



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

September 15, 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 September 15, to publiccomment@highlandca.gov. If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number. Members of the public may submit comments on public hearing items at any time before the meeting, as well as during the meeting up until the close of the public hearing for the respective item.

Planning Commission Consent Calendar

1. Minutes- July 21, 2026 Planning Commission Regular Meeting
Approve minutes as submitted.
2. Minutes - August 4, 2026 Planning Commission Regular Meeting
Approve minutes as submitted.

Planning Commission Public Hearing

3. A three-year Extension of Time (EXT 26-004) to extend Design Review Application (DRA 23-002) and Variance (VAR 23-003) to construct a 220-unit, 4-story multifamily apartment complex located on 6.77 acres at 7536 Sterling Avenue (APNs 278-131-49 & 50).

Adopt Resolution No. 2026 - _____, approving a three-year Extension of Time (EXT-26-004) extending Design Review Application (DRA 23-002) to construct a 220-unit apartment complex and Variance (VAR 23-003) and permit a wall with an extended height of 7.75 feet, and direct staff to file a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA).

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: September 15, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Lawrence Mainez, Community Development Director
Prepared By: Camille Duarte, Administrative Assistant III
Subject: Minutes- July 21, 2026 Planning Commission Regular Meeting

Recommendation:

Approve minutes as submitted.

Fiscal Impact:

None.

Agenda Posting:

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

Project Detail:

None.

Attachments:

1. Planning Commission Minutes 07-21-2026

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

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Senior Planner
Camille Duarte, Administrative Assistant III
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARINGS

1. Request by Patriot Partners for a three-year Extension of Time (EXT 26-002) for Conditional Use Permit (CUP 23-003) to permit the development of a 53,665 square foot warehouse and associated improvements and Design Review Application (DRA 23-004) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 5th Street, approximately 250 feet west of Central Avenue. APN: 1192-561-04, -05, 06- and -07 (Continued from June 16, 2026 Planning Commission Meeting)

Senior Planner Tafolla presented the staff report.

Chair Hamerly opened the public hearing.

Public Speaker Esmeralda Vazquez spoke in opposition to building warehouses in the City of Highland.

Public Speaker Luis Ojeda spoke in favor to building warehouses in the City of Highland.

Public Speaker Ismael Gonzalez spoke in opposition to building warehouses in the City of Highland.

Public Speaker Judith Montenegro spoke in opposition to building warehouses in the City of Highland.

Public Speaker Saniyah Thomas spoke in opposition to building warehouses in the City of Highland.

Public Speaker Luis Lopez spoke in opposition to building warehouses in the City of Highland.

Public Speaker Heever Rocha spoke in opposition to building warehouses in the City of Highland.

Public Speaker Gilbert Guerra spoke in opposition to building warehouses in the City of Highland.

Public Speaker Everardo Zazveta spoke in opposition to building warehouses in the City of Highland.

Public Speaker Brian Diaz spoke in opposition to building warehouses in the City of Highland.

Public Speaker Diego Solis spoke in opposition to building warehouses in the City of Highland.

Public Speaker Michael Segura spoke in opposition to building warehouses in the City of Highland.

Public Speaker Gilbert Guerra spoke in opposition to building warehouses in the City of Highland.

Public Speaker Mirriam Nieto spoke in opposition to building warehouses in the City of Highland.

Public Speaker Jolie Silva spoke in opposition to building warehouses in the City of Highland.

Public Speaker Maria Sanchez spoke in opposition to building warehouses in the City of Highland.

Public Speaker Gilbert Guerra spoke in opposition to building warehouses in the City of Highland.

Public Speaker Pascual Garcia spoke in opposition to building warehouses in the City of Highland.

Public Speaker Minerva Navarro spoke in opposition to building warehouses in the City of Highland.

Public Speaker Maby Acosta spoke in opposition to building warehouses in the City of Highland.

Public Speaker Gilbert Guerra spoke in opposition to building warehouses in the City of Highland.

Public Speaker Jose Solorano spoke in opposition to building warehouses in the City of Highland.

Public Speaker Alberto Hernandez spoke in opposition to building warehouses in the City of Highland.

