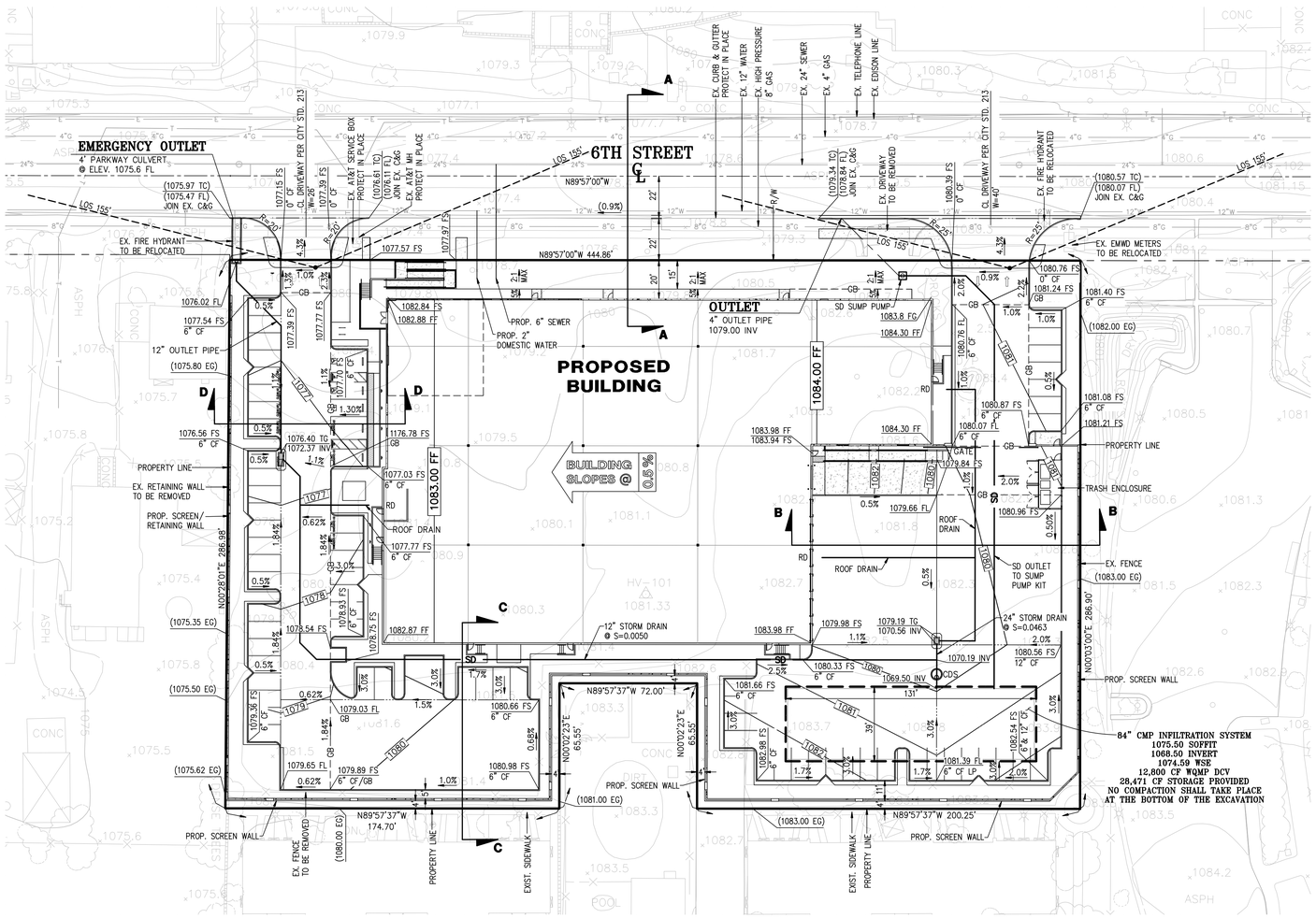
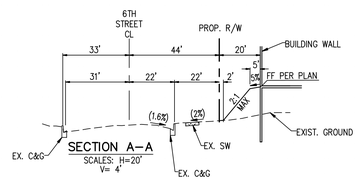
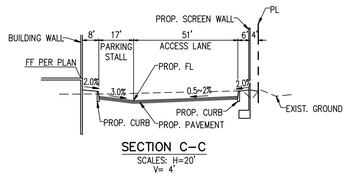
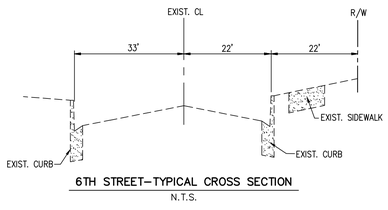




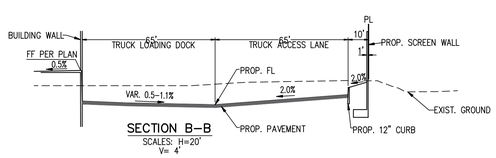
SECTION A–A
SCALES: H=20'
V= 4'



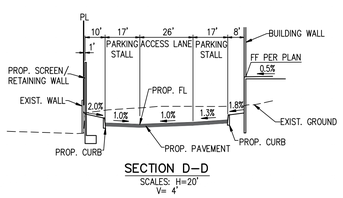
SECTION C–C
SCALES: H=20'
V= 4'



6TH STREET–TYPICAL CROSS SECTION
N.T.S.



