



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

August 4, 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 August 4, 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 Public Hearing

1. Appeal (APP-26-001) By WaterMill Express of the Communtiy Development Director's denial of Minor Design Review Application (DRA-25-008) for a 106 square-foot unmanned, standalone water vending machine on a lot with an existing commercial building located at 25716 Base Line, Highland (Assessor's Parcel No. 1191-181-56).

Continue Appeal (APP 26-001) to a date specific

2. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 25414 Base Line, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland),Tax Assessor's Parcel Number 0273-242-23.

Conduct the required Public Hearing and adopt Appeals Board Resolution No 2026 -_____, declaring the existence of a public nuisance on the Property generally located at 25414 Base Line, San Bernardino, CA 92410 and order the abatement thereof.

3. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 7222 Church Ave, Highland, CA 92346,Tax Assessor's Parcel Number 1200-381-39.

Conduct the required Public Hearing and adopt Appeals Board Resolution No 2026 - _____, declaring the existence of a public nuisance on the Property generally located at 7222 Church Ave., Highland, CA 92346 and order the abatement thereof.

Announcements

Adjourn

Certification

I, Camille Duarte, Administrative Assistant III, or my designee, hereby certify that the foregoing agenda was posted on our website at www.highlandca.gov and in the following designated areas: Highland Branch Library (7863 Central Avenue), Fire Station No. 1 (26974 Base Line), and City Hall (27215 Base Line) at least seventy-two (72) hours prior to the meeting per Government Code Section 54954.2.



Staff Report

to the Planning Commission

Agenda
Item
No. 1.

Date: August 4, 2026

From: Lawrence Mainez, Community Development Director

Reviewed By: Kim Stater, Assistant Community Development Director

Prepared By: Tiffany Martinez, Assistant Planner

Subject: Appeal (APP-26-001) By WaterMill Express of the Community Development Director's denial of Minor Design Review Application (DRA-25-008) for a 106 square-foot unmanned, standalone water vending machine on a lot with an existing commercial building located at 25716 Base Line, Highland (Assessor's Parcel No. 1191-181-56).

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

Recommendation:

Continue Appeal (APP 26-001) to a date specific

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:

Due to administrative inconsistency, staff request the Planning Commission continue the item to a date specific.

Attachments:

None



Staff Report

to the Planning Commission/Appeals Board

Agenda
Item
No.2.

Date: August 4, 2026

From: Lawrence Mainez, Community Development Director

Prepared By: Gary Chambers, Code Enforcement Officer

Subject: A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 25414 Base Line, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland), Tax Assessor's Parcel Number 0273-242-23.

Recommendation:

Conduct the required Public Hearing and adopt Appeals Board Resolution No 2026 -____, declaring the existence of a public nuisance on the Property generally located at 25414 Base Line, San Bernardino, CA 92410 and order the abatement thereof.

Fiscal Impact:

The full cost to the city regarding the abatement of the Public Nuisance is currently unknown. Staff has accounted for their time in their attempt to abate the nuisance conditions on the Property. Staff will present the Property Owner(s) of record with the cost of the City's efforts to abate the violations at the time all violations are remedied. If the Property Owner(s) elect not to pay for the City's cost to abate the violations, a Public Hearing will be held to assess the property for the cost of the abatement process.

Public Notice:

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

Background:

September 10, 2025: This case was initiated due to a complaint received regarding a business continuing to operate after being red tagged as substandard and unsafe to occupy by the city's Building Official due to significant fire damage at the property generally located at 25414 Base Line, San Bernardino, CA 92410, APN: 0273-242-23. Further research revealed that the building was red tagged due to fire damage on September 4, 2023.

September 24, 2025: Code Compliance Officer Gary Chambers arrived at the subject property to conduct an inspection and noted evidence that the business was open to the public. In front of the west fire-damaged building, which had previously been red-tagged, appliances were staged, and a sign with a directional arrow indicated the business was open. Additionally, the front entrance gate was open, allowing customers to enter. Code Compliance Officer Gary Chambers reached out to the property and business owner, Ammar Darwish, via phone. Mr.

Darwish was informed that a Special Inspection Permit was required because of the nuisance conditions related to the property. A **Courtesy Notice** was issued and mailed to the property owner's address of record by regular mail.

October 15, 2025: The property and business owner, Imad Darwish, came to the city and obtained a Special Inspection Permit, No. 20251298.

November 24, 2025: Code Compliance Officer Gary Chambers along with the city's Building Official, Matt Wirz, and the Public Services Coordinator, Ryan Ramos, arrived at the subject property to conduct the Special Inspection (Permit #20251298) at the request of the property and business owner, Mr. Ammar Darwish. Mr. Darwish stated that he wanted his brother Imad Darwish to be present. Before entering the property, Imad Darwish inquired about the purpose of the inspection and why the entire area needed to be examined rather than just the building affected by the fire. Matt Wirz, Building Official, explained that the business had been moved to the outside of the building and that an inspection was needed to ensure compliance with the code. Mr. Darwish invited us onto the property to conduct the inspection. Upon inspection, Code Compliance Officer Gary Chambers noted considerable fire damage to the red-tagged building situated on the west side of the subject property (identified as 25408). It appeared that the restroom facilities within the building were still being used. Matt Wirz, Building Official, made it clear that the building was not to be occupied under any circumstances. We also ascertained that the property had no electrical power. Mr. Darwish mentioned that the building on the east side of the property (identified as 25414) had suffered fire damage about 15 years ago and was currently unused. While inspecting the exterior, Code Compliance Officer Gary Chambers observed multiple unpermitted accessory structures and canopies larger than 120 SF. Several rundown accessory structures (sheds/storage) were also noted, and on the property's north side, there was an unpermitted mobile trailer being used for storage. Additionally, the area had excessive outdoor storage, with junk and debris obstructing access to necessary drive lanes. Furthermore, multiple cargo containers were being stored on the property without the required city approval or permits. Additionally, I noted that a customer was present during the inspection. Ryan Ramos, the Public Services Coordinator, made several observations regarding NPDES violations. These included issues such as trash and debris, electronic components left uncovered on the ground, metal appliances uncovered and, on the ground, a leaking roof causing contamination of the area, and green waste that had been left in piles outdoors. Mr. Imad Darwish became agitated when he saw photographs being taken. Mr. Darwish expressed his embarrassment over the numerous violations on the property and requested that Code Enforcement stop the inspection and leave. I respected Mr. Darwish's wishes, ceased taking photographs, informed him that I would seek an inspection warrant in accordance with the City of Highland Municipal Code, and departed. Mr. Ammar Darwish contacted Code Compliance Officer Gary Chambers by phone, he apologized and stated that he would like us to return and finish the inspection. Mr. Darwish was informed that arrangements would be made and that he would be contacted with a date and a time for a reinspection.

January 21, 2026: Code Compliance Officer Gary Chambers, along with the city's Building Official Matt Wirz and Public Services, arrived at the subject property to conduct a reinspection. During the inspection, Code Compliance Officer Gary Chambers observed that the business was continuing to operate without City approval and permits. The building on the west side of the property had been red-tagged due to severe fire damage. Generators were being used to supply electricity to the property. Additionally, accessory structures, including a mobile trailer and cargo containers, were also noted on the property without city approval or permits. Furthermore, Code Compliance Officer Gary Chambers observed a significant amount of outdoor storage, including junk, trash, debris, and rubbish scattered around the property. Mr.

Ammar Darwish was notified by the Building Official that a Special Inspection Report detailing all required corrections would be drafted and mailed.

January 26, 2026: Code Compliance Officer Gary Chambers issued an **Administrative Warning Citation, No. 17042**, to the property and business owners, Ammar and Imad Darwish. The corrections listed on the citation required that they cease all unapproved and unpermitted business activity occurring on the property and obtain approvals and all required permits to bring the property into compliance before resuming business operations. The citation was mailed to the property owner's address of record by certified and regular mail. A copy of the citation was also emailed to Mr. Ammar Darwish.

February 14, 2026: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed that the business was continuing to operate without City approval and permits. A worker was observed staging appliances in front of the west, red-tagged, fire-damaged building. **Administrative Citation, #17133 (\$100)**, was issued and mailed to the property owner's address of record by certified and regular mail on February 17, 2026. A copy of the citation was emailed to Mr. Ammar Darwish.

March 10, 2026: A meeting with the property and business owner, Mr. Imad Darwish was held. Code Compliance Officer Gary Chambers, Lawrence Mainez, Community Development Director, Kim Stater, Assistant Community Development Director, Melissa Morgan, Public Services Manager, Matt Wirz, Building Official, and Craig Sanchez, Fire Prevention, were all present at the meeting. During the meeting, Mr. Darwish conveyed his need to keep the business running, as it served as the sole source of income for both him and his brother. He requested the city consider granting him an exception so that he could operate the business until the property was sold, or they could secure the funds necessary to develop plans, restore the buildings, and adhere to city regulations. Lawrence Mainez, Community Development Director advised Mr. Darwish that the City Staff would evaluate the condition of the property to determine if issuing a temporary permit was possible, provided certain requirements were fulfilled. He also mentioned that he would contact Mr. Darwish with a decision. After Mr. Darwish exited the meeting, City Staff continued discussion about the property's current condition. Weighing the importance of public safety, it was determined that the business needed to stop all operations until the business was able to comply with the requirements outlined by the City of Highland Municipal & Development Codes.

April 30, 2026: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed that the business was continuing to operate without City approval and permits. In front of the west fire-damaged building, which had previously been red-tagged, appliances were staged, and a sign with a directional arrow indicated the business was open. Additionally, the front entrance gate was open, allowing customers to enter. **Administrative Citation, #17158 (\$200)**, was issued and mailed to the property owner's address of record by certified and regular mail. A copy of the citation was emailed to Mr. Ammar Darwish.

May 30, 2026: Cal Fire responded to a fire incident at the property (**CABDU0008169**). According to the Fire Department, a large pile of debris, measuring around 20ft. X 20ft., caught fire. The origin of the fire remains unknown. Due to continued non-compliance and taking into consideration public safety, a decision was made to refer the case to the Planning Commission/Appeals Board for a declaration of Public Nuisance.

July 16, 2026: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed that the business was continuing to operate without City

approval and permits. No plans have been submitted, and no permits have been obtained to address the fire-damaged buildings. Additionally, the nuisance conditions remain on the property. A **Public Hearing Notice** was posted at the property informing the property owner that a Public Nuisance Hearing has been scheduled for August 4, 2026, at 6 pm or soon thereafter. A **Public Hearing Notice** was also mailed to the property owner's address of record by certified mail, return receipt requested. A copy of the notice was emailed to Mr. Ammar Darwish.

CONCLUSION: As evidenced by all inspections conducted and the exhibits incorporated herein by reference, the property, identified as APN: 0273-242-23 (located at 25414 Base Line, San Bernardino, CA 92410) has been permitted to exist in violation of the Highland Municipal & Development Codes, and therefore, constitutes a Public Nuisance. Specifically, the property is in violation of the following provisions of the Municipal & Development Code:

I. **Highland Municipal Code Section 8.32.020(A)(1):** (A public nuisance is created by every building or structure which has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect).

II. **Highland Municipal Code Section 8.32.020(A)(4):** (A public nuisance is created by every building or structure which has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction).