Public Speaker Gilbert Guerra spoke in opposition to building warehouses in the City of Highland.

Applicant Kevin Rice stated I appreciate the Commission's time and patience this evening. As a veteran, I also respect and appreciate the public's exercising their right to come out and make comments. Nothing has changed relative to the project since it was approved, I'm asking for an extension. The reason for the extension is basically warehouse demand has decreased over the past several years and demand meets a point where the financing is available.

Member Merideth asked did you consider any other uses for that property other than the warehouse, since the way it's zoned, it allows for a lot of different uses such as professional offices?

Applicant Kevin Rice stated there were no demand for other uses.

Commissioner Merideth asked how does your company come to the metric that there is demand for a warehouse versus demand for professional offices?

Applicant Kevin Rice stated you run a market analysis based upon various parts of submarkets and what has been and what there is a market for.

Commissioner Merideth asked do you happen to know the road based profile and the load profiles that are used in the design of 3rd St. 5th St. which are identified as the trucking corridors within the circulation element of the General Plan?

Assistant Public Works Director Wolfe stated there is a minimum paving section for that and recent 3rd and 5th corridor widening the roads. I don't remember exactly what that paving section was, but it's based on axial load over some period of time.

Commissioner Miller asked regarding Extension of Time, which would not cause any drainage to local funds to public funds. Is that correct?

Community Development Director Mainez stated no, when you are developing a site, you are increasing property values and property tax.

Community Development Director Mainez stated when we go over the next 20-30 year General Plan in a few years, the city encourages the public to attend the meetings and give feedback and any questions you might have.

Vice Chair Thomas asked what is the recourse after the three year extension?

Assistant Community Development Director Stater the project will expire and the applicant wishes it continue this location it would come back for a new entitlement.

Vice Chair Thomas asked is it currently expired now?

Assistant Community Development Director Stater stated no, it is not expired.

Commissioner Merideth asked for an explanation regarding the current Development Impact Fees.

Assistant Community Development Director Stater explained Development Impact Fees. An example of how much Development Impact Fees (DIF) are, the warehouse built on Victoria Ave, about 300,000 square feet, paid over \$4 million in DIF.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner McCance and seconded by Vice Chair Thomas to adopt Resolution No. 26 – 011, approving Extension of Time application (EXT 26-002) for a three (3) year extension of Conditional Use Permit (CUP 23-003) and Design Review Application (DRA 23-004) subject to the Conditions of Approval and Findings of Fact. Motion carried, 5-0.

RESOLUTION NO. 2026 - 011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 26-002) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 23-003) AND DESIGN REVIEW APPLICATION (DRA 23-004) RELATED TO THE DEVELOPMENT OF A 53,665 SQUARE FOOT WAREHOUSE LOCATED ON THE SOUTH SIDE OF 5TH STREET, APPROXIMATELY 250 FEET WEST OF CENTRAL AVENUE.

2. Request by Patriot Partners for a three-year Extension of Time (EXT 26-003) for Conditional Use Permit (CUP 22-011) to permit the development of a 47,889 square foot warehouse/office and associated improvements and Design Review Application (DRA 21-015) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive. APN: 0279-201-24-0000. (Continued from June 16, 2026 Planning Commission Meeting)

Senior Planner Tafolla presented the staff report.

Applicant Kevin Rice stated thanks all for your patience and I appreciate the fact that you are volunteers. Fundamentally, when you build these projects, they are capital intensive, right? One of these projects would cost \$30 million and in order to do that, you have to go to the capital markets. There's equity and debt investors in order for those people to invest, they need to be proven that there's going to be a market when you ultimately deliver the building. When people speak about retail building, for example, we could build the shell theoretically, if you had the money. The analysis is always the same. In this area, warehousing leads the

highest and best use. The buildings that are approved as industrial buildings, and they fall under warehouse and distribution. The buildings that we are putting forth, they have dock high positions to allow the ownership to have the capacity to receive trucks and fundamentally these buildings that are purchased from small business owners.

Commissioner Merideth asked what size generator can this building support?