SECTION B–B
SCALES: H=20'
V= 4'



SECTION D–D
SCALES: H=20'
V= 4'

LEGEND

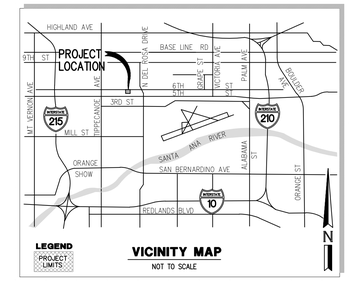
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
W	PROPOSED WATER
GB	GRADE BREAK
R	RIDGE LINE
	PROPERTY LINE
	CL
	EXISTING R/W
	PROPOSED R/W
	LINE OF SIGHT
	LANDSCAPE EASEMENT
	PROPOSED CURB OPENING INLET
	PROPOSED STREET LIGHT
CF	CURB FACE
CB	CATCH BASIN
C&G	CURB & GUTTER
CDS	CONTECH CDS UNIT
CL	CENTERLINE
DWY	DRIVEWAY
EXIST.	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT
LA	LANDSCAPE AREA
LOS	LINE OF SIGHT
LP	LOW POINT
LT.	LEFT
MH	MANHOLE
N.A.P.	NOT A PART
P.I.P.	PROTECT IN PLACE
PP	POWER POLE
PL	PROPERTY LINE
PROP.	PROPOSED
RD	ROOF DRAIN
RT.	RIGHT
R/W	RIGHT–OF–WAY
SD	STORM DRAIN
STD.	STANDARD
STL	STREET LIGHT
T.E.	TRASH ENCLOSURE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
EP	EDGE OF PAVEMENT
WSE	WATER SURFACE ELEVATION

EARTHWORK VOLUMES

	CUT (CY)	FILL (CY)
RAW	6,180	3,900
OVEREXCAVATION	3,778	3,778
SUBTOTAL	8,962	8,591
SHRINKAGE 10%	996	–
SUBSIDENCE 0.1'	–	913
SPOILS	250	–
TOTAL	9,212	8,591

621 CY LONG

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



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 2, TRACT NO. 9742, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 149 OF MAPS, PAGES 52 TO 54, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL DEPOSIT OF MINERALS INCLUDING OIL AND GAS, LYING BELOW THE DEPTH OF 500 FEET, WITHOUT, HOWEVER, THE RIGHT TO DRILL OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED JULY 31, 1963, IN BOOK 5959, PAGE 241, OFFICIAL RECORDS.

0279–201–24–0–000

* NOTE:
HORIZONTAL AND VERTICAL LOCATIONS TO BE VERIFIED IN THE FIELD AND ENGINEER NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

ARCHITECTURE
HERDMAN ARCHITECTURE
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 430–6068
CONTACT: CAROL CHEN

ENGINEER
HUITT–ZOLLARS
3990 CONCOURS, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 941–7799
CONTACT: RYAN PENG

OWNER
PATRIOT DEVELOPMENT PARTNERS
12126 W.SUNSET BLVD.
LOS ANGELES, CA 90049
PHONE: 858–952–4134
CONTACT: KEVIN RICE

N

0 15 30 60 90
SCALE 1" = 30'

BENCH MARK	BASIS OF BEARING
BENCHMARK: NO. C 2–3 NGVD29 ELEVATION = 1070.01' 0.2 MILE EAST OF TIPPECANOE ALONG 5TH ST.; 37.0' SOUTH OF THE CENTERLINE FO 5TH ST.; @ 25003 5TH ST. (HARTMAN CONSTRUCTION) 1.0' SOUTH OF THE SOUTH CURBLINE OF 5TH ST.; 1.0' WEST OF A 3' HIGH BLOCK WALL, ABOUT LEVEL WITH THE CURB.	BASIS OF BEARINGS: THE BEARINGS OF THE FIELD SURVEY REFERENCED HEREON ARE BASED ON THE CENTERLINE OF FIFTH STREET BEING NORTH 89°57'37" WEST PER TRACT MAP NO. 9742, M.B. 149/51–53.

CONCEPTUAL GRADING PLAN
FOR
6th and Del Rosa Industrial
CITY OF HIGHLAND

HUITT–ZOLLARS
HUITT–ZOLLARS, INC.
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941–7799

