City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrod Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

June 16, 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 June 16, 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. May 19, 2026 Minutes - Planning Commission Regular Meeting

   Approve the minutes as submitted.

Planning Commission Public Hearing

2. 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 **(Continued from May 19, 2026 Planning Commission Meeting)**

   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.

3. 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
(Continued from May 19, 2026 Planning Commission Meeting)

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.

4. A request by KB Homes to assign street names to Tentative Tract No. 20693, a single-family residential development located on the west side of Central Avenue, approximately 400 feet south of Base Line.

   Consider street names for Tentative Tract Map No. 20693.

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.

PLANNING COMMISSION REGULAR MEETING MINUTES
May 19, 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
Angela Tafolla, Senior Planner
Travis Trejo, Assistant Planner
Matt Wirz, Building Official
Brian Wolfe, Assistant Public Works Director
Camille Duarte, Administrative Assistant III
Marisa Beltran-Ouiroz, Permit Technician

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

Chair Hamerly stated that Item No. 4 and No. 5 on our agenda have been continued to the June 16, 2026 meeting at the request of the Applicant.

CONSENT CALENDAR

1. Minutes from April 21, 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.

2. Minutes from May 5, 2026 Regular Meeting

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

PUBLIC HEARINGS

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**).

Assistant Planner Trejo presented the staff report.

Chair Hamerly stated it was mentioned in the presentation that two Conditions of Approval were modified, however there were three others that needed to be added. The first was landscaping for the trees that would be removed and replaced at a 2 to 1 ratio. We also discussed Eucalyptus trees have a tendency to shed bark, limbs, and leaves, that we wanted to keep that debris out of the yard to prevent any potential fire hazards. The Planning Commission recommended a screen or mesh across the top of the yard. Also, there was a discussion about restricting the type of batteries that were available to limit the possibility of fire.

Assistant Planner Trejo stated it was not in the presentation, however, in the agenda packet the conditions were added.

Vice Chair Thomas asked to see the coverage differences by height of the pole.

Assistant Planner Trejo stated yes. The initial submittal had two different coverage maps; one coverage map as existing and one as proposed. The Applicant was able to provide additional maps. The height limit is 35 feet, and the Applicant is proposing 60 feet. In the packet it is provided 35, 45, 55, and 60 feet. As of the morning, the Applicant provided an additional map showcasing the level of coverage that would be proposed if they were to co-locate on the existing tower on the northeast corner.

Commissioner Merideth asked for more clarification between the maps that were presented in the PowerPoint.

Assistant Planner Trejo stated the coloring of the printout is not clear, I will show it on the PowerPoint. [Pointing out the differences from the PowerPoint provided]

Applicant's Representative Veronica stated the propagation maps that were presented do show that we would be getting coverage in the area if we were allowed to co-locate on the SBA tower. Unfortunately, the property owner will not allow SBA to increase either the lease area or the location of the pole. The location of the pole is very important because we'd have to drop it and then put up a new tower in order to be able to co-locate on it which would require a different area. It would have to be at least 10 feet away. The property owner was not interested in allowing SBA to do that, and in 2016, AT&T was looking at the SBA tower, and again in 2021. Per SBA contact in 2023 they had abandoned the idea because they cannot get the property owner to agree. So unfortunately, we would love to co-locate on the SBA tower, but having that not be an option, we have been trying to find an alternative location. I think our alternative site analysis and the coverage maps show that this is the least intrusive proposed location that we could find. The deviations are minor; we try to move it over 7 more feet to get that 200 feet to the residential limit. The 500 feet from the existing towers, we're only asking for 25 foot, which is 5% of that deviation in order to propagate the coverage. The co-location question about the 60-foot tower height, with the coverage maps at 35, 45, 55, and then 65, we would be at the 55 range from the current proposal. At the 55 feet, another carrier can come around 45 and that would be getting some coverage in the area as well.

Commissioner Merideth asked for more information regarding the heat map. Why is there so much blue next to the red?

Applicant's Representative Veronica stated it depends on the existing towers around that area. If it is angled at a way where it can capture it. As you go into the drop zone, it just drops. It will be intermixed a little bit, but there is a lot of red at the base of the hill there.

Commissioner Miller stated it would be important to know the number of Verizon users that exist within that red area. How many of those customers are Verizon users and how many of them are being affected?

Applicant's Representative Veronica stated we did ask Verizon and they didn't have that information available. There are three major carriers and if Verizon can't get the service that they need in the significant gap in coverage, it does kind of provide some competitive edge on the existing carrier.

Chair Hamerly asked is there a direct relationship between the coverage plots and the percentage rates of dropped calls or is the coverage plot a different scale where its measuring strength of signal?

Applicant's Representative Veronica stated correct, it is strength of signal and it prevents dropped calls.

Vice Chair Thomas stated the percentage in Southern California for major companies stated on Google, T-Mobile is taking 35-40%, Verizon 28-33%, and AT&T 25-30% of the market. There are other minor carriers such as Cricket, Spectrum Mobile, and Mint between 5-10%. Verizon would constitute almost one-third of the customers. If they are adding a second carrier, it would be possibly AT&T or T-Mobile.

Chair Hamerly stated it would be T-Mobile since AT&T is trying to co-locate.

Chair Hamerly opened the public hearing.

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

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

Applicant's Representative Veronica stated all carriers go through licensing and it is an extreme process, where documentations are reviewed before it is proposed at a specific location. This is the only location in this area that will provide significant gap in coverage.

Chair Hamerly asked what type of storage system do you use?

Applicant's Representative Veronica stated every generator has a shutoff valve. The fire department reviews these proposals through the building code and certifies that it is safe.

Chair Hamerly stated I was specifically asking about the diesel generator and the fuel storage and how it is being contained. Is the tank submerged?

Applicant's Representative Veronica stated I will provide the spec sheets during the building code. No, it is not submerged.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Merideth and seconded by Vice Chair Thomas to Adopt Resolution No. 2026-008 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. Motion carried, 4-1, with Commissioner McCance voting no.

RESOLUTION NO. 2026-008

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)

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

   At the request of the Applicant, the meeting will be continued to June 16, 2026.

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

   At the request of the Applicant, the meeting will be continued to June 16, 2026.

ANNOUNCEMENTS

Multiple individuals from the audience approached the dais to speak about warehousing.

The Community Development Director Mainez asserted that the topic of warehousing is not on the agenda for discussion and offered to schedule a meeting at city hall with the group to respond to the concerns regarding warehousing and land use impacts. Director Mainez further explained the two items on the agenda related to warehousing were continued to a later date (June 16, 2026) at the request of the Applicant. The group was advised to leave their contact information with staff. The Planning Commission and group cannot continue to speak on these items due to a violation of the Brown Act.

The next Planning Commission Regular Meeting held on June 2, 2026 is cancelled and the next regular meeting will be held June 16, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:20 p.m.

Submitted by:	Approved by:
Camille Duarte, Administrative Assistant III	Randall Hamerly, Chair

Staff Report
to the Planning Commission

Agenda Item No. 2.

Date:	June 16, 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 **(Continued from May 19, 2026 Planning Commission Meeting)**

(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.

On May 19, 2026, the Planning Commission continued the review of the subject application to June 16, 2026, at the request of the Applicant. The continuance was requested due to a scheduling conflict that prevented the Applicant from attending the May 19, 2026, Planning Commission meeting.

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

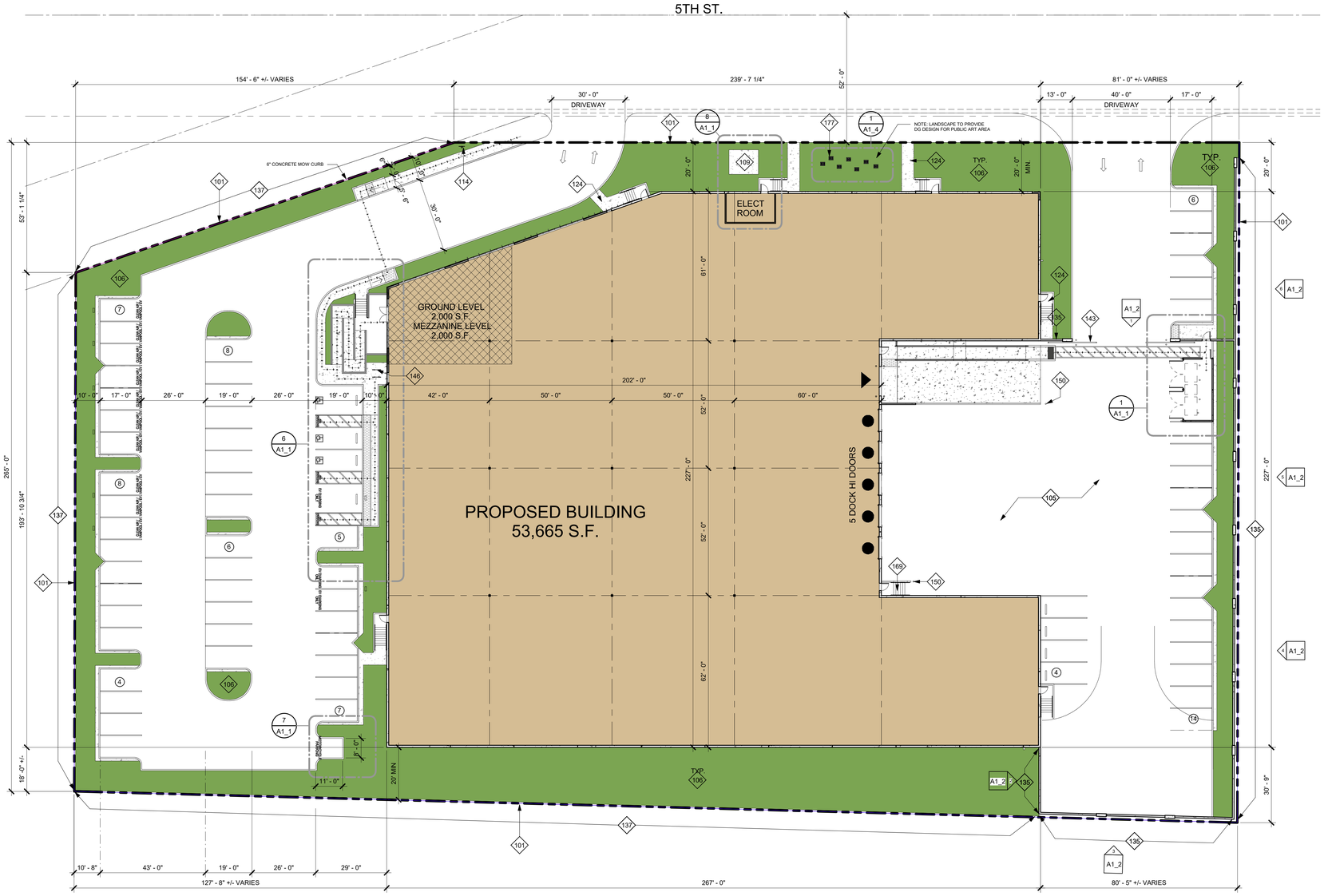
HERDMAN
ARCHITECTURE + DESIGN

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

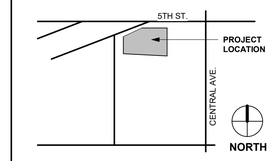
BUILDING SETBACKS:
FRONT SETBACK: 20'
SIDE SETBACK: 20'
REAR SETBACK: 20'

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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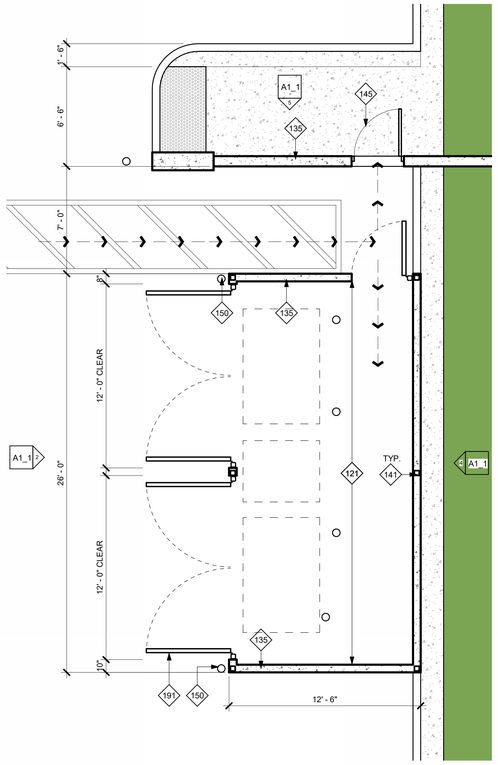
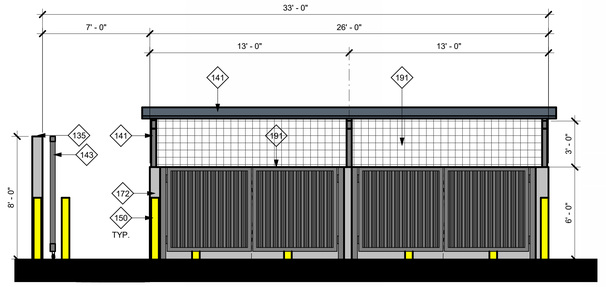
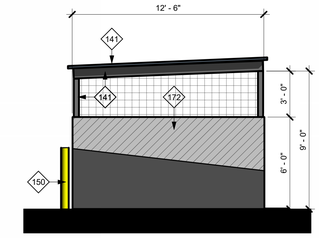


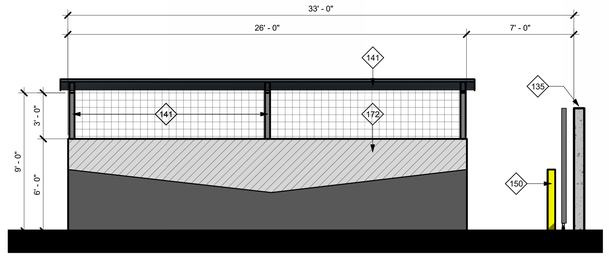
1 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



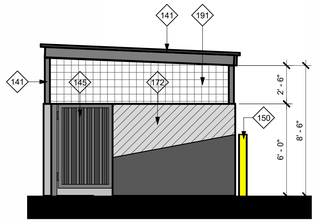
2 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



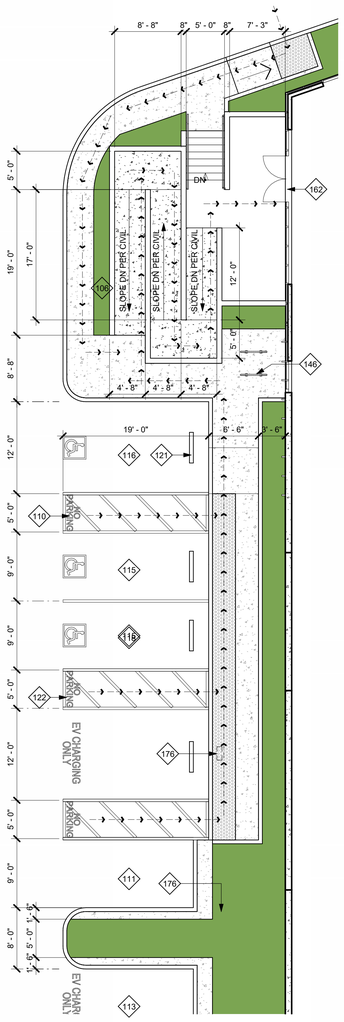
3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



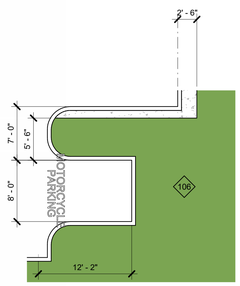
4 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



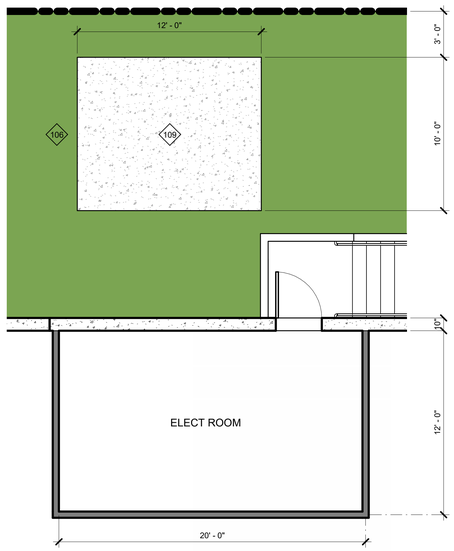
5 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



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\0.2.1. 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
PATRIOT PARTNERS 5TH AND CENTRAL
HIGHLAND, CA
2ND PLANNING SUBMITTAL

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ENLARGED SITE PLANS

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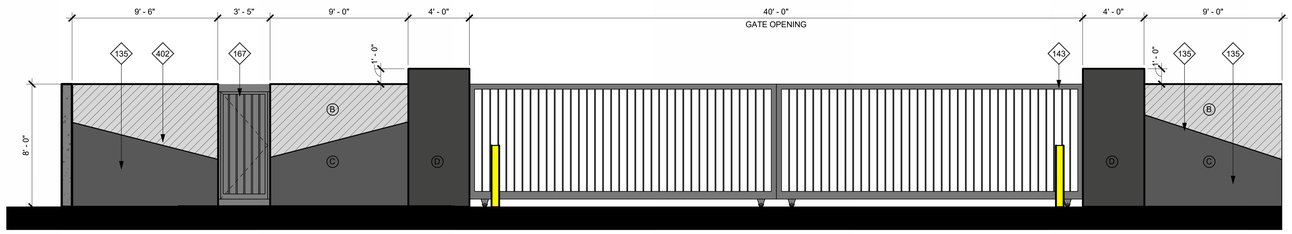
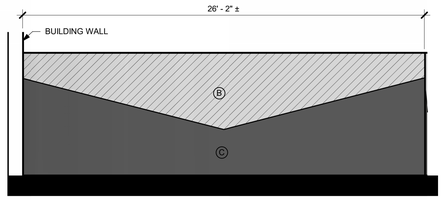
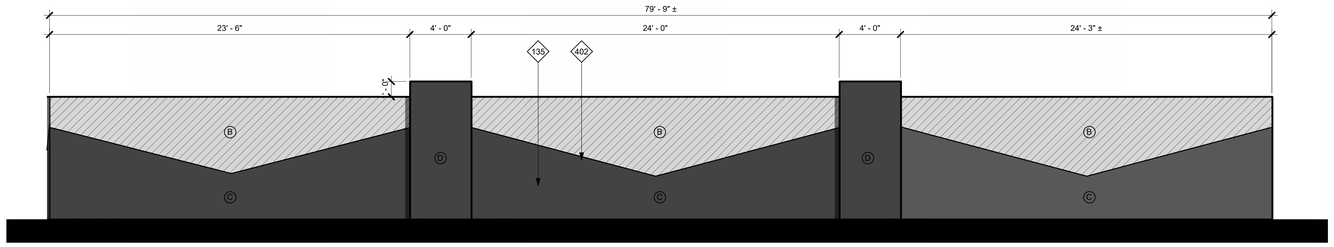


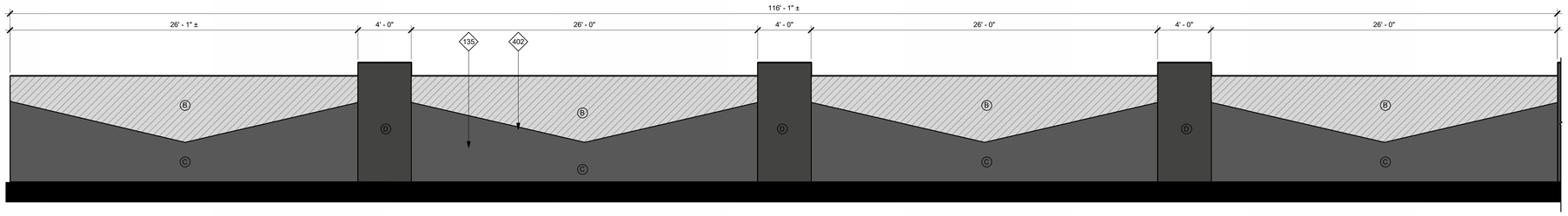
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



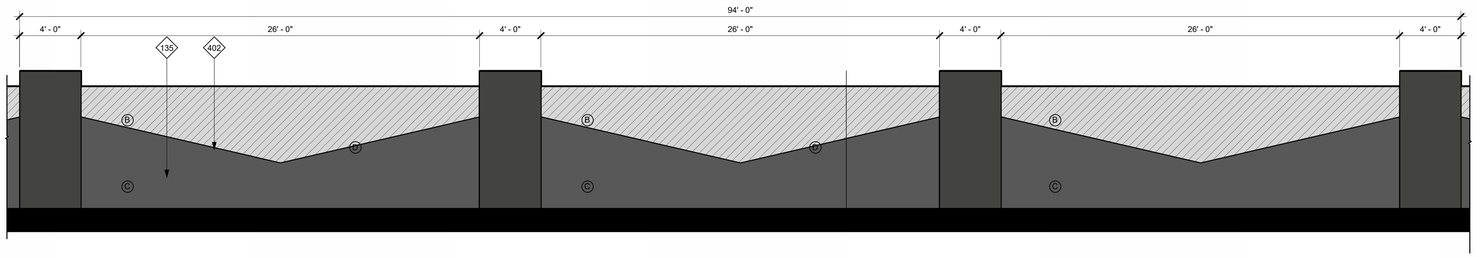
2 SOUTH EAST CORNER ELEVATION
1/4" = 1'-0"



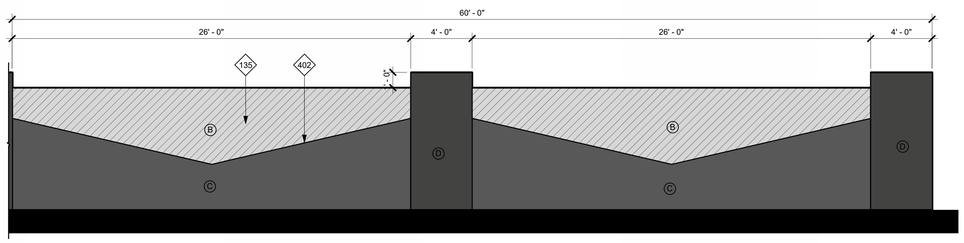
3 SOUTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



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.

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.
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SITE PLAN GENERAL NOTES

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2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
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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.
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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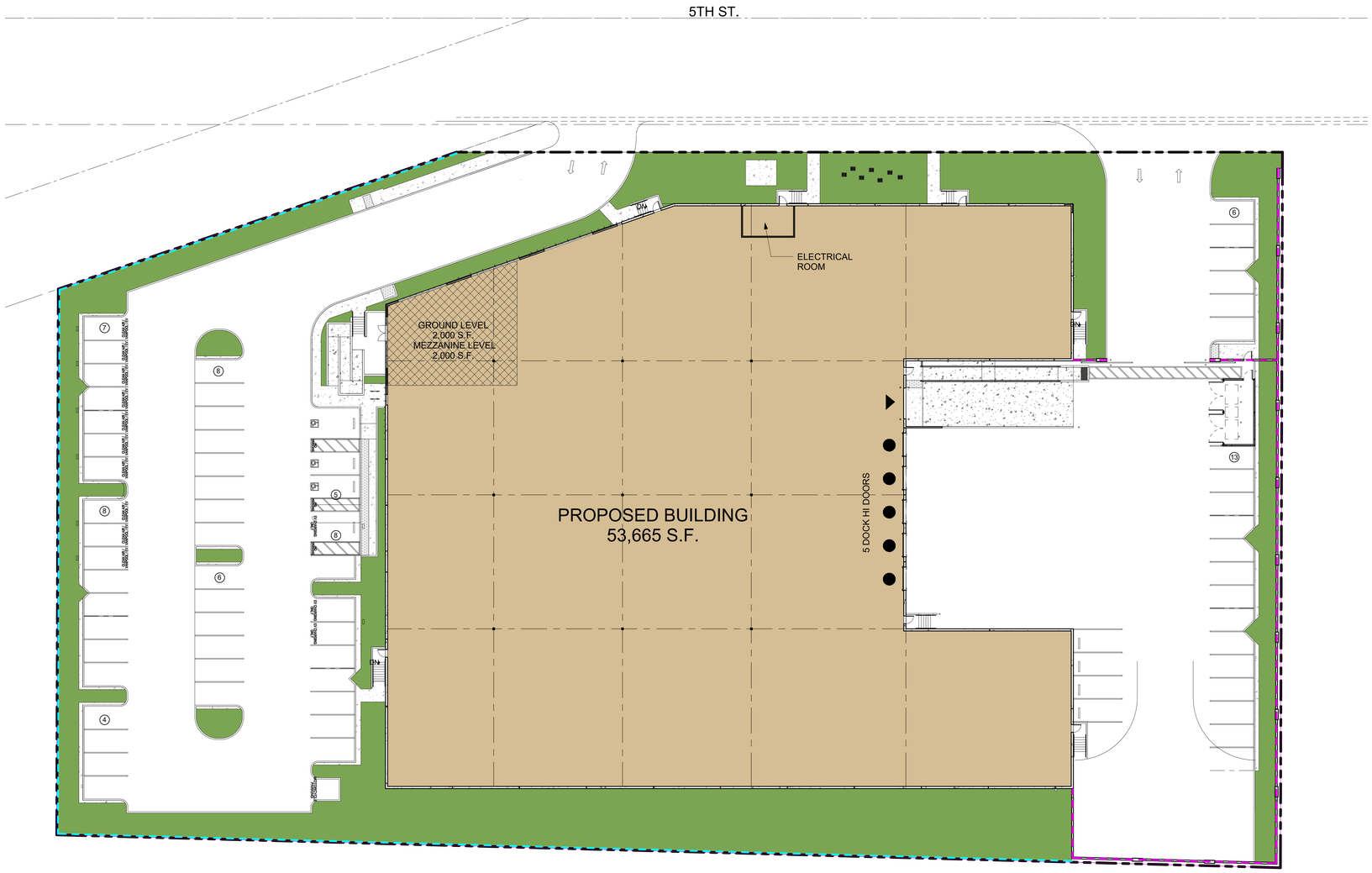

1 SITE WALL PLAN
1" = 20'-0"

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

PROJECT
PATRIOT PARTNERS 5TH AND CENTRAL
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SITE WALL PLAN

A1_3

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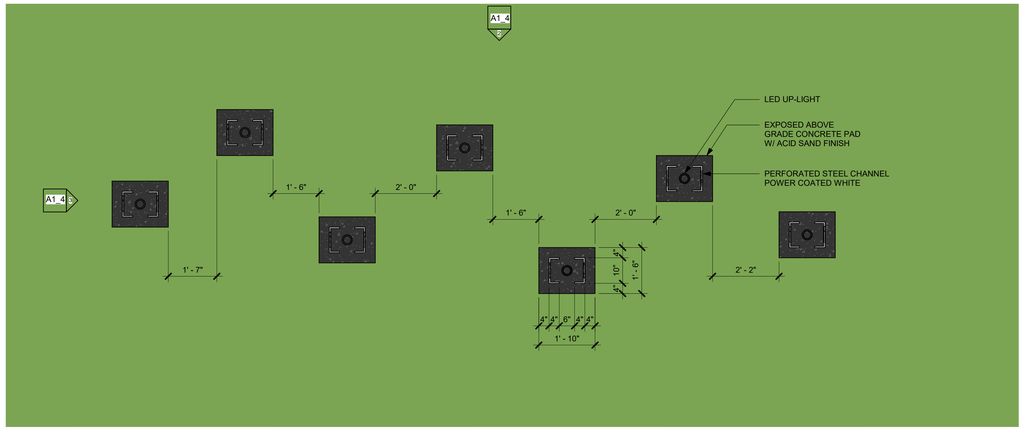
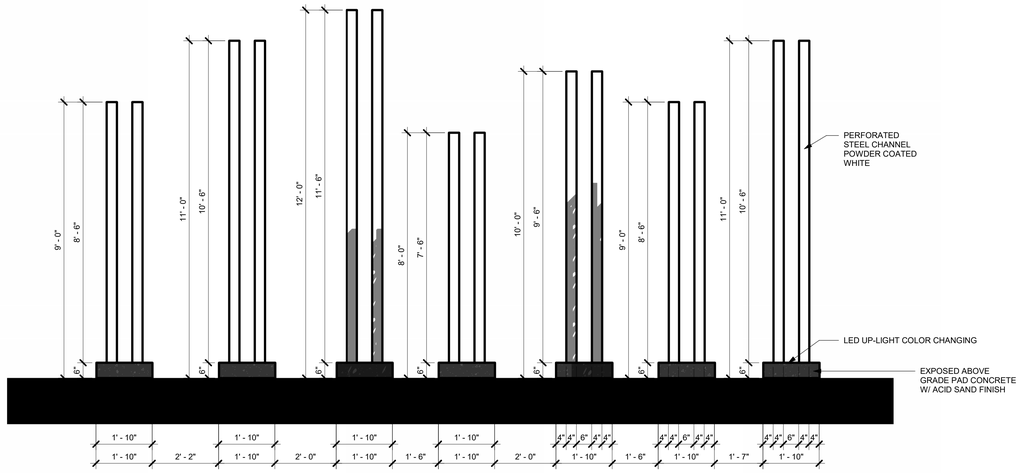
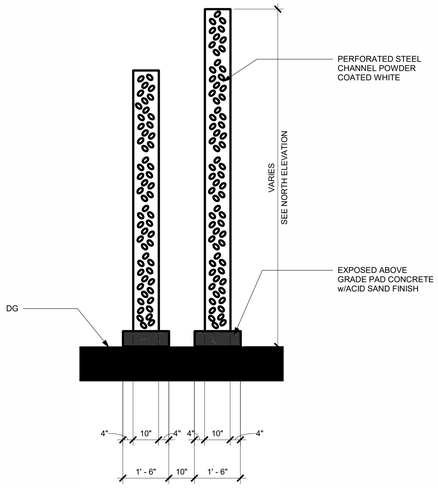