Applicant Kevin Rice stated I have no idea. I can find out and e-mail you an answer.

Vice Chair Thomas stated I have to deal with this all the time with work, they'll size it appropriately for the use of what's going to be there. They will look at what load is it going to need and usually the architect and they work with engineers.

Chair Hamerly opened the public hearing.

Public Speaker Luis Ojeda spoke in favor to building warehouses in the City of Highland.

Public Speaker Luis Lopez spoke in opposition to building warehouses in the City of Highland.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller and seconded by Commissioner McCance to adopt Resolution No. 26 – 012, approving Extension of Time application (EXT 26-003) for a three (3) year extension of Conditional Use Permit (CUP 22-011) and Design Review Application (DRA 21-015) subject to the Conditions of Approval and Findings of Fact. Motion carried, 5-0.

RESOLUTION NO. 2026 - 012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A THREE (3) YEAR EXTENSION OF TIME (EXT 26-003) FOR CONDITIONAL USE PERMIT APPLICATION (CUP 22-011) AND DESIGN REVIEW APPLICATION (DRA 21-015) RELATED TO THE DEVELOPMENT OF A 47,899 SQUARE FOOT WAREHOUSE/OFFICE LOCATED ON THE SOUTH SIDE OF 6TH STREET, 930 FEET WEST OF DEL ROSA DRIVE.

3. Municipal Code Amendment (MCA 26-001), amending Section 16.44.180 (Accessory dwelling units and junior accessory dwelling units) of Title 16 (Land Use and Development) of the Highland Municipal Code to update requirements in accordance with State Law. The proposed amendment promotes the development of ADUs as a means to increase affordable housing opportunities and ensures the City's regulations remain compliant with State laws.

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly stated it seems best if the City Attorney did additional research on the two recommendations before we make a decision in this forum. I envision several scenarios where eliminating that prohibition might be an issue if somebody is on an existing private sanitary system, unless they upgrade, they're not required to connect. However,

the additional capacity might mean that they would need to expand their private sewage disposal system, and that would require a permit.

Assistant Community Development Director Stater stated that is part of the reason it does exist, because that nightmare scenario already exists. The East Valley Water District Board is has is very opinionated about this topic is not one because they do not want new private systems. At the City we have some mapping that shows where we believe where the private systems to be in place and if it's a question we send the residents to East Valley Water District.

Building Official Wirz stated the East Valley Water District Board (EVWDB) has been back and forth on this the last five years. It started with my interactions with them on the 12 Onsite Wastewater Treatment System (OWTS) policy that they had and it started with Accessory Dwelling Units (ADUs) were supported and the EVWDB was completely against them. I stated to the board that the state wants more housing. In 2024, they revised their OWTS policy, and they've taken some more liberties with how they review and approve septic systems with existing dwellings. We have had one successful approval in the past for an ADU that was approved to be on a septic system.

Commissioner Merideth asked are we being asked to approve the limitations and those limitations being relative to not allowing them in fire prone areas?

Assistant Community Development Director Stater stated as it is today, a homeowner would not be permitted to add an ADU, unless they were connected to sewer for the most part. They have appeals processes that can go to the EVWDB. As our ordinance is written stated that if it is not connected to sewer, we don't allow the resident to submit an application at this time. That was reviewed previously by the City Attorney's Office and as part of the current Highland Municipal Code. Our City Attorney is not stating that the Planning Commission cannot take action, she is stating the Planning Commission can take action as is, the City Attorney's Office will continue to research it between now and till City Council will review this item in September. This is just a recommendation to City Council and that is when the final determination will be. I should clarify that his document stated we are referring specifically to very high and high fire not permitted. It is a clarification of what the city had already enacted.

Chair Hamerly asked can you elaborate on the fire sprinklers? If the primary residence or parcel were not required to have sprinklers, the Junior Accessory Dwelling Unit (JADU) and ADU would not be required.

Assistant Community Development Director Stater stated just for the JADU's, it must provide fire sprinklers if they are required for the primary dwelling.

Chair Hamerly opened and closed the public hearing.