DESIGNED BY	R.P.
DRAWN BY	R.P./B.P.
CHECKED BY	R.P.
FIELD BOOK	
SHEET	1 OF 1 SHEETS
JOB NO.	R315435.01

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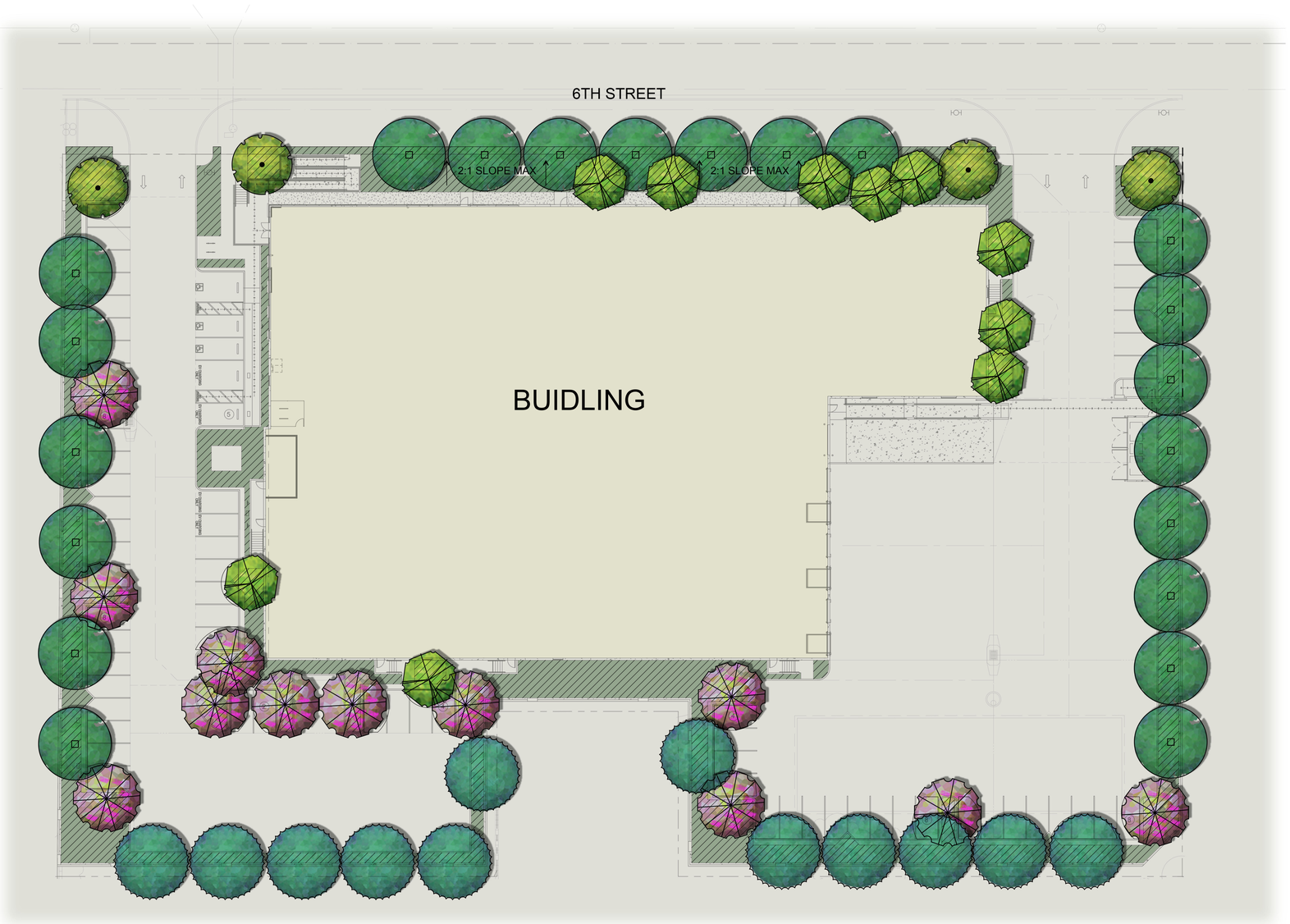


PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	12	L	Standard
	Olea europaea Olive	48" Box	4	L	Multi
	Pinus eldarica Afghan Pine	24" Box	12	L	Standard
	Rhus lancea African Sumac	24" Box	21	L	Standard
	Tristania conferta Brisbane Box	15 Gal	10	M	Standard

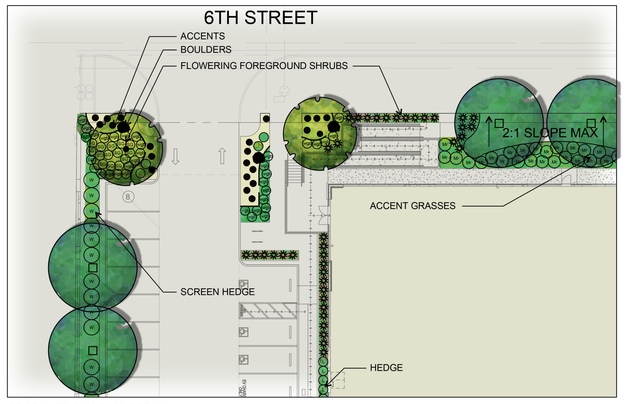
NOTE: LANDSCAPE ELEMENTS SUCH AS TREES, SHRUBS OR GROUND COVER WILL NOT OBSCURE OR INTERFERE WITH ANY ON-SITE SIGNAGE.

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acca sellowiana Pineapple Guava	5 Gal	3' OC 2' from hardscape	L	SCREEN HEDGE
	Aloe striata Coral Aloe	1 Gal		L	ACCENT
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	3' OC 2' from hardscape	L	FLOWERING MID-GROUND
	Cassia phyllodenia Silverleaf Cassia	5 Gal	2.5' O.C. 2' from hardscape	L	FLOWERING BACKGROUND
	Dietes bicolor Fortnight Lily	5 Gal	3' OC 2' from hardscape	M	FLOWERING ACCENT
	Ligustrum j. Texanum Texas Privet	5 Gal	3' OC 2' from hardscape	M	SCREEN HEDGE
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	4' O.C. 2.5' from hardscape	L	FLOWERING BACKGROUND
	Salvia greggii Autumn Sage	5 Gal	3' OC 2' from hardscape	L	FLOWERING FOREGROUND
	Salvia leucantha Mexican Sage	5 Gal	3' OC 2' from hardscape	L	FLOWERING MID-GROUND
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	3' OC 2' from hardscape	L	FLOWERING FOREGROUND
	Westringia fruticosa Coast Rosemary	5 Gal	5' OC 3' from hardscape	L	SCREEN HEDGE

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	FLOWERING FOREGROUND
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	FLOWERING FOREGROUND
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	M	ACCENT GRASS
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	LOW FOREGROUND
	Rosmarinus 'HuntingtonCarpet' Prostrate Rosemary	1 Gal	48" O.C.	L	LOW FOREGROUND



PROPOSED PLANTING DETAIL

GENERAL NOTES:

1. All Trees within 5' of hardscape to have a 24" deep linear root barrier. See Planting Detail sheet.
2. Contractor to install concrete mowcurb between planters and rock areas. provide mow curb at property lines where walls or fences don't occur.
3. All planter areas to receive a 3" layer of shredding organic mulch.
4. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened with strap-leaf plants.
5. Tall shrubs are to be provided at screen walls for protection from graffiti.
6. Soil compaction to be no grater than 85% on landscape areas.
7. All finish grades to be 1½" below finish surface paving.
8. Agronomical soil testing report to be included in landscape plans.
9. Agronomical soil testing report to be included in landscape plans.
10. Landscape irrigation equipment to be a combination of drip and rotor.