1 ENLARGED PUBLIC ART PLAN
1/2" = 1'-0"



2 PUBLIC ART - NORTH ELEVATION
1/2" = 1'-0"



3 PUBLIC ART - WEST ELEVATION
1/2" = 1'-0"

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PUBLIC ART

A1_4

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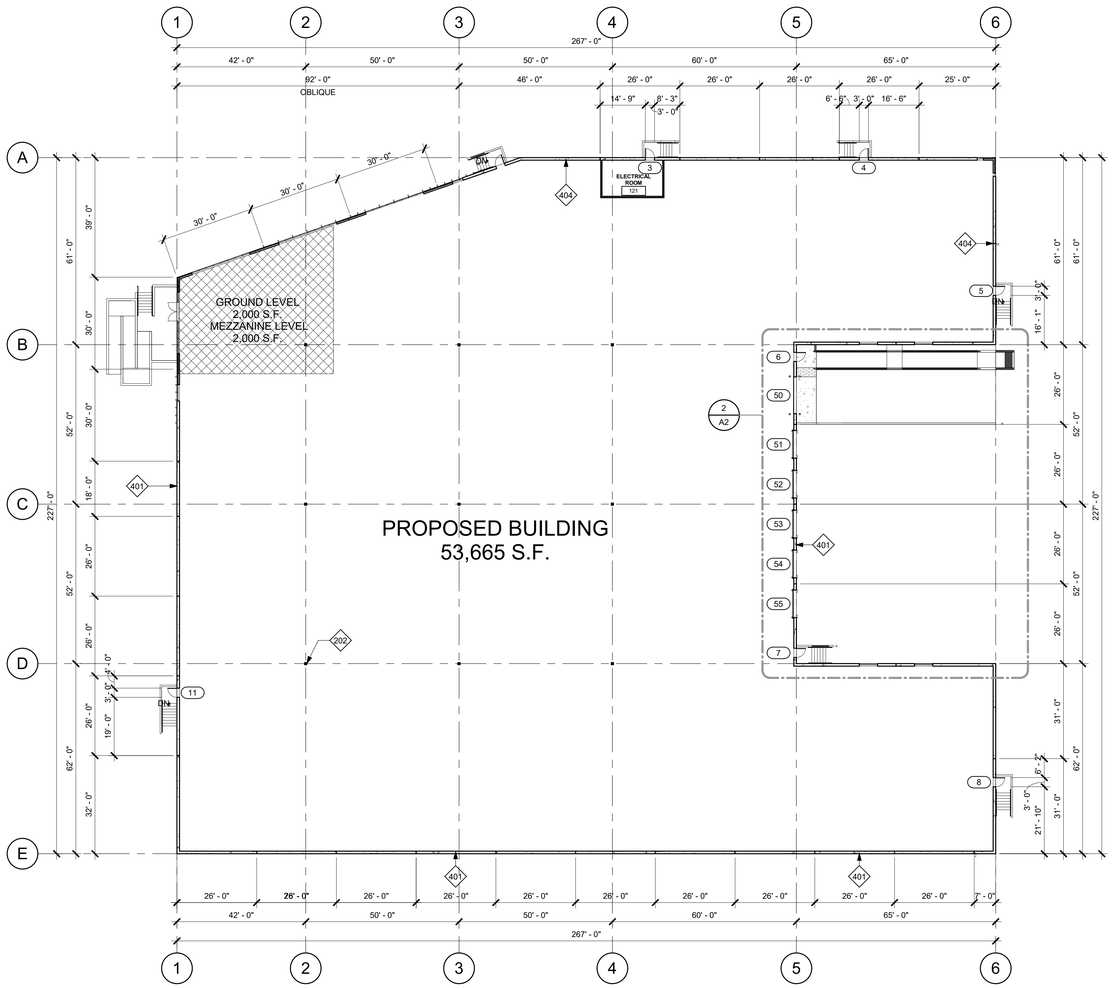
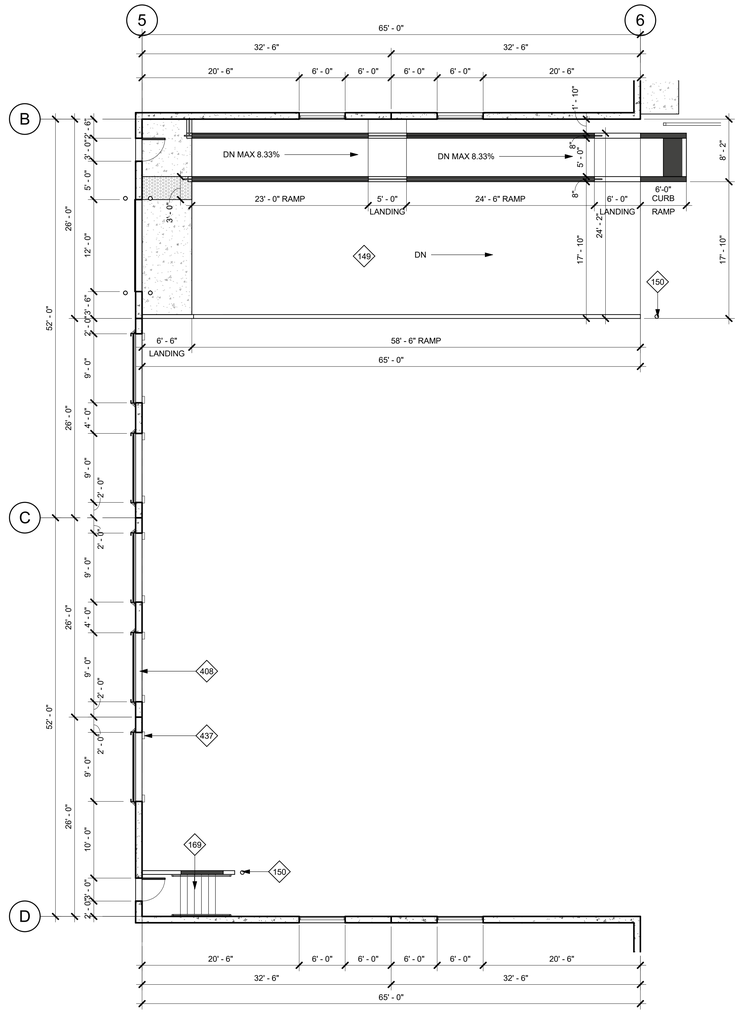


1 OVERALL GROUND LEVEL FLOOR PLAN
1" = 20'-0"



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 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

A2

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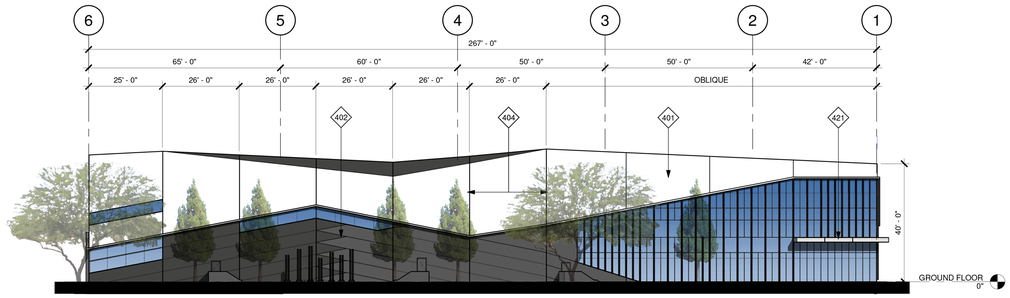
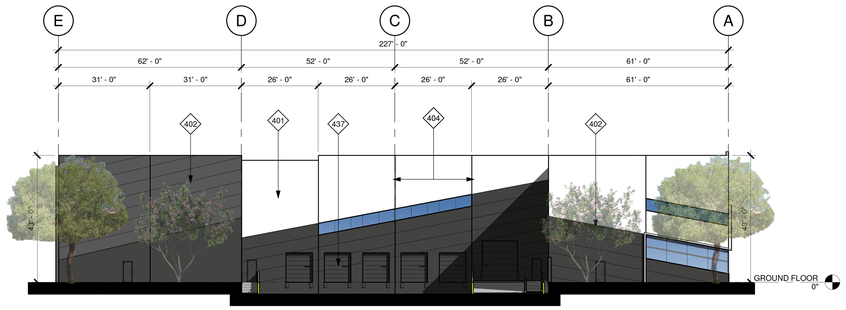
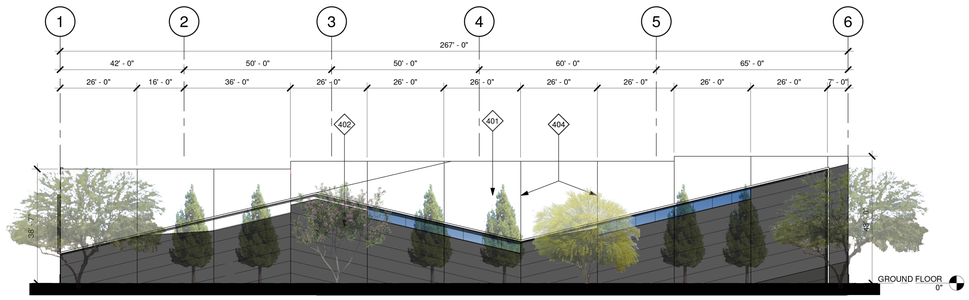


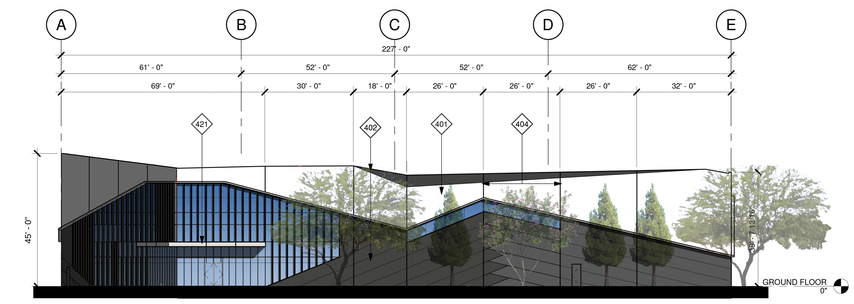
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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:

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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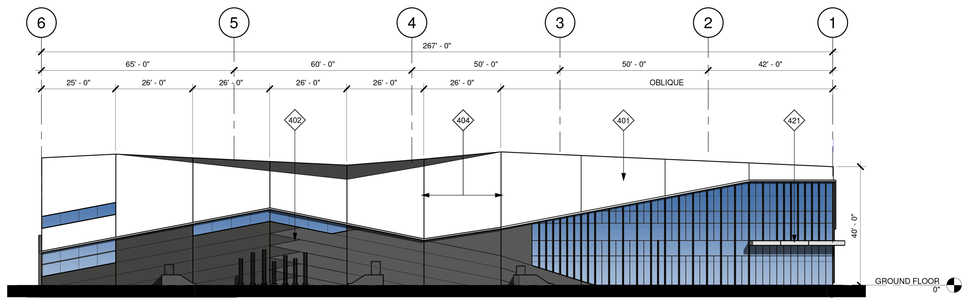
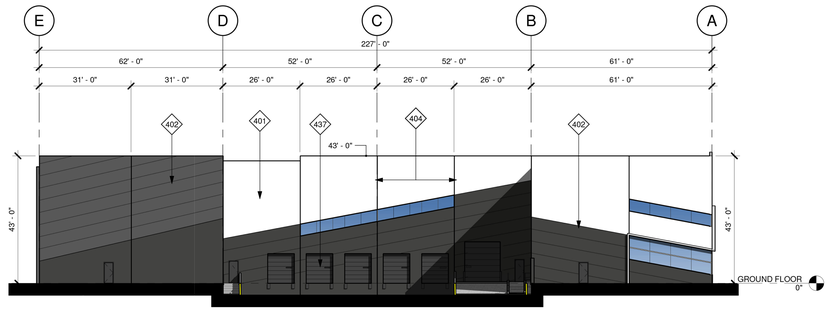
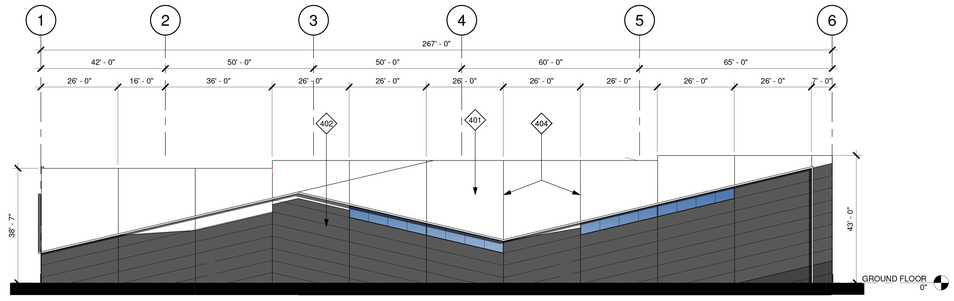


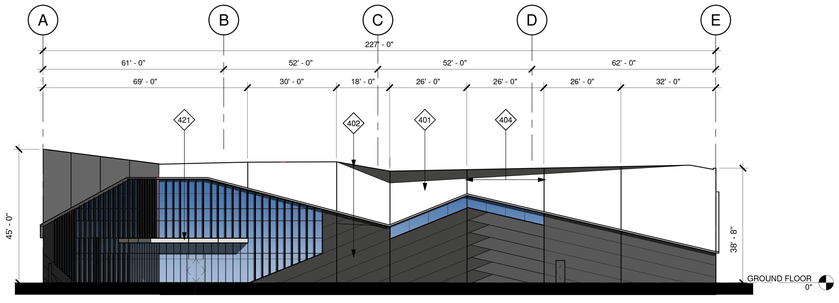
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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

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NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
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   B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
   C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
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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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6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
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EXTERIOR ELEVATION

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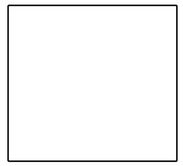


EXTERIOR PAINT

A. SW 6995
SUPERWHITE

EXTERIOR PAINT

B. SW 7674
PEPPERCORN

EXTERIOR PAINT

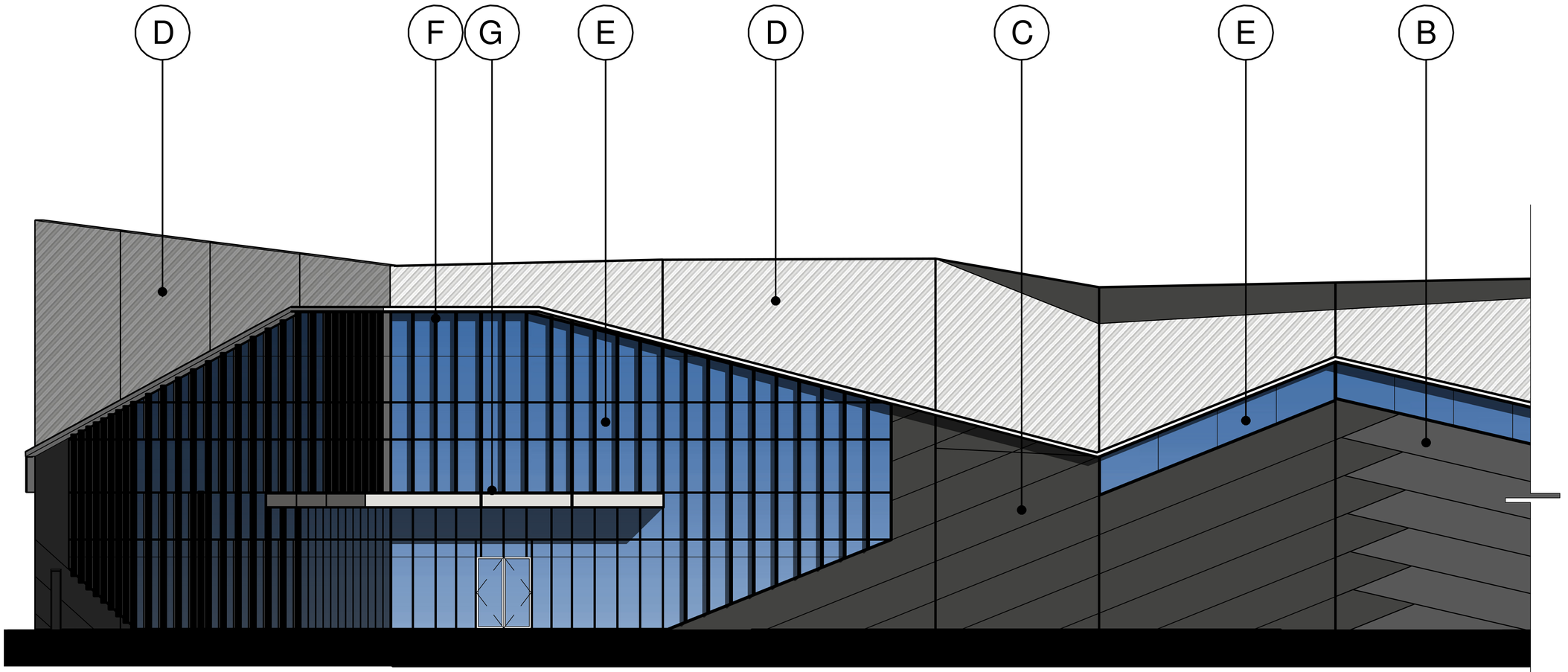
C. SW 7069
IRON ORE

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
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COLOR BOARD

A5

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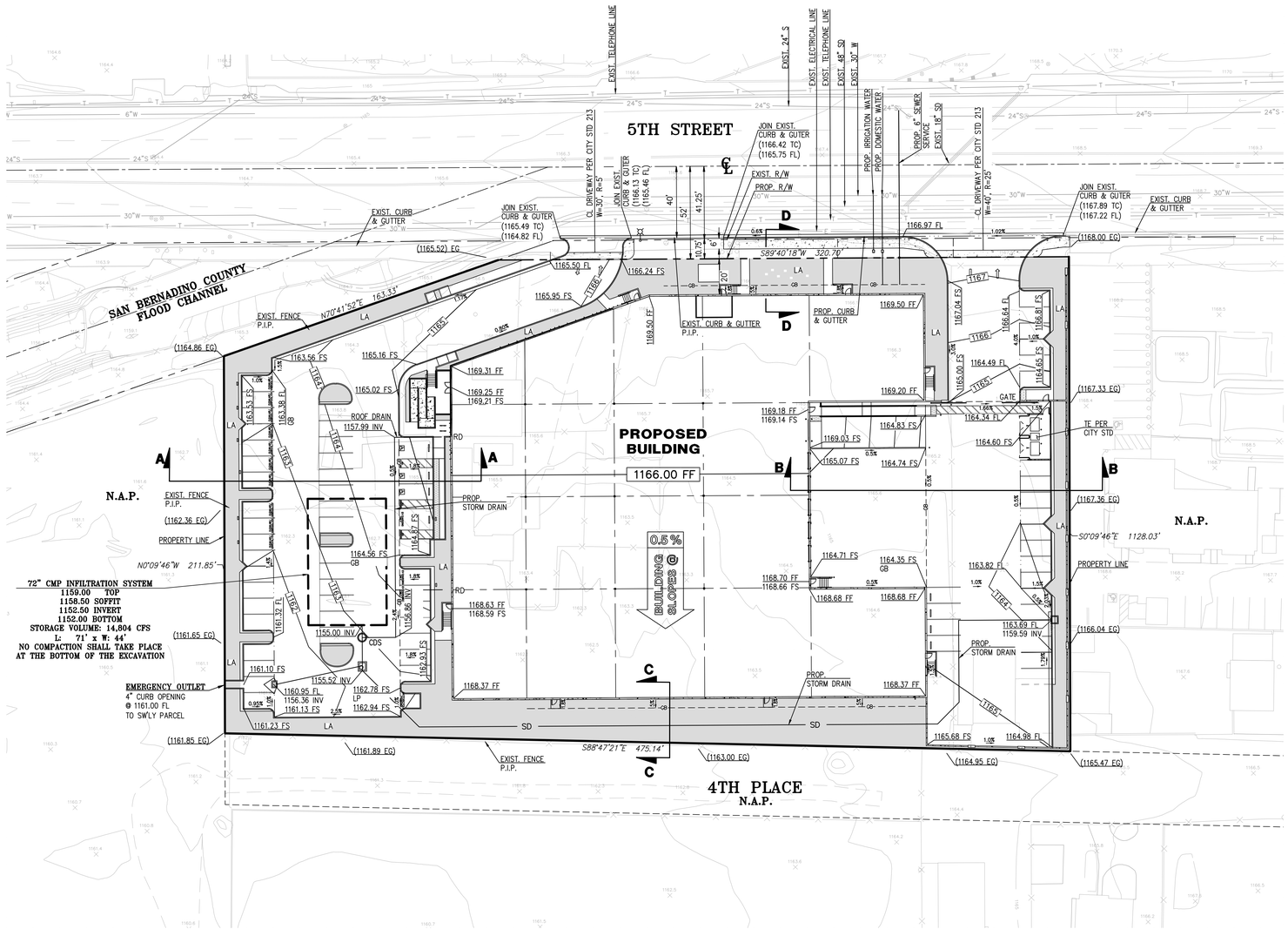
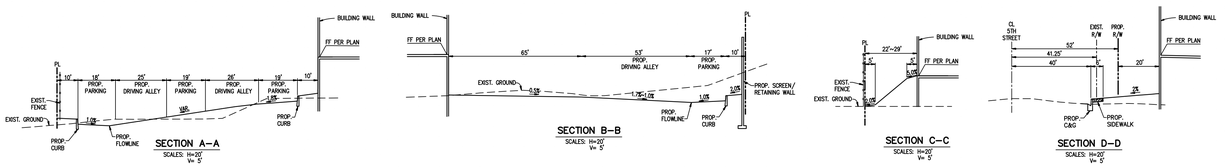




LEGEND

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:

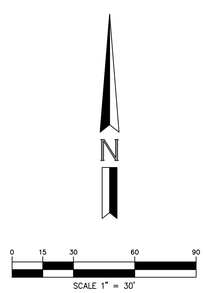
THE EAST 65 FEET OF THE WEST 475 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY.

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



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

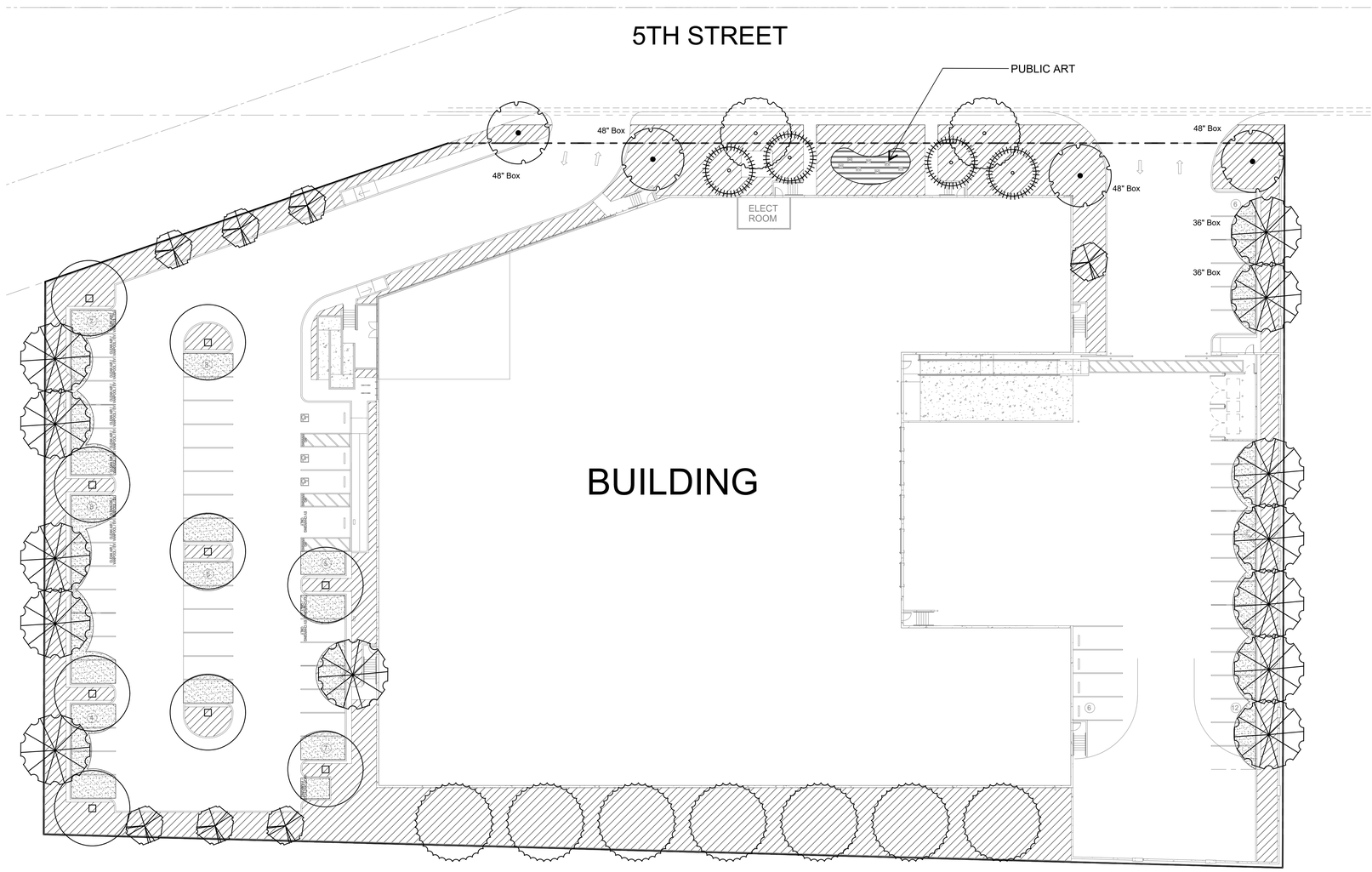
BENCH MARK	BASIS OF BEARING
BENCHMARK: S 1418 ELEVATION = 1101.16' 2.65 MI EAST ALONG 3RD STREET FROM THE SAN BERNARDINO COUNTY COURTHOUSE IN SAN BERNARDINO, 0.10 MI WEST OF STERLING AVENUE, IN TOP AND 1.0 FT WEST OF THE EAST END OF THE NORTH HEADWALL OF A DOUBLE–BOX CULVERT UNDER THE STREET, 32.0 FT NORTH OF THE WESTBOUND LANES CENTERLINE	BASIS OF 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
HUITT–ZOLLARS, INC.
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941–7799

DESIGNED BY	SHEET
R.P.	1
DRAWN BY	OF
T.A.	1
CHECKED BY	SHEETS
R.P.	
FIELD BOOK	JOB NO.
	314509.01

D:\proj\314509.01 - Patriot - 5th at Central Industrial\10 CAD\10.10 Civil\Sheets\CGP\8315834-C-GP-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

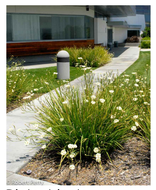
Tristania conferta

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

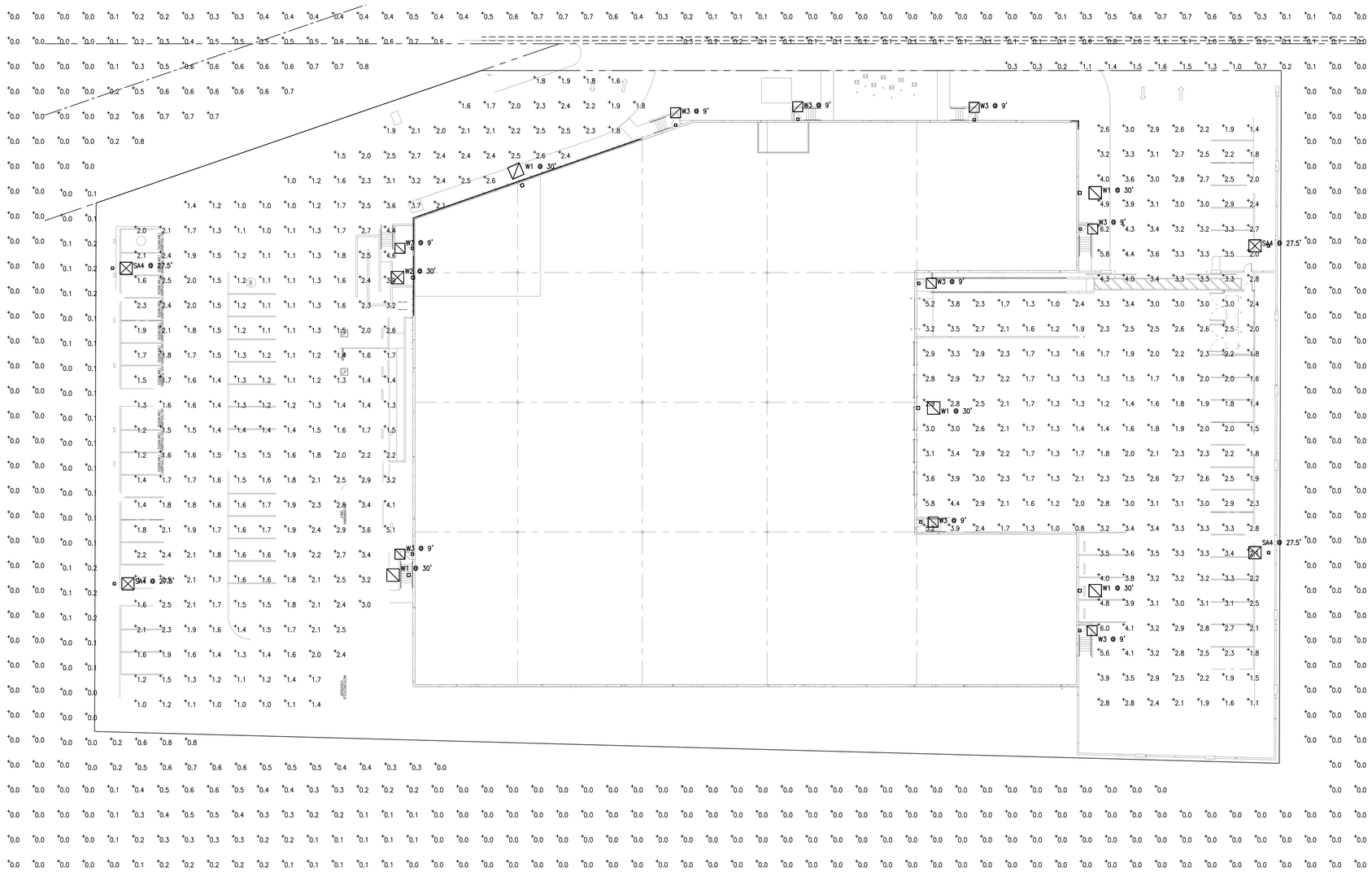
5th and Central

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

PROJECT NAME:

PROJECT TYPE:

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 snaps onto the back side of the Mounting Plate and mates to the mounting surface head screws. Fasten the Electrical Housing to the Mounting Plate from the bottom.

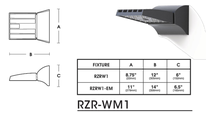
PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside 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.

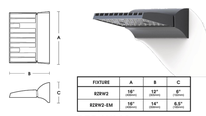
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	12" (305mm)	8" (203mm)
RZRW1-6M	11" (279mm)	14" (356mm)	6.5" (165mm)

RZR-WM1

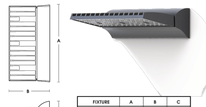
PATENT PENDING



FIXTURE	A	B	C
RZRW2	18" (457mm)	13" (330mm)	8" (203mm)
RZRW2-6M	18" (457mm)	14" (356mm)	6.5" (165mm)

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" (584mm)	13" (330mm)	8" (203mm)
RZRW3-6M	23" (584mm)	14" (356mm)	6.5" (165mm)

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

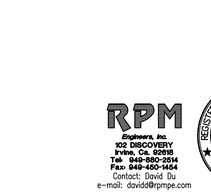
PROJECT NAME:

FIXTURE TYPE:

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 bolts to the optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

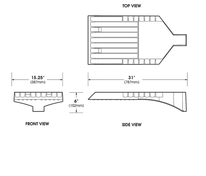
ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment are integrated.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.