III. **Highland Municipal Code Section 8.32.020(A)(6):** (A public nuisance is created by every building or structure which is unsafe).

IV. **Highland Municipal Code Section 8.32.020(B)(5):** (A public nuisance is created by any condition or use of a building, structure or property which is detrimental to the property of others. This includes, but is not limited to: Any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).

V. **Highland Municipal Code Section 8.32.020 (C):** (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).

VI. **Highland Municipal Code Section 15.04.010:** (Adoption of the California Building Code).

VII. **California Building Code (CBC § 105.1):** (Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit).

VIII. **Highland Municipal Code Section 16.40.500(B)(4):** (Cargo Container Regulations; Permitted locations and Prohibitions: Cargo containers shall not be placed, used, allowed and maintained in any commercial, mixed use, or employment zones, except as expressly authorized in this section. Cargo containers may be used in commercial zones for additional storage to support seasonal events but shall not be located on the property for more than 60 consecutive days unless additional time is authorized through the staff review permit process,

Highland Municipal Code Section 16.40.500(D)(4). Additionally, cargo containers are temporarily allowed off-street, on private property, in all zones to store building contents, building materials and/or construction tools during construction or remodeling projects pursuant to an active building permit on the same property, Highland Municipal Code Section 16.40.500(F)(1). The presence of cargo containers stored permanently on the property in the General Commercial (CG) District, without obtaining a staff review permit or having an active building permit, constitutes a public nuisance).

The property owner(s) is requested to immediately cease operating the business from the property. Submit plans and obtain the necessary permits to rehab the fire-damaged, substandard, buildings on the property or obtain a permit to demolish them. Obtain approval and permits for all accessory structures over 120 square feet or remove them. Obtain approval and permits for the mobile trailer situated on the north side of the property, or remove it. Remove all cargo containers and all junk, trash, or debris from the property within ninety (90) days from the issuance of an order of the Appeals Board in accordance with Chapter 8.32 of title 8 of the Highland Municipal Code.

Attachments:

1. Planning Commission Appeals Board Resolution (Inclusive of Exhibits A - F)
2. Site Location Map
3. Building & Safety Photographs from September 4, 2023
4. Photographs dated September 24, 2025
5. Photographs dated November 24, 2025
6. Photographs dated January 21, 2026
7. Special Inspection Report dated January 27, 2026
8. Photographs dated February 14, 2026
9. Photographs dated April 30, 2026
10. Photographs dated July 16, 2026

Attachment “1”

Appeals Board Declaration of Public Nuisance Resolution
No. 2026____, Inclusive of the following Exhibits

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 0273-242-23, LOCATED AT 25414 BASE LINE, SAN BERNARDINO, CA 92410, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

(CODE CASE #12676)

A. RECITALS

1. On September 10, 2025, this case was initiated due to a complaint received regarding a business continuing to operate after being red tagged as substandard and unsafe to occupy by the city's Building Official due to extensive fire damage located at 25414 Base Line, San Bernardino, CA 92410, APN: 0278-291-08. On November 24, 2025, an inspection of the property revealed extensive fire damage to the red-tagged building on the west side of the property (identified as 25408), as well as the building located on the east side of the property (identified as 25414). There was no electrical service to the property and generators were being used to supply power. There were several unpermitted accessory structures/canopies exceeding 120 square feet. Additionally, the inspection noted several dilapidated accessory structures (sheds) and an unpermitted mobile trailer located on the north side of the property. The area was cluttered with excessive outdoor storage, including junk and debris, which hindered access to essential drive lanes for emergency personnel. Moreover, multiple cargo containers were stored on the property without city approval or permits. It was also confirmed that the business continued to operate without the required approval from the city.
2. The City of Highland has since inspected the Property numerous times and discovered that the Property has been maintained and permitted to exist in violation of multiple sections of the Highland Municipal Code and therefore constitutes a public nuisance.
3. Courtesy Letter, was issued/mailed on;

9/24/2025 (Exhibit A)
4. Administrative Citations, were issued/mailed on;

1/26/2026 - Warning Citation (Exhibit B)
2/14/2026 (Exhibit C)
4/30/2026 (Exhibit D)

- B.** Pursuant to Chapter 8.32 of the Highland Municipal Code, a Notice of Public Hearing was mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on July 16, 2026. A copy of the notice was also posted at the Property (Exhibit E).

C. RESOLUTION

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

1. All of the facts set forth in the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.
2. Staff timely notified the owner of the Property that the Planning Commission/Appeals Board would be holding a Public Hearing on August 4, 2026; that Notice is attached hereto as Exhibit F. The Appeals Board held a Public Hearing on that Hearing Date, at which time, all written and oral evidence and testimony from the owner(s) of the Property, the Public, and Staff were considered.
3. All necessary hearings and opportunities for testimony, and comment have been conducted in compliance with the Municipal Code of the City of Highland.
4. The Planning Commission/Appeals Board has independently considered all relevant information of both the public and Staff testimony, written and oral, including the Staff Report and its exhibits which are incorporated herein by this reference.

Order Finding and Ordering Abatement of Public Nuisance

5. Based upon substantial evidence in the record, the Planning Commission/Appeals Board hereby declares that a Public Nuisance, as defined by Highland Municipal Code 8.32.020, has been allowed to exist on the Property located at 25414 Base Line, San Bernardino, California 92410, since at least November 24, 2025.
6. Specifically, based upon the evidence and testimony presented to the Planning Commission/Appeals Board during the above-referenced Hearing, the Planning Commission/Appeals Board finds as follows;
 - a. Highland Municipal Code Section 8.32.020(A)(1) (A public nuisance is created by every building or structure which: Has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect).

- b. Highland Municipal Code Section 8.32.020(A)(4) (A public nuisance is created by every building or structure which: Has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction).
- c. Highland Municipal Code Section 8.32.020(A)(6) (A public nuisance is created by every building or structure which: Is unsafe).
- d. Highland Municipal Code Section 8.32.020(B)(5) (A public nuisance is created by any condition or use of a building, structure or property which is detrimental to the property of others. This includes but is not limited to: Any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).
- e. Highland Municipal Code Section 8.32.020 (C) (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).
- f. California Building Code (CBC § 105.1) (Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit).
- g. Highland Municipal Code Section 16.40.500(B)(4) (Cargo Container Regulations; Permitted Locations and Prohibitions: Cargo containers shall not be placed, used, allowed and maintained in any commercial, mixed use, or employment zones, except as expressly authorized in this section. Cargo containers may be used in commercial zones for additional storage to support seasonal events but shall not be located on the property for more than 60 consecutive days unless additional time is authorized through the staff review permit process, Highland Municipal Code Section 16.40.500(D)(4). Additionally, Cargo containers are temporarily allowed off-street, on private property, in all zones to store building contents, building materials and/or construction tools during construction or remodeling projects pursuant to an active building permit on the same property, Highland Municipal Code Section 16.40.500(F)(1)).

7. The Planning Commission/Appeals Board of the City of Highland hereby finds that the aforementioned Violations constitute a public nuisance and hereby orders the Property Owner(s) to abate the aforementioned Violations, **within ninety (90) days**. The Planning Commission/Appeals Board of the City of Highland hereby sets forth the actions necessary to abate the public nuisance from the Property as follows:
 - a. Submit plans and obtain the necessary permits to rehab the fire-damaged buildings on the property or obtain a permit to demolish them. Obtain approval and permits for all accessory structures over 120 square feet or remove them. Obtain approval and permits for the mobile trailer situated on the north side of the property or remove it.
 - b. Remove all cargo containers from the property.
 - c. Remove all junk, trash, or debris from the property. All outdoor storage of new and used appliances, appliance parts, and any equipment related to the servicing of appliances shall be kept either within the screened and fenced portion of the property or within an enclosed building and are not permitted to be stored within the required drive lanes or parking spaces.
 - d. Immediately cease all business activity until the property is deemed safe and in compliance with all provisions of the Highland Municipal and Development Code. Resolve all issues identified in the Building Officials Special Inspection Report.
8. The administrative and incidental costs and expenses incurred in abating the nuisance, which are proved in accordance with provision of Highland Municipal Code Section 8.32.180, shall be assessed against the Property and shall result in a lien until paid.
9. Pursuant to Highland Municipal Code Section 8.32.110, the Planning Commission/Appeals Board of the City of Highland authorizes the abatement of the public nuisance by the city as follows:
 - (a) If the owner, agent of the owner, lessee, occupant, or person in possession of the Property who are served with a notice of the final decision of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance, fail to take the required action **within ninety (90) days** as specified above, the City shall commence with the lawful procedures to have the Property abated.
 - (b) The costs and expenses of demolition, removal, and abatement by the City, including any additional administrative and legal and incidental expenses, pursuant to Highland Municipal Code

Section 8.32.110, shall also be assessed and result in a lien upon the Property until paid.

10. Any owner, occupant, or other party who has a legal or equitable interest in the Property may appeal the final order of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance pursuant to Highland Municipal Code Section 8.32.210. The appeal must be in writing and must be filed with the City Council no later than 10 days from the date of service of this Planning Commission/Appeals Board Resolution finding and ordering the abatement of a public nuisance. After 10 days from the date of service of the Planning Commission/Appeals Board resolution finding and ordering the abatement of the public nuisance, the order is deemed final and may no longer be appealed.
11. A property owner also has a right to appeal the order ordering liability incidental and administrative expenses incurred and ordering the abatement of a public nuisance.

PASSED, APPROVED AND ADOPTED this 4th day of August 2026.

Randall Hamerly,
Planning Commission/Appeals Board Chairman

ATTEST:

Lawrence A. Mainez,
Community Development Director

Exhibit “A”

Initial Contact Letter dated September 24, 2025



City of Highland
Community Development Department
Code Enforcement Division
27215 Base Line St.
Highland, CA 92346
Telephone: (909) 864-6861
Fax: (909) 862-3180

September 24, 2025

Resident
25414 Baseline St
San Bernardino CA 92410

Subject: Case Number: 12676, Address: 25414 Baseline St

To Whom It May Concern:

The City of Highland has been, and is continually involved in an effort to improve the physical environment through many programs, one of which is through voluntary code compliance. Recently, this office received information that the condition of the subject property located at 25414 Baseline St may constitute a violation of the Highland Municipal Code regarding the property containing:

Unresolved structure damage due to fire. Please come to the city and obtain a Special Inspection Permit. Thank you for your prompt attention and assistance in resolving this matter.

If the alleged condition does exist, we respectfully ask that you take corrective action as quickly as possible to remove or eliminate the above referenced violation(s). Please contact this office when appropriate corrective measures have been taken so that we may close our case on this matter.

Please notify this office if you feel this complaint has been filed in error, or if the alleged conditions do not exist. Kindly refer to the case number listed above for proper handling. A site inspection will be conducted after 14 days to determine if further enforcement action may be necessary.

Thank you for your prompt attention to this matter. Your anticipated cooperation and help to protect, Highland property values and to preserve neighborhood integrity is appreciated. Should you have any questions, please feel free to contact our office at (909) 864-6861, Ext. 220.