TOTAL STALLS - 69 AREA 10,775, AREA REQUIRED TO BE SHADED 5,751
SHADING PROVIDED - 5,790

N

0 10' 20' 40'

Patriot Partners 6th St. & Del Rosa Road

22-105
08.29.22 05.25.23
11.21.22
01.10.23

Highland, California

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

OLEA SWAN HILL
FRUITLESS OLIVE

CHITALPA TACHKENTENSIS
CHITALPA

RHUS LANCEA
AFRICAN SUMAC

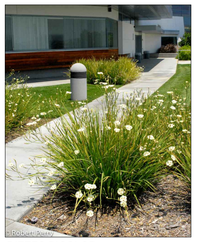
PINUS ELDARIC
AFGHAN PINE

TRISTANIA CONFERTA
BRISBANE BOX

ACCA SELLOWIANA
PINEAPPLE GUAVA

AGAVE AND ALOE SPP

CALLISTEMON LITTLE JOHN
DWARF BOTTLEBRUSH



DIETES BICOLOR
FORTNIGHT LILY

LIGUSTRUM J. 'TEXANUM'
TEXAS PRIVET

SALVIA LEUCANTHA
MEXICAN SAGE

OLEA SWAN HILL
FRUITLESS OLIVE

SALVIA GREGGII
AUTUMN SAGE

WESTRINGIA GREY BOX
COAST ROSEMARY GREY BOX

WESTRINGIA FRUTICOSA
COAST ROSEMARY

MUHLENBERGIA CAPILARIS
PINK MUHLY

LANTANA YELLOW

LONICERA J 'HALLIANA'
HALL'S HONEYSUCKLE

MYOPORUM PARVIFOLIA
MYOPORUM

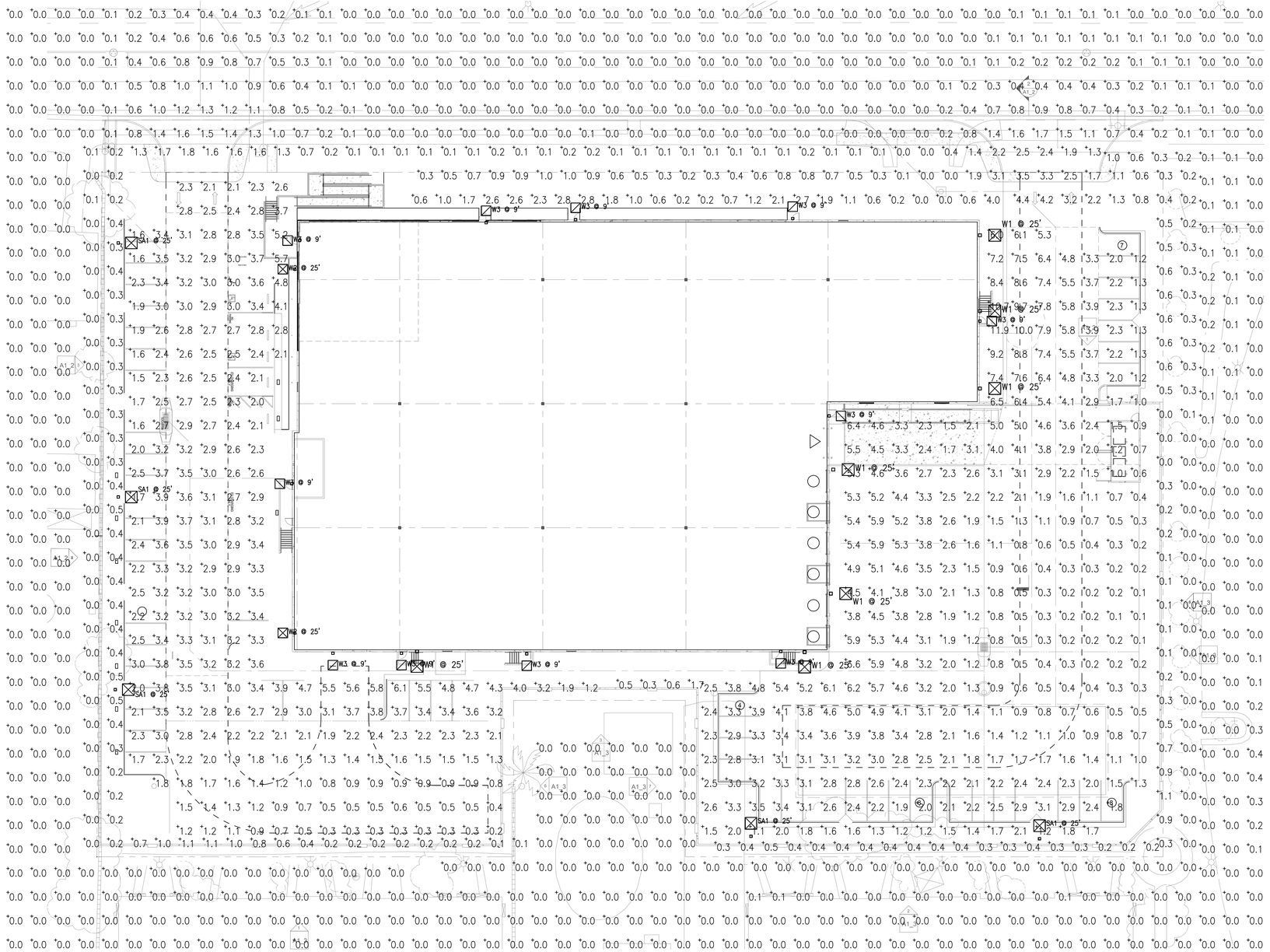
ROSMARINUS HUNTINGTON CARPET
PROTRATE ROSEMARY