VLL PLED

PATENT PENDING



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.

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.

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

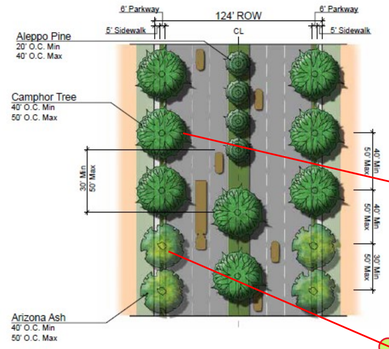
RPM #23-001M 08/09/23

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

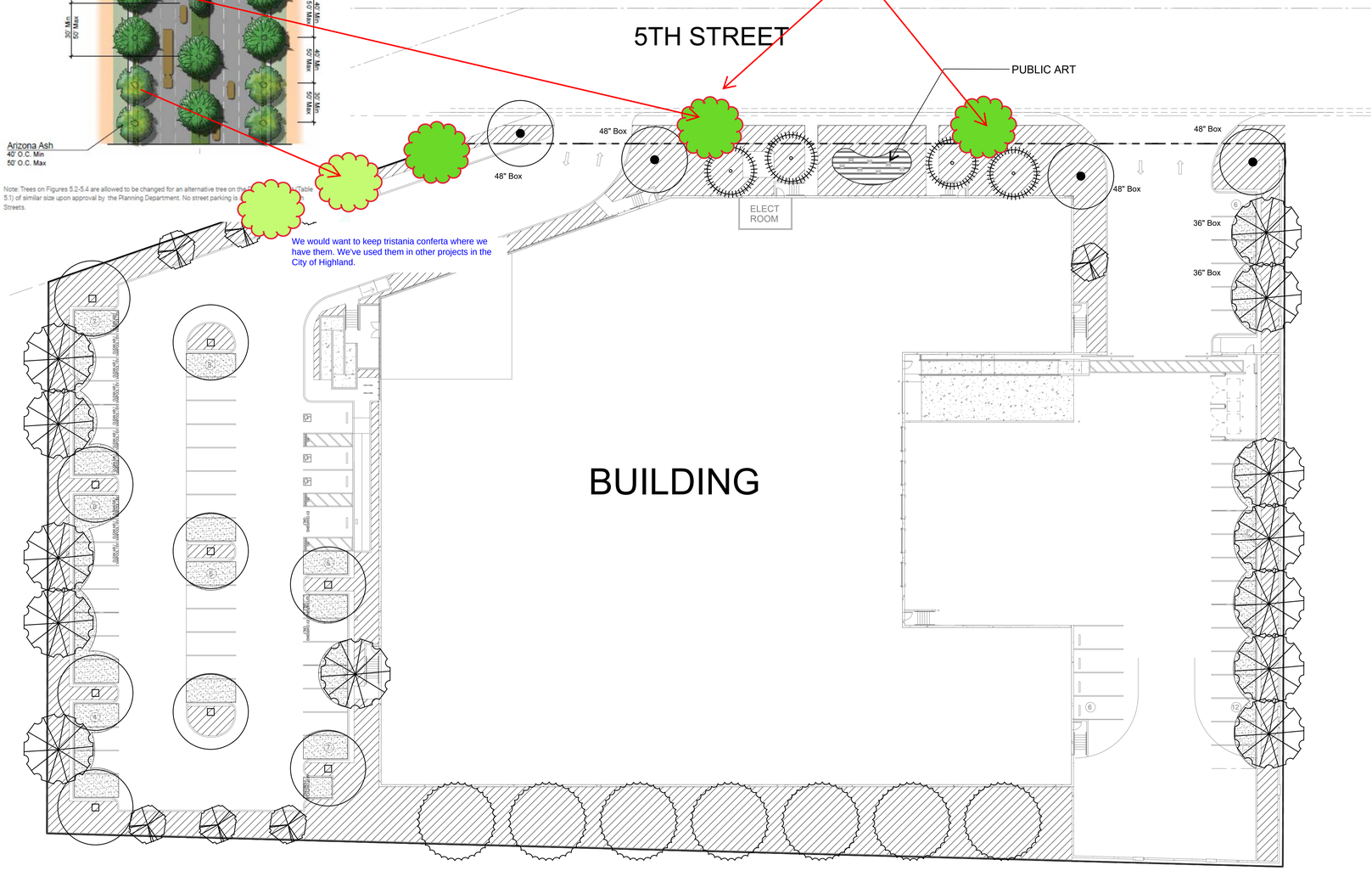


Note: Trees on Figures 5.2-5.4 are allowed to be changed for an alternative tree on the C... (Table 5.1) of similar size upon approval by the Planning Department. No street parking is... Streets.

Minimum 24" box for street trees

verify sight lines- adjust as needed

added street trees



We would want to keep tristania conferta where we have them. We've used them in other projects in the City of Highland.

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
	Tristania conferta Brisbane Box	24" Box	7	M	Standard

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.

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 June 16, 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	$[illegible]	N/A	N/A	N/A
Public Use (Community Center Facilities)	$1,444.06	$1,389.46	$[illegible]	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$4,702.87	$4,523.[illegible]	$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 June 16, 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 June 16, 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	$7,56[illegible]	$13.51	$10.39
Regional Flood Control Facilities	$1,155.73	$494.57	$406.86	$1[illegible]9.42	$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	$4,52[illegible]	$3,242.07	N/A	N/A	N/A
TOTAL:	$30,349.14	$22[illegible]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

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 **Page 1 of 7**

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 June 16, 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 16th day of June 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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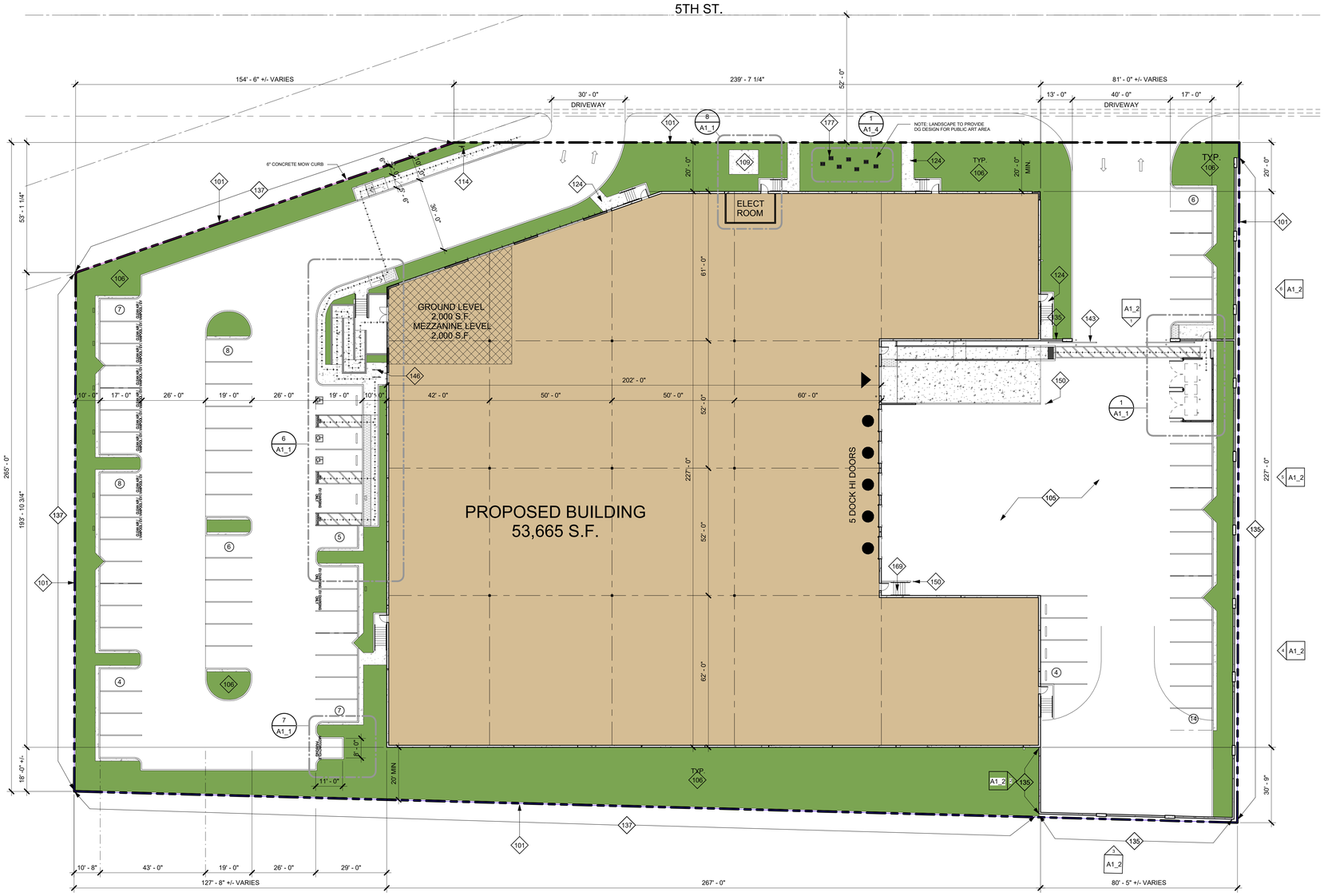


1 PROPOSED SITE PLAN
1" = 20'-0"

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

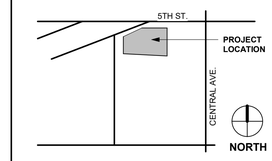
BUILDING SETBACKS:
FRONT SETBACK: 20'
SIDE SETBACK: 20'
REAR SETBACK: 20'

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

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SITE PLAN

A1

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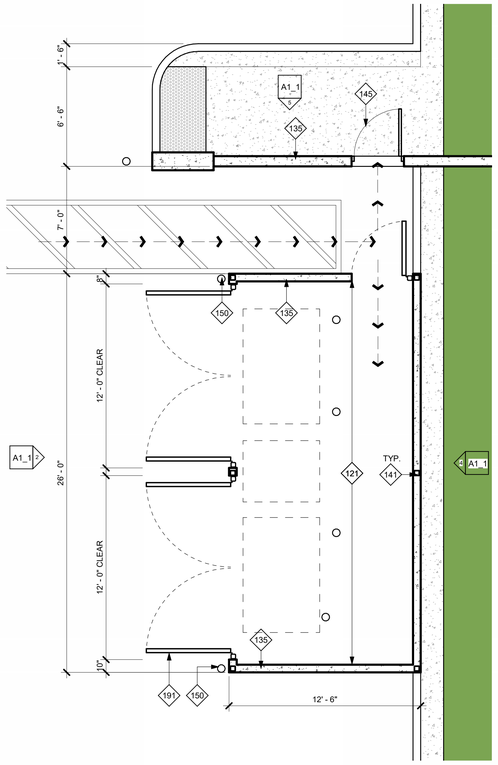
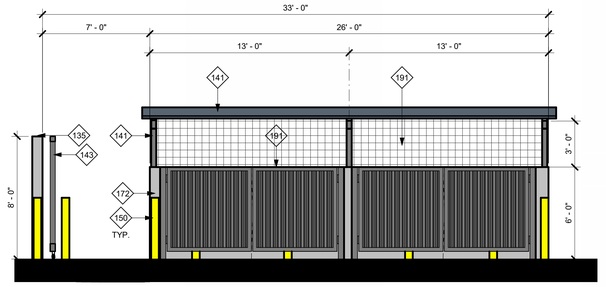
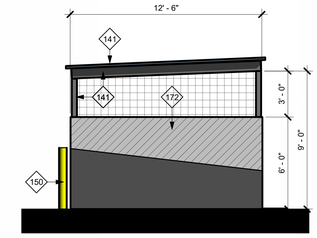


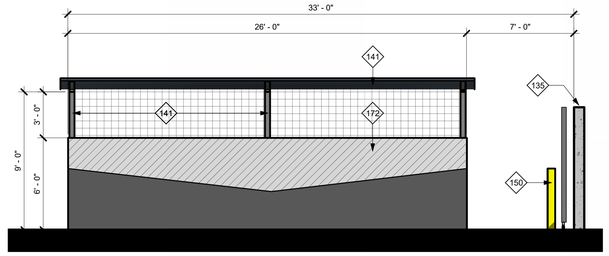
1 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



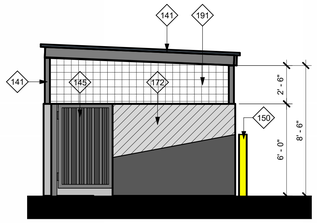
2 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



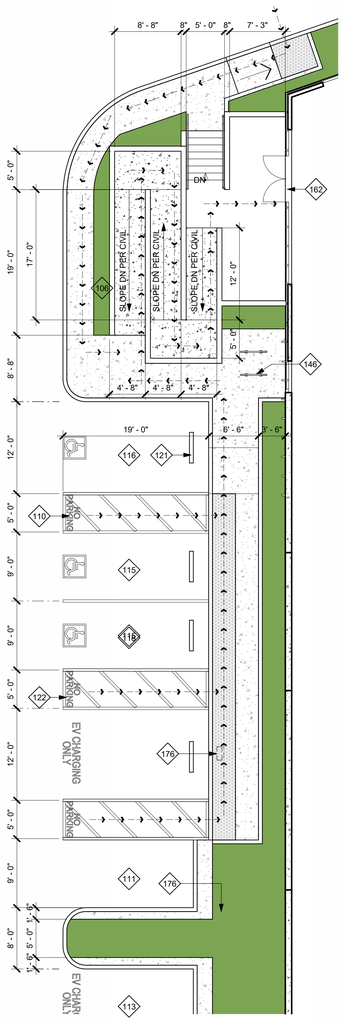
3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



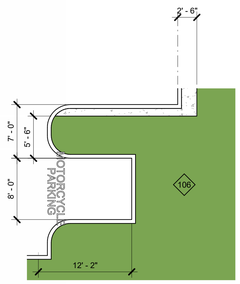
4 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



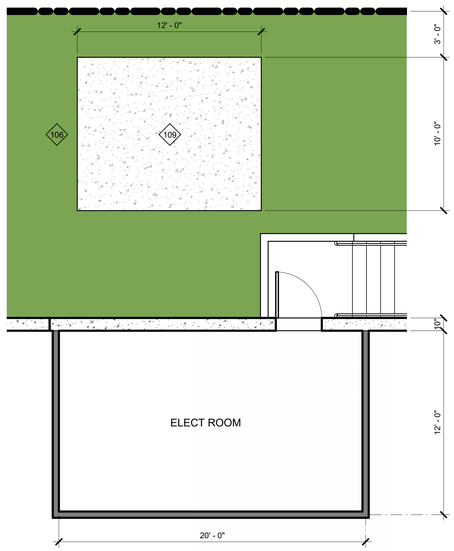
5 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



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

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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.

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

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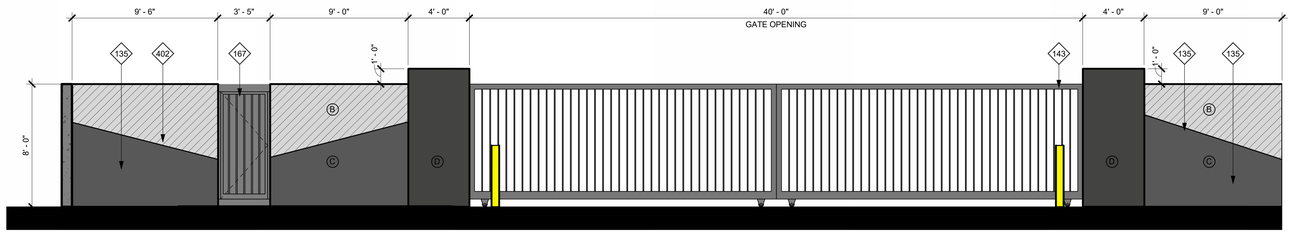
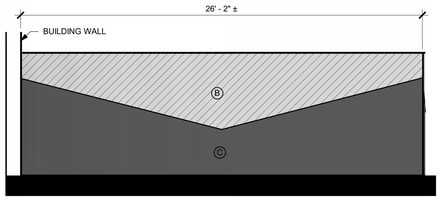
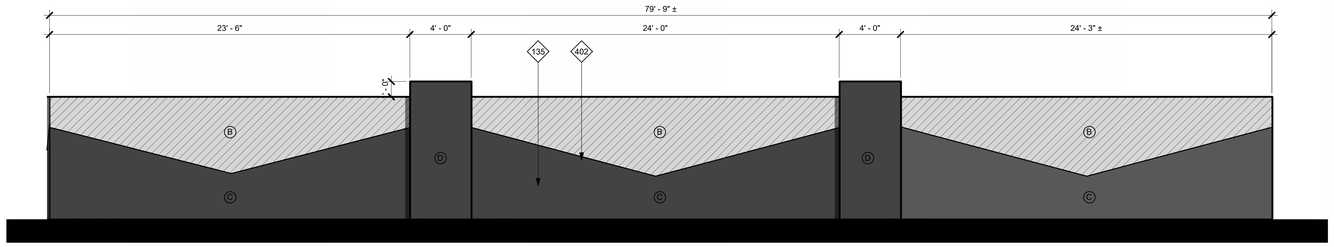


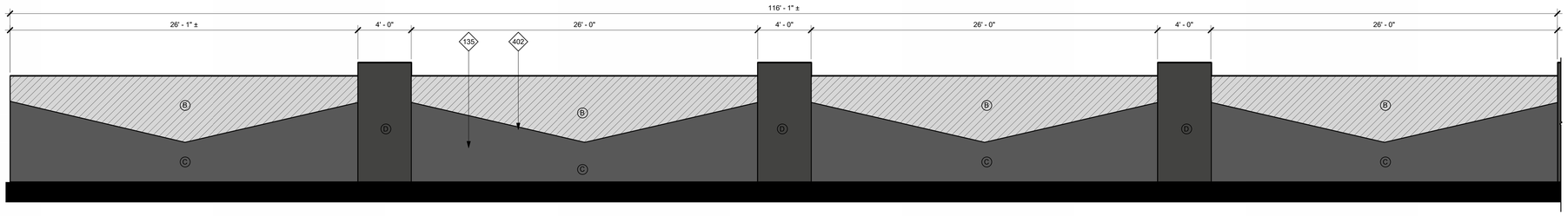
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



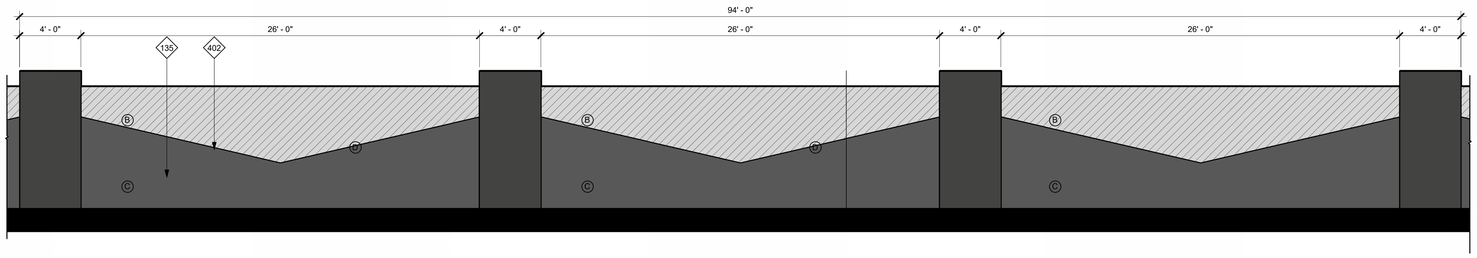
2 SOUTH EAST CORNER ELEVATION
1/4" = 1'-0"



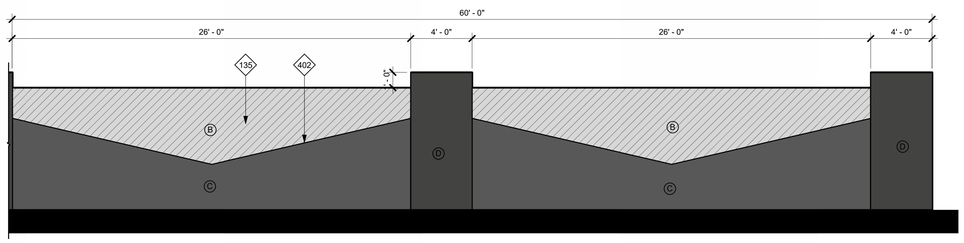
3 SOUTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



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.

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.

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

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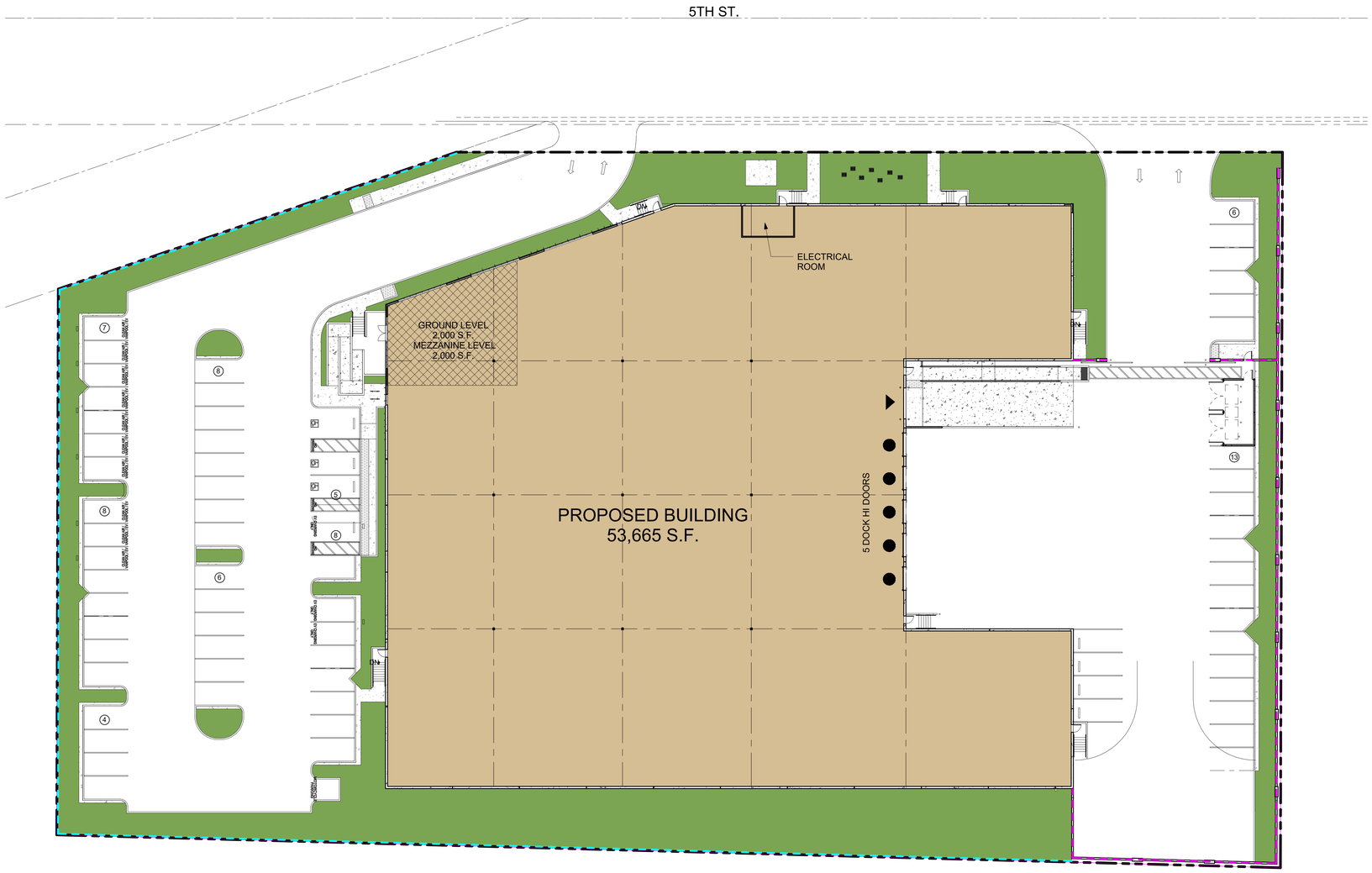

1 SITE WALL PLAN
1" = 20'-0"

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

PROJECT
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SITE WALL PLAN

A1_3

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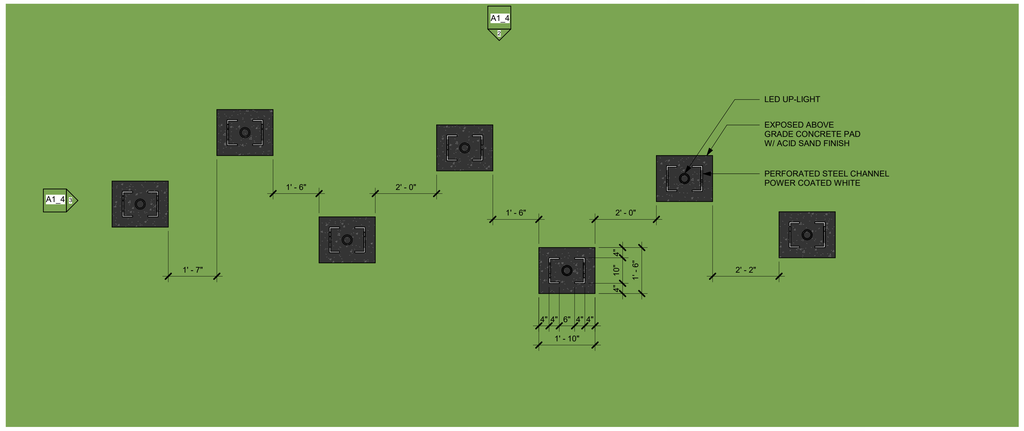
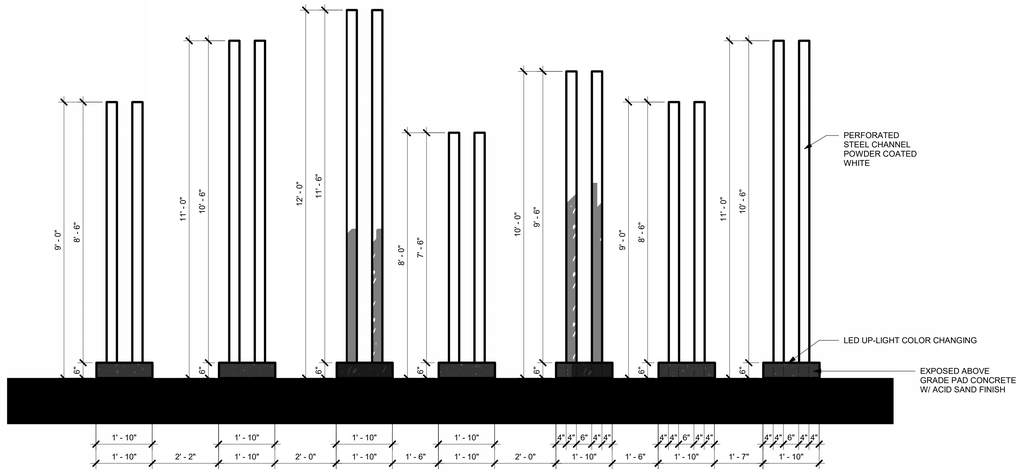
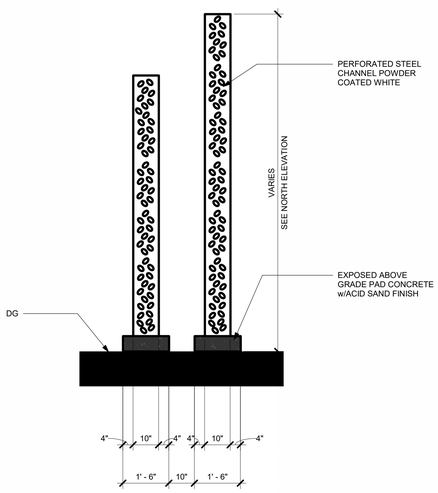