Sincerely,

Gary Chambers
Code Enforcement Division Team

Exhibit “B”

Administrative Warning Citation, No.17042, issued
January 26, 2026



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

Code Case 12676

CITATION NO. 17042

ADMINISTRATIVE CITATION

Date: 1-26-2026 Time: 2:55 pm (Violation Observed)

WARNING

☐ 1st Citation - \$ 500.00 ☐ 2nd Citation - \$ 750.00

☐ 3rd Subsequent - \$ 1,000.00

The payment listed above is due by 4/4. See reverse side for payment and appeal instructions.

Corrections indicated below are required by Immediately. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

DL #: Danwich, Laila Sep Prop TR 8-30-05 DOB: N/A

MAILING ADDRESS: 25408 Base Line St.
San Bernardino, CA 92410

VIOLATION ADDRESS: 25414 Base Line St.
San Bernardino, CA 92410

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u> <u>8.32.020 (A)(1)</u>	<u>Dilapidated / Dangerous Buildings</u>
<u>HMC</u> <u>8.32.020 (4)</u>	<u>Any violation of the Highland Municipal or Development Code</u>
<u>HMC</u> <u>15.14.010</u>	<u>Adoption of Building Code</u>

CORRECTIONS REQUIRED: Cease all unpermitted business activity occurring from the property. Obtain all necessary approvals and permits to bring the property into compliance before resuming business operations.

Signature of Issuing Officer

1-26-2026
Issued Date

Printed Name of Issuing Officer

"Mailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

Exhibit “C”

Administrative Citation, No.17133, issued
February 17, 2026



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

Case No. 12676

CITATION NO. **17133**

ADMINISTRATIVE CITATION

Date: 2-14-2026 Time: 7:36 am (Violation Observed)

☐ WARNING

☒ 1st Citation - \$ 100.00 ☐ 2nd Citation - \$ _____

☐ 3rd Subsequent - \$ _____

The payment listed above is due by 3-14-26. See reverse side for payment and appeal instructions.

Corrections indicated below are required by Immediately. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

Darwish, Laila Sep Prop. TR 8-30-05

DL #:

N/A

DOB:

N/A

MAILING ADDRESS: 25408 Base Line St.

San Bernardino, CA 92410

VIOLATION ADDRESS: 25414 Base Line St.

San Bernardino, CA 92410

MUNI. / STATE CODE
SECTION VIOLATED

VIOLATION DESCRIPTION

<u>HMC</u> <u>8.32.020 (A)(1)</u>	<u>Dilapidated / Dangerous Buildings</u>
<u>HMC</u> <u>8.32.020 (C)</u>	<u>Any violation of the Highland Municipal or Development Code</u>
<u>HMC</u> <u>16.20.030</u>	<u>Commercial use regulations</u>
<u>HMC</u> <u>15.04.010</u>	<u>Adoption Cal. Building Code</u>

CORRECTIONS REQUIRED:

Close all unpermitted business activity. Obtain all necessary approvals and permits to rehab the red tagged fire damaged buildings and bring the property into compliance with the City of Highland Municipal and Development Codes before resuming business activity.

Signature of Issuing Officer

Issued Date

Cary Chambers
Printed Name of Issuing Officer

"Pailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

Exhibit “D”

Administrative Citation, No.17158, issued
April 30, 2026



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

Case No. 12676

CITATION NO. **17158**

ADMINISTRATIVE CITATION

Date: 4-30-2026 Time: 8:31 am (Violation Observed)

☐ WARNING

☐ 1st Citation - \$ ☒ 2nd Citation - \$ 200.00

☐ 3rd Subsequent - \$

The payment listed above is due by 5-25-2026. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 5-30-2026. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

Darwish, Laila Sep. Prop. TR 8-30-05
DL #: N/A DOB: N/A

MAILING ADDRESS: 25408 Base Line St.
San Bernardino, CA 92410

VIOLATION ADDRESS: 25414 Base Line St.
San Bernardino, CA 92410

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u> <u>B.32.020 (A)(1)</u>	<u>Dilapidated / Dangerous Buildings</u>
<u>HMC</u> <u>B.32.020 (C)</u>	<u>Any violation of the Highland</u> <u>Municipal or Development Code</u>
<u>HMC</u> <u>16.22.030</u>	<u>Commercial use regulations</u>
<u>HMC</u> <u>15.04.010</u>	<u>Adoption Cal. Building Code</u>

CORRECTIONS REQUIRED: Cease all unpermitted business
activity. obtain all

Necessary approvals and permits to rehab the
Substandard red-tagged buildings, which are
unsafe to occupy. Bring the property into
compliance with all City Municipal / Development
Codes.

Signature of Issuing Officer

4-30-2026
Issued Date

Printed Name of Issuing Officer

"Mailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

Exhibit “E”

Notice of Public Hearing & Public Posting Copy dated
July 16, 2026



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

CITY OF HIGHLAND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

This notice is to inform you of a hearing to be held before the City of Highland Appeals Board to determine whether certain conditions and/or uses are existing on the property identified as APN 0273-242-23, located at 25414 Base Line (referred to hereafter as ("The Property")) continue to constitute a public nuisance pursuant to the Highland Municipal Code & Ordinances of the City of Highland at the following place, date, and time.

TIME AND DATE OF HEARING: Tuesday, August, 4, 2026, at 6:00PM

LOCATION OF HEARING: City Hall Council Chambers 27215 Base
Line Highland, CA 92346

You may bring any witnesses, pictures, photographs, reports, or any other exhibits to this hearing which you feel will establish or prove the Property is not a public nuisance. You may be represented by an attorney. You will have an opportunity to examine all evidence and witnesses testifying against you.

If the Appeals Board determines at the end of the hearing, that this Property is in fact a public nuisance, you will be ordered to abate the public nuisance or the condition thereof and your property will be assessed the City's administrative and incidental costs incurred up to that stage in the abatement process. This assessment will result in a lien upon your property until paid. Thereupon, if you fail to obey the Appeals Board's order to abate this nuisance, the City may do so for you, in accordance with applicable statutes [HMC Section 8.28.010 (A)(B)]. The costs and expense of abating the nuisance including the City's incidental and administrative expenses, may be recovered in an appropriate civil action, and will result in a lien upon the Property until it is paid. (HMC Section 8.28.020).

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED AND
FIRST CLASS MAIL

The conditions of the Property constituting a public nuisance are as follows: Property Maintenance & Building Code violations related to buildings or structures which have become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect. Unpermitted accessory structures over 120 square feet and an unpermitted mobile trailer. Excessive outside storage, junk, trash, or debris. Land Use violations related to cargo containers being kept on the property.

You may voluntarily abate the nuisance yourself by doing the following things:

Submit plans and obtain the necessary permits to rehab the fire-damaged buildings on the property or obtain a permit to demolish them. Obtain approval and permits for all accessory structures over 120 square feet or remove them. Obtain approval and permits for the mobile trailer situated on the north side of the property or remove it. Remove all cargo containers as well as all junk, trash, or debris from the property. Immediately cease all business activity until the property is deemed safe and in compliance with all provisions of the Highland Municipal and Development Code.

If you choose to voluntarily abate this nuisance prior to this hearing, you may notify me at least three (3) days prior to the date of hearing set below, for a prehearing inspection.



Gary Chambers,
Code Compliance Officer
Cc: Lawrence A. Mainez,
Community Development Director



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

Date: July 16, 2026

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND APPEALS BOARD TO CONSIDER DECLARING THE FOLLOWING DESCRIBED PROPERTY A PUBLIC NUISANCE DUE TO PROPERTY MAINTENANCE AND BUILDING CODE VIOLATIONS RELATED TO BUILDINGS OR STRUCTURES WHICH HAVE BECOME DILAPIDATED, DANGEROUS OR AT RISK OF COLLAPSE RESULTING FROM DECAY, DAMAGE, FAULTY CONSTRUCTION OR ARRANGEMENT, FIRE, WIND, EARTHQUAKE, FLOOD, OLD AGE, OR NEGLECT. UNPERMITTED ACCESSORY STRUCTURES, AN UNPERMITTED MOBILE TRAILER, AND EXCESSIVE OUTSIDE STORAGE, JUNK, TRASH, OR DEBRIS. LAND USE VIOLATIONS RELATED TO UNAPPROVED CARGO CONTAINERS.

File Number: APPEALS BOARD PUBLIC NUISANCE HEARING
CASE #12676

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code on the following Assessor's Parcel Number: 0273-242-23

PROPERTY OWNER(S): Darwish, Laila Sep Prop TR 8-30-05

VIOLATION ADDRESS/APN: 25414 Base Line, San Bernardino, CA 92410.
APN: 0273-242-23

HEARING LOCATION: Highland City Hall Council Chambers
27215 Base Line
Highland, CA 92346

DATE AND TIME OF HEARING: Tuesday August 4, 2026, at 6:00 PM
(Or soon thereafter)

Exhibit “F”

Notice of Public Hearing, Affidavit of Mailing, dated
July 16, 2026

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

I am employed in the County of San Bernardino, State of California. I am over the age of 18 and not a party to the within action. My business address is City of Highland, 27215 Base Line, Highland, CA 92346.

On July 16, 2026, I caused to be served a copy of the attached Public Hearing Notice, Case #12676, Certified Mail, Return Receipt Requested, to the following parties: Darwish, Laila Sep Prop TR 8-30-05; Imad Darwish & Ammar Darwish. Said service was made by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail, at Highland, California, and addressed to the Parties as more fully detailed below.

Darwish, Laila Sep Prop TR 8-30-05; Imad Darwish & Ammar Darwish
25408 Base Line
San Bernardino, CA 92410

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and this Declaration was executed at Highland, CA, on July 16, 2026.

Dated: 7/16/26



Camille Duarte, Administrative Assistant III
City of Highland

Attachment “2”

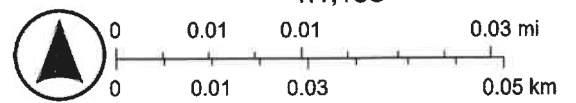
Aerial / Site Location Map

ArcGIS Web Map



6/30/2026, 12:56:59 PM

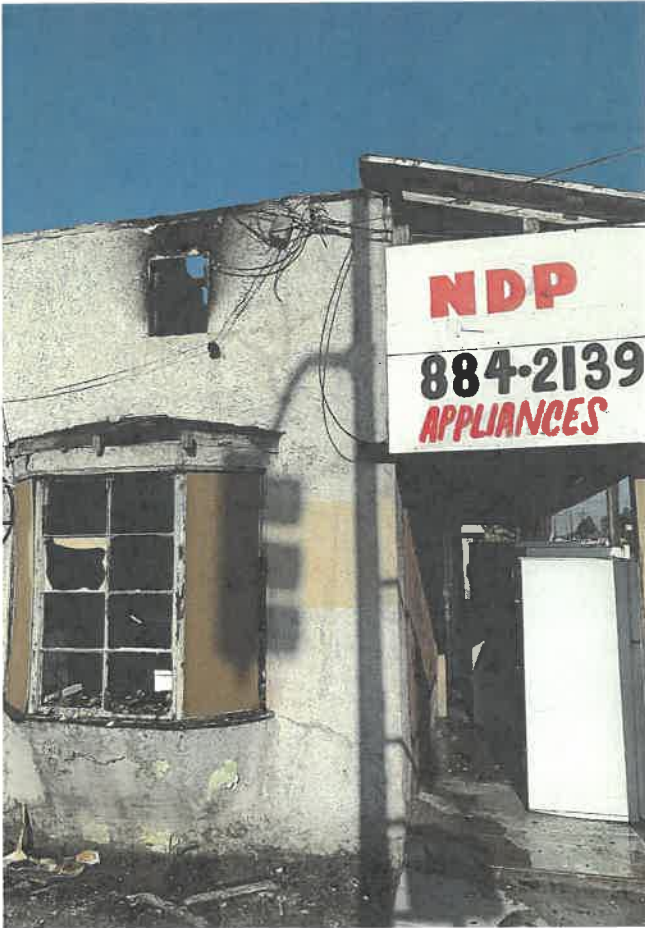
- Address Points
- Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, County of San Bernardino, Microsoft, Vantor