Patriot Partners 6th St. & Del Rosa Road

22-105
08.29.22 05.25.23
11.21.22
01.10.23

Highland, California

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



SITE PHOTOMETRIC

SCALE: 1"=20'-0"

1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.7 fc	11.9 fc	0.1 fc	119.0:1	27.0:1
Calc Zone #3	+	0.4 fc	4.4 fc	0.0 fc	N/A	N/A
Calc Zone #4	+	0.3 fc	0.5 fc	0.2 fc	2.5:1	1.5:1
Calc Zone #5	+	0.8 fc	1.7 fc	0.3 fc	5.7:1	2.7:1
Calc Zone #6	+	1.4 fc	4.0 fc	0.0 fc	N/A	N/A
SPILL	+	0.1 fc	1.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	W3	11	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-40K EM1 WALL MT AT 9 FT AFG MM511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	RZR-WM1-PLED-III-W-20LED-350mA-40K.ies	151	0.9	21.4
	W2	2	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-525mA-40K WALL MT AT 25 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	RZR-PLED-III-W-80LED-525mA-40K.ies	218	0.9	129.4
	W1	7	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-60LED-875mA-4K MM511 WALL MT AT 25 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	60	RZR-WM3-PLED-IV-60LED-875mA-40K.ies	341	0.9	161.9
	SA1	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-525mA-NW-HS POLE MT AT 25FT AFG BUG RATING B1 U0 G3 22.5 FT POLE 2.5 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLED-III-W-80LED-525mA-NW-HS.ies	167	0.9	129.4

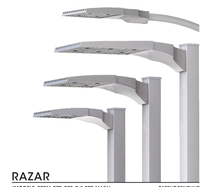
SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING

RZR-G

RZR, RZRM & RZR-MAF*

RZR & RZRM

RZR-MAF*

FIXTURE	A	B	C	D
RZR-G	13" 330mm	36.8" 935mm	3" 76mm	11" 279mm
RZR	14.78" 375mm	39.35" 999mm	2.75" 70mm	6.6" 168mm
RZRM	11.8" 300mm	27" 686mm	2.8" 71mm	5.25" 133mm
RZR-MAF	13" 330mm	39.35" 1000mm	3" 76mm	4" 102mm

*DLC PENDING AS OF 7/17

cULus LISTED · DLC · BUY AMERICA ACT COMPLIANT · USA · 2018358

U.S. Architectural Lighting — 660 West Avenue O, Palmdale, CA 93551 — Phone (661) 269-8100 Fax (661) 269-8181 — www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

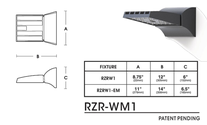
SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

PROJECT NAME:

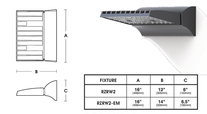
PROJECT TYPE:



FIXTURE	A	B	C
RZRW1	8.75" 222mm	13" 330mm	8" 203mm
RZRW1-EM	13" 330mm	14" 356mm	8.5" 216mm

RZR-WM1

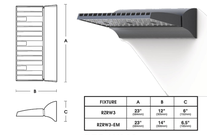
PATENT PENDING



FIXTURE	A	B	C
RZRW2	18" 457mm	13" 330mm	8" 203mm
RZRW2-EM	18" 457mm	14" 356mm	8.5" 216mm

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" 584mm	13" 330mm	8" 203mm
RZRW3-EM	23" 584mm	14" 356mm	8.5" 216mm

RZR-WM3

PATENT PENDING

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U.S. ARCHITECTURAL LIGHTING

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
1ST PLANNING SUBMITTAL
HIGHLAND, CA

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-580-2614
Fax: 949-450-1404
Contact: David Du
e-mail: davidd@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER
LAN V. NGUYEN
No. 015596
Exp.12-31-2023
ELECTRICAL
STATE OF CALIFORNIA
05/25/2023

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
XX.XX.2022

SITE PHOTOMETRIC PLAN

FC-1

RPM #22-509 05/25/23

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	May 16, 2023 (Modified May 19, 2026)
Applicant:	Patriot USICV Victoria, LLC
File/Index:	**Conditional Use Permit CUP 22-011**
Proposal:	Development and operation of a 47,899 square foot speculative industrial warehouse/office building and associated improvements.
Location:	A 2.83 acre site on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive; Assessor's Parcel Number 0279-201-24
Related Entitlements:	DRA-22-015~~, VAR-22-004~~

PLANNING CONDITIONS OF APPROVAL

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

Conditional Use Permit CUP-22-011 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-22-011 shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Entitlement permits the construction and operation of an approximately 47,899 square foot warehouse/office and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of 6th Street.

    a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.