A MOTION was made by Commissioner Miller and seconded by Commissioner Merideth to Approve Resolution No. 2026 - 013, recommending the City Council approve Municipal Code Amendment (MCA 26-001):

1. Adopt a Notice of Exemption and direct Staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors; and

2. Introduce an Ordinance to amend Section 16.44.180 (Accessory dwelling units and junior accessory dwelling units) of Title 16 (Land Use and Development Code) to continue the implementation of Program 12 of the Highland Housing Element to ensure consistency with State housing legislation including Senate Bill 543, Assembly Bill 1154, and Senate Bill 9. Motion carried, 5-0.

RESOLUTION NO. 2026 - 013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 16.44.180 (ACCESSORY DWELLING UNITS) OF TITLE 16 (LAND USE DEVELOPMENT CODE) OF THE HIGHLAND MUNICIPAL CODE TO UPDATE REQUIREMENTS IN ACCORDANCE WITH STATE LAW, AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (MUNICIPAL CODE AMENDMENT MCA 26-001)

PLANNING COMMISSION LEGISLATIVE

4. A request by Diversified Pacific and Lennar to assign street names to Tentative Tract No. 20721, a 113-unit single-family residential development located on the north side of Greenspot Road and Alta Vista (APNs 1210-371-16 & 1210-371-14).

Select street names from the list proposed by the Applicant.

ANNOUNCEMENTS

The next Planning Commission meeting will be held on August 4, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 9:02 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



Staff Report

to the Planning Commission

Agenda
Item
No.
2.

Date: September 15, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Lawrence Mainez, Community Development Director
Prepared By: Camille Duarte, Administrative Assistant III
Subject: Minutes - August 4, 2026 Planning Commission Regular Meeting

Recommendation:

Approve minutes as submitted.

Fiscal Impact:

None.

Agenda Posting:

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

Project Detail:

None.

Attachments:

1. Planning Commission Minutes 08-04-2026

PLANNING COMMISSION REGULAR MEETING MINUTES
August 4, 2026 – 6:00 P.M.

CALL TO ORDER

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Tiffany Martinez, Assistant Planner
Gary Chambers, Code Compliance Officer
Dixie Vargas, Code Compliance Officer
Camille Duarte, Administrative Assistant III
Matt Wirz, Building Official

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARINGS

1. (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).

Assistant Planner Martinez stated due to an administrative inconsistency in the project findings, staff is requesting to continue the item to October 6, 2026 meeting to make the appropriate corrections.

Chair Hamerly opened the public hearing.

Public Speaker Allen Kim spoke in opposition to the WaterMill Express, Minor Design Review Application DRA 25-008.

Public Speaker Cesar Gonzalez spoke in opposition to the WaterMill Express proposed Minor Design Review Application DRA 25-008.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to continue the item until October 6, 2026. Motion carried, 4-1, with Commissioner Merideth voting no.

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.

Code Enforcement Chambers presented the staff report.

Chair Hamerly opened the public hearing.

Property Owner Darwish stated my brother and I have owned this property for about 35 years now. First, I want to acknowledge the city's concerns and thank you for the patience and the cooperation you have shown us over the years. We recognize that the building has remained red-tagged condition for much longer than anyone would have wanted. We appreciate being allowed to continue operating our business from the yard while keeping the building closed to the public. We are not here to make excuses; we are here to move forward. Over the past several months, our circumstances have improved, allowing us to finally begin taking meaningful steps towards beginning the improvement of the property. We recently sold two properties that we owned in Highland, and those sales have put us in a much better position to invest in the repairs for the property on Base Line. More importantly, we have already begun the process, we have removed approximately 50,000 pounds of scrap metal from the property and created a 20-foot wide access path through the yard to improve safety and access. We have returned the architectural professional who inspected the building on July 21st and work has begun on preparing the plans necessary to obtain the permits. Also in July 21st, we met with city staff to better understand the most practical and cost-effective path to bring the building into compliance. In addition, we have already begun planning for the demolition of the secondary building that was damaged in a 2005 fire. We appreciate the opportunity to continue operating our business while we complete this process. We are committed to maintaining open communication with city staff and meeting the deadlines established by the city and demonstrating through our actions that this project is moving forward. Our family has been part of City of Highland community for many years. We value our business, we value this community, and we are committed to restoring this property safely and responsibly. Thank you for your patience, your consideration, and opportunity to move forward.