Attachment “3”

Building & Safety Photographs from September 4, 2023





Attachment “4”

Case Photographs dated September 24, 2025



Attachment “5”

Case Photographs dated November 24, 2025



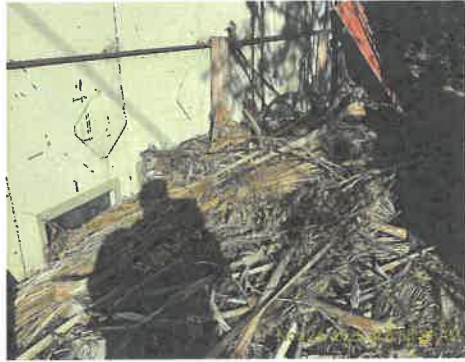
















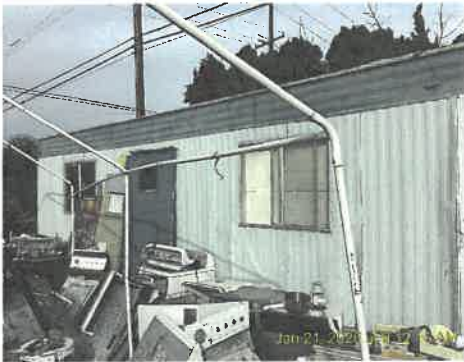
Attachment “6”

Case Photographs dated January 21, 2026



















Attachment “7”

Special Inspection Report dated January 27, 2026



Tuesday, January 27, 2026

Laila Darwish Separate Property Trust
Attn: Imad Darwish
25408 Base line
San Bernardino CA 92410

imaddarwish@yahoo.com

RE: Special Inspection of 25408 Base line, San Bernardino CA, 92410
Building & Safety department reference number: 20251298

Dear Property Owner,

The City of Highland Building and Safety Division conducted a partial inspection of the above property on November 24, 2025 and again on January 21, 2026. Rehabilitation permits and Planning Department approval will be required prior to commencement of any work.

The inspection was limited to the structure identified as 25408 Base Line (south west structure), which suffered damage from a fire in September of 2023, as well as the surrounding property. The building to the east identified as 25414 Baseline St (Southeast structure) was burned years before and remains fire damaged but boarded up and unused.

Building and Safety has recommended a continuance of enforcement action for the period of 60 days from the date of this letter to allow for reconstruction plan design/development and submittal or construction services to be obtained along with a City rehab permit. If progress has not been made to abate the violations e.g. plans are not submitted/ a rehab permit has not been obtained at the end of this timeframe, citations may be issued to the owner of subject property. In the event your rehab permit will require additional time for construction, plan designing, or engineering, please contact your assigned Code Enforcement Officer to request additional time for the development of these specific items. The following is a list of conditions or items noted that need to be either abated or addressed prior to the code enforcement case being closed / reoccupying the structure(s).

Standard Application Process

Note: A permit is required to construct, enlarge, alter, repair, move, demolish, or change occupancy of a building or structure. Please cease the use of any unpermitted area or structures until they are Permitted, inspected, and approved for use.

1. Prior to the commencement of any work:

- A. Consult with the City of Highland Planning department to determine if the structure(s) as well as their uses can be approved or the alteration of exterior elements are allowed.
2. Prior to rehab permit issuance, provide a plot plan or report of survey of the entire property, indicate all structure sizes, dimensions, use(s) and distances from property lines. (It is recommended that the planning department review preliminary plans prior to the development and submittal of any full plans/construction documents. The plot plans and floor plan will be instrumental in determining additional requirements to the project or which agencies may be engaged in the approval of the development)
3. Please provide 3 copies of all Plans to Building & Safety. Include the property owner's name, site address and phone numbers on all submitted sheets. If different than the property owner, provide contact information of the person in charge of the plan design. Be sure to Provide a scope of the proposed work and indicate within the plans the existing site conditions along with the proposed construction/ demolition that will take place in accordance with this special investigation.
4. Should this structure become a rental property, obtain a City Rental Business license prior to the tenant moving in.
5. The applicant is to have the Permit job card and a copy of this report on site at all times for inspection purposes prior to any demolition or construction activities.

Specific Items to Address

25408 Base Line structure

Fire related

1. Obtain an asbestos survey of the fire damaged structure, if asbestos is present. Have an Asbestos Abatement Contractor remove and abate the asbestos. Provide a clearance letter to the Building Department once the Asbestos is removed or the survey indicates that Asbestos is not present. In the event of any Demolition of a structure: Notify South Coast AQMD, 10 days prior to the structure's scheduled demolition, (Certifies Mail, copies to Building Dept). Obtain demolition permits and completely remove the structure, including slabs and foundations. (All recyclable materials shall be disposed of in an approved manner). Or submit rehabilitation plans for the repair of the fire damaged and obtain all approvals and permits.
2. Prior to any interior demolition: A permit should be obtained from Building & Safety for such work.
 - A. Asbestos and lead testing and notification (to AQMD) and remediation should be completed prior to be conducting any demolition.

B. A construction waste management plan (C&D) shall be completed by

3. Provide kills protectant on all smoke stained or singed lumber throughout both units including the underside of the roof sheathing and trusses.
4. All lumber charred more than 1/8 of an inch in depth must be replaced.
5. Plans for the re-habilitation or reconstruction of all walls and ceiling shall be in accordance with the current applicable codes – Provide 3 sets of plans for any reconstruction.
6. Replace all wet/ water soaked, molding, or smoke laden insulation throughout

Plumbing

7. The gas system is to have an air pressure test performed with the City inspector prior to City approval of any gas release.
8. Verify that all plumbing fixtures are working properly, field inspector will verify.
 - A. Water heater source is to be properly installed and inspected for use as appropriate for sanitation.

Electrical

9. A licensed electrical contractor (C-10 License) or engineer is to test all existing to be reused electrical systems of the structure and electrical panel. The contractor is to provide the City of Highland, Building and Safety Division, with a written certification that all electrical systems. The certification is to be on the Contractors letter head containing all the following information: The test date, report date, contractors business name, address, contact phone number, contractor's license number, include title, print and signature of person certifying the letter along with a statement that all circuits and equipment have been tested and are in proper working condition. A wet stamped by an electrical engineer may be provided in lieu of the contractor's license number.
 - A. Provide or verify grounding and bonding of the main service panel and any sub-panels. Panels shall be listed for the use and location.
 - B. Repair, replace or remove all damaged electrical fixtures.
 - C. Provide approved outlet and switch covers throughout.
 - D. Remove unapproved conductors. (Exposed Romex/Non-metallic sheathed conductors and unapproved extension cords).
 - E. Label all electrical breakers, , provide identification on sub-panels.
 - F. Provide access/ clearances for electrical panel(s)
10. Remove all additional non-used circuit wiring elsewhere on the site.
 - A. Rear canopy/ work area has extension cords running appliances from generator power in lieu of permanent power. Please remove all flexible cables being utilized in place of fixed wiring.

Miscellaneous

11. Fix or replace all dry-rot wood on the exterior of the structure.
12. All exposed wood is to be sealed and/or weatherproofed.
13. Repair all damaged doors and windows, siding, weatherproofing, etc.
Replacement windows shall be California building code and Energy requirements.
14. Provide Disabled accessibility van parking (striped and lettered loading area on the passenger side) and path of travel to the main entry. Parking shall be closest to the entry and have less than 2% cross slope
15. Repair the damaged ceiling and roof structure. Including the over spanning of the front porch (deflection is evident).

25414 Base Line Structure

1. This structure had a fire some number of years ago. Per Municipal code this condition constitutes a nuisance. Steps should be taken to rehab the structure or abate the nuisance by removing the damaged structure.

Overall Property

16. Remove all trash and debris from the property. Hazardous materials such as tires, electronics, etc shall be removed to appropriate hazardous material collection site. Provide receipt to show compliance.
17. Cut any tall grass: trim trees and vegetation away from buildings.
18. Repair or replace any damaged fencing around the property.
19. All recyclable materials that are dismantled shall be stored in an approved manner, until such time as its removal to the appropriate collection site. (Indicate on the site plan how will be achieved). Please keep the receipts for any recycled waste for credit towards the Construction & Demolition Waste Diversion Program.
20. The use of cargo containers, semi-tractor trailers or modular structures for storage is prohibited and they need to be removed from the property.
21. Highland Municipal code 8.32.020 B. 6. States "Attractive nuisances dangerous to children and visible from a public street and/or neighboring property(ies) including, but not limited to, abandoned, broken or neglected equipment, machinery, appliances and/or apparatus of any type." Please see planning for appropriate storage of Appliances if behind gates
22. Remove all unapproved patio and storage covers or obtain approvals, permits and inspections.
 - A. Note the Awnings/ temporary canopies in the rear had their tarps/screening removed and I thank you for taking care of that since the last inspection date.

Should you have any questions or need further assistance, please contact this office at 909-864-6861 X 232 between the hours of 7:30 AM and 5:00 PM, Monday through Thursday.

Matt Wirz
mwirz@highlandca.gov
CC: Code Enforcement (G. Chambers),
Planning,
File

Attachment “8”

Case photographs dated February 14, 2026



Attachment “9”

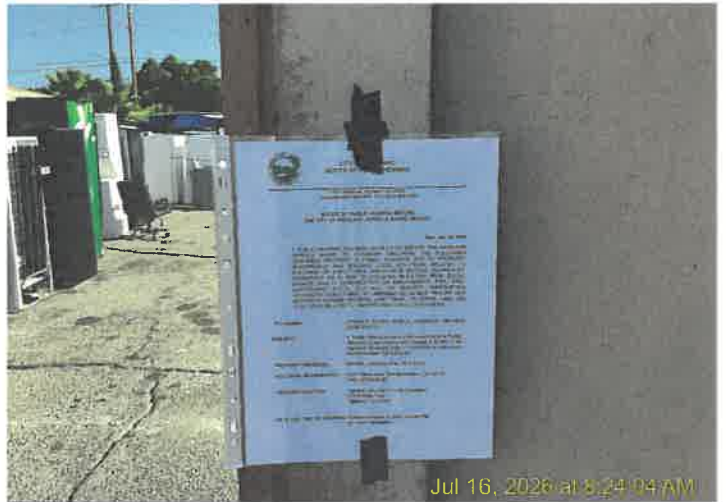
Case Photographs dated April 30, 2026



Attachment “10”

Case Photographs dated July 16, 2026











Staff Report

to the Planning Commission/Appeals Board

Agenda
Item
No.3.