3. The project site has been reviewed and approved for warehouse/logistics use with no outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

4. No outdoor storage facilities may be constructed or placed onsite for either permanent or temporary use. This includes, but is not limited to storage sheds, cargo containers, tents, canopies, or similar structures.

5. There shall be no long-term on-site parking of semi-trailer trucks unrelated to the warehouse business in operation. Off-site parking on public streets in the vicinity is prohibited.

6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

7. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire

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

9. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

    b. Construction and operation of the proposed project shall be in compliance with the **attached Mitigation Monitoring and Reporting Program**.

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

12. Prior to the issuance of a business license for future tenants, the Planning Commission shall review and approve the hours of operation, if anything other than 7:00 am to 7:00 pm.

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	May 16, 2023 (Modified May 19, 2026)
Applicant:	Patriot USICV Victoria, LLC
File/Index:	**Design Review Application DRA-22-015**
Proposal:	Design Review of a 47,899 square foot concrete tilt-up warehouse/office distribution facility. DRA includes the Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan.
Location:	A 2.83 acre site on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive; Assessor's Parcel Number 0279-201-24
Related Entitlements:	CUP-22-011~~, VAR-22-004~~

PLANNING CONDITIONS OF APPROVAL

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

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

1. Design Review Application (DRA-22-015) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

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

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximate 47,899 square foot speculative industrial warehouse/office and associated improvements including loading docks, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.

    a. The approved site plan, building elevations, conceptual grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.

    b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

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

6. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

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

9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.

10. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.

12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.

13. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

14. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building’s architectural design.

15. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of 44 feet.

16. The photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.

    a) The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.

    b) Lights shall be shielded and directed away from surrounding properties and right-of-way.

    c) Parking lot light standards shall not exceed twenty-five feet (25') in height measured from grade.

    d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

17. The design and installation of the Signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code.

18. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; CUP-22-011.~~, VAR-22-004.~~

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration

Sixth Street and Del Rosa Drive Warehouse Project

APRIL 2023

Prepared for:

CITY OF HIGHLAND California

CITY OF HIGHLAND
27215 Base Line
Highland, California 92346
Contact: Angela Tafolla

Prepared by:

DUDEK

27372 Calle Arroyo
San Juan Capistrano, California 92675
Contact: Patrick Cruz

Printed on 30% post-consumer recycled material.

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2 Mitigation Monitoring and Reporting Program Table 3

TABLE

1 Mitigation Monitoring and Reporting Program 3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Highland (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Sixth Street and Del Rosa Drive Warehouse Project (project) located at the southwest corner of Sixth Street and Del Rosa Drive in Highland, California (project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Highland
Planning Department
27215 Base Line
Highland, California 92346

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Air Quality				
MM-AQ-1: Construction Equipment Emissions Reductions. The following measures shall be incorporated into the project to reduce diesel particulate matter (DPM) health risk generated by construction equipment used for the project. Prior to the issuance of a grading permit, the following shall be incorporated into the grading plan and/or grading permit conditions: For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards. Before an exemption may be considered, the applicant shall be required to demonstrate that two	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
construction fleet owners/operators in the region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located in the region. To ensure that Tier 4 construction equipment or better would be used during the project's construction, the applicant will include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and California Air Resources Board or South Coast Air Quality Management District operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.				
MM-AQ-2: Operational Forklifts. The project shall require all operational forklifts to be electric powered.	During operation	Project applicant	City of Highland	
Biological Resources				
MM-BIO-1: Avian Nesting Season Avoidance. Construction activities shall be avoided during the bird nesting season (generally February 1 through August 30) to ensure compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code Section 3500 et seq. If avoidance of the nesting season is not feasible, then a pre-construction nesting bird survey shall be conducted by a qualified biologist within a maximum of 3 days prior to the start of construction in areas that could	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
support tree-, shrub-, and ground-nesting birds to ensure that birds are not engaged in active nesting within 100 feet of the project's construction limits. If nesting birds are discovered during the pre-construction survey, then the qualified biologist shall identify an appropriate buffer where no ground-breaking activities are allowed to occur until after the birds have fledged from the nest. The active nest buffer size depends on the species' sensitivity to disturbance (typically up to 500 feet for raptors and 300 feet for passerines), and ongoing biological monitoring during construction may be required. Construction activities may take place in other areas on the project site, outside of the nest avoidance buffer. No construction activities may take place within the nest avoidance buffer unless authorized by an on-site monitoring biologist.				
Cultural Resources				
MM-CUL-1: Worker Environmental Awareness Program. Prior to the start of construction activities, all construction personnel and monitors shall be trained regarding identification and treatment protocol for inadvertent discoveries of cultural resources (archaeological and tribal) and human remains. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the Worker Environmental Awareness Program training is to provide specific details on the kinds of materials that may be identified during ground-disturbing activities and	Prior to construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include but are not limited to work curtailment or redirection and the immediate contact of the site supervisor and archaeological monitoring staff.				
MM-CUL-2: Retention of an On-Call Qualified Archaeologist. A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified project implementation.	During construction	Project applicant and their construction contractor	City of Highland	
MM-CUL-3: Inadvertent Discovery Clause. In the event that potential archaeological resources (sites, features, or artifacts) are exposed during ground disturbance, all construction work occurring within 100 feet of the find shall immediately stop, and the qualified archaeologist that has been retained on call must be notified immediately to assess the significance of the find and determine whether additional study is warranted. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, 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._ Depending upon the significance of the find under the California Environmental Quality Act	During construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
(CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, data recovery, or monitoring) may be warranted if the resource cannot be feasibly avoided. If monitoring is warranted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City of Highland for review. This report shall document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. The final report shall be submitted to the South Central Coastal Information Center. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. 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				