1 ENLARGED PUBLIC ART PLAN
1/2" = 1'-0"



2 PUBLIC ART - NORTH ELEVATION
1/2" = 1'-0"



3 PUBLIC ART - WEST ELEVATION
1/2" = 1'-0"

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PUBLIC ART

A1_4

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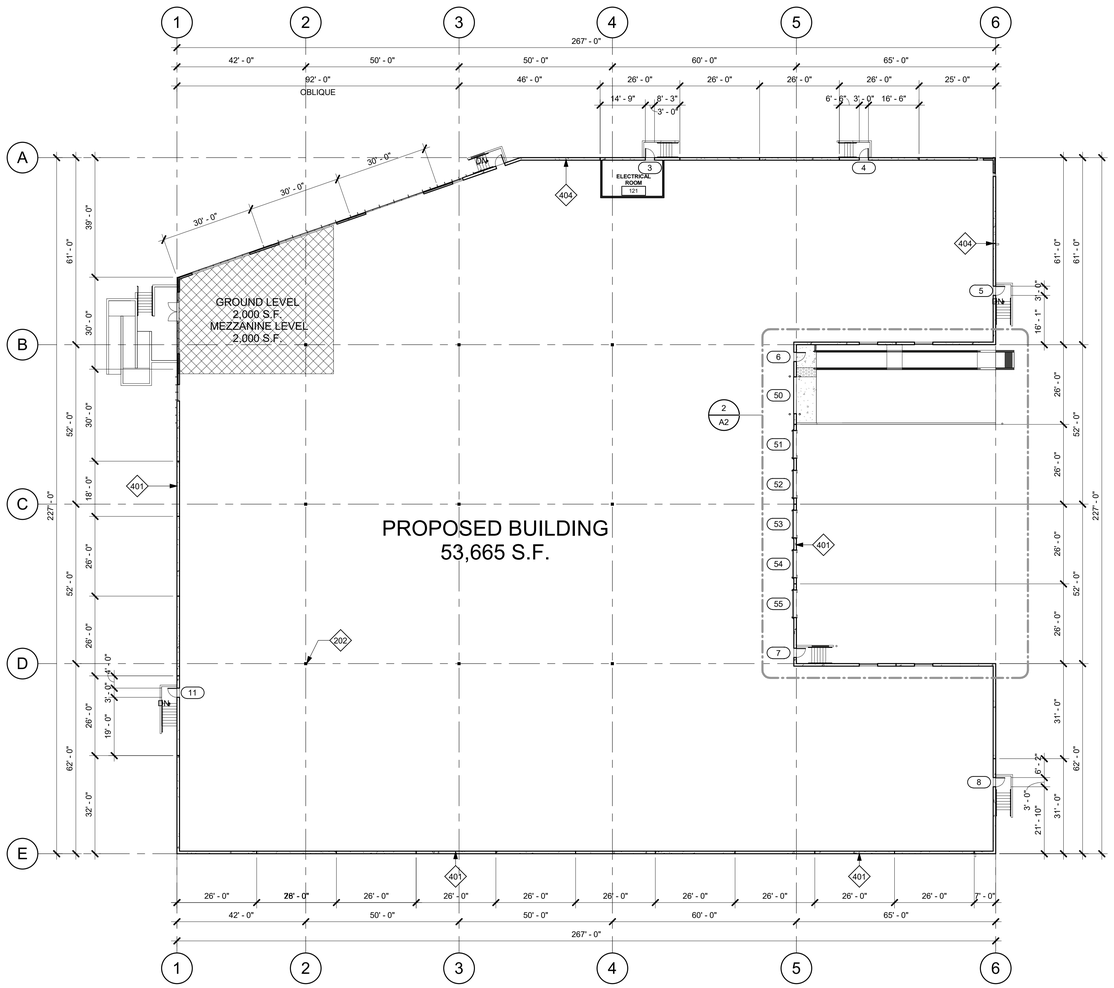
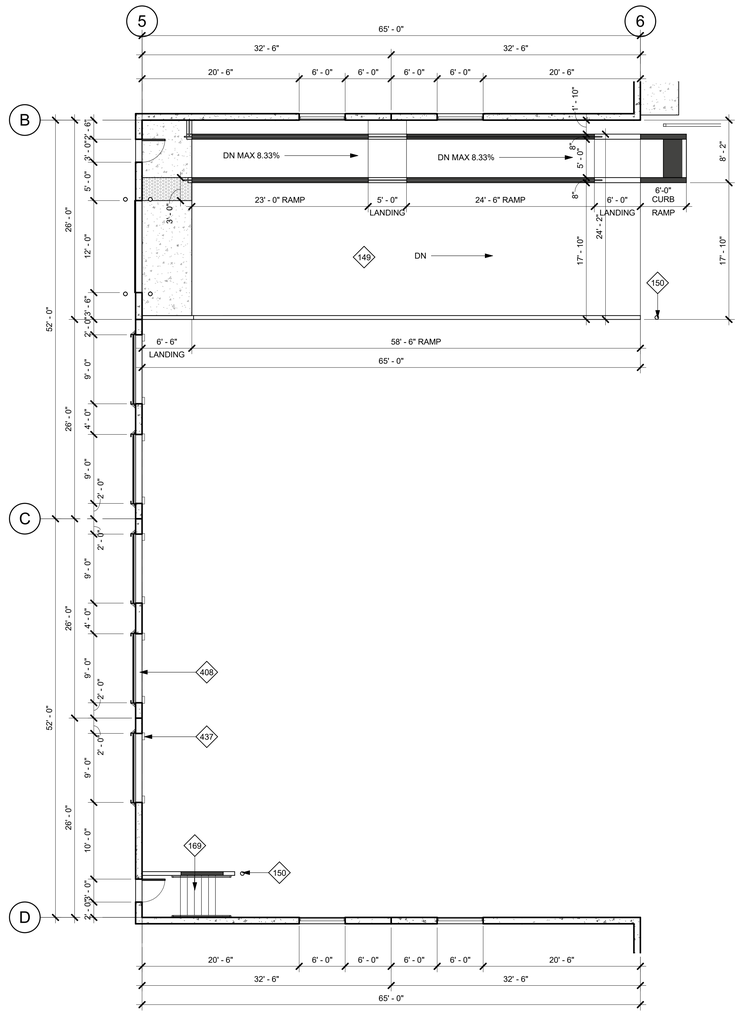


1 OVERALL GROUND LEVEL FLOOR PLAN
1" = 20'-0"



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 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

A2

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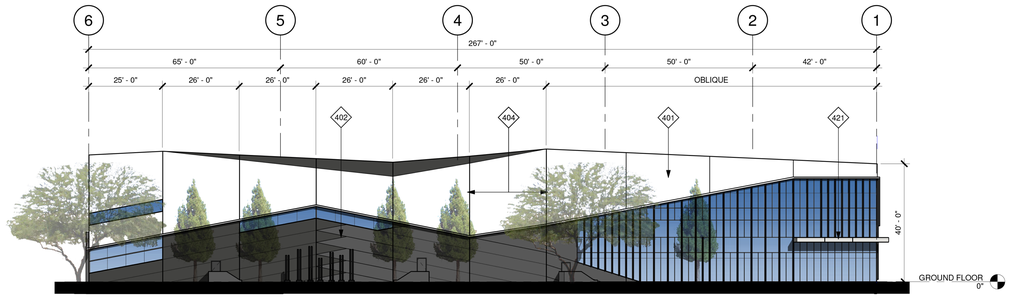
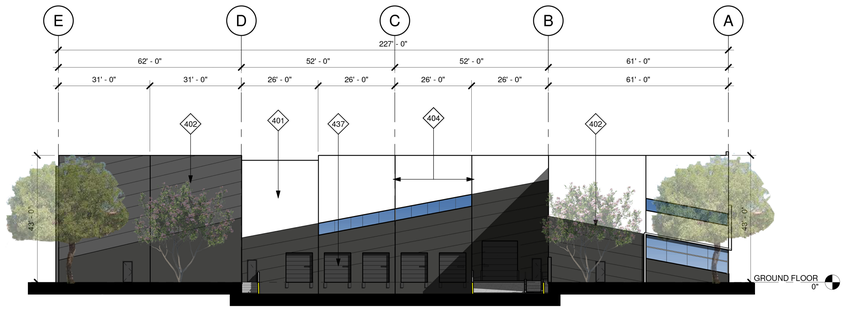
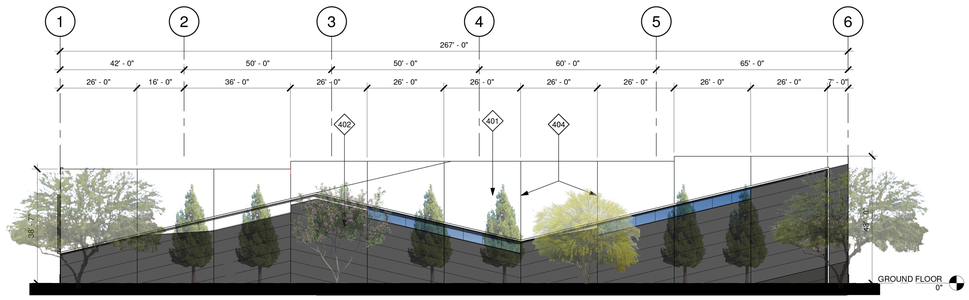


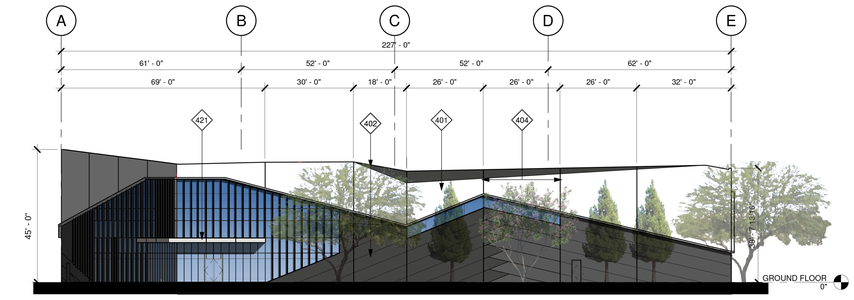
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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:

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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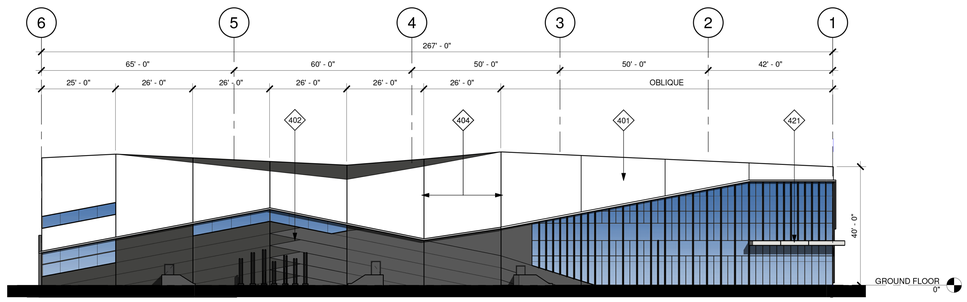
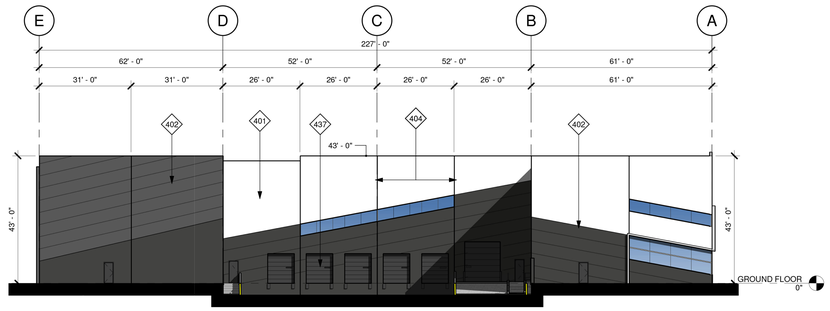
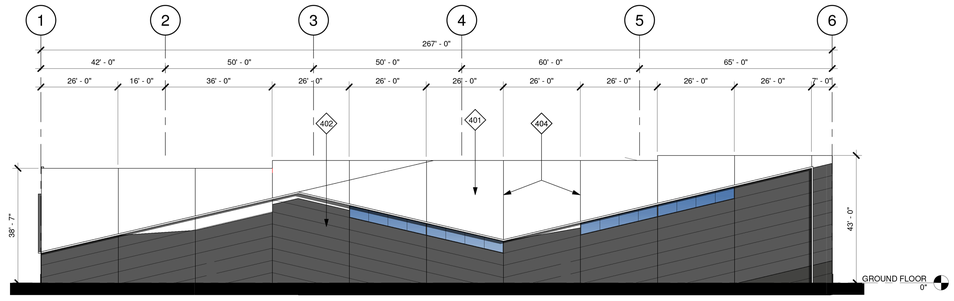


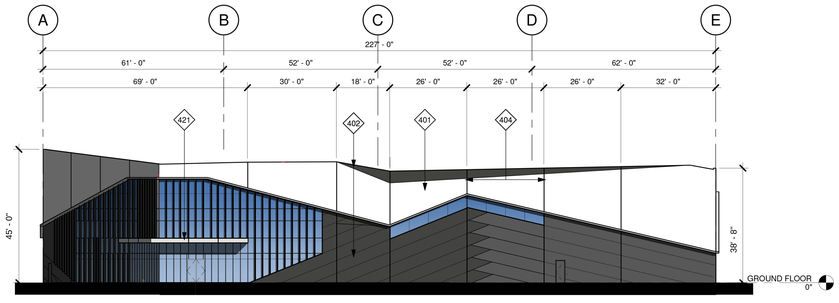
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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:

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

EXTERIOR ELEVATION

A4_1

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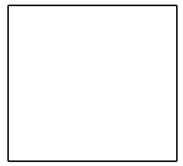


EXTERIOR PAINT

A. SW 6995
SUPERWHITE

EXTERIOR PAINT

B. SW 7674
PEPPERCORN

EXTERIOR PAINT

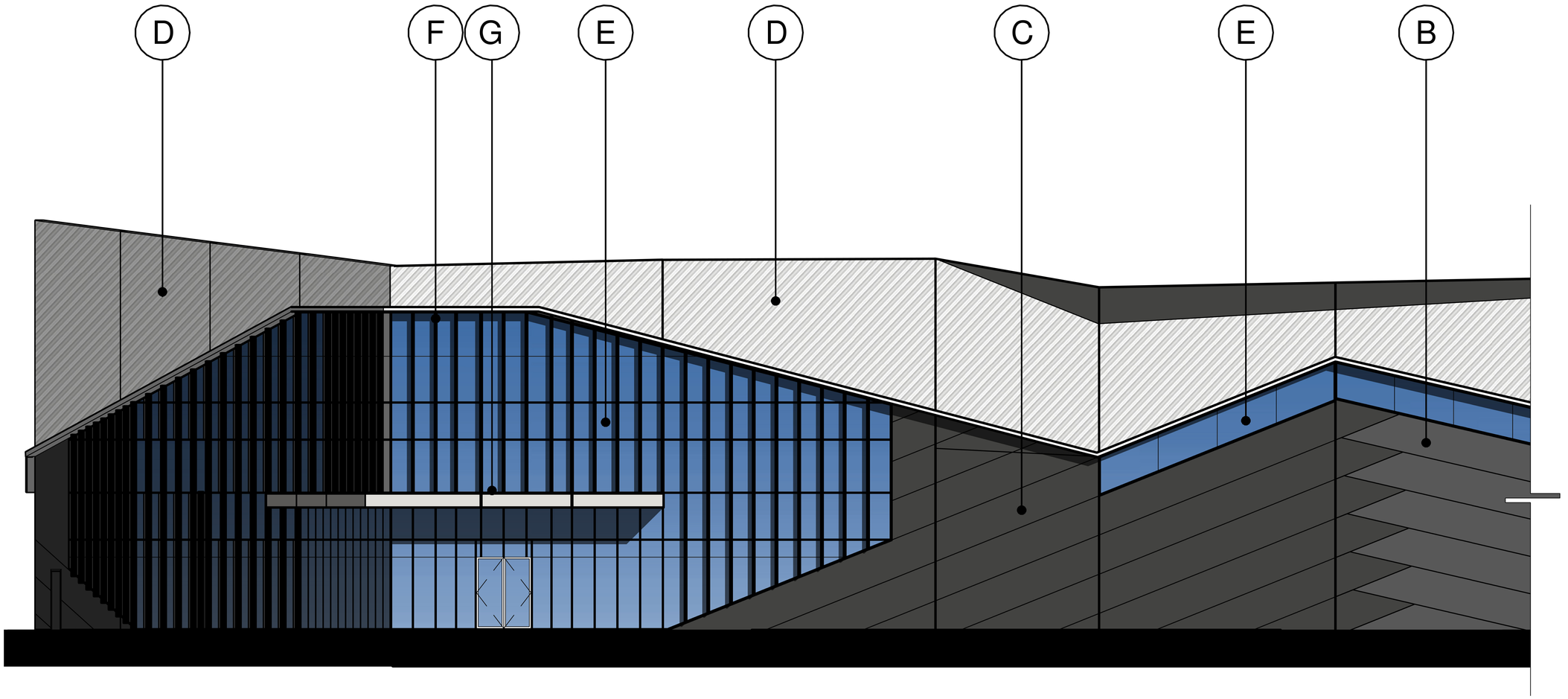
C. SW 7069
IRON ORE

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

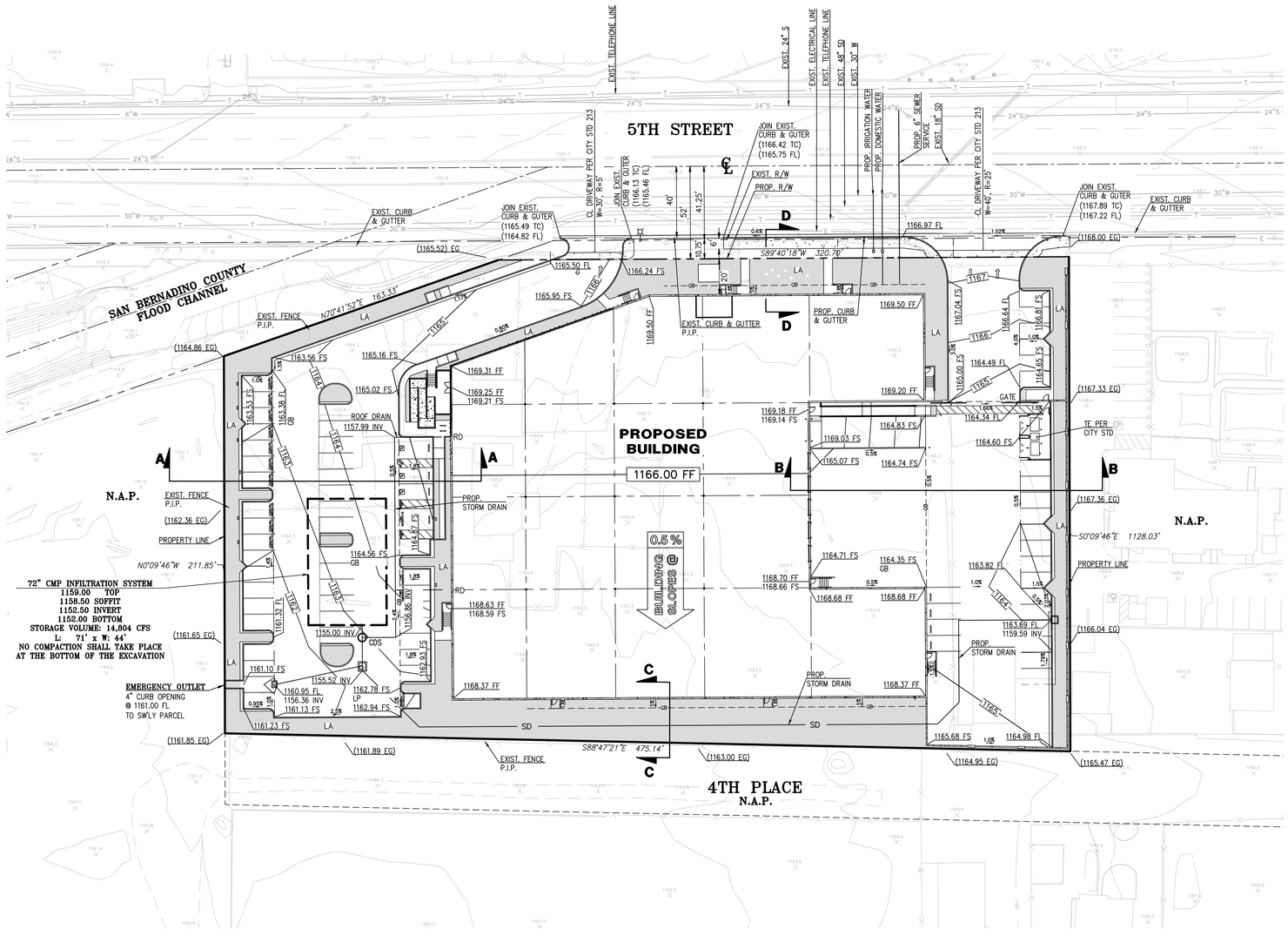
HERDMAN
ARCHITECTURE + DESIGN

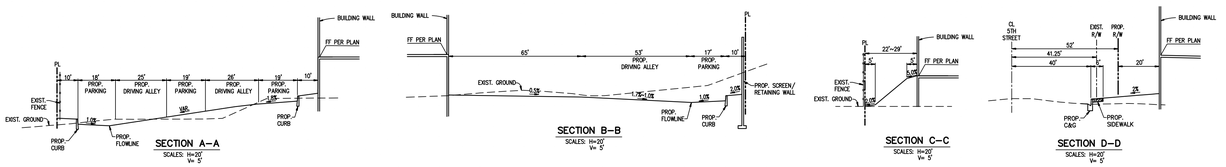
A22-2227
08.10.2023

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:

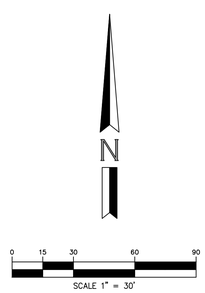
THE EAST 65 FEET OF THE WEST 475 FEET OF LOT 27, CUNNINGHAM SUBDIVISION, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 2, PAGE 22 OF MAPS, RECORDS OF SAID COUNTY.

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



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

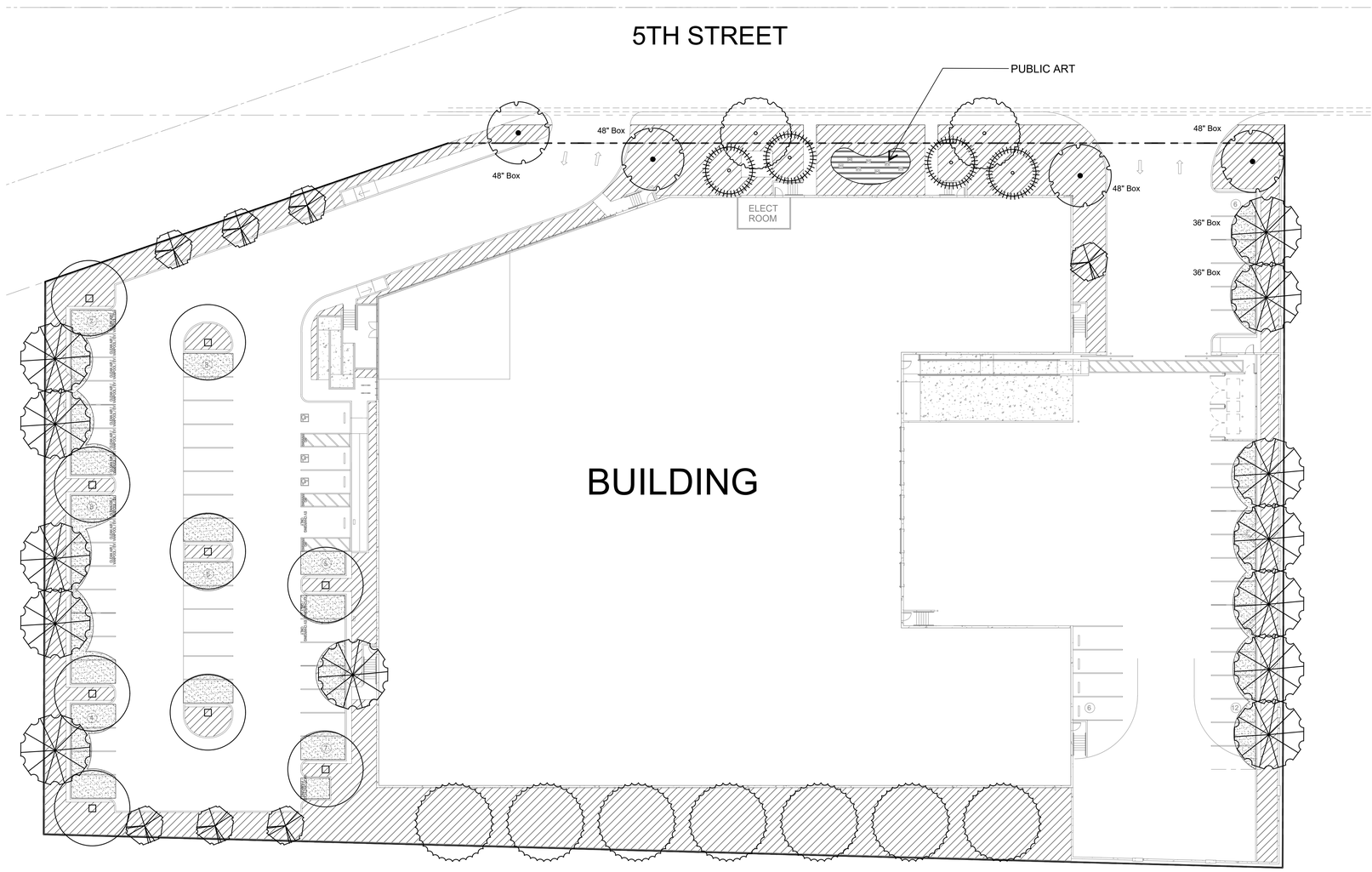
BASIS OF BEARING
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EAST 3RD STREET BEING NORTH 88°47'21" WEST ON RECORD OF SURVEY 97–0077, R.S.B. 113/15–22

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\Sheets\CGP\314509-C-GP-01-Cdwg, 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

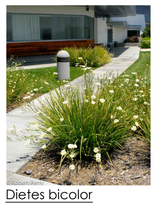
Tristania conferta

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

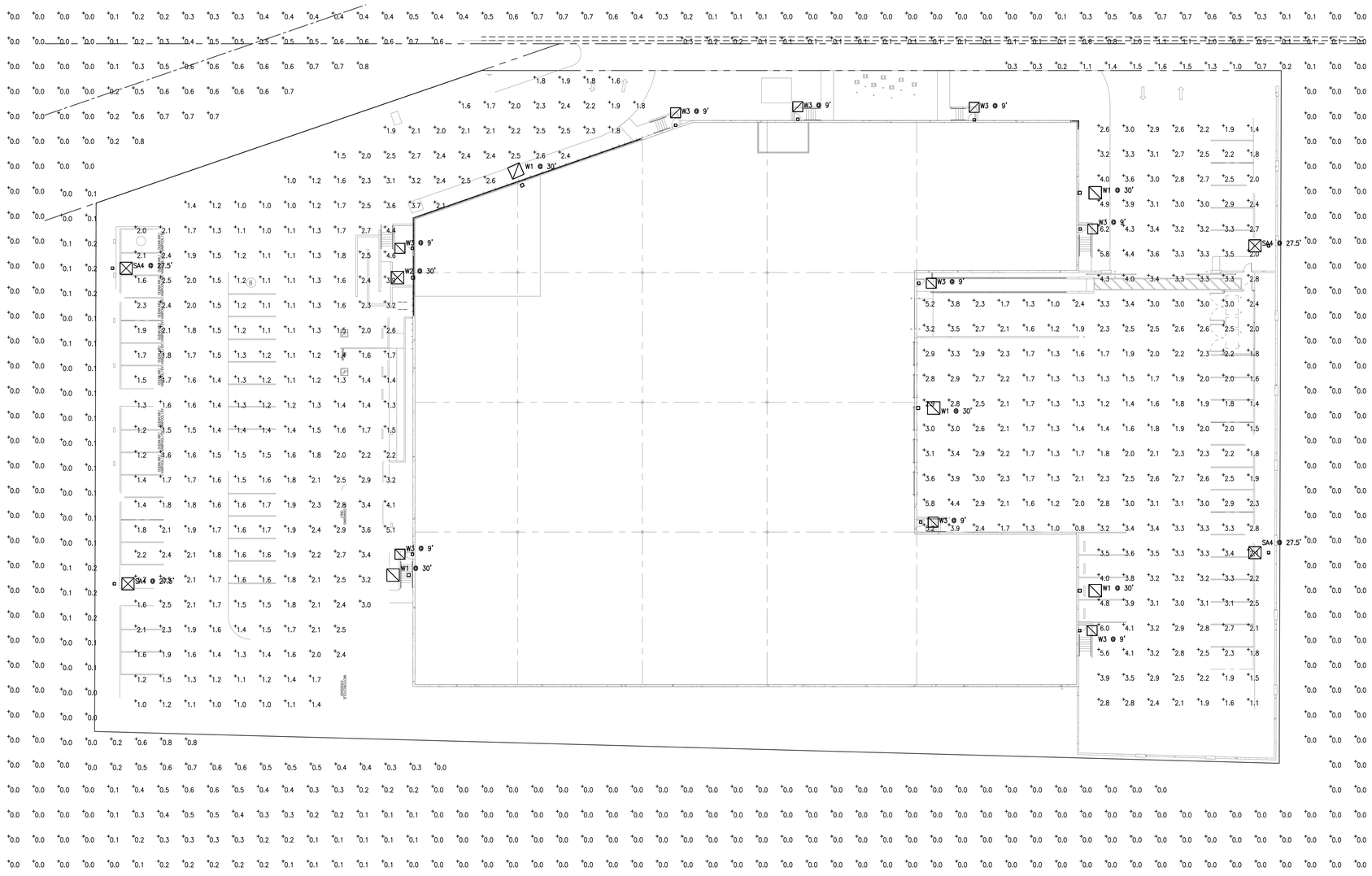
5th and Central

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.)

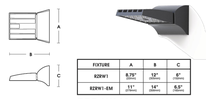
LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

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:

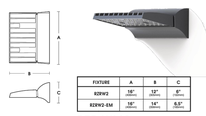
PROJECT TYPE:



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	12" (305mm)	8" (203mm)
RZRW1-EM	11" (279mm)	14" (356mm)	8.5" (216mm)

RZR-WM1

PATENT PENDING



FIXTURE	A	B	C
RZRW2	18" (457mm)	12" (305mm)	8" (203mm)
RZRW2-EM	18" (457mm)	14" (356mm)	8.5" (216mm)

RZR-WM2

PATENT PENDING

FIXTURE	A	B	C
RZRW3	23" (584mm)	12" (305mm)	8" (203mm)
RZRW3-EM	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.

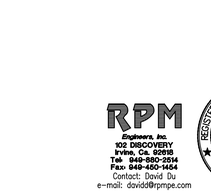
LED DRIVER(S)
Constant current electronic with a power factor of > 90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer; held down by universal clamps to facilitate easy removal. 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.

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

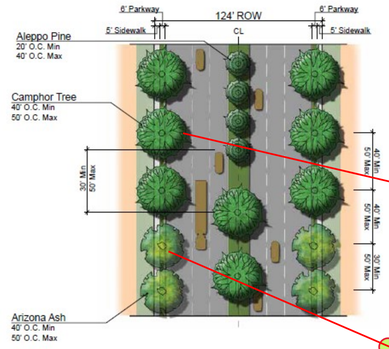
RPM #23-001M 08/09/23

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 — LAM 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.

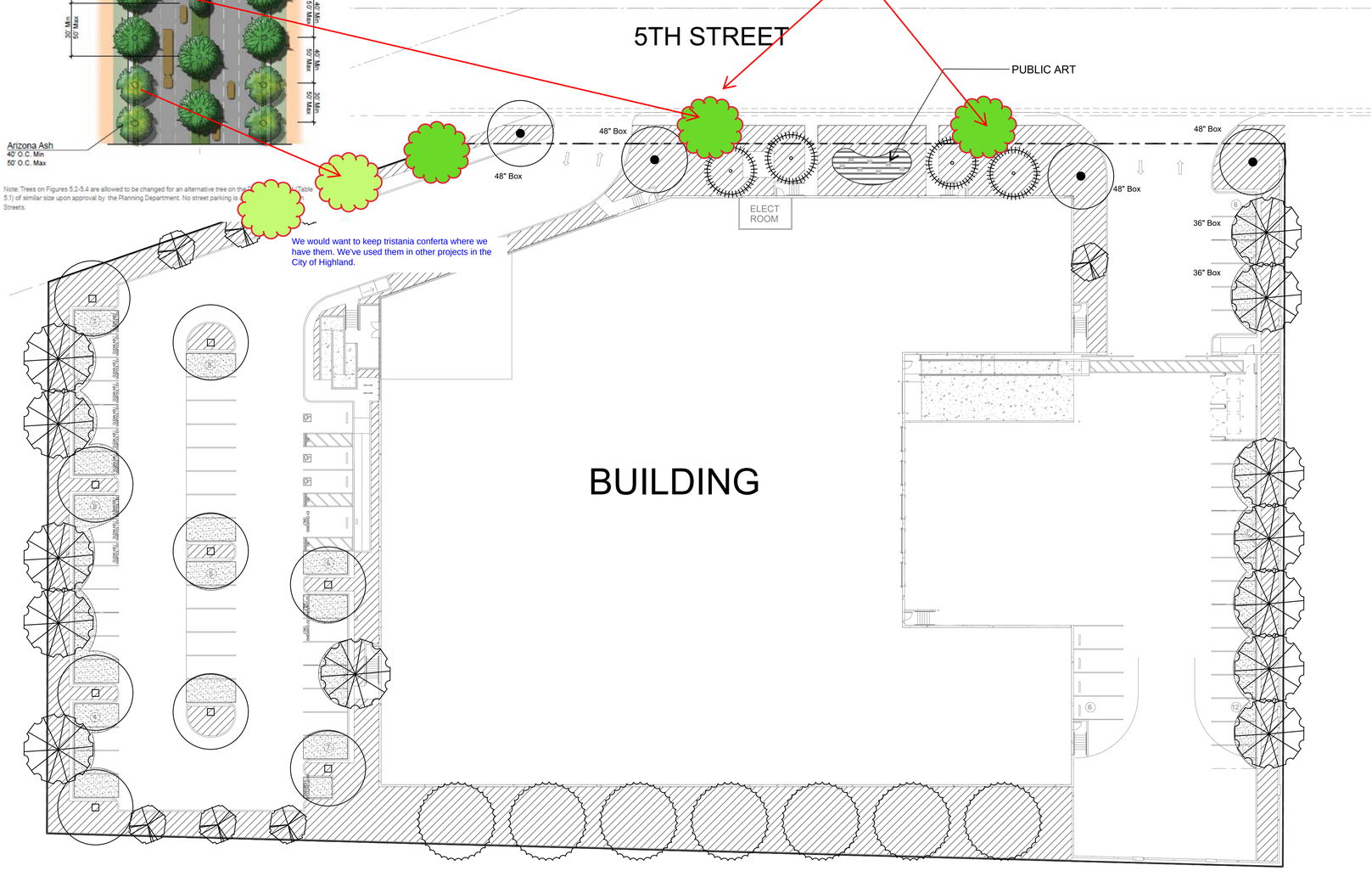
Minimum 24" box for street trees

verify sight lines- adjust as needed

added street trees

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
	Tristania conferta Brisbane Box	24" Box	7	M	Standard

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.