Date: August 4, 2026

From: Lawrence Mainez, Community Development Director

Prepared By: Dixie Vargas, Code Enforcement Officer

Subject: A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 7222 Church Ave, Highland, CA 92346, Tax Assessor's Parcel Number 1200-381-39.

Recommendation:

Conduct the required Public Hearing and adopt Appeals Board Resolution No 2026 - _____, declaring the existence of a public nuisance on the Property generally located at 7222 Church Ave., Highland, CA 92346 and order the abatement thereof.

Fiscal Impact:

The full cost to the city regarding the abatement of the Public Nuisance is currently unknown. Staff has accounted for their time in their attempt to abate the nuisance conditions on the Property. Staff will present the Property Owner(s) of record with the cost of the City's efforts to abate the violations at the time all violations are remedied. If the Property Owner(s) elect not to pay for the City's cost to abate the violations, a Public Hearing will be held to assess the property for the cost of the abatement process.

Public Notice:

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

Background:

November 3, 2025: This case was initiated due to a complaint received regarding junk, trash, and debris at the property generally located at 7222 Church Ave., Highland, CA 92346, APN: 1200-381-39.

November 5, 2025: Code Compliance Officer Dixie Vargas arrived at the subject property to conduct an inspection and observed junk, trash, and debris located in the front and side yard (near the driveway area). A **Notice of Violation** was issued and mailed to the property owner's address of record by certified and regular mail.

November 17, 2025: A resident visited City Hall and informed staff that squatters were residing on the property. Additionally, a resident reached out to City Hall via phone and spoke with Senior Code Compliance Officer Barrie Owens. The resident wanted to file a complaint about the vacant property. According to the resident, certain unknown individuals had been entering the property through the garage, leading to an increase in trash and debris caused by

their ongoing presence. Senior Code Compliance Officer Barrie Owens made an effort to reach the property owner by phone but did not receive a response. A voicemail was left, requesting a call back regarding the vacant property and issues related to vandalism, unauthorized access, and debris accumulation.

November 19, 2025: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and noted that the garage door was open, revealing the continued accumulation of junk, trash, and debris in both the garage and driveway. Due to continued noncompliance, a second **Notice of Violation** was issued, and mailed to the property owner's address of record by certified and regular mail. A copy of the notice was emailed to the property owner. The property owner responded through email, assuring that the cleanup would be completed within the week. Additionally, Code Compliance Officer Dixie Vargas spoke on the phone with Crystal, who works as the secretary for Mr. Carlton Powell, the property owner. During their conversation, Code Compliance Officer Dixie Vargas requested a return call regarding the property located at 7222 Church Ave.

November 20, 2025: At the request of the Highland Police Department, Building Official Matt Wirz, Senior Code Compliance Officer Barrie Owens, and Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property because of concerns related to transient activity and public safety. Upon arrival, the garage door was found open, which exposed a significant amount of junk, trash, and debris accumulating in both the garage and driveway area. The front door of the house was also open, exposing substandard conditions inside due to the presence of transients. Inside, there were large amounts of junk, trash, and debris scattered throughout the home. Damage to the interior walls, signs of water damage in the kitchen and dining area, a broken window in the rear bedroom, and a damaged side door at the back of the property were also noted. In addition, evidence of an insect infestation affecting the premises was observed. In the rear yard, an empty in-ground swimming pool with severe structural damage was noted. Given the hazardous conditions on the property, Building Official Matt Wirz red tagged the property and deemed it unsafe to occupy. In light of the violations noted, a third **Notice of Violation** was issued and mailed to the property owner's address of record by certified and regular mail. A copy of the notice was also emailed to the property owner.

November 22, 2025: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and noted that the junk, trash, and debris had been cleared away. Additionally, the windows of the house were boarded up and the entry points to the property were secured.

December 30, 2025: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and noted a shattered rear window. A chair was found adjacent to the damaged window, suggesting that someone may have entered. Code Compliance Officer Dixie Vargas reached out to the property owner over the phone to inform him of the ongoing conditions. Carlton Powell, the property owner, mentioned that he would make arrangements to replace the broken window glass. An email was subsequently sent to confirm the phone conversation.

January 3, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed that the rear window was still broken, with a chair placed beside it. During the inspection, Code Compliance Officer Dixie Vargas had a conversation with neighbor April Webb. Mrs. Webb expressed her concerns about a roach infestation that she believed was spreading from the property to hers. She also conveyed her concerns for her family's health and safety due to the poor conditions at the property. Mrs. Webb was assured

that the issues with the property were being addressed according to the proper process. Additionally, Code Compliance Officer Dixie Vargas reached out to the property owner via email to emphasize the need for urgent action to rectify the violations, but unfortunately, no reply was received.

January 7, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and noted that the broken rear window had not been repaired, a second broken window was also observed. Code Compliance Officer Dixie Vargas also reached out to the Highland Police Department to discuss the property's worsening conditions and the ongoing code enforcement situation. An attempt was made to contact the property owner by phone, but there was no response. Following this, an email was sent to the owner asking for immediate correction of the unresolved Code violations.

January 9, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed that a cleaning crew was present and working onsite. Additionally, Pablo Martinez, employed by the property owner, was observed securing the damaged rear window. These findings suggested that measures were being taken to rectify the issues at the property.

January 31, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed that the front fence was in poor condition while the rear garage door had been forced open and was damaged. Code Compliance Officer Dixie Vargas attempted to contact the property owner via phone but received no answer. Consequently, an email was sent to the owner, requesting that the property be secured within 24 hours.

February 4, 2026: Code Compliance Officer Dixie Vargas, accompanied by the Highland Police Department, arrived at the subject property to conduct a reinspection and observed a dilapidated fence near the front of the garage. Meanwhile, Deputy Duran, Highland Police Department, inspected further and discovered a male transient inside the garage, who had entered through the rear door. Deputy Duran arrested the individual for trespassing due to his unlawful entry into the structure. Additionally, Code Compliance Officer Dixie Vargas observed that the rear sliding door was both open and unsecured. An attempt was made to reach the property owner, Carlton Powell, via phone, but there was no response. Code Compliance Officer Dixie Vargas left a voicemail to inform the property owner about the transient's presence and the property's dilapidated condition, emphasizing the need for it to be secured within the next 24 hours. Furthermore, an email was sent to the property owner concerning the noted issues and the necessary corrective measures.

February 5, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed that the property was still unsecured, allowing for easy access into the vacant structure. Because the property owner did not take action to remedy the violations, the City's contractor, Dopp Property Services, was contacted to secure the property.

April 10, 2026: Deputy Duran, Highland Police Department, contacted Code Compliance Officer Dixie Vargas by phone and stated that dispatch had reported two transients seen entering the property. Additionally, Deputy Duran noted that when he arrived, both the rear garage door and the back door of the home appeared to have been forced open. Code Compliance Officer Dixie Vargas arrived at the subject property and conducted a reinspection. During the inspection, junk, trash, and debris was noted in the front and side yards. Code Compliance Officer Dixie Vargas tried to reach the property owner by phone but received no response. Given the further violations noted, a fourth **Notice of Violation** was issued and mailed to the property owners' address of record. An email was also sent to the property owner

regarding the reported issues and the code violations identified at the property.

April 18, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the property and observed accumulated junk, trash, debris, and overgrown weeds both in the front yard and along the side of the property. The fence next to the driveway was open, providing unrestricted access to the property, and the garage was unsecured. San Bernardino County Fire Hazard Abatement had previously issued a Notice of Violation concerning the overgrown weeds. Due to continued noncompliance, **Administrative Citation No. 17209** was issued and mailed to the property owner's address of record by certified and regular mail. Additionally, a copy of the citation was sent to the property owner via email.

April 30, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the property and observed junk, trash, debris, and overgrown weeds in the front yard as well as along the side of the property. Additionally, the fence next to the driveway was open, providing unauthorized access to the property, and the garage was left unsecured. Due to continued noncompliance, **Administrative Citation No. 17214** was issued and mailed to the property owner's address of record by certified and regular mail. Additionally, a copy of the citation was sent to the property owner via email.

May 13, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed accumulated junk, trash, debris, and overgrown weeds both in the front yard and alongside the property. Additionally, the fence next to the driveway was open, providing unauthorized access to the property, and the garage was left unsecured. San Bernardino County Fire Hazard Abatement had issued a 2nd Notice of Violation for the overgrown weeds. Due to continued noncompliance, **Administrative Citation No. 17217** was issued and mailed to the property owner's address of record by certified and regular mail. Additionally, a copy of the citation was sent to the property owner via email.

June 5, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed accumulated junk, trash, debris, and overgrown weeds in both the front yard and alongside the property. The fence next to the driveway was open, providing easy access to the property, and the garage was left unsecured. Additionally, Code Compliance Officer Dixie Vargas observed that an Abatement Warrant Notice had been placed on the garage door by San Bernardino County Fire Hazard Abatement regarding the issue of overgrown weeds. Given the ongoing noncompliance and after multiple attempts to reach the property owner, it was decided to escalate the case to the Planning Commission / Appeals Board for a declaration of public nuisance.

July 16, 2026: Code Compliance Officer Dixie Vargas conducted a reinspection of the subject property and observed accumulated junk, trash, debris, and overgrown weeds in both the front yard and alongside the property. The fence next to the driveway was open, providing easy access to the property, and the garage was left unsecured. A **Public Hearing Notice** was posted at the property informing the property owner that a Public Nuisance Hearing had been scheduled for August 4, 2026, at 6 pm or soon thereafter. A **Public Hearing Notice** was also mailed to the property owner's address of record by certified mail, return receipt requested. A copy of the notice was mailed by regular mail and emailed to the property owner.

CONCLUSION: As evidenced by all inspections conducted and the exhibits incorporated herein by reference, the property, identified as APN: 1200-381-39 (located at 7222 Church Ave., Highland, CA 92346) has been permitted to exist in violation of the Highland Municipal & Development Codes, and therefore, constitutes a Public Nuisance. Specifically, the property is in violation of the following provisions of the Municipal & Development Code:

I. Highland Municipal Code Section 8.32.020 (A)(4) (A public nuisance is created by every building or structure which has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction).

II. Highland Municipal Code Section 8.32.020 (A)(5) (A public nuisance is created by every building or structure which allows easy access into a vacant structure through any doorway, window, or other opening because of the failure to close and secure by lock and fails to protect against such entry without the use of substantial force).

III. Highland Municipal Code Section 8.32.020 (A)(6) (A public nuisance is created by every building or structure which is unsafe).

IV. Highland Municipal Code Section 8.32.020 (B)(5) (A public nuisance is created by any condition or use of a building, structure or property which is detrimental to the property of others. This includes, but is not limited to, any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).

V. Highland Municipal Code Section 8.32.020 (C) (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California.).

VI. Highland Municipal Code Section 15.14.010 (Adoption of the California Residential Code).

VII. California Residential Code (CRC § R105.1) (Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit).

The property owner(s) is requested to obtain all necessary permits to restore the house to a safe, habitable condition. Obtain the necessary permits to either restore or demolish the inground swimming pool. Remove all accumulated junk, trash, and debris, and keep the property in a neat and well-maintained condition at all times within Sixty (60) days from the issuance of an order of the Appeals Board in accordance with Chapter 8.32 of title 8 of the Highland Municipal Code.