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall follow all required protocols according to California Public Resources Code, Section 5097.98.				
Geology and Soils				
MM-GEO-1: Geotechnical Investigation Report Recommendations. The property owner/developer shall implement all recommendations in the approved geotechnical investigation report for the proposed project during site preparation, grading, and construction, and compliance with the approved geotechnical investigation shall be verified in the field by a qualified representative. The property owner/developer shall demonstrate to the City of Highland's Building & Safety Department, Planning Department, and/or Public Works/Engineering Department staff that all or equivalent recommendations in the Geotechnical Engineering Investigation, Proposed Industrial Warehouse Development, South Side of 6th Street and West of Del Rosa Drive, Highland, California prepared by NorCal Engineering, dated June 9, 2022, or any updates to that report have been incorporated into the proposed project's design and grading plans.	During construction	Project applicant	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
MM-GEO-2: Discovery of Paleontological Resources. In the event that paleontological resources (i.e., fossil remains) are exposed during construction activities for the project, all construction work occurring within 50 feet of the find shall immediately stop until a qualitied paleontologist, as defined by the Society of Vertebrate Paleontology's guidelines, can assess the nature and importance of the find. Depending on the significance of the find, the qualified paleontologist may record the find and allow work to continue or may recommend salvage and recovery of the resource. All recommendations shall be made in accordance with the Society of Vertebrate Paleontology's guidelines and shall be subject to review and approval by the City of Highland. Work in the area of the find shall only resume upon approval of a qualified paleontologist.	During construction	Project applicant	City of Highland	
Tribal Cultural Resources				
MM-TCR-1: Tribal Cultural Resources. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in MM-CUL-3, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the resource be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the retained archaeologist for the project, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This	Prior to and during construction	Project applicant and their construction contractor	City of Highland	

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/ Notes
Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and the City for dissemination to YSMN. The City and/or applicant shall, in good faith, consult with the YSMN throughout the life of the project.				

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Building and Safety Division Conditions of Approval

Date:	February 1, 2023
Project:	47,889 sq/ft warehouse building
Applicant:	Patriot Development Partners – Kevin Rice
Site Location:	South side of 6th St. West of Del Rosa Dr.
Project Numbers:	**CUP:** 22-011, **DRA:** 21-015, ~~VAR 22-004~~
APN:	0279-201-24-0000

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

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

2. All structures shall be designed in accordance with the current version of the California Building Codes (2022), including the California Green Building

Standards Code. Design all structures to Risk Category II at exposure "C", and Energy Climate Zone 10.

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

4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

6. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.

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

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

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

   a. If your inspection request is left on another phone extension your inspection will not be performed.
   b. You may also fill out an inspection request at the building and Safety counter. The request may be given to the front counter receptionist. By 4:00 pm for the following day.

10. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

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

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

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

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

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

15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.

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

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

18. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.

19. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

20. All deferred plan items are to be identified on the plans cover sheet.

21. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.

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.

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE

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Riverside, CA 92506

(951) 369-0700

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CA License #2110

NV License #389

October 24, 2022

Angela Tafolla, Assistant Planner
City of Highland
Community Development Department – Planning Division
27215 Base Line
Highland, CA 92346

RE: PRELIMINARY LANDSCAPE PLAN REVIEW:
CUP 22-011
Patriot Partners Warehouse
6th Street, West of Del Rosa Dr.

Dear Angela:

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

1) Landscape plan does not provide for street trees or sidewalk shading along 6th Street. Applicant shall coordinate with City Landscape Architect for tree selection and spacing.

2) 6th street frontage trees are sparse against a very tall and boldly patterned structure. They also share a similar size and mature shape (medium size, multi trunk, dome canopy) except for the two taller pine trees. In addition, both main species are also deciduous (Desert Willow & Chilean Mesquite). Applicant shall provide additional tree species that will have a more upright columnar growth pattern to accentuate the façades and vertical design details, as well as offering a balance of evergreen foliage in the winter months.

3) To verify that the landscape complements the appearance and scale of the warehouse architecture, applicant shall include the actual proposed planting species in architectural renderings. Current renderings do not reflect the proposed planting concept.

4) Current conceptual planting plan does not offer many taller plant species that would create a foundation and/or transition for the 44' tall structure or offer screening from adjacent properties. Applicant shall add additional species that will meet the need for more vertical planting.

5) Applicant shall include planting imagery of plants included in the conceptual design palette with plants grouped by size (Trees, Vines, Foreground, Mid-ground, Background, and Groundcover) for better communication of palette for design review.

6) Applicant shall include vines along the screen wall that borders the truck loading/ unloading area and trash enclosure to soften the visual appearance of the wall surface.

7) Applicant shall clarify perimeter barrier treatment. The only barrier type currently noted on the building plans is a 8' concrete tilt-up wall facing the street and 8' tubular steel fencing for perimeter. How will this screen or minimize the size and scale of the proposed building and daily activities from adjacent residential areas?

8) Applicant shall verify shading requirement for parking lots. Architectural plans refer "per landscape plans", yet the supplied landscape plans do not include said calculations.

9) Applicant shall further refine the exterior space outside the main office entrance, as to create a transitional scale from existing residential lots and school site facing the proposed development, to the industrial-scale development.

10) Provide concrete headers where frontage landscape meets adjacent neighboring parcels to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

We look forward to discussing these items in further detail. If you have any questions or concerns, please feel free to contact us at (951) 369-0700.