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 June 16, 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	$[illegible]	N/A	N/A	N/A
Public Use (Community Center Facilities)	$1,444.06	$1,389.46	$[illegible]	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	$22,468.72	$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 June 16, 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 June 16, 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]9.42	$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	$4,52[illegible]	$3,242.07	N/A	N/A	N/A
TOTAL:	$30,349.14	$22[illegible]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

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.

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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	

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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.				

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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.

Staff Report
to the Planning Commission

Agenda Item No. 3.

Date:	June 16, 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 **(Continued from May 19, 2026 Planning Commission Meeting)**

(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. 2023-020, 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. 2023-021, approving Variance (VAR-22-004)
- 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.

On May 19, 2026, the Planning Commission continued the review of the subject application to June 16, 2026, at the request of the Applicant. The continuance was requested due to a scheduling conflict that prevented the Applicant from attending the May 19, 2026, Planning Commission meeting.

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
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25180
25180
25142
25112
25128
25133
25317
25091
25157
25167
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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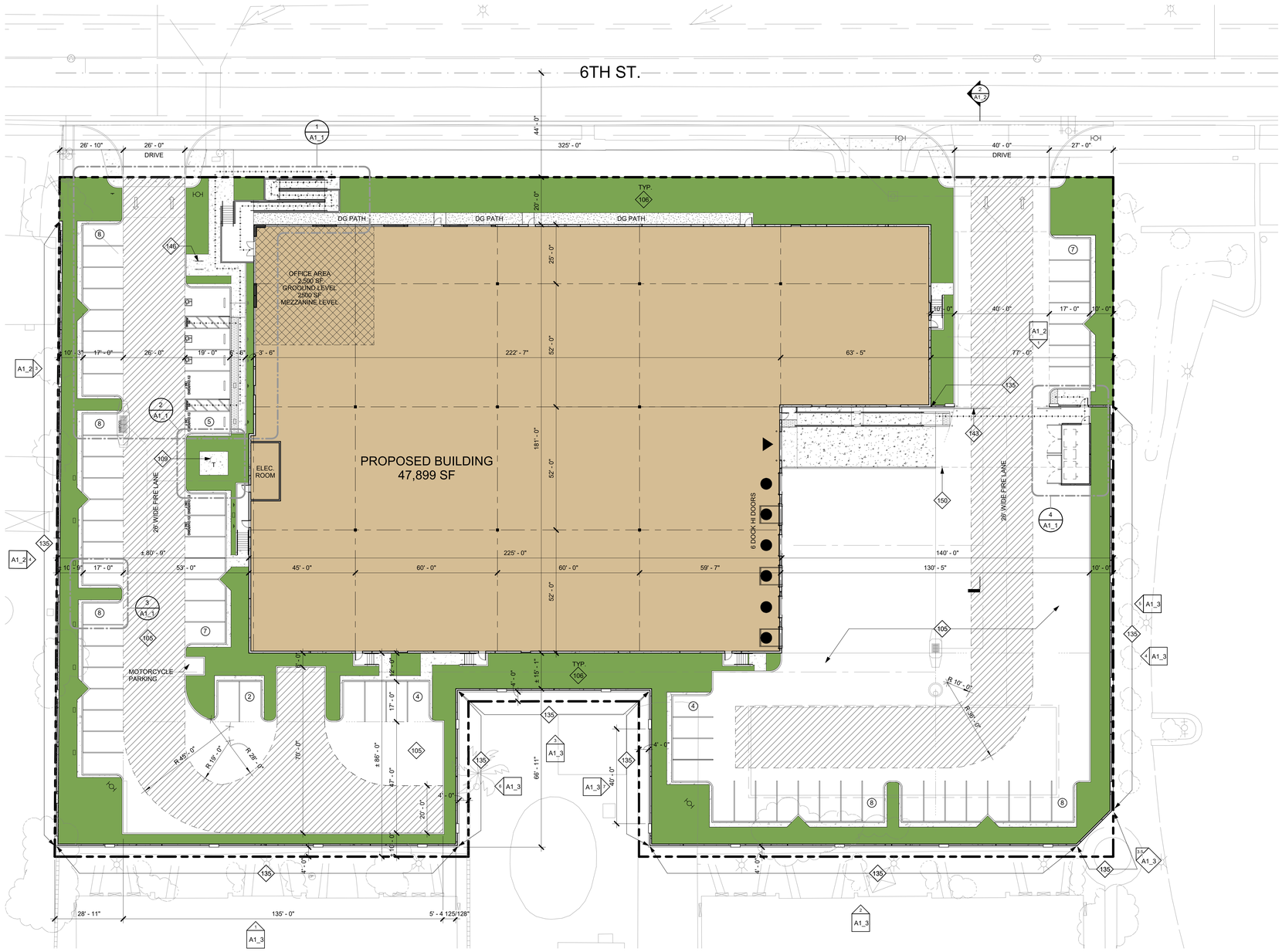

1 PROPOSED SITE PLAN - ENT
1" = 20'-0"

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
A22-2112
05.25.2023

SITE PLAN

NORTH

A1

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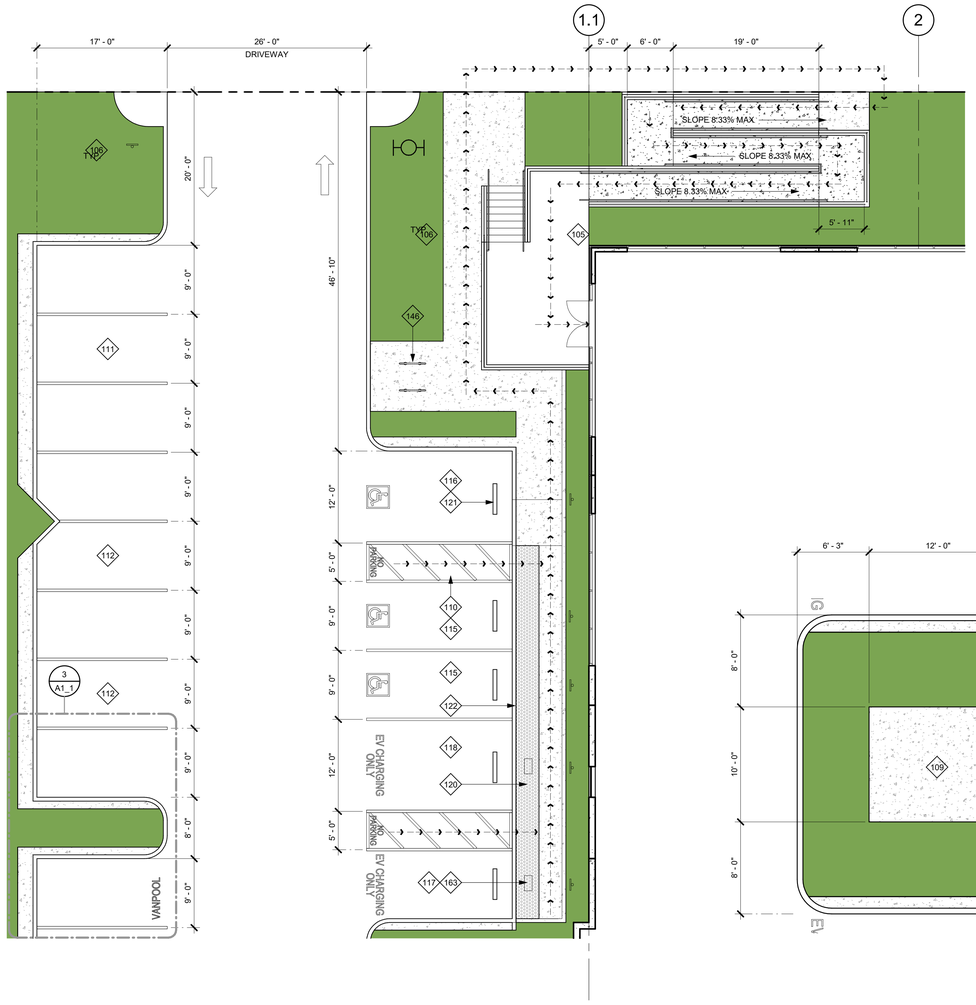
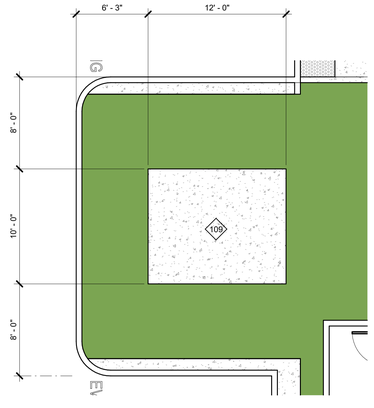
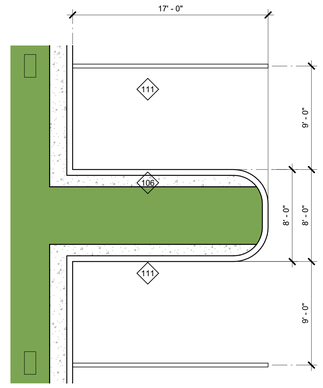


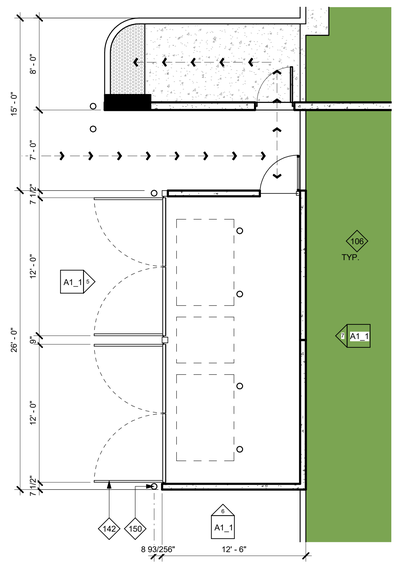
1 ENLARGED SITE PLAN - ENT
1/8" = 1'-0"



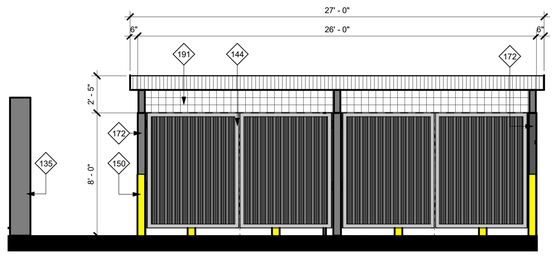
2 TRANSFORMER DETAL
3/16" = 1'-0"



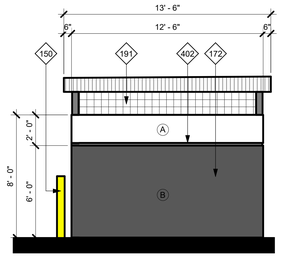
3 ENLARGED LANDSCAPE FINGER PLAN - ENT
3/16" = 1'-0"



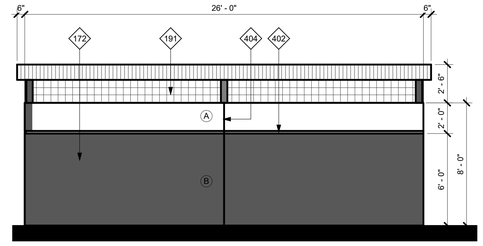
4 ENLARGED TRASH ENCLOSURE - ENT
3/16" = 1'-0"



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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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.
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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.
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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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.
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

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ENLARGED SITE PLANS

NORTH

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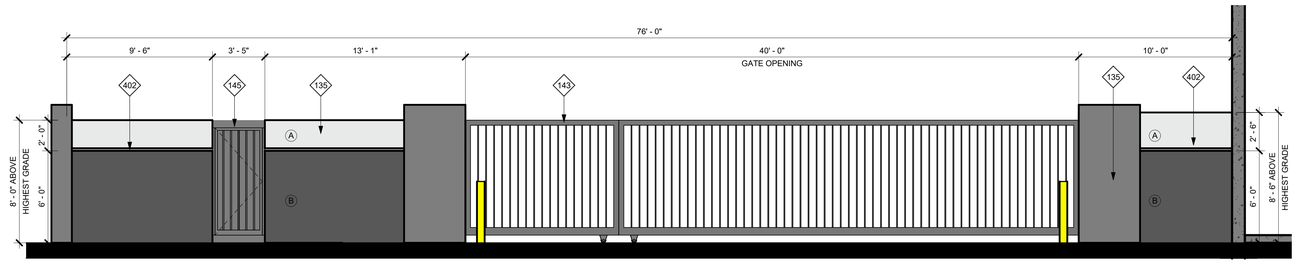
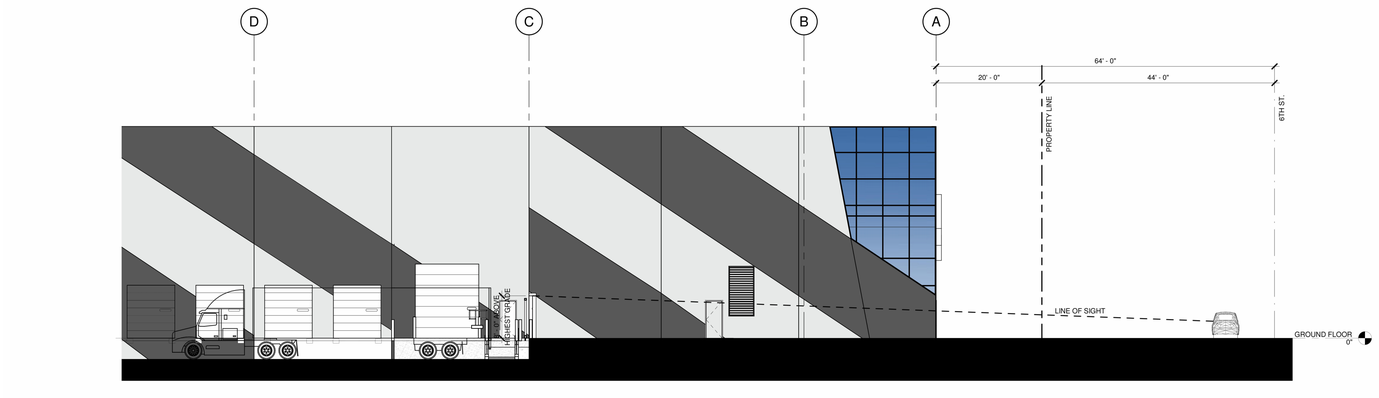
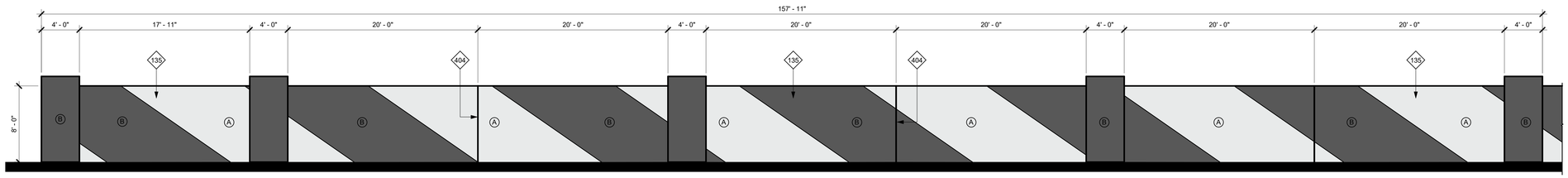


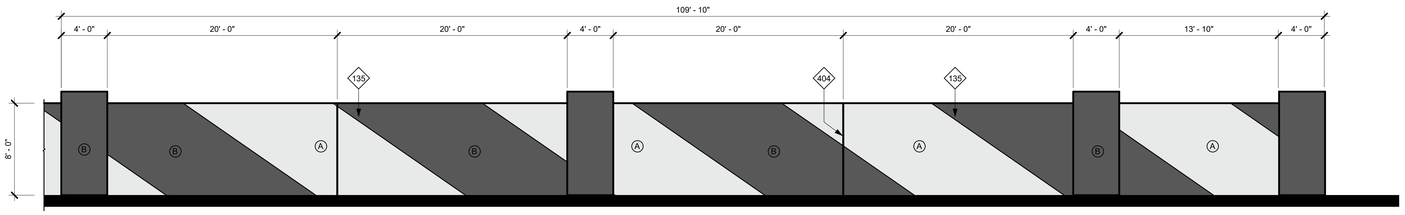
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



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.
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.

PROJECT
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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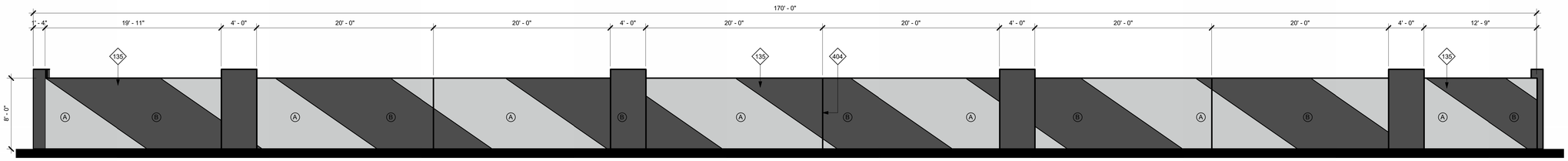
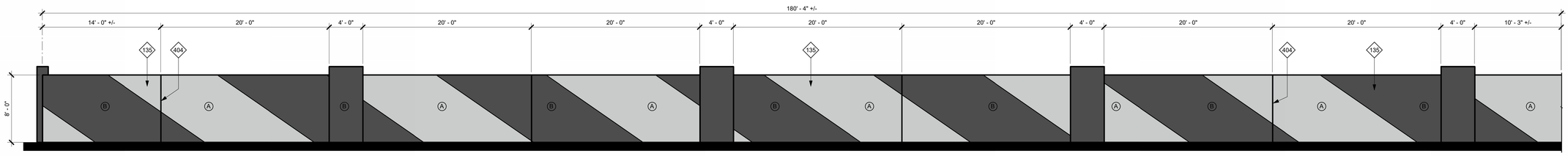


1 SOUTH SITE WALL ELEVATION 1
3/16" = 1'-0"



2 SOUTH SITE WALL ELEVATION 2
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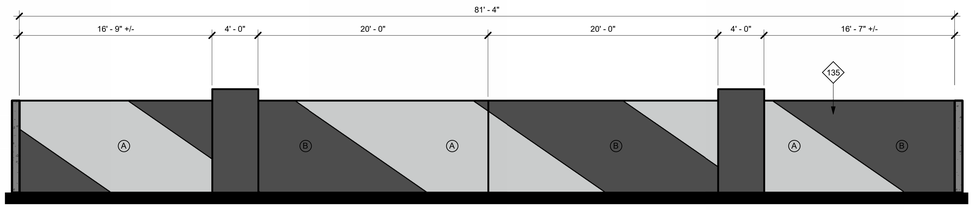
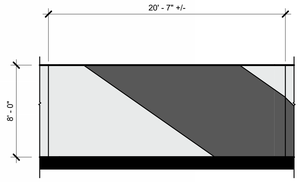
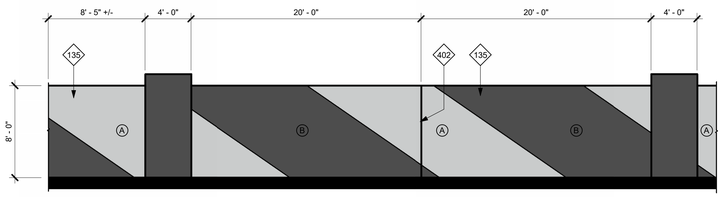


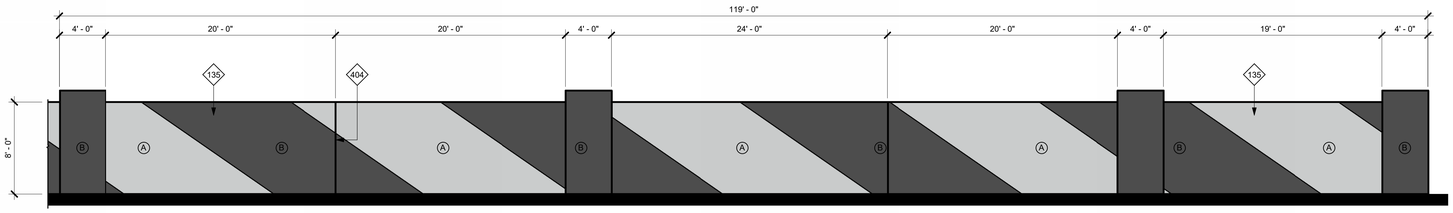
3 SOUTH SITE WALL ELEVATION 3
3/16" = 1'-0"



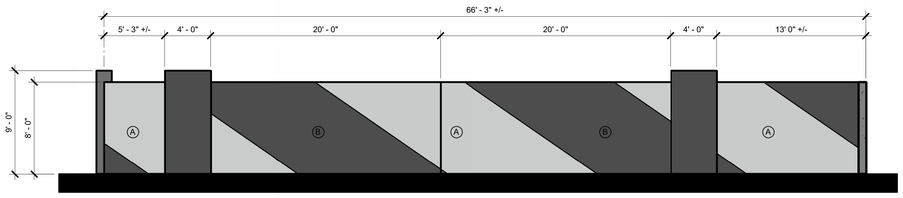
3.5 SOUTH-EAST SITE WALL ELEVATION
3/16" = 1'-0"



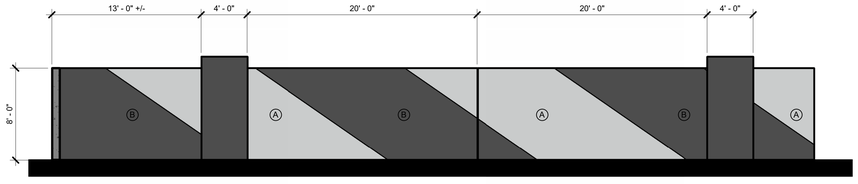
4 EAST SITE WALL ELEVATION 1
3/16" = 1'-0"



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

- Ⓐ 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/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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FOURTH PLANNING SUBMITTAL

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A22-2112
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SITE WALL ELEVATIONS

NORTH

A1_3

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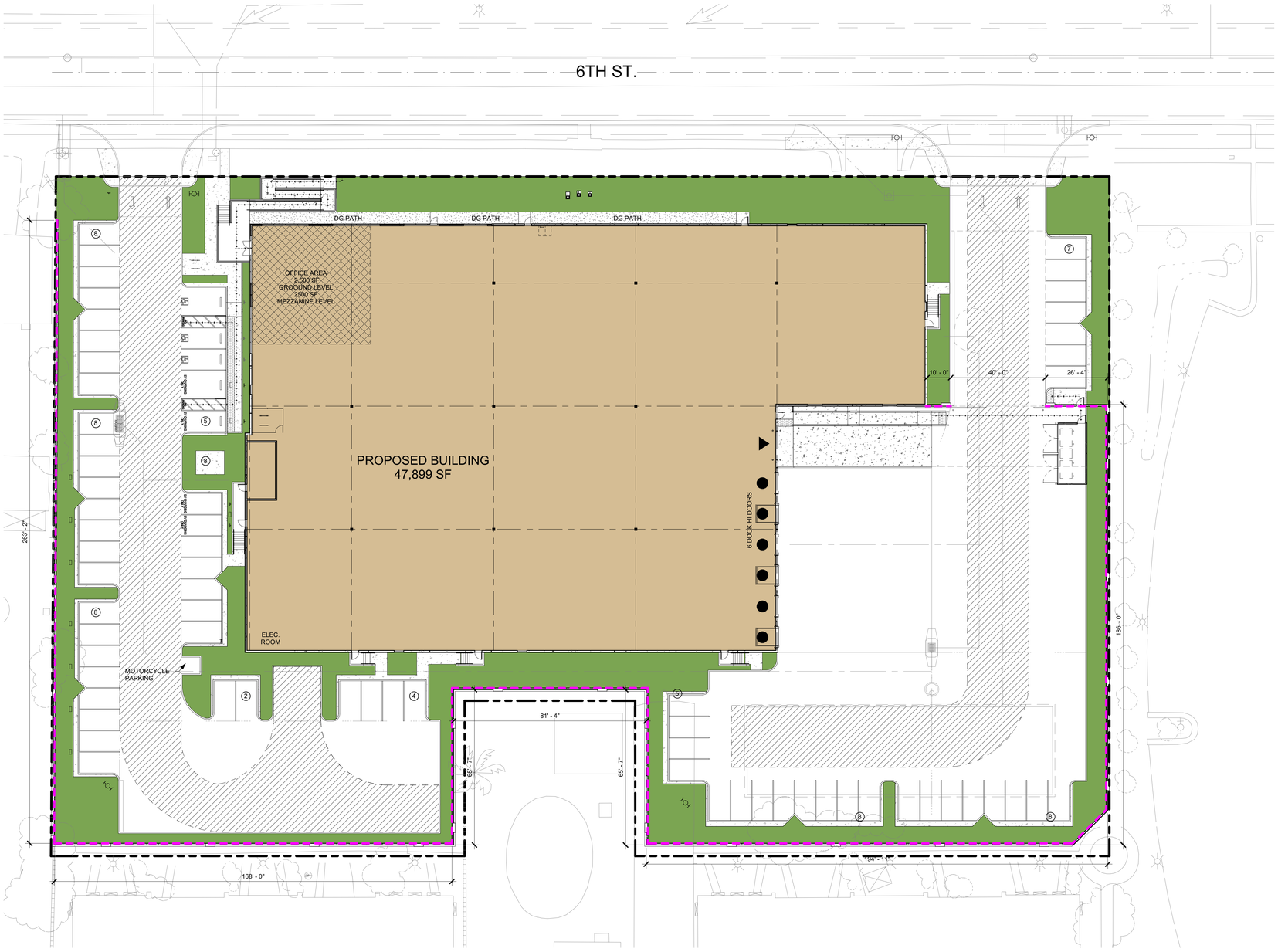

1 PROPOSED SITE WALL PLAN
1" = 20'-0"

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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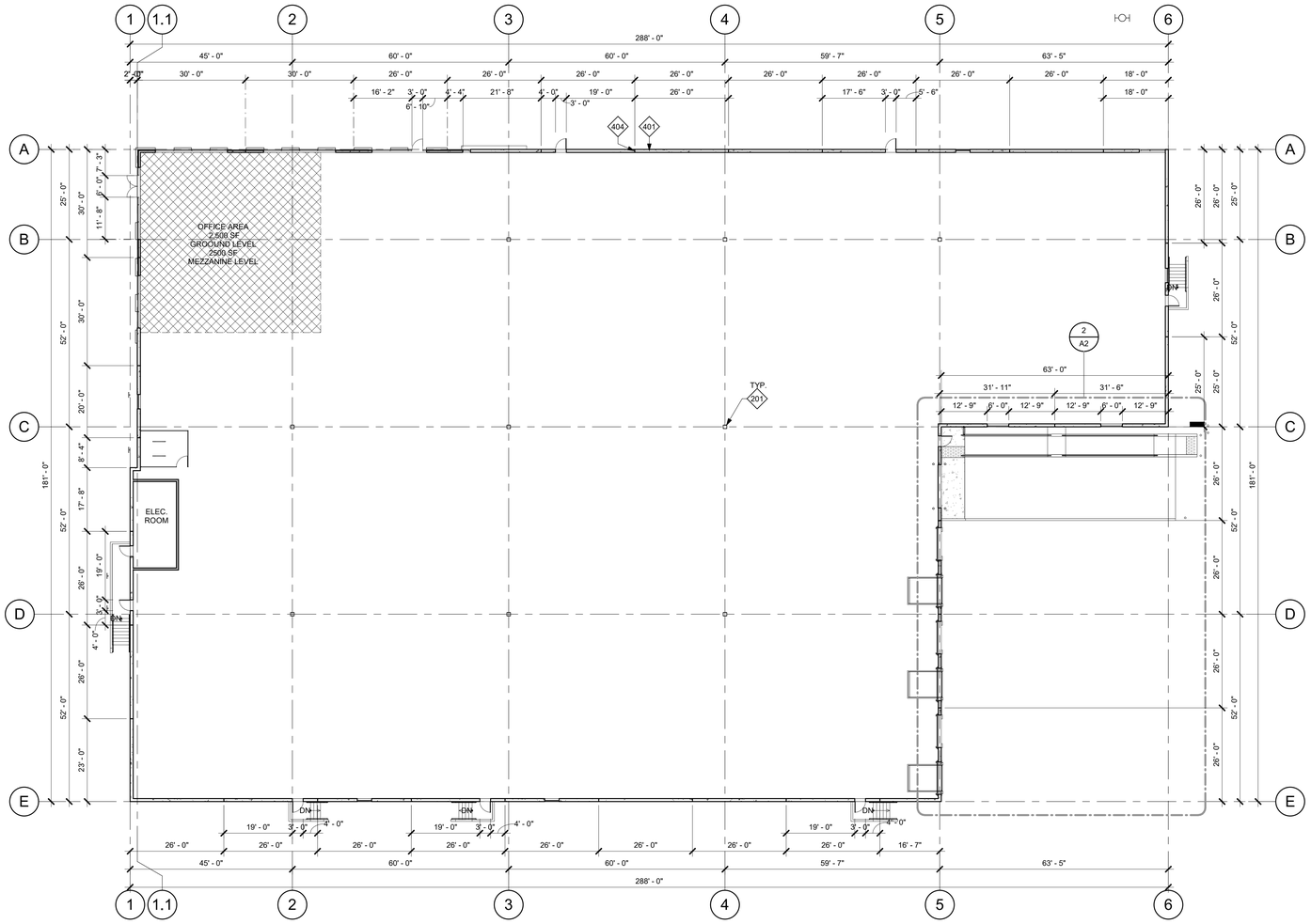
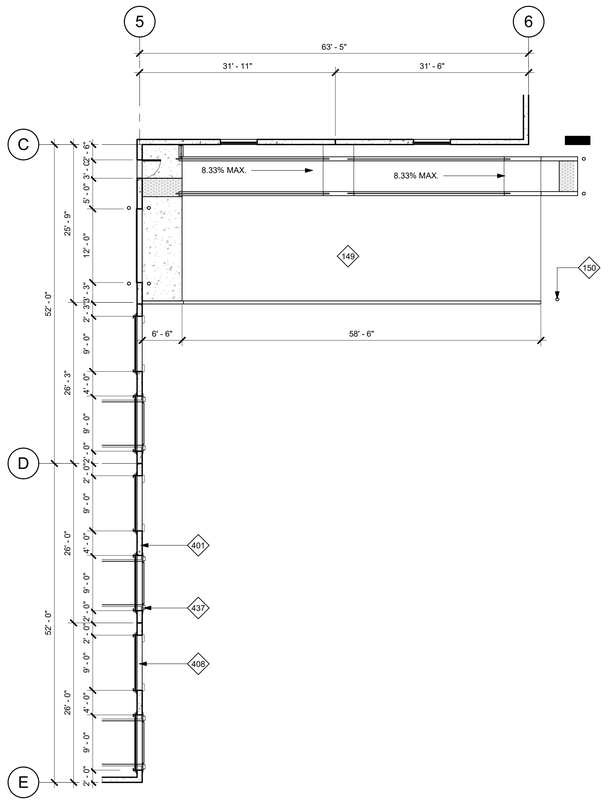