Attachments:

1. Planning Commission Appeals Board Resolution (Inclusive of Exhibits A - I)
2. Aerial Site Location Map
3. Case Photographs dated November 05, 2025
4. Case Photographs dated November 19, 2025
5. Case Photographs dated November 20, 2025
6. Case Photographs dated April 10, 2026

7. Case Photographs dated April 18, 2026
8. Case Photographs dated April 30, 2026
9. Case Photographs dated May 13, 2026
10. Case Photographs dated July 16, 2026

Attachment “1”

Appeals Board Declaration of Public Nuisance Resolution
No. 2026____, Inclusive of Exhibits (A-I)

RESOLUTION NO. 2026 -

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 1200-381-39, LOCATED At 7222 CHURCH AVE., HIGHLAND, CA 92346, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

(CODE CASE #12793)

A. RECITALS

1. On November 03, 2025, this case was initiated due to a citizen complaint received regarding junk, trash, or debris located at 7222 Church Ave., Highland, CA 92346, APN: 1200-381-39. On November 5, 2025, an inspection of the property revealed that there was accumulated junk, trash, or debris located in the front, side, and rear yard of the property. Subsequent inspections revealed that the house was in a substandard condition due to the ongoing presence of transients and was deemed unsafe to occupy by the City's Building Official. Additionally, an empty in-ground swimming pool exhibiting significant structural damage was also noted.
2. The City of Highland has since inspected the Property numerous times and discovered that the Property has been maintained and permitted to exist in violation of multiple sections of the Highland Municipal Code and therefore constitutes a public nuisance.
3. Notice of Violations, were issued/mailed on;

11/05/2025 (Exhibit A),
11/19/2025 (Exhibit B),
11/20/2025 (Exhibit C), and
04/10/2026 (Exhibit D).
4. Administrative Citations, were issued/mailed on;

04/18/2026 (Exhibit E),
05/02/2026 (Exhibit F), and
05/13/2026 (Exhibit G).

- B.** Pursuant to Chapter 8.32 *Property Maintenance* of the Highland Municipal Code, a Notice of Public Hearing was mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on July 16, 2026. A copy of the Notice was also posted at the Property (Exhibit H).

C. RESOLUTION

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

1. All of the facts set forth in the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.
2. Staff timely notified the owner of the Property that the Planning Commission/Appeals Board would hold a Public Hearing on **August 4 2026**; that Notice is attached hereto as Exhibit I.
3. The Appeals Board held a Public Hearing on that Hearing Date, at which time, all written and oral evidence and testimony from the owner(s) of the Property, the Public, and Staff were considered.
4. All necessary hearings and opportunities for testimony, and comment have been conducted in compliance with the Municipal Code of the City of Highland.
5. The Planning Commission/Appeals Board has independently considered all relevant information of both the public and Staff testimony, written and oral, including the Staff Report and its exhibits which are incorporated herein by this reference.

Order Finding and Ordering Abatement of Public Nuisance

6. Based upon substantial evidence in the record, the Planning Commission/Appeals Board hereby declares that a Public Nuisance, as defined by Highland Municipal Code 8.32.020 Declaration of Public Nuisance, has been allowed to exist on the Property located at 7222 Church Ave., Highland, California, 92346, since at least November 03, 2025.
7. Specifically, based upon the evidence and testimony presented to the Planning Commission/Appeals Board during the above-referenced Hearing, the Planning Commission/Appeals Board finds as follows;
 - a. Highland Municipal Code Section 8.32.020 (A)(4) (A public nuisance is created by every building or structure which has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction).
 - b. Highland Municipal Code Section 8.32.020 (A)(5) (A public nuisance is created by every building or structure which allows easy access into a vacant structure through any doorway, window, or other opening because of the failure to close and secure by lock and fails to protect against such entry without the use of substantial force).

- c. Highland Municipal Code Section 8.32.020 (A)(6) (A public nuisance is created by every building or structure which is unsafe).
 - d. Highland Municipal Code Section 8.32.020 (B)(5) (A public nuisance is created by any condition or use of a building, structure or property which is detrimental to the property of others. This includes, but is not limited to, any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).
 - e. Highland Municipal Code Section 8.32.020 (C) (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).
 - f. Highland Municipal Code Section 15.14.010 (Adoption of the California Residential Code).
 - g. California Residential Code (CRC § R105.1) (Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit).
8. The Planning Commission/Appeals Board of the City of Highland hereby finds that the aforementioned Violations constitute a public nuisance and hereby orders the Property Owner(s) to abate the aforementioned Violations, **within sixty (60) days**. The Planning Commission/Appeals Board of the City of Highland hereby sets forth the actions necessary to abate the public nuisance from the Property as follows:
- a. Obtain all necessary permits to restore the house to a safe, and habitable condition. Obtain the necessary permits to either restore or demolish the inground swimming pool.
 - b. Secure all open access points to the house and surrounding property to prevent unauthorized entry.
 - c. Remove all junk, trash, and debris from the front, side, and rear of the property. Keep the property in a neat and well-maintained condition at all times.

9. The administrative and incidental costs and expenses incurred in abating the nuisance, which are proved in accordance with provision of Highland Municipal Code Section 8.32.180, shall be assessed against the Property and shall result in a lien until paid.
10. Pursuant to Highland Municipal Code Section 8.32.110 Decision of the appeals board on the abatement of a public nuisance, the Planning Commission/Appeals Board of the City of Highland authorizes the abatement of the public nuisance by the City as follows:
 - (a) If the owner, agent of the owner, lessee, occupant, or person in possession of the Property who are served with a notice of the final decision of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance, fail to take the required action **within sixty (60) days** as specified above, the City shall commence with the lawful procedures to have the Property abated.
 - (b) The costs and expenses of demolition, removal, and abatement by the City, including any additional administrative and legal and incidental expenses, pursuant to Highland Municipal Code Section 8.32.110, shall also be assessed and result in a lien upon the Property until paid.
11. Any owner, occupant, or other party who has a legal or equitable interest in the Property may appeal the final order of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance pursuant to Highland Municipal Code Section 8.32.210 Grievance with final order – Appeals to City Council. The appeal must be in writing and must be filed with the City Council no later than 10 days from the date of service of this Planning Commission/Appeals Board Resolution finding and ordering the abatement of a public nuisance. After 10 days from the date of service of the Planning Commission/Appeals Board resolution finding and ordering the abatement of the public nuisance, the order is deemed final and may no longer be appealed.
12. A property owner also has a right to appeal the order ordering liability incidental and administrative expenses incurred and ordering the abatement of a public nuisance.

PASSED, APPROVED AND ADOPTED this 4th day of August 2026.

Randall Hamerly,
Planning Commission/Appeals Board Chairman

ATTEST:

Lawrence A. Mainez,
Community Development Director

Exhibit “A”

Notice of Violation Letter dated November 5, 2025

Notice of Violation

City of Highland - Community Development Dept.

27215 E. Base Line

Highland, CA 92346

(909) 864-6861

Case Number: 12793



11/05/2025

ONE SOURCE FUNDING LLC
2165 SAN DIEGO AVE #103
SAN DIEGO, CA 92110

Subject Property: 7222 CHURCH AVE, HIGHLAND, CA 92346
Property ID Number: 1200-381-39-0000

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

Any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California
8.32.020 C

Public Nuisance - Property which creates conditions dangerous to public safety
8.32.020 B5

Public nuisance-access to vacant structure
8.32.020 A 5

The following action must be taken to correct the above stated violation(s):

Remove junk, trash, debris and discarded items (boxes, mattresses, lounge chairs, trash bags and miscellaneous items.) from front and side yard, and driveway area.

The correspondence will serve as official notification that the above state violations must be corrected before 11/19/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

For further information, you may contact me at (909) 864-6861 ext. 262.

Sincerely,

Dixie Vargas
Code Enforcement Officer

Exhibit “B”

Notice of Violation Letter dated November 19, 2025

Notice of Violation

City of Highland - Community Development Dept.

27215 E. Base Line

Highland, CA 92346

(909) 864-6861

Case Number: 12793



11/19/2025

ONE SOURCE FUNDING LLC
2165 SAN DIEGO AVE #103
SAN DIEGO, CA 92110

Subject Property: 7222 CHURCH AVE, HIGHLAND, CA 92346
Property ID Number: 1200-381-39-0000

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

Any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California
8.32.020 C

Public Nuisance - Property which creates conditions dangerous to public safety
8.32.020 B5

Public nuisance-access to vacant structure
8.32.020 A 5

The following action must be taken to correct the above stated violation(s):

Secure vacant property and remove junk, trash, debris and discarded items (boxes, mattresses, lounge chairs, trash bags and miscellaneous items.) from front and side yard, and driveway area. Store trash containers in garage or rear yard out of public view.

The correspondence will serve as official notification that the above state violations must be corrected before 11/26/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

For further information, you may contact me at (909) 864-6861 ext. 262.

Sincerely,

Dixie Vargas
Code Enforcement Officer

Exhibit “C”

Notice of Violation Letter dated November 20, 2025

Notice of Violation

City of Highland - Community Development Dept.

27215 E. Base Line

Highland, CA 92346

(909) 864-6861

Case Number: 12793



11/20/2025

ONE SOURCE FUNDING LLC
2165 SAN DIEGO AVE #103
SAN DIEGO, CA 92110

Subject Property: 7222 CHURCH AVE, HIGHLAND, CA 92346
Property ID Number: 1200-381-39-0000

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

Any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California
8.32.020 C

Public Nuisance - Property which creates conditions dangerous to public safety
8.32.020 B5

Public nuisance-access to vacant structure
8.32.020 A 5

The following action must be taken to correct the above stated violation(s):

- 1.Immediately secure property all open access points (rear slide door and rear broken window must be boarded) within 24 hours.
- 2.Remove Junk/Trash/Debris interior and exterior of the property within 7 days.
- 3.Obtain permits for the following: code rehab permit for pool demolition, roofing and fascia repair, electrical, windows and doors, and possible plumbing within 10-14 days.
- 4.Remove unpermitted shed on side of property.
- 5.Abate insect infestation (cockroaches).
- 6.Floor in kitchen and dining appears to have water damage.

The correspondence will serve as official notification that the above state violations must be corrected before as stated . Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

For further information, you may contact me at (909) 864-6861 ext. 262.

Sincerely,

Dixie Vargas
Code Enforcement Officer

Exhibit “D”

Notice of Violation Letter dated April 10, 2026

Notice of Violation

City of Highland - Community Development Dept.

27215 E. Base Line

Highland, CA 92346

(909) 864-6861

Case Number: 12793



04/10/2026

ONE SOURCE FUNDING LLC

2165 SAN DIEGO AVE #103

SAN DIEGO, CA 92110

Subject Property: 7222 CHURCH AVE, HIGHLAND, CA 92346

Property ID Number: 1200-381-39-0000

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

Any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California
8.32.020 C

Public Nuisance - Property which creates conditions dangerous to public safety
8.32.020 B5

Public nuisance-access to vacant structure
8.32.020 A 5

The following action must be taken to correct the above stated violation(s):

- 1.Immediately secure property all open access points (rear garage door and rear side door to structure) within 24 hours by 4/11/26 at 12:00pm.
- 2.Remove Junk/Trash/Debris on front of the property within 7 days.
- 3.Obtain permits for the following: code rehab permit for pool demolition, roofing and fascia repair, electrical, windows and doors, and possible plumbing within 10-14 days.