Sincerely,

COMMUNITY WORKS DESIGN GROUP

Dan Burkhart ASLA, Certified Arborist WE—11637A
for

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Consultant to the City of Highland via Community Works Design Group
Landscape Architect CA #5111

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

DATE : October 12, 2022

APPLICANT : Patriot Development Partners

APN : 0279-201-24

SITE LOCATION: South Side of 6th Street West of Del Rosa Drive.

FILE / INDEX No.: CUP 22-011 DRA 21-015 ~~VAR 22-004~~

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

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

Fire Department Review of all projects is required.

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

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

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

GENERAL.

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

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

9. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

10. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

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

12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

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

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

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

17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form

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

18. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

19. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

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

WATER:

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

Note: Hydrants shall meet EVWD standards.

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

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

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

24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

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

FIRE PROTECTION & ALARM SYSTEMS:

29. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

30. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

31. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC**; **NFPA**

32. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

33. **HF44:** Dependent on use and occupancy, an automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**

34. **HF45:** Dependent on use and occupancy, an automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**

35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with a class I standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.

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

37. **HF61**: **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

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

39. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

40. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code

41. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

City of Highland

Engineering Department
Conditions of Approval
EXT 26-003, CUP 22-011, DRA 21-015 Patriot Warehouse 6th Street
and 700 LF West of Del Rosa Dr. APN 0279-201-24

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

PC Approved _____
PC Approved 5/16/2023

SOILS/ GRADING/ DRAINAGE

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

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

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

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

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

E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, 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 system and to accommodate overflows as necessary.

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

D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration system until the site is stabilized for erosion and sedimentation.

B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

C* 14. Construct new street improvements along **6th Street** project frontage including, but not limited to:

a) Construct ultimate landscape improvements at back of sidewalk and interim parkway landscape improvements at back of curb.
b) Two interim commercial drive approaches (per City Std. 213) at existing southerly curb face per the proposed site plan with sidewalk crossing constructed at back of right-of-way. Minimum 40' driveway width for trucking ingress/egress is 40'. Minimum driveway width for vehicle parking ingress/egress is 26'.
c) Remove existing improvements along southside of 6th Street including southside drive approach, join existing where to be maintained, and construct new street improvements as directed including but not limited to:
    1. Reconstruct 8" curb and gutter located 22' south of street centerline per City Std. 203 or modified drive approach.
    2. Remove existing 4' parkway sidewalk.
    3. Remove existing curb ramp at approximately center of the frontage.
    4. Construct 6' wide sidewalk to be future curb adjacent sidewalk per City Std 208 Type B.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

E 15. Submit engineering plans for street improvements and signing & striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.

C 16. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

C* 17. Install new LS3 metered street light system along the project frontage of 6th Street. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.

C* 18. Install traffic control signs and pavement markings, specifically R26(S)(CA) signs, along the project frontage with specific locations and types approved by the City Engineer.

C 19. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

E 20. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

E 21. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices approved at time of C-WQMP approval, 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.

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

C 23. 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* 24. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage

overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary.

B 25. 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 26. Register the underground chambers with EPA as a Class V Injection Well.

E 27. Submit a comprehensive hydrology study per San Bernardino County Hydrology Manual that includes, but is not limited to the following:

- Pre and post development analysis for 10-year and 100-year storms.
- Hydrology maps of pre- and post- development conditions.
- Proposed method of flow conveyance and proposed improvements to mitigate project impacts with supporting calculations.
- Hydraulic calculations to determine the size and type of all drainage facilities.

C 28. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

E 29. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

C* 30. Apply to the City to annex the project into the City's Consolidated Landscape Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along 6th Street. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 31. Dedicate an irrevocable offer of dedication via a separate instrument:

a) (1) 10-foot wide minimum landscape easement across the 6th Street frontage
b) (2) sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer.
c) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

Submit legal description and plat documents for these dedications, prepared by a Licensed Land Surveyor or Civil Engineer and shall include the current property grant deed, a current title report (less than three months old), traverse calculation sheets which show error of closures. Inverse calculations will not be accepted for plan check. And, if applicable, copies of recorded maps and deeds used as reference and/or showing original land division.

C* 32. Offer a temporary construction easement granting permission for the City and its contractor to enter the property to construct future public improvements. The exact location, dimensions and lifetime of the temporary construction easement will be determined by the City Engineer and duration and impact of construction within the easement may last 12 months.

FEES/ PERMITS/ BONDING

E 33. 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 plan update, microfilming and storage of plans, and other required fees.

D 34. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 35. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

C 36. Bond for all required street, grading, water, sewer, on-site landscaping, and landscape maintenance district improvements in accordance with City Development Code.

C 37. Enter into a non-subdivision agreement for construction of improvements with the City of Highland using the adopted City form.

C 38. Pay a fee in lieu of design and construction of asphalt concrete pavement, class II aggregate base, 8" curb and gutter, and (2) commercial drive approaches. The fee amount will be determined by the Engineering Department. Pay an in lieu fee for design and relocation of SoCal Gas 8" high pressure gas line.

UTILITIES/ CONSTRUCTION

E 39. Obtain written permission from the adjoining property owners for offsite grading and/or perimeter wall construction, if any.

B 40. Prior to relocating or modifying private apartment complex improvements that have been constructed on Patriot's private property, coordinate temporary fencing and construction with the adjacent property owner/ management group. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 41. 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* 42. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 43. 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 44. 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 45. 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 46. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 47. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 48. Design and construct a trash enclosure per City Standard 700.

C 49. 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* 50. 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.