1 PROPOSED BUILDING FLOOR PLAN
1/16" = 1'-0"



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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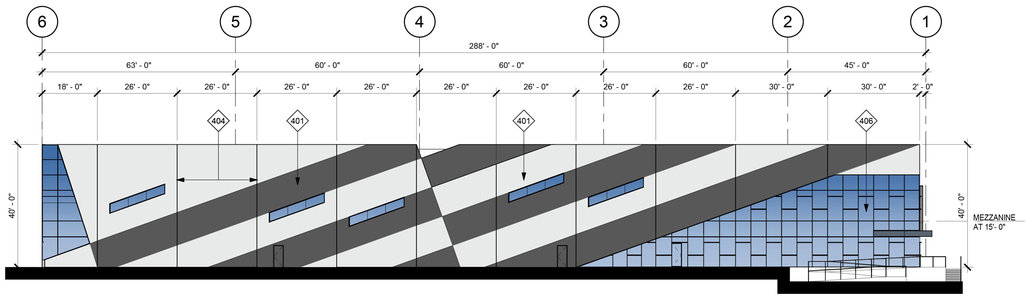
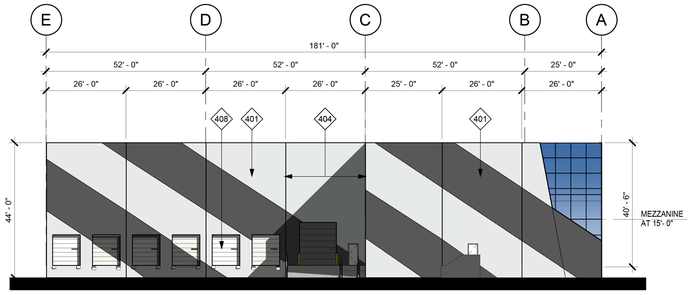
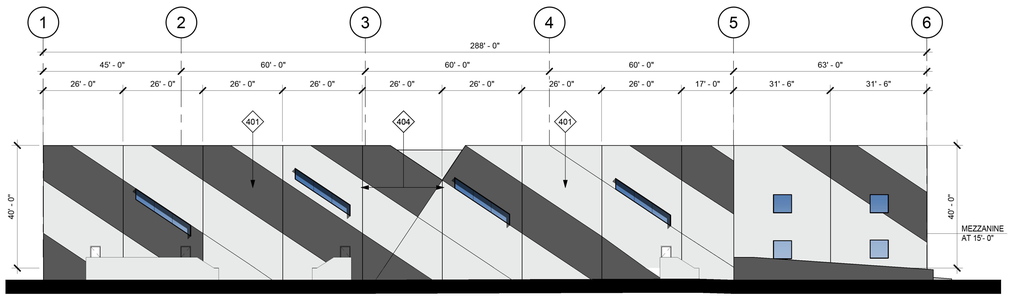


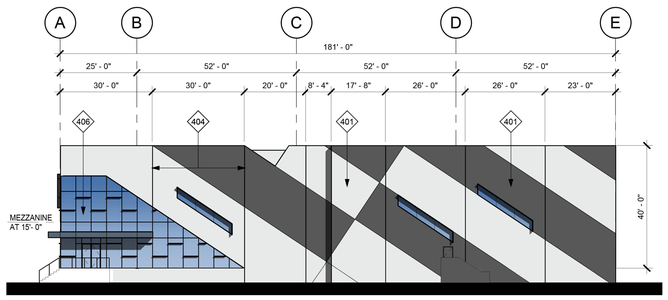
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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

(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
HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A22-2112
05.25.2023

EXTERIOR
ELEVATIONS

A4

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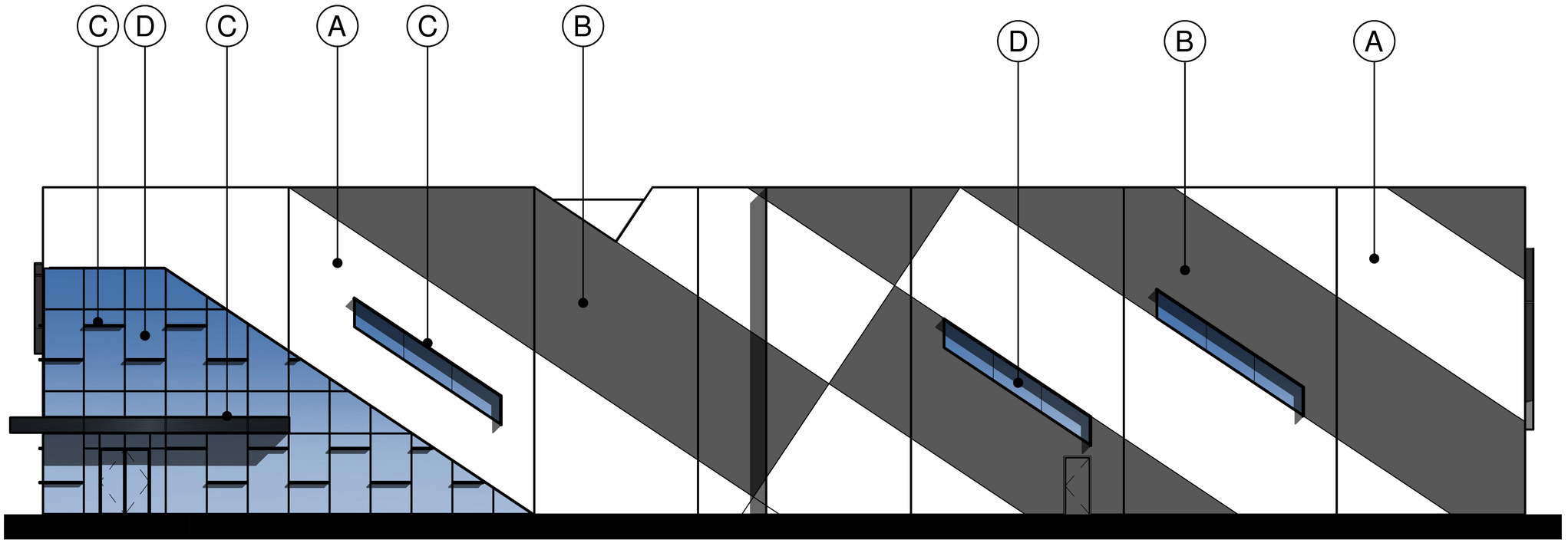
A. EXTERIOR PAINT
SW 6995 SUPERWHITE

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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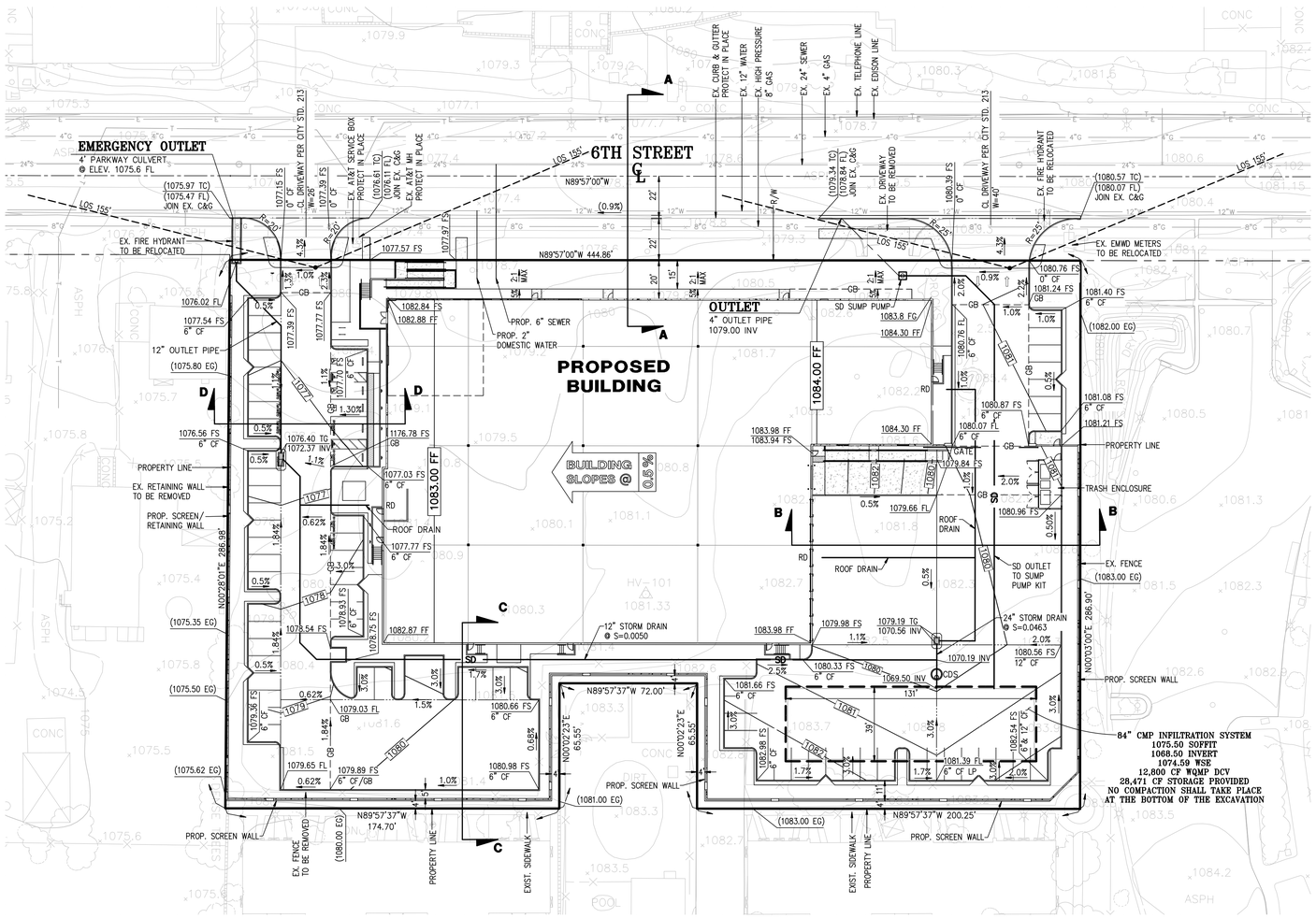
EMERGENCY OUTLET
4" PARKWAY CULVERT
@ ELEV. 1075.6 FL
6TH STREET
CL
PROPOSED BUILDING
OUTLET
4" OUTLET PIPE
1079.00 INV
BUILDING SLOPES @ 6.5%
1084.00 FF
1083.00 FF
N89°57'00"W
N89°57'00"W 444.86'
N89°57'37"W 72.00'
N89°57'37"W 174.70'
N89°57'37"W 200.25'
N00°02'23"E 65.55'
N00°02'23"E 65.55'
N00°28'01"E 286.98'
N00°03'00"E 286.90'
PROP. 6" SEWER
PROP. 2" DOMESTIC WATER
12" OUTLET PIPE
(1075.80 EG)
EX. FIRE HYDRANT TO BE RELOCATED
EX. EMWD METERS TO BE RELOCATED
PROPERTY LINE
EX. RETAINING WALL TO BE REMOVED
PROP. SCREEN/ RETAINING WALL
ROOF DRAIN
SD OUTLET TO SUMP PUMP KIT
SD SUMP PUMP
GATE
TRASH ENCLOSURE
EX. FENCE (1083.00 EG)
PROP. SCREEN WALL
12" STORM DRAIN @ S=0.0050
24" STORM DRAIN @ S=0.0463
84" CMP INFILTRATION SYSTEM
1075.50 SOFFIT
1068.50 INVERT
1074.59 WSE
12,800 CF WQMP DCV
28,471 CF STORAGE PROVIDED
NO COMPACTION SHALL TAKE PLACE AT THE BOTTOM OF THE EXCAVATION
EX. FENCE TO BE REMOVED
(1080.00 EG)
PROPERTY LINE
EXIST. SIDEWALK
(1081.00 EG)
(1083.00 EG)
EX. CURB & GUTTER PROTECT IN PLACE
EX. 12" WATER
EX. HIGH PRESSURE 8" GAS
EX. 24" SEWER
EX. 4" GAS
EX. TELEPHONE LINE
EX. EDISON LINE
EX. SERVICE BOX PROTECT IN PLACE
EX. AT&T MH PROTECT IN PLACE
EX. DRIVEWAY TO BE REMOVED
EX. FIRE HYDRANT TO BE RELOCATED
CL DRIVEWAY PER CITY STD. 213
LOS 15%
R=20'
R=25'
R/W
22'
20'
15'
(0.9%)
4.3%
2.1 MAX
(1075.97 TC)
(1075.47 FL)
JOIN EX. C&G
(1076.61 TC)
(1076.11 FL)
JOIN EX. C&G
(1078.34 TC)
(1077.84 FL)
JOIN EX. C&G
(1080.57 TC)
(1080.07 FL)
JOIN EX. C&G
1076.02 FL
1077.54 FS
6" CF
1077.57 FS
1077.97 FS
1077.77 FS
1077.39 FS
1077.15 FS
0' CF
1077.39 FS
0' CF
1080.39 FS
0' CF
1080.76 FS
0' CF
1081.24 FS
6" CF
1081.40 FS
6" CF
(1082.00 EG)
1082.84 FS
1082.88 FF
1083.8 FG
1084.30 FF
1080.76 FL
6" CF
1080.87 FS
6" CF
1080.07 FL
6" CF
1081.08 FS
6" CF
1081.21 FS
1083.98 FF
1083.94 FS
1084.30 FF
1079.84 FS
1080.96 FS
1079.66 FL
1076.56 FS
6" CF
1076.40 TC
1072.37 INV
1176.78 FS
1077.03 FS
6" CF
1077.77 FS
6" CF
1078.93 FS
6" CF
1078.75 FS
1073.54 FS
1082.87 FF
1083.98 FF
1079.98 FS
1079.19 TC
1070.56 INV
1070.19 INV
1080.56 FS
12" CF
1080.33 FS
6" CF
1069.50 INV
CDS
1081.66 FS
6" CF
1080.66 FS
6" CF
1079.36 FS
6" CF
1079.03 FL
GB
1079.65 FL
1079.89 FS
6" CF/GB
1080.98 FS
6" CF
1082.98 FS
6" CF
1081.54 FS
6"ø 12" CF
1081.39 FL
6" CF LP
(1075.35 EG)
(1075.50 EG)
(1075.62 EG)
1.84%
3.0%
1.5%
0.68%
1.7%
2.5%
2.0%
1.1%
0.62%
0.5%
1.30%
1.1%
2.2%
4.3%
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2.0%
6.5%
5.0%
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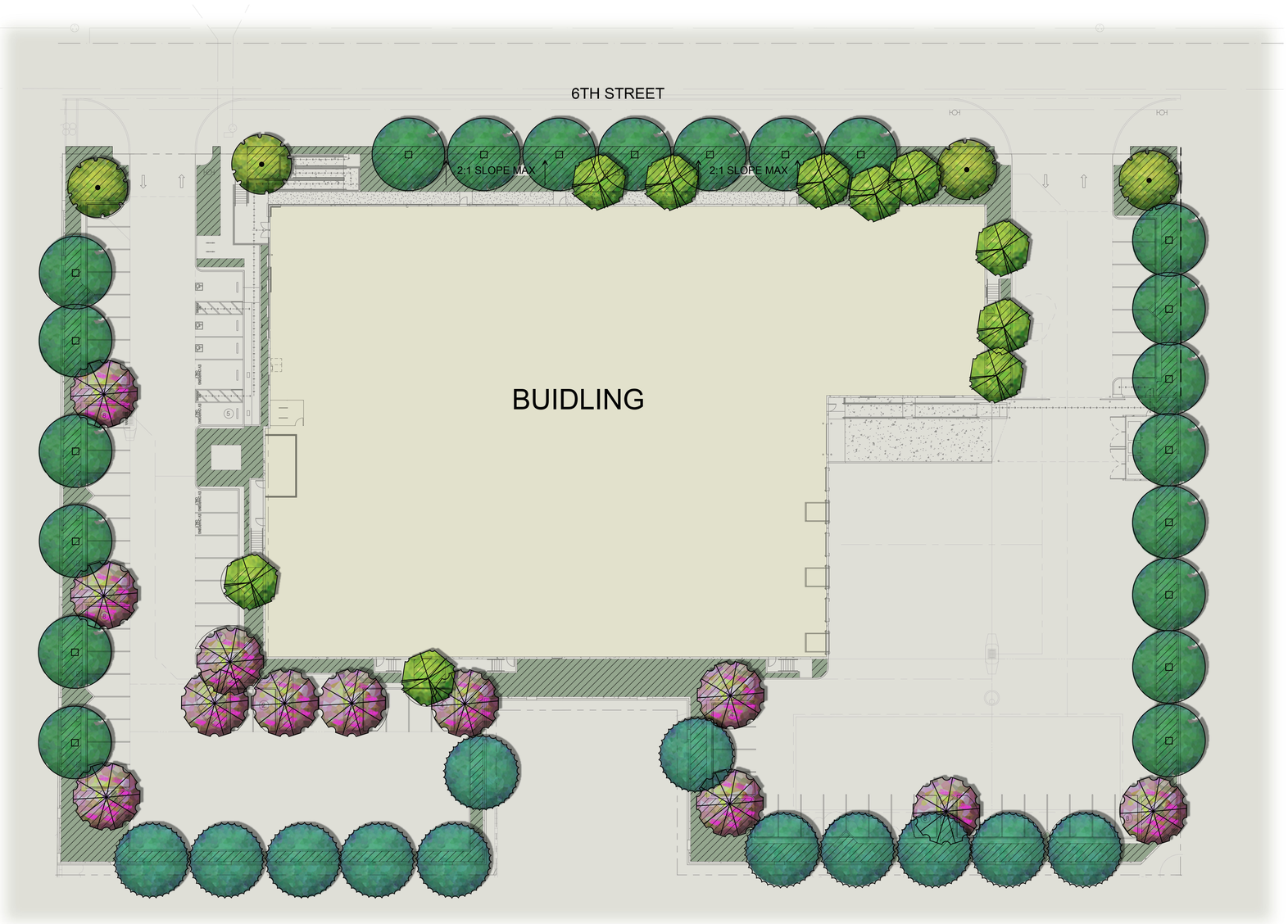


PLANTING LEGEND

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

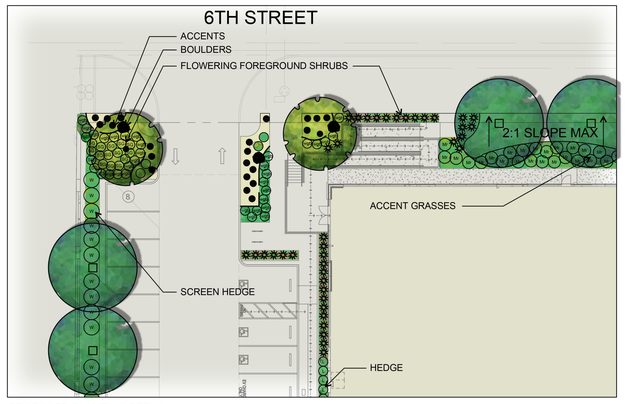
NOTE: LANDSCAPE ELEMENTS SUCH AS TREES, SHRUBS OR GROUND COVER WILL NOT OBSCURE OR INTERFERE WITH ANY ON-SITE SIGNAGE.

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.
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

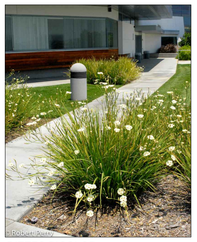
PINUS ELDARIC
AFGHAN PINE

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

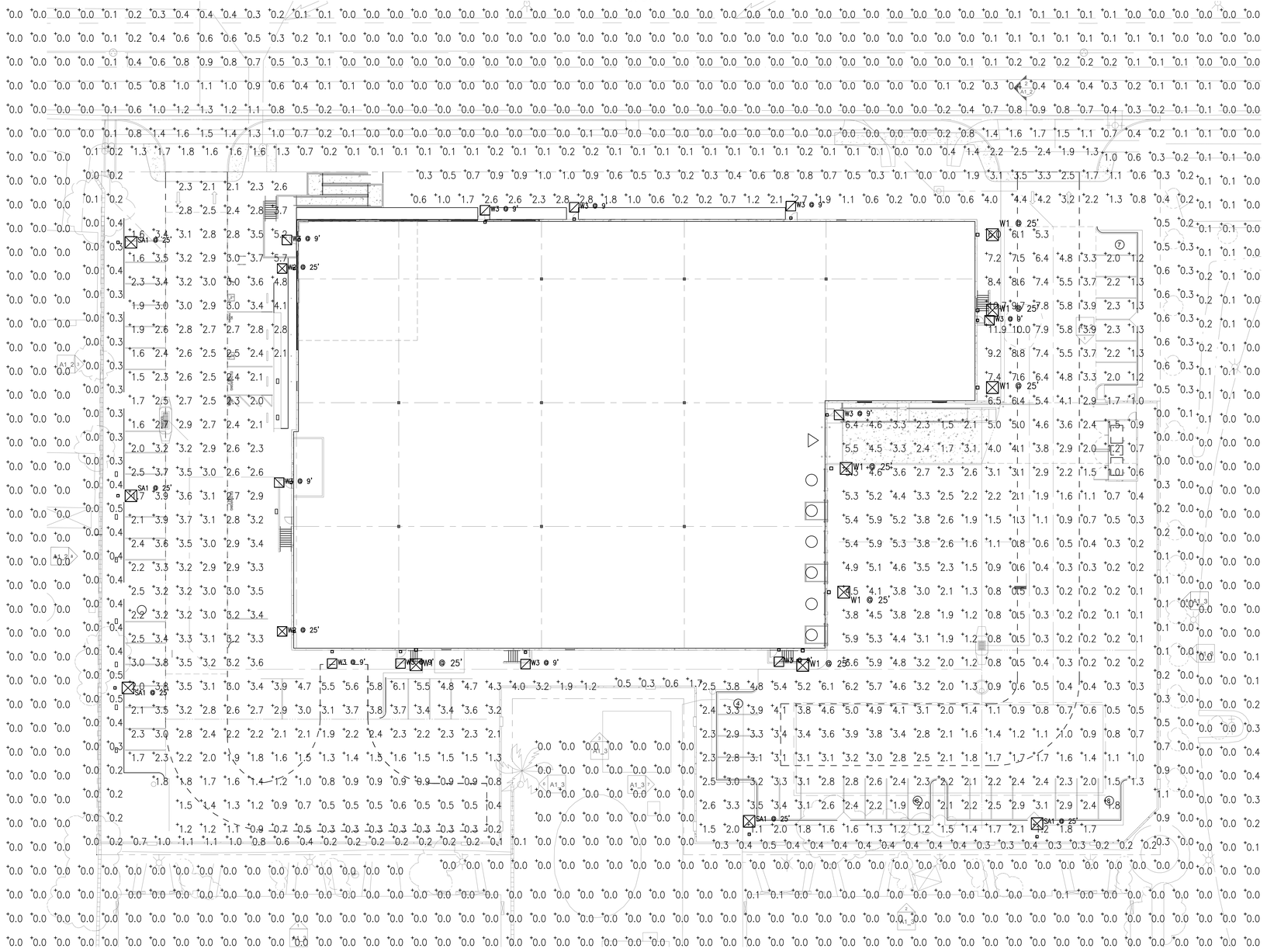
ROSMARINUS HUNTINGTON CARPET
PROTRATE ROSEMARY

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

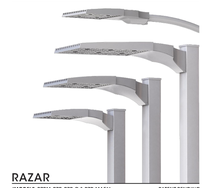
SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING

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 <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates 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 with 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 LED 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 standard site/area 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.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. tenon mount. Two 5/16" set screws, 90° apart, on each end, secure the lower half of the Tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +3.5 or +3° up from the horizontal. All hardware is stainless steel.

RZR-G

RZR, RZRM & RZR-MAF* (Top View)

RZR & RZRM

RZR-MAF*

FIXTURE	A	B	C	D
RZR-G	19" (483mm)	36.8" (935mm)	9" (229mm)	19" (483mm)
RZR	14.78" (375mm)	29.35" (746mm)	8.75" (222mm)	8.6" (218mm)
RZRM	11.8" (300mm)	23" (584mm)	8.8" (224mm)	9.35" (238mm)
RZR-MAF	19" (483mm)	28.25" (718mm)	9" (229mm)	4" (102mm)

*DLC PENDING AS OF 7/17

2018358

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 269-8100 Fax (661) 269-8181
www.usal@g.com

U.S. ARCHITECTURAL LIGHTING

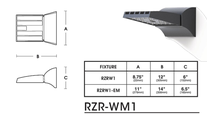
SOLID STATE AREA LIGHTING

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)

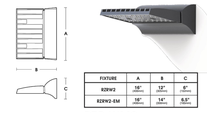
RZR-WM1

PATENT PENDING

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") to facilitate thermal transfer of heat to housing and cooling fins. The Optical 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 anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten 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.



FIXTURE	A	B	C
RZRW2	18" (457mm)	13" (330mm)	8" (203mm)
RZRW2-EM	18" (457mm)	14" (356mm)	8.5" (216mm)

RZR-WM2

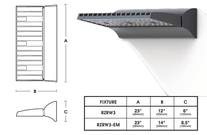
PATENT PENDING

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.