The correspondence will serve as official notification that the above state violations must be corrected before as stated above. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

For further information, you may contact me at (909) 864-6861 ext. 262.

Sincerely,

Dixie Vargas
Code Enforcement Officer

Exhibit “E”

Administrative Citation, No.17209, issued
April 18, 2026



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

CASE # 12793 CITATION NO. 17209

ADMINISTRATIVE CITATION

Date: 4/18/26 Time: 2:26 pm (Violation Observed)

☐ WARNING

☒ 1st Citation - \$ 100.00 ☐ 2nd Citation - \$

☐ 3rd Subsequent - \$

The payment listed above is due by 5/13/26 See reverse side for payment and appeal instructions.

Corrections indicated below are required by 4/28/26. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

ONE SOURCE Funding LLC

DL #:

DOB:

MAILING ADDRESS:

2165 San Diego Ave #103 San Diego, CA 92110

VIOLATION ADDRESS:

7222 Church Ave

MUNI. / STATE CODE
SECTION VIOLATED

VIOLATION DESCRIPTION

H.M.C. 8.32.020C	Public Nuisance - Bldg / Property in violation of ANY H.M.C OR H.D.C. code.
8.32.020 A5	Building or structure unsecured EASY access to vacant structure.
8.32.020 B5	Public Nuisance - Structure creates conditions dangerous to public safety.

CORRECTIONS REQUIRED:

- ① Immediately secure ALL open access points.
- ② Remove ALL JUNK, TRASH, and Debris from the Front of the property.
- ③ Contact Building & Safety Division to obtain any necessary permits required to restore the House / structure to its original City's - Approved Conditions.

D. VIRENAS
Signature of Issuing Officer

4/18/26
Issued Date

D. VIRENAS
Printed Name of Issuing Officer

M. A. I. C. E. D.
Acknowledgement of Receipt (Signature)

READ REVERSE SIDE
FOR IMPORTANT INFORMATION

Exhibit “F”

Administrative Citation, No.17214, issued
May 2, 2026



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

CASE# 12793 CITATION NO. 17214

ADMINISTRATIVE CITATION

Date: 4/30/26 Time: 12:20 pm (Violation Observed)

☐ WARNING

☐ 1st Citation - \$ ☒ 2nd Citation - \$ 200.00

☐ 3rd Subsequent - \$

The payment listed above is due by 5/29/26. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 5/12/26. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

ONE SOURCE Funding LLC

DL #:

DOB:

MAILING ADDRESS:

2165 San Diego Ave #103 SAN DIEGO, CA 92110

VIOLATION ADDRESS:

7222 Church Ave

MUNI. / STATE CODE
SECTION VIOLATED

VIOLATION DESCRIPTION

8.32.020 C	Public Nuisance - Bldg/property in violation of Any HMC or H.D.C. Code.
8.32.020 AS	Building or structure that is unsecured easy access to vacant
8.32.020 BS	Public Nuisance - structure creates conditions dangerous to the public

CORRECTIONS REQUIRED:

- 1) Immediately secure all open access from front of the property.
- 2) Remove ALL junk, trash, debris from front of the property.
- 3) Contact Building's Safety Division to obtain any necessary permits required to restore the house/structure to its original city's approved conditions.

D. VARGAS
Signature of Issuing Officer

5/2/26
Issued Date

D. VARGAS
Printed Name of Issuing Officer

M. ALVED
Acknowledgement of Receipt (Signature)

READ REVERSE SIDE
FOR IMPORTANT INFORMATION

WHITE COPY: FINANCE

Exhibit “G”

Administrative Citation, No.17217, issued
May 13, 2026



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

CASE # 12793 CITATION NO. 17217

ADMINISTRATIVE CITATION

Date: 5/13/26 Time: 1:50 pm (Violation Observed)

☐ WARNING

☐ 1st Citation - \$ ☐ 2nd Citation - \$

☒ 3rd Subsequent - \$ 500.00

The payment listed above is due by 6/7/26. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 5/27/26. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

ONE SOURCE Funding LLC

DL #:

DOB:

MAILING ADDRESS:

2165 San Diego Ave #103 San Diego, CA 92110

VIOLATION ADDRESS:

7222 Church Ave

MUNI. / STATE CODE
SECTION VIOLATED

VIOLATION DESCRIPTION

8.32.020 C Public Nuisance - Bldg/property in violation of Any H.M.C. or H.D.C. Code.

8.32.020 A5 Building or structure that is unsecured easily access to vacant

8.32.020 B5 Public Nuisance - structure/property creates conditions dangerous to the public safety

CORRECTIONS REQUIRED

- 1) Immediately secure all open access points.
- 2) Remove all junk, trash, debris from front of the property.
- 3) Contact Building & Safety Division to obtain any necessary permits required to restore the house/structure to its original City's approved conditions.

D. VARGAS
Signature of Issuing Officer

5/13/26
Issued Date

D. VARGAS
Printed Name of Issuing Officer

MAILED
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

Exhibit “H”

Notice of Public Hearing & Public Posting Copy dated
February 26, 2026



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

**27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180**

CITY OF HIGHLAND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

This notice is to inform you of a hearing to be held before the City of Highland Appeals Board to determine whether certain conditions and/or uses are existing on the property identified as APN 1200-381-39, located at 7222 Church Ave. (referred to hereafter as ("The Property")) continue to constitute a public nuisance pursuant to the Highland Municipal Code & Ordinances of the City of Highland at the following place, date, and time.

TIME AND DATE OF HEARING: Tuesday, August 4th, 2026, at 6:00PM

**LOCATION OF HEARING: City Hall Council Chambers 27215 Base
Line Highland, CA 92346**

You may bring any witnesses, pictures, photographs, reports, or any other exhibits to this hearing which you feel will establish or prove the Property is not a public nuisance. You may be represented by an attorney. You will have an opportunity to examine all evidence and witnesses testifying against you.

If the Appeals Board determines at the end of the hearing, that this Property is in fact a public nuisance, you will be ordered to abate the public nuisance or the condition thereof and your property will be assessed the City's administrative and incidental costs incurred up to that stage in the abatement process. This assessment will result in a lien upon your property until paid. Thereupon, if you fail to obey the Appeals Board's order to abate this nuisance, the City may do so for you, in accordance with applicable statutes [HMC Section 8.28.010 (A)(B)]. The costs and expense of abating the nuisance including the City's incidental and administrative expenses, may be recovered in an appropriate civil action, and will result in a lien upon the Property until it is paid. (HMC Section 8.28.020).

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED AND
FIRST CLASS MAIL

The conditions of the Property constituting a public nuisance are as follows:

Property maintenance violations related to a vacant house which has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction, allows easy access into a vacant structure through any doorway, window, or other opening, and is unsafe. Junk, trash, debris, and overgrown weeds. California Residential Code violations related to an inground swimming pool which is empty and shows signs of structural damage.

You may voluntarily abate the nuisance yourself by doing the following things:

Secure all open access points to the house and surrounding property to prevent unauthorized entry. Contact the Building & Safety Division to obtain all required permits to restore the house to City- approved condition. In addition, obtain the necessary permits to either remediate or demolish the inground swimming pool. Remove all junk, trash, debris and overgrown weeds from the front, side, and rear of the property to bring the premises into compliance with applicable City standards.

If you choose to voluntarily abate this nuisance prior to this hearing, you may notify me at least three (3) days prior to the date of hearing set below, for a prehearing inspection.

D. VARGAS

Dixie Vargas,

Code Compliance Officer

Cc: Lawrence A. Mainez,

Community Development Director



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

Date: July 16, 2026

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND APPEALS BOARD TO CONSIDER DECLARING THE FOLLOWING DESCRIBED PROPERTY A PUBLIC NUISANCE DUE TO PROPERTY MAINTENANCE VIOLATIONS RELATED TO A VACANT HOUSE WHICH HAS BEEN ABANDONED, PARTIALLY DESTROYED, BOARDED UP, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF PARTIAL CONSTRUCTION, ALLOWS EASY ACCESS INTO A VACANT STRUCTURE THROUGH ANY DOORWAY, WINDOW, OR OTHER OPENING, AND IS UNSAFE. JUNK, TRASH, DEBRIS, AND OVERGROWN WEEDS. CALIFORNIA RESIDENTIAL CODE VIOLATIONS RELATED TO AN INGROUND SWIMMING POOL WHICH IS EMPTY AND SHOWS SIGNS OF STRUCTURAL DAMAGE.

File Number: APPEALS BOARD PUBLIC NUISANCE HEARING
CASE #12793

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code on the following Assessor's Parcel Number: 1200-381-39

PROPERTY OWNER(S): One Source Funding LLC

VIOLATION ADDRESS/APN: 1200-381-39, generally located at 7222 Church Ave., Highland, CA 92346

HEARING LOCATION: Highland City Hall Council Chambers
27215 Base Line
Highland, CA 92346

DATE AND TIME OF HEARING: Tuesday August 4, 2026, at 6:00 PM
(Or soon thereafter)

Exhibit “I”

Notice of Public Hearing, Affidavit of Mailing, dated
February 26, 2026

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

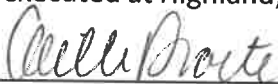
I am employed in the County of San Bernardino, State of California. I am over the age of 18 and not a party to the within action. My business address is City of Highland, 27215 Base Line, Highland, CA 92346.

On July 16, 2026, I caused to be served a copy of the attached Public Hearing Notice, Case #12793, Certified Mail, Return Receipt Requested, to the following parties: One Source Funding LLC. Said service was made by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail, at Highland, California, and addressed to the Parties as more fully detailed below.

One Source Funding LLC
2165 San Diego Ave #103.
San Diego, CA 92110

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and this Declaration was executed at Highland, CA, on July 16, 2026.