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) 269-8181
www.usal@g.com

U.S. ARCHITECTURAL LIGHTING

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
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

RPM #22-509 05/25/23

ATTACHMENT 3

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	May 16, 2023 (Modified June 16, 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 June 16, 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 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

4649 Brockton Avenue

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

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

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 June 16, 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 16th day of June 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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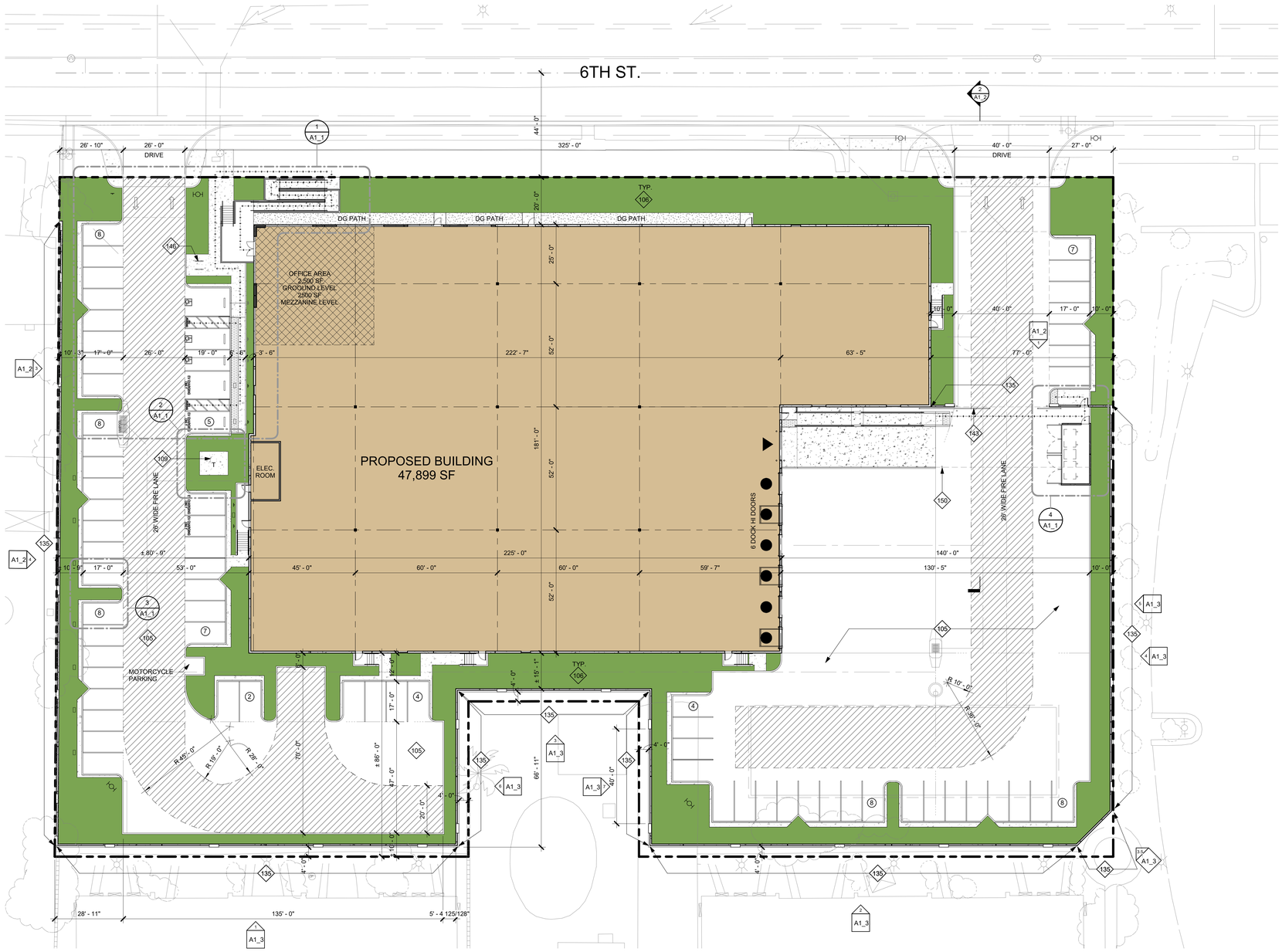

1 PROPOSED SITE PLAN - ENT
1" = 20'-0"

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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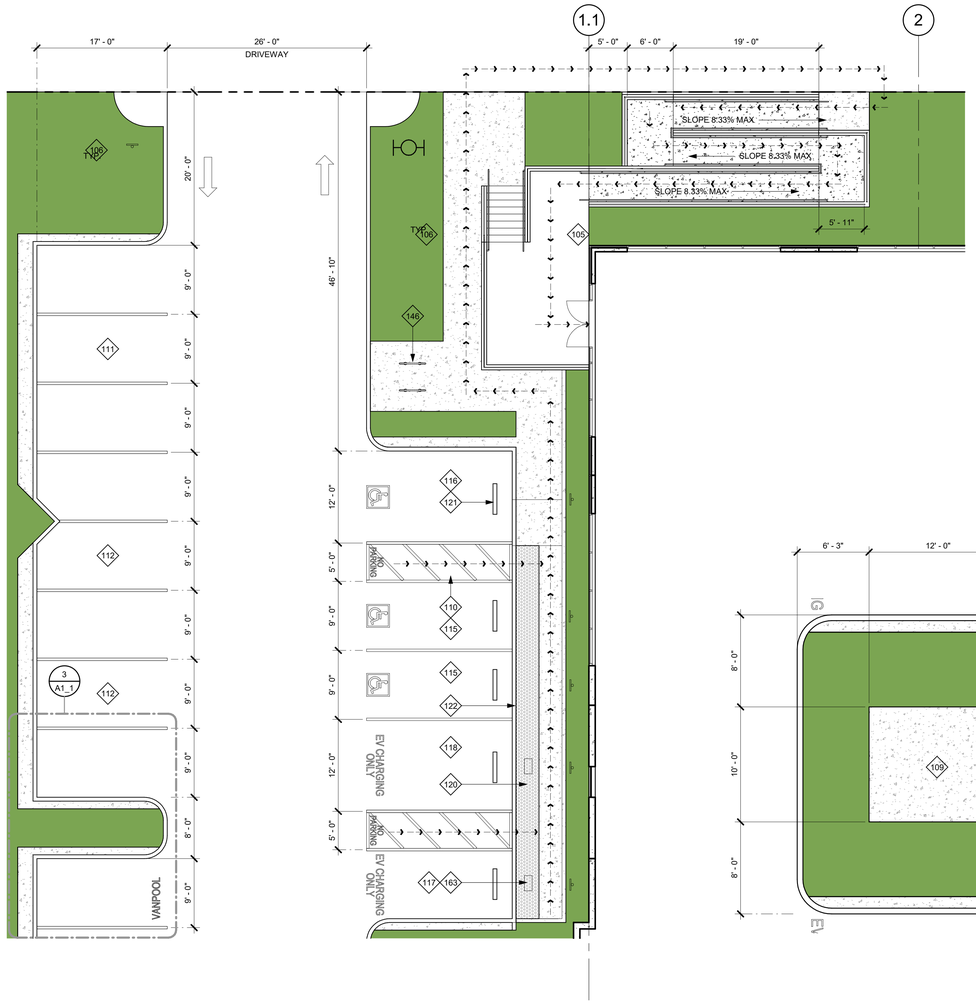
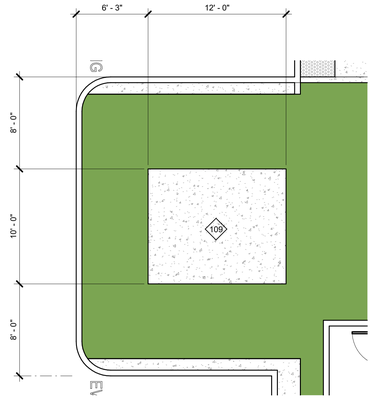
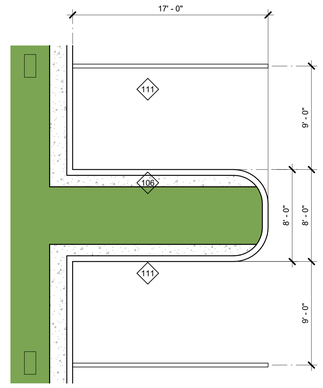


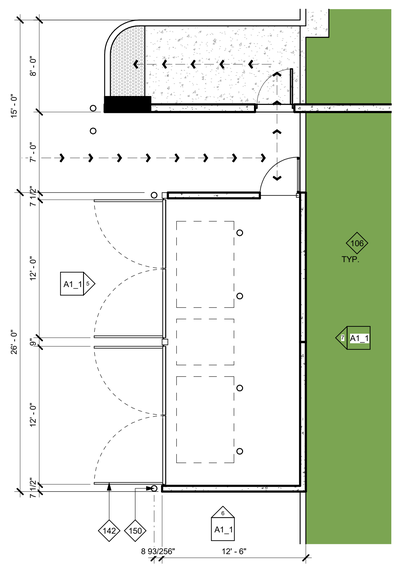
1 ENLARGED SITE PLAN - ENT
1/8" = 1'-0"



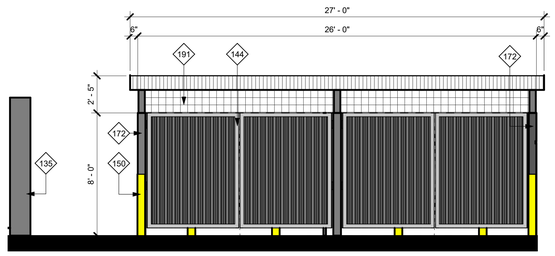
2 TRANSFORMER DETAL
3/16" = 1'-0"



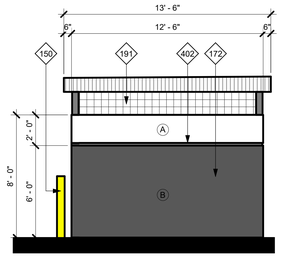
3 ENLARGED LANDSCAPE FINGER PLAN - ENT
3/16" = 1'-0"



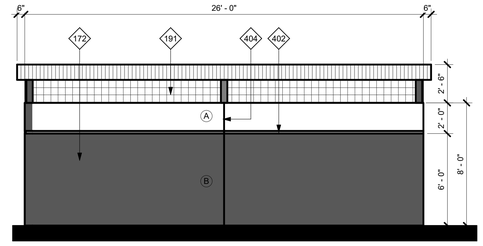
4 ENLARGED TRASH ENCLOSURE - ENT
3/16" = 1'-0"



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.
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.

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

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A22-2112
05.25.2023

ENLARGED SITE PLANS

NORTH

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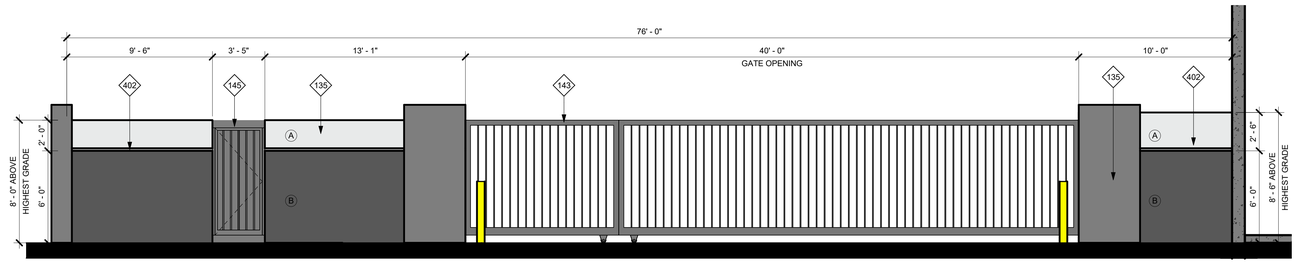
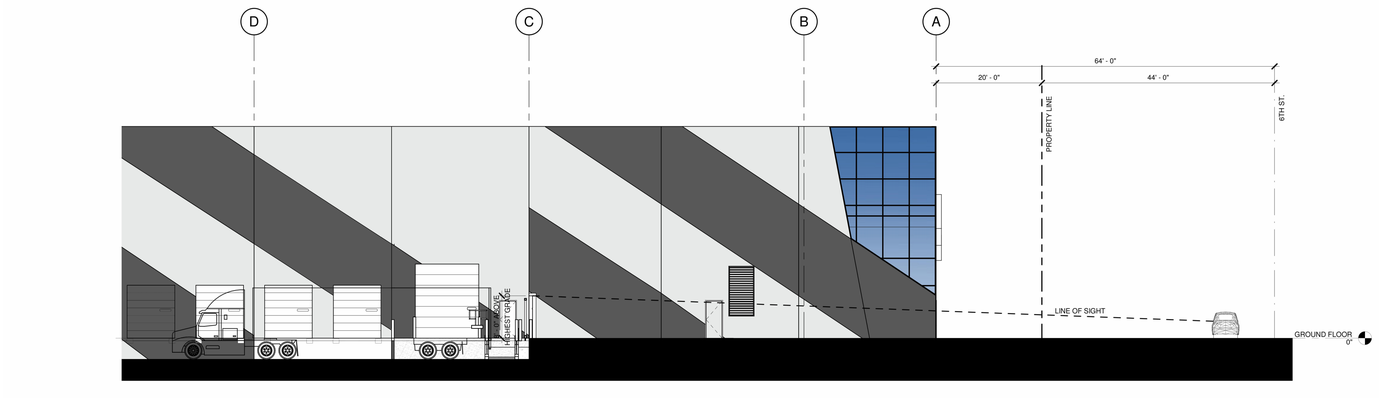
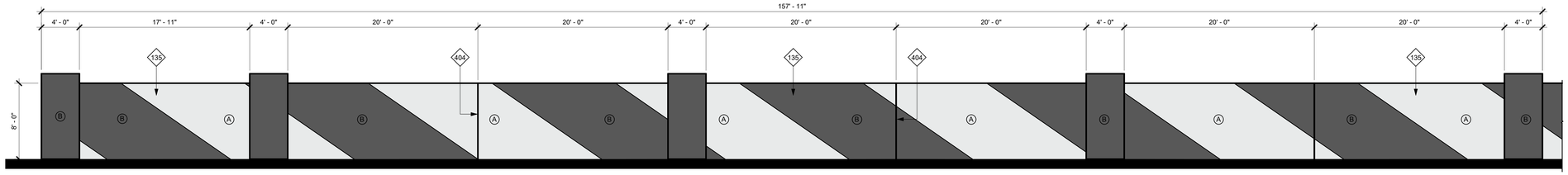


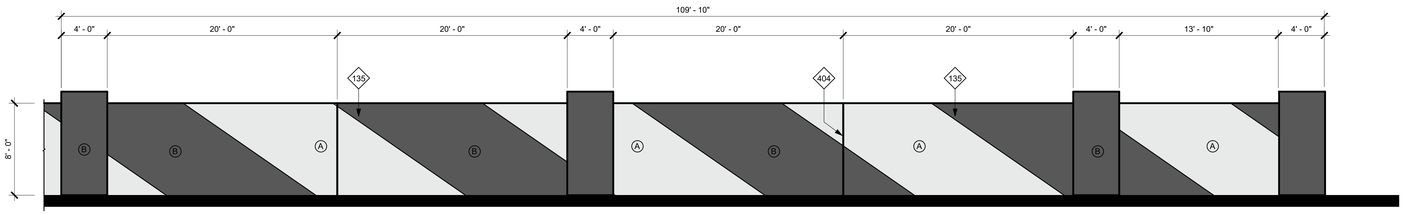
1 NORTH TRUCK YARD - GATE ELEVATION
1/4" = 1'-0"



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.
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.
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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.
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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.
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.

PROJECT
PATRIOT PARTNERS - 6TH ST. & DEL ROSA
FOURTH PLANNING SUBMITTAL
HIGHLAND, CA

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GATE & FENCE ELEVATIONS

NORTH

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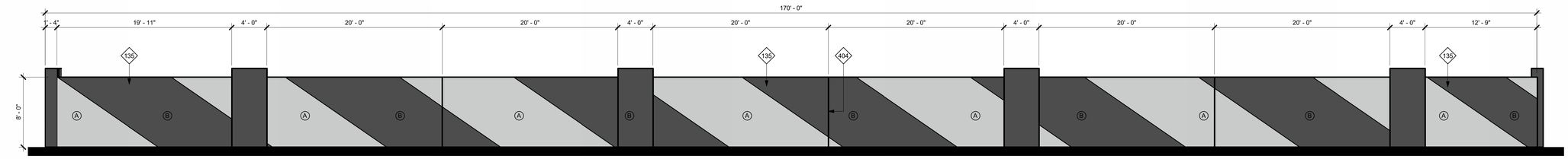
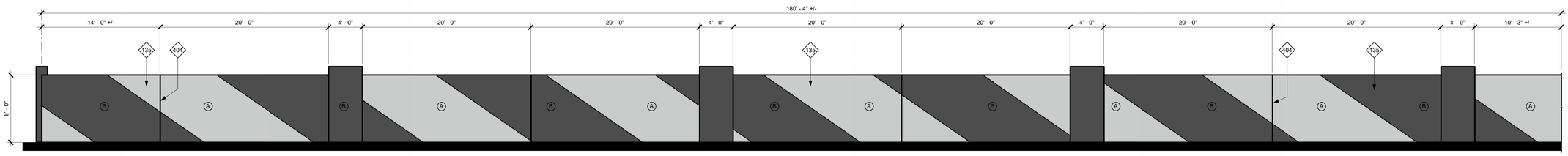
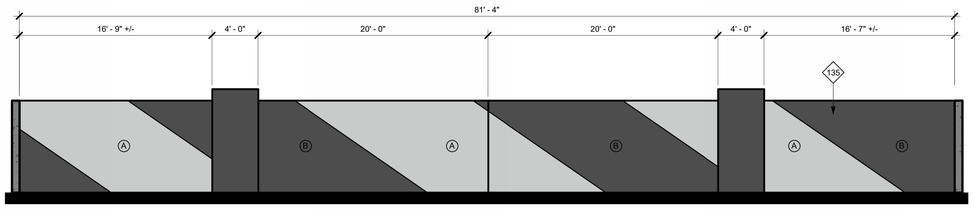


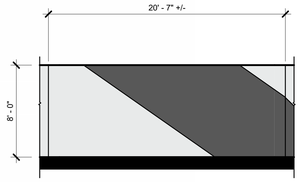
1 SOUTH SITE WALL ELEVATION 1
3/16" = 1'-0"



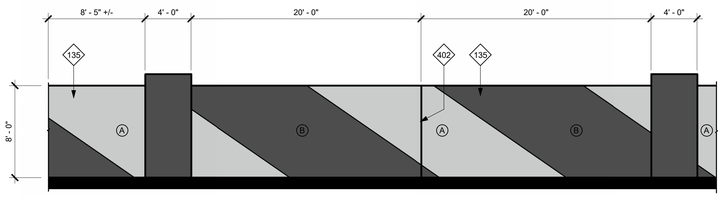
2 SOUTH SITE WALL ELEVATION 2
3/16" = 1'-0"



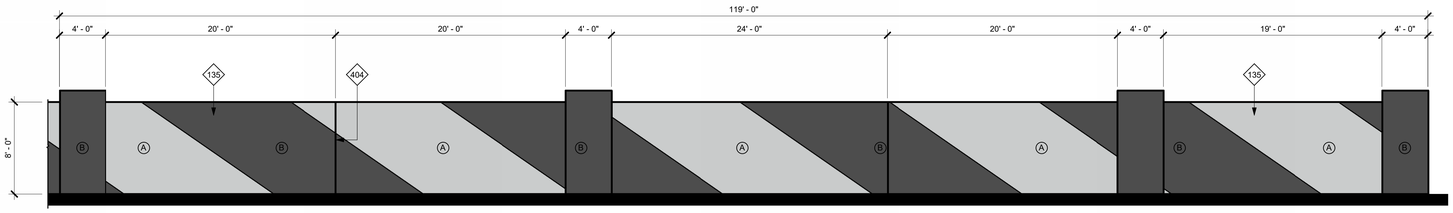
3 SOUTH SITE WALL ELEVATION 3
3/16" = 1'-0"



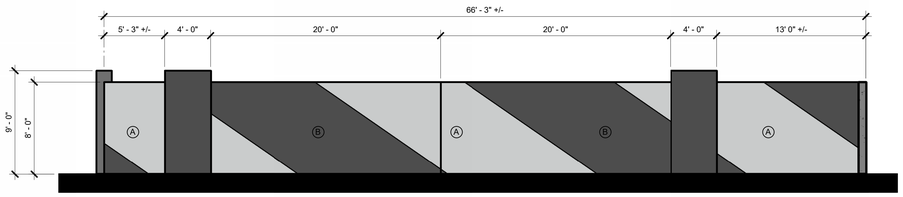
3.5 SOUTH-EAST SITE WALL ELEVATION
3/16" = 1'-0"



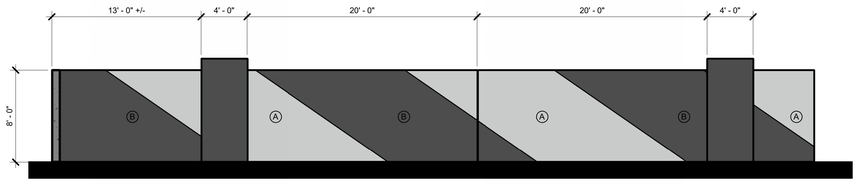
4 EAST SITE WALL ELEVATION 1
3/16" = 1'-0"



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

Ⓐ	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:

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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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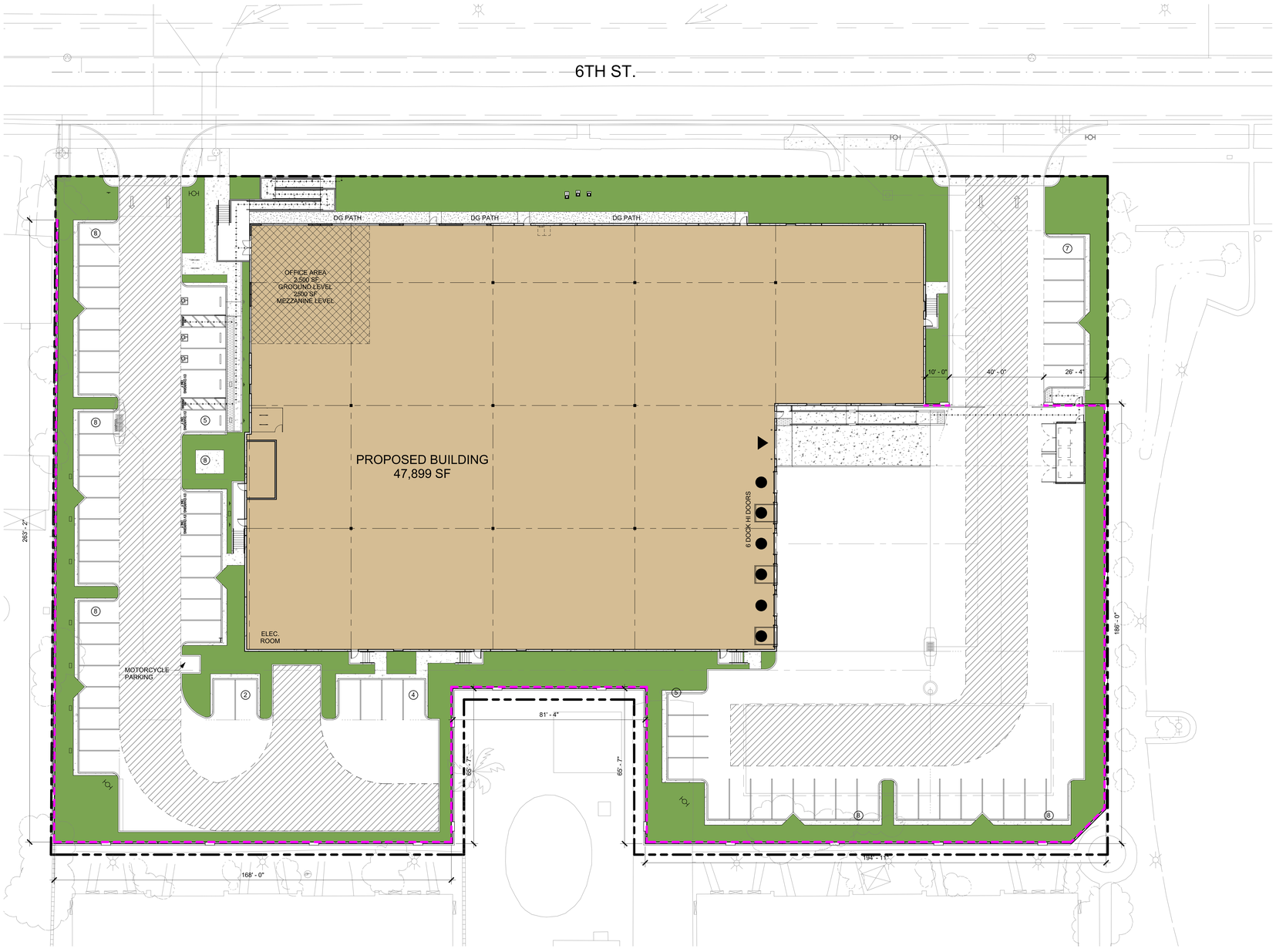

1 PROPOSED SITE WALL PLAN
1" = 20'-0"

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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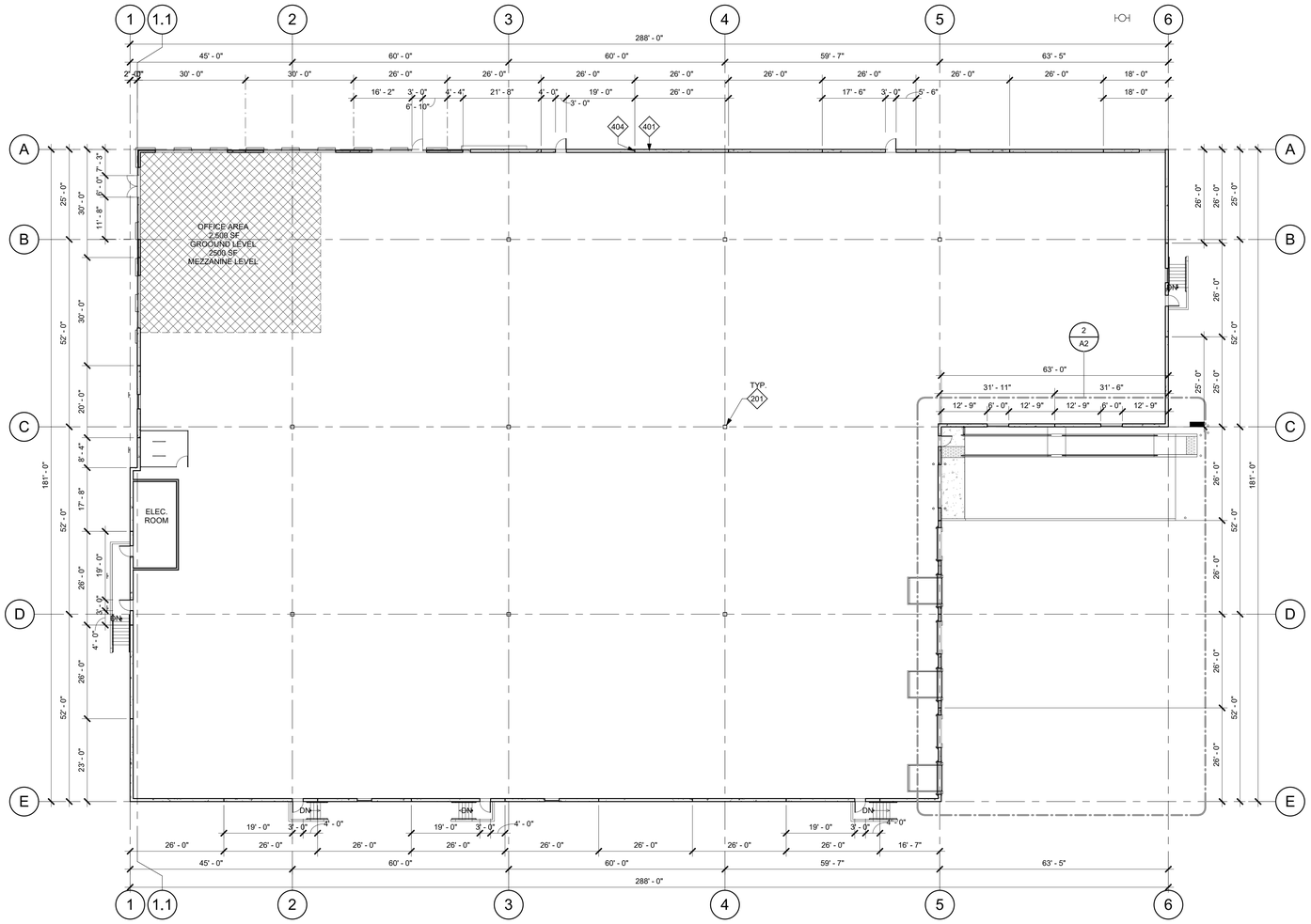
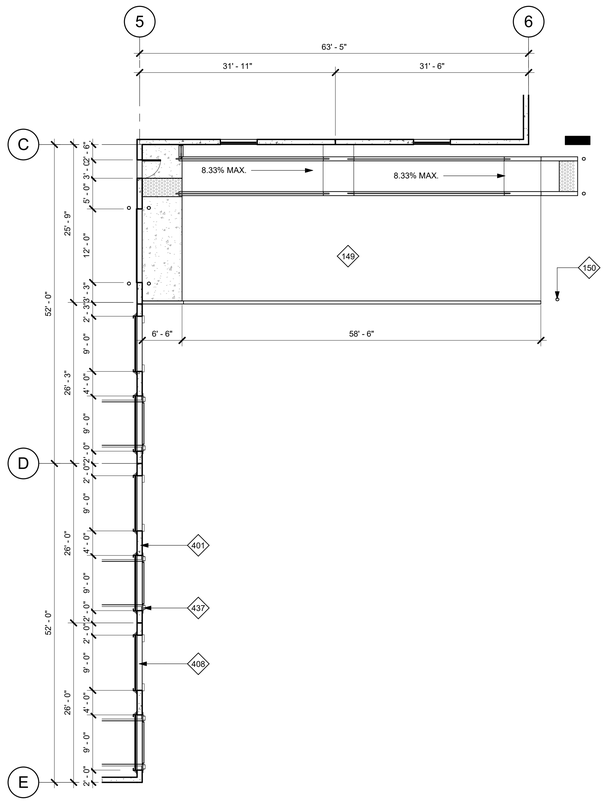


1 PROPOSED BUILDING FLOOR PLAN
1/16" = 1'-0"



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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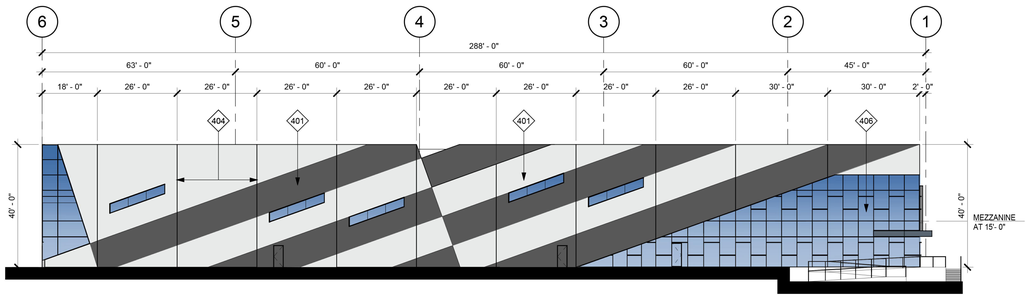
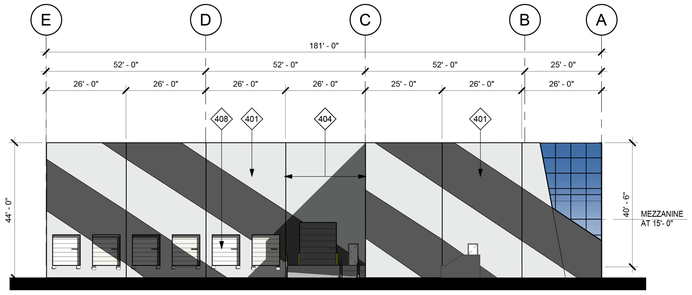
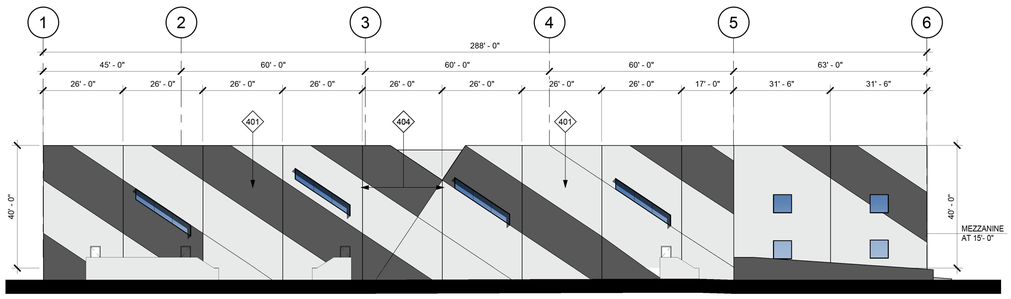


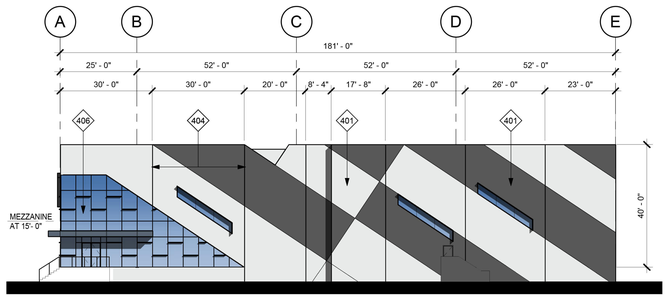
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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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EXTERIOR
ELEVATIONS

A4

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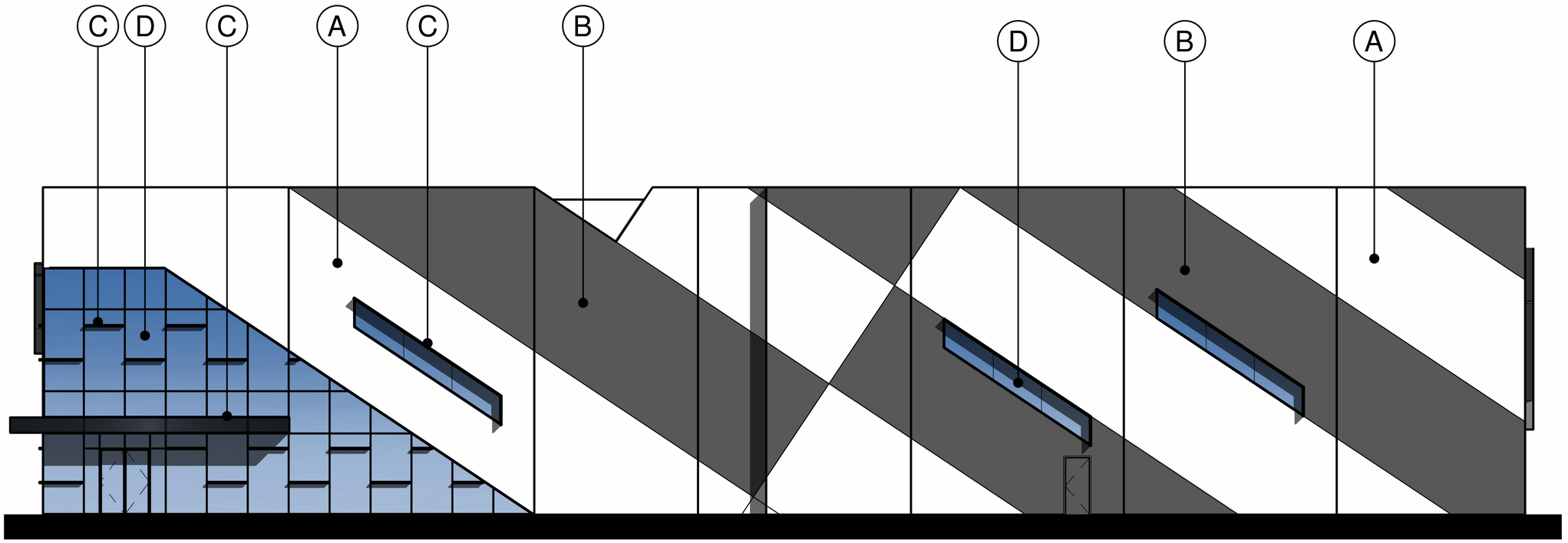
A. EXTERIOR PAINT
SW 6995 SUPERWHITE

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

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HIGHLAND, CA
FOURTH PLANNING SUBMITTAL

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MATERIAL
BOARD

A4_1

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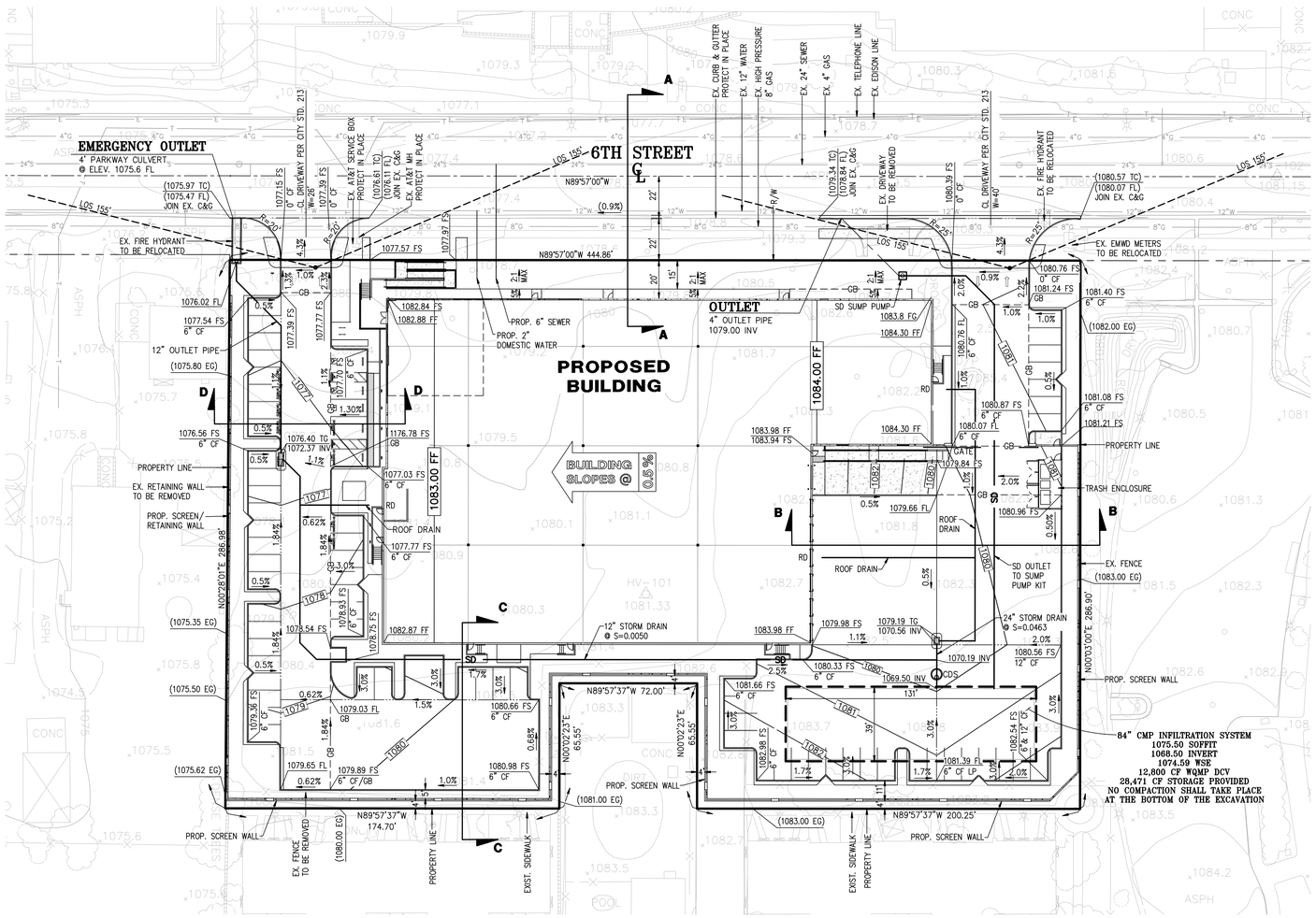
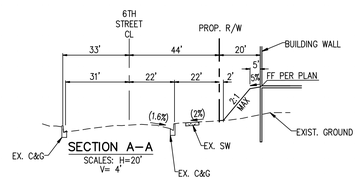
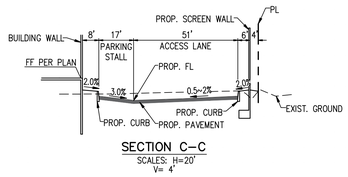
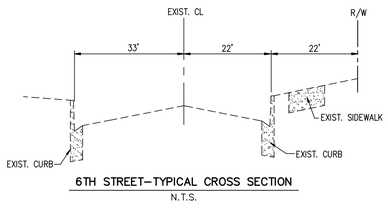




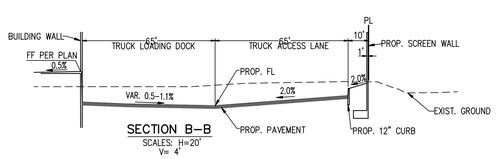
SECTION A–A
SCALES: H=20'
V= 4'



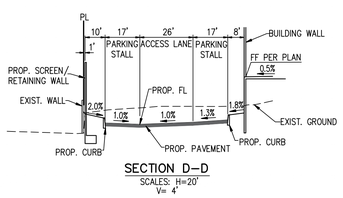
SECTION C–C
SCALES: H=20'
V= 4'



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

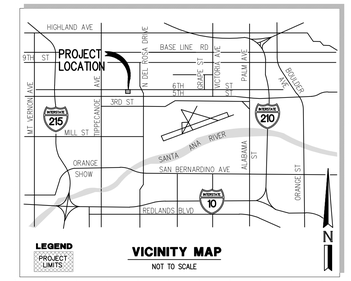
CF	CURB FACE
CB	CATCH BASIN
C&G	CURB & GUTTER
CDS	CONTECH CDS UNIT
CL	CENTERLINE
DWY	DRIVEWAY
EXIST.	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT
LA	LANDSCAPE AREA
LOS	LINE OF SIGHT
LP	LOW POINT
LT.	LEFT
MH	MANHOLE
N.A.P.	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.

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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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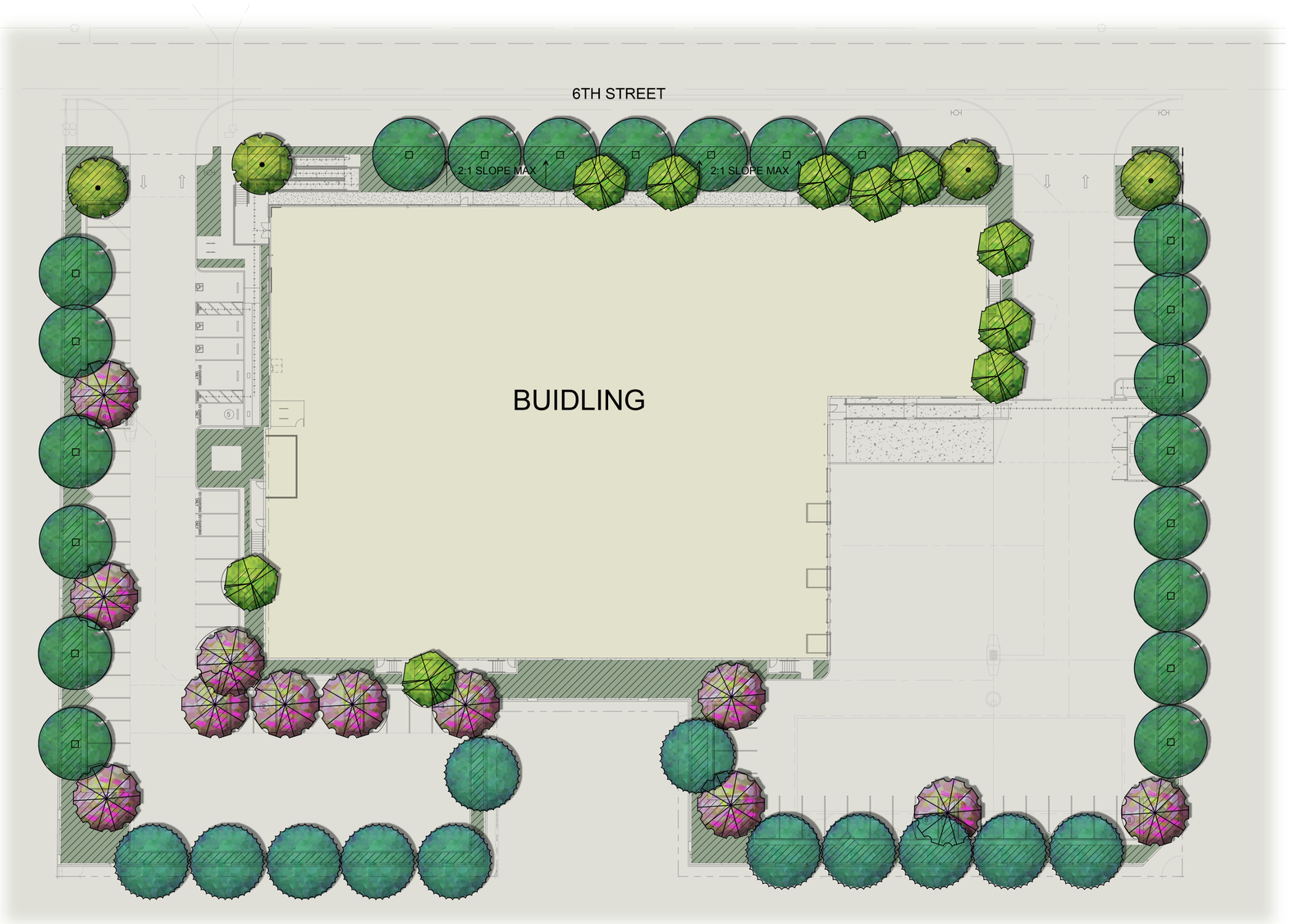


PLANTING LEGEND

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

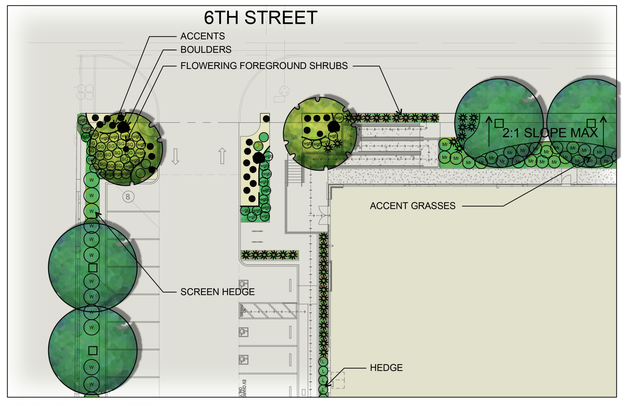
NOTE: LANDSCAPE ELEMENTS SUCH AS TREES, SHRUBS OR GROUND COVER WILL NOT OBSCURE OR INTERFERE WITH ANY ON-SITE SIGNAGE.

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

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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

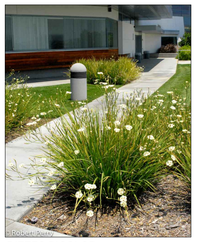
PINUS ELDARIC
AFGHAN PINE

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

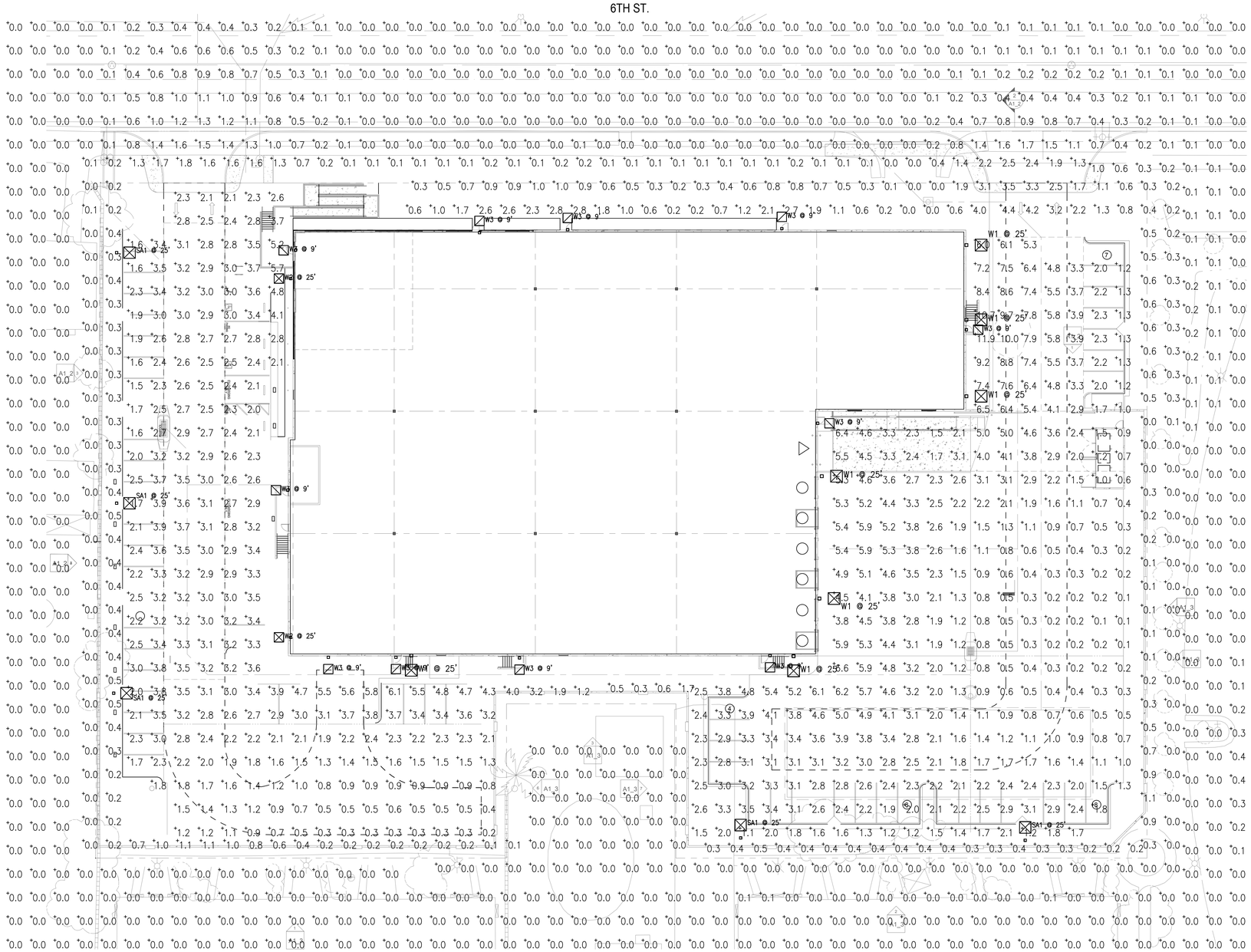
ROSMARINUS HUNTINGTON CARPET
PROTRATE ROSEMARY

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

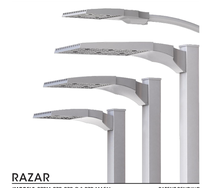
SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING

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 <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates 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 with 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 LED emitter to meet an IP66 rating. The asymmetric LED 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)
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.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. tenon mount. Fitter is 3" high and has 2 set screws, each securing the lower half of the Tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +3.5 or +3° up from the horizontal. All hardware is stainless steel.

RZR-G

RZR, RZRM & RZR-MAF* (Top View)

RZR & RZRM

RZR-MAF*

FIXTURE	A	B	C	D
RZR-G	19" (483mm)	36.8" (935mm)	9" (229mm)	19" (483mm)
RZR	14.78" (375mm)	29.35" (745mm)	2.75" (70mm)	8.6" (218mm)
RZRM	11.8" (300mm)	23" (584mm)	2.8" (71mm)	9.39" (239mm)
RZR-MAF	19" (483mm)	28.25" (718mm)	3.9" (99mm)	4" (102mm)

*DLC PENDING AS OF 7/17

2018358

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 269-8100 Fax (661) 269-8181
www.usal@.com

U.S. ARCHITECTURAL LIGHTING

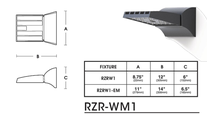
SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

PROJECT NAME:

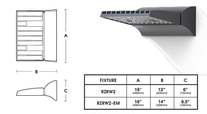
PROJECT TYPE:



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	13" (330mm)	8" (203mm)
RZRW1-EM	13" (330mm)	14" (356mm)	8.5" (216mm)

RZR-WM1

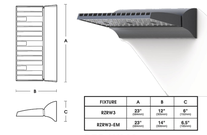
PATENT PENDING



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

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") 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 anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten 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.

2019093

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 269-8100 Fax (661) 269-8181
www.usal@.com

U.S. ARCHITECTURAL LIGHTING

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
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

RPM #22-509 05/25/23

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	May 16, 2023 (Modified June 16, 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 June 16, 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
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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

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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.

Staff Report
to the Planning Commission

Agenda Item No. 4.

Date: June 16, 2026

From: Lawrence Mainez, Community Development Director

Reviewed By: Kim Stater, Assistant Community Development Director

Prepared By: Tiffany Martinez, Assistant Planner

Subject: A request by KB Homes to assign street names to Tentative Tract No. 20693, a single-family residential development located on the west side of Central Avenue, approximately 400 feet south of Base Line.

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

Recommendation:
Consider street names for Tentative Tract Map No. 20693.

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:
Tract No. 20693 is a 79-unit single-family tract located in the Planned Development (PD) zone. The site is comprised of three parcels with a combined area of 8.3 acres, the project approval was comprised of several separate entitlements by the City Council on October 8, 2024. These included a Planned Development Document (CUP 23-010) adopted via Resolution No. 2024-048, Tentative Tract Map No. 20693 (TTM 24-001) adopted via Resolution No. 2024-050, General Plan Amendment (GPA 24-001) adopted via Resolution No. 2024-47, and Zone Change (ZC 24-001) adopted via Ordinance No. 466.

The Applicant is seeking approval of the Tract's street names for inclusion on the Final Map. They have offered multiple choices for each steet.

Current Designation on Tentative Map	Proposed Street Name for the Final Map
Street A	Axis Lane, Meridian Lane, or Nexus Lane

Street B	Concourse Way, Exchange Lane, or Gateway Lane
Street C	Midpoint Way, Crossing Lane, or Junction Lane
Street D	Vertex Way, Pivot Way, or Core Lane
Street E	Interchange Way, Link Lane, or Connector Way
Street F	Datum Way, Origin Lane, or Centerline Lane

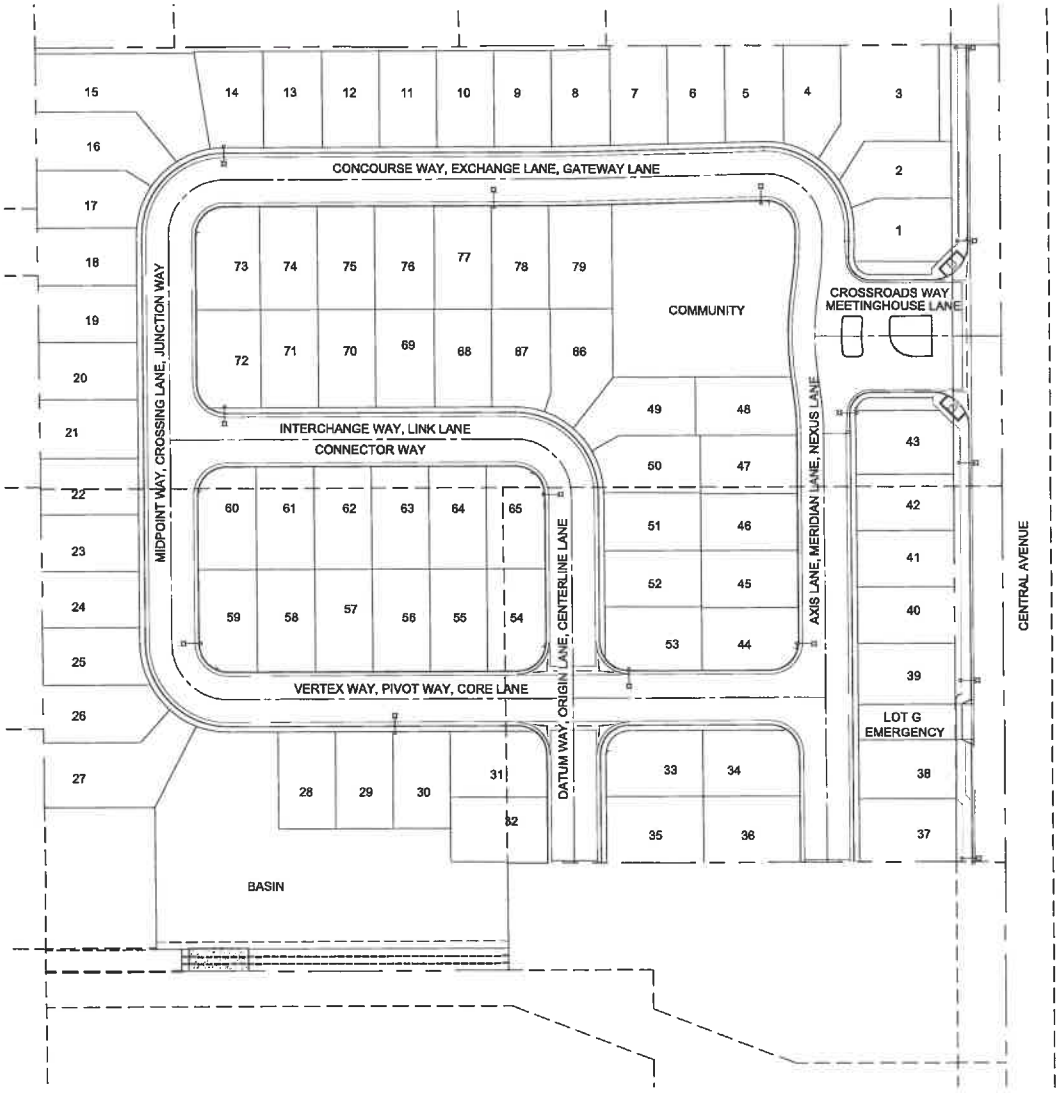
The Planning Commission may approve the names above, select from the City's Historic and Military Name List, or offer alternatives.

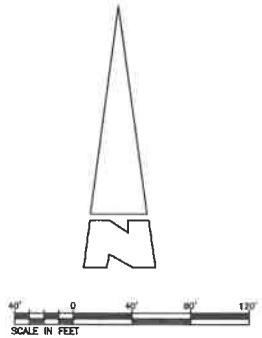
Attachments:

1. Proposed Street Naming Exhibit
2. Current Designation on Tentative Tract Map
3. Historic and Military Name List

Attachment 1: Proposed Street Naming Exhibit

TR 20693
CENTERRA
STREET NAME EXHIBIT





kb HOME

3/9/2026

KWC ENGINEERS

PREPARED BY: VICTOR A. ELIA R.C.E. NO. 64803

TRACT NO. 20693

CITY OF HIGHLAND
CENTERRA
STREET NAME EXHIBIT

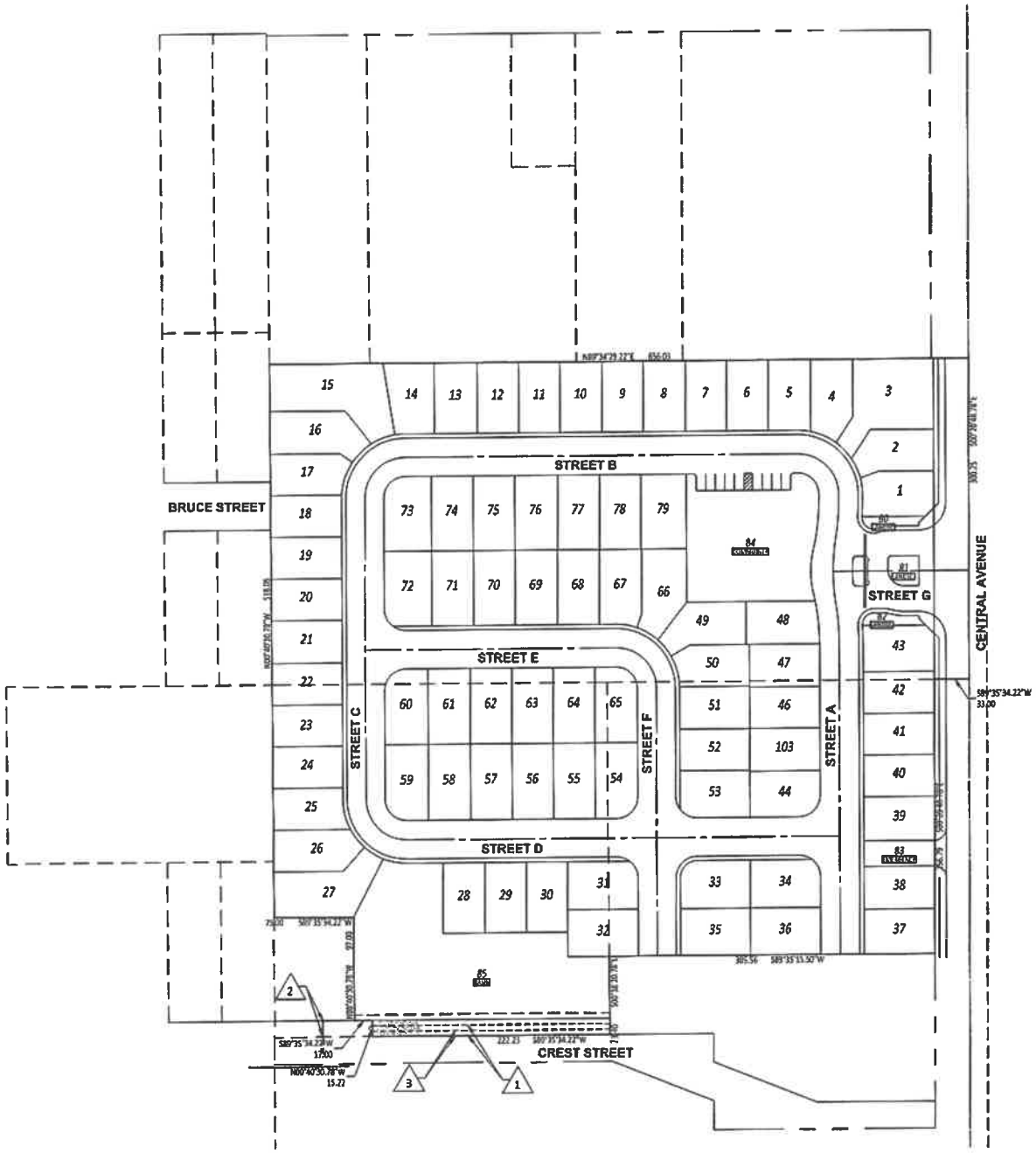
SHEET NO. 1 OF 1 SHTS

Attachment 2: Current Designation on Tentative Tract Map

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

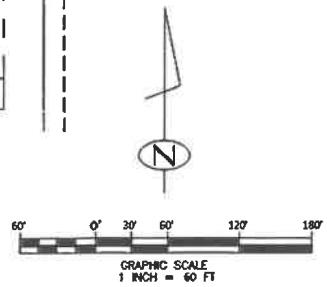
TENTATIVE TRACT MAP NO. 20693

MARCH 2024



INDEX MAP

SCALE: 1" = 60'



Attachment 3: Historic and Military Name List

CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346
Telephone (909) 864-8732 FAX: (909) 862-3180

Prioritized List of Names for City of Highland Streets

A. NAMES WITH 4 - 8 VOTES

Aguillar
Gore
Hartzell
Ranney
Rule
Savage

B. NAMES WITH 2 - 3 VOTES

Alvarado
Barrett
Bergstrom
Bromilow
Burke
Cadwallader
Chavez
Chung
Cleghorn
Coy
Ewing
Fowler
Frye
Gerber
George
~~Henslee~~
Kite Track
Longmier
Lopez
McCulley
Moore
Morongo
Perez
Redenbo
Resendez
Reyes
Ruiz
San Manuel
True
Williams
Wilsey

C. NAMES WITH ONE VOTE

Blake
Boyd
Brown
Chapoli
Clapp
Cook
Domke
Donahue
Duro
Edwards
Floriano
Fuentes
Fuji
Garcia
Garner
Geib
Glass
Gloner
~~Green~~
Grepe
Haney
Harmon
Hendrickson
Hernandez
Hill
Huffman
Huntsman
Ingham
Inglehart
Jones
Kawahara
Keyser
Kipf
Knight
Lemas
Lenardo
Lindsey
Linville
Loring
Manuel
Marcus
McCormick
Morales
Mullins
Murate
Poe
Ramirez
Resendez
Roberts
Rohrer
Rutredge
Santo
Segundo
Sheldon
Tahata
Thompson
Toeppler
Twomley
Velarde
Weeks
Welton
Yokamp

D. MILITARY VETERAN NAMES

Cairns