Dated: 7/16/2026



Camille Duarte, Administrative Assistant III
City of Highland

Attachment “2”

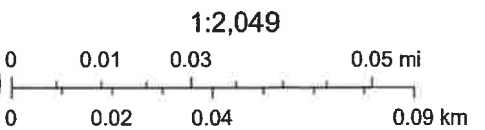
Aerial / Site Location Map

ArcGIS Web Map



7/22/2026, 11:10:03 AM

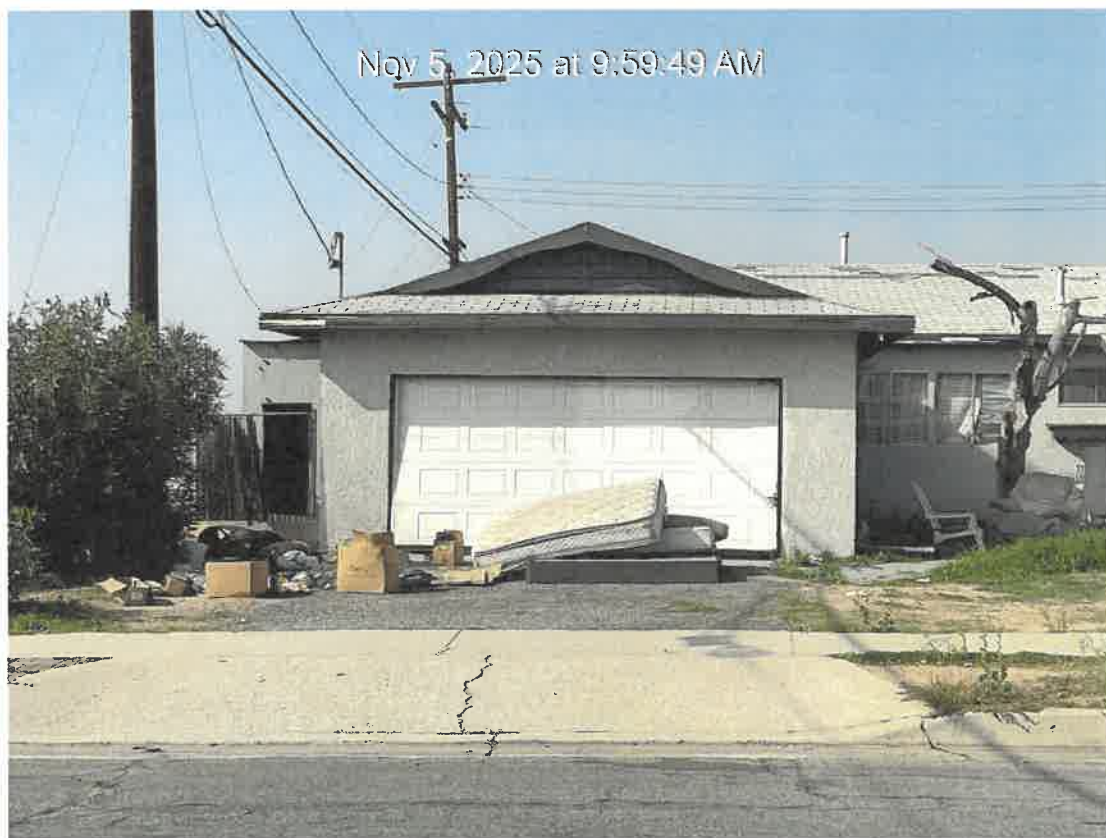
- Address Points
- ▬ Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, County of San Bernardino, Microsoft, Vantor

Attachment “3”

Case photographs dated November 05, 2025





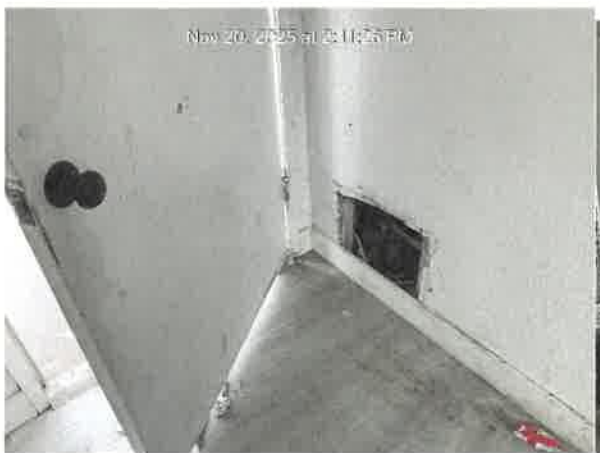
Attachment “4”

Case photographs dated November 19, 2025

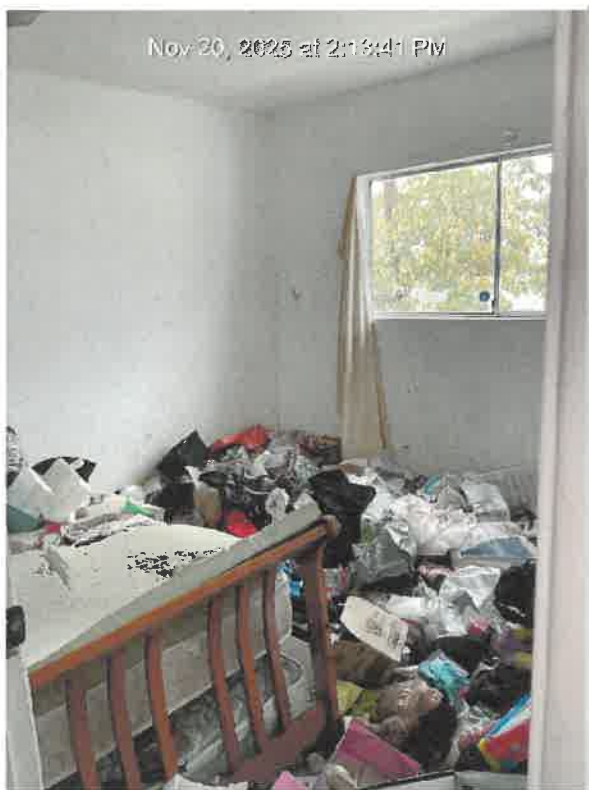


Attachment “5”

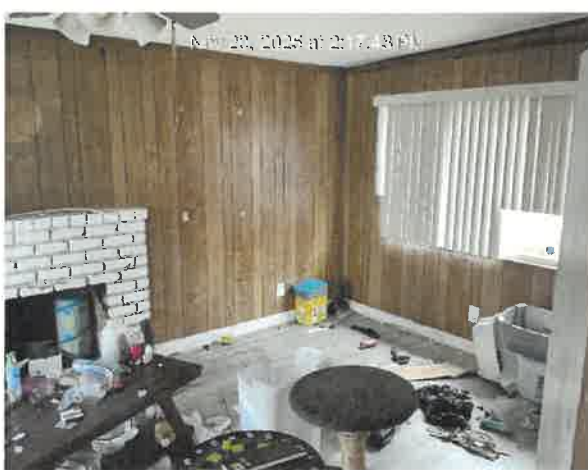
Case photographs dated November 20, 2025









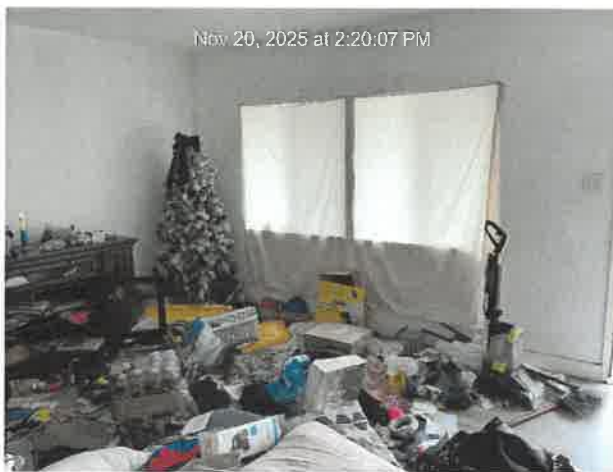




Nov 20, 2025 at 2:18:23 PM



Nov 20, 2025 at 2:18:40 PM



Nov 20, 2025 at 2:20:07 PM



Nov 20, 2025 at 2:20:41 PM

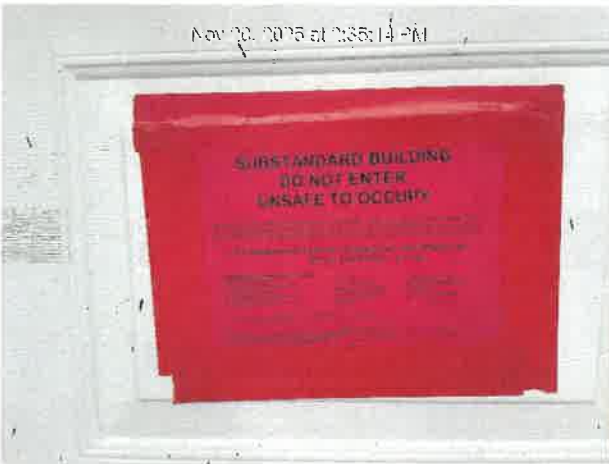


Nov 20, 2025 at 2:22:40 PM



Nov 20, 2025 at 2:32:57 PM







Attachment “6”

Case photographs dated April 10, 2026





Attachment “7”

Case photographs dated April 18, 2026



Apr 18, 2026 at 2:26:35 PM



Apr 18, 2026 at 2:26:51 PM



Apr 18, 2026 at 2:29:59 PM



Apr 18, 2026 at 2:26:29 PM



Apr 18, 2026 at 2:31:52 PM



Apr 18, 2026 at 2:33:14 PM

Apr 18, 2026 at 2:31:35 PM



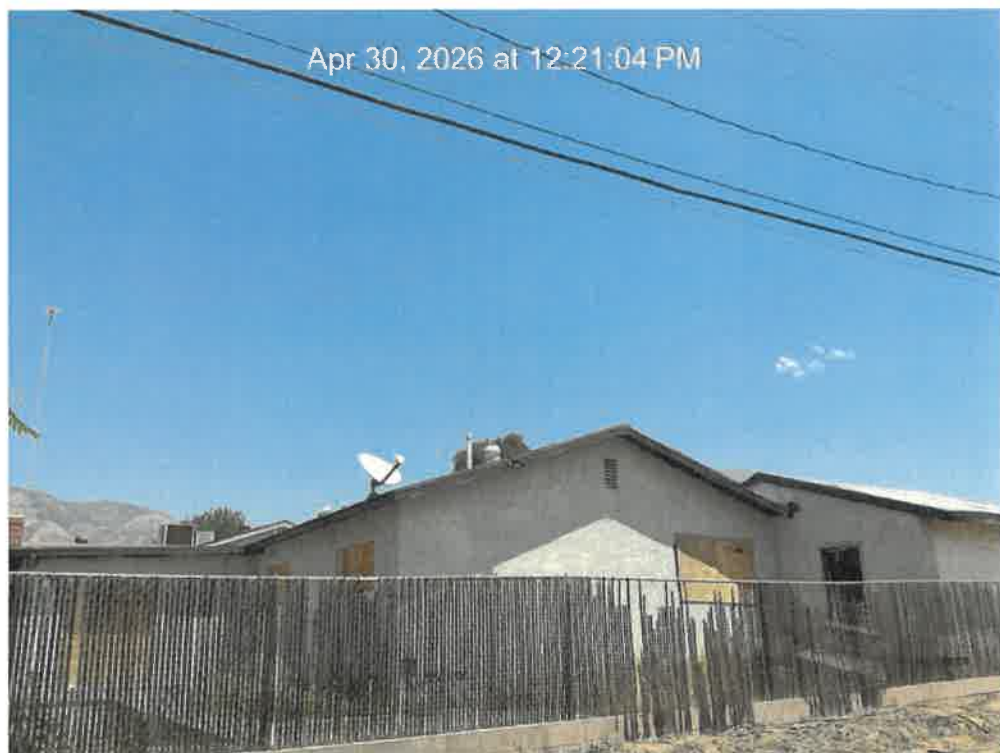
Apr 18, 2026 at 2:31:59 PM



Attachment “8”

Case photographs dated April 30, 2026





Attachment “9”

Case photographs dated May 13, 2026



May 13, 2026 at 1:50:27 PM



May 13, 2026 at 1:50:30 PM



May 13, 2026 at 1:52:07 PM



May 13, 2026 at 1:51:04 PM

Attachment “10”

Case photographs dated July 16, 2026