Commissioner Merideth asked is there electricity provided to the site?

Property Owner stated the electricity was disconnected since the fire.

Commissioner Merideth asked if I heard correctly, you have been running the business from outside the building?

Property Owner Darwish stated yes, we have. We live off this business and the only course of action was for us to continue doing that. We received instructions basically from the city staff what's the best way to go about this and we were following it.

Commissioner Miller asked do you have a time frame when this will be in compliance?

Code Compliance Officer Chambers stated 90 days.

Chair Hamerly stated there is two different ways of how it is written. One is to make the buildings safe for occupancy, but also the 90 day pertains to the health and safety issues that are present on site. The cargo containers, junk, trash, and debris from the property need to be removed within 90 days from issuance of the order of the Appeals Board. Regarding the citation, the way it's worded has nothing to do with the building issues. These are site issues that are specific to the way the business is being operated on the property. The building is a separate issue, that is on a separate time track. I don't think anybody here thinks that you'll be pulling permits within 90 days and have the building ready to go in 90 days. That's not a realistic time frame, but that's not what's being requested with this citation. It was purely site issues that said this has to be abated. Either you do it or the city will find alternative ways of abating.

Property Owner Darwish stated we are doing everything we can to clean the property.

Chair Hamerly asked the Applicant if they obtained a building permit or an occupancy permit for those shipping containers to allow them to be on the site?

Property Owner Darwish stated those shipping containers have been there for like 25 years.

Chair Hamerly stated they need to be permitted in order to be there.

Applicant Darwish stated I had no idea that we had to have that permit. We see all kinds of sites in town who have cargo containers on the property.

Chair Hamerly opened the public hearing.

Public Speaker Gail Shelton stated I am the Property Owner's Real Estate Advisor. Over the last several months, I have been working with city staff assisting the family in coordinating the communication with the city and helping them move towards a cooperative path to compliance for this property. First, I want to thank the city staff for their willingness to work with the owners. My involvement has been primarily with talking about the building, getting the building into compliance. My understanding has been that they do have some degree of ability to work in that yard based on 1990 permits and having some display in the front. I know that they've been working on the on cleaning up and removing scrap metal from the property. I wasn't aware they had to apply for a temporary operating permit for outside the building. I know we've talked about the trailers and while they don't have access to that building, it is their only storage. I think any of us who know people who have gone through a stressful time especially during COVID-19. We all know the best thing to do is to keep lines of communication open and sometimes we don't have the funds to move forward, you tend to sort of wrap up like a cocoon and try to just get through the day and do your business. It

is the livelihood for his family and I'm hoping that we can continue to work together with Mr. Darwish to keep this business going. It has been in the city for 35 years. It has not operated completely under the requirements of the city, but I know he's prepared to change that and one of the things I've been trying to do is just work on communication.

Community Development Director Mainez stated we have explained and put forward evidence that there is definitely a public nuisance on the site. So, it's not debatable tonight. I don't want to give the property owner faults since that the temporary permit would be issued. Those types of permits are reserved for projects that have a permit, maybe under review, such as a construction site. They do not have plans submitted, once they do that, I'd be open to allowing a temporary construction trailer. The next question is about a reasonable time frame to come into compliance and staff has put forward 90 days to submit plans for plan check. Once the Applicant does that, everything else kind of falls into place. They've already put in the record that they're cleaning up the property, we've been monitoring the situation, and we appreciate their efforts. If they do not comply with the next steps, they will receive a letter from the City Attorney to cease and desist. She will give them time to comply, it can take several months, we go to court to get an injunction, and that is when they will speak to a judge. We are not in the business of shutting down businesses, and so we've been very forthcoming and very accommodating, we understand they are struggling. We're trying to be sensitive to their needs and their livelihood, but at some point, I had to make the decision to put in the record that they just weren't doing what they were supposed to do to keep the business operating. I believe 90 days is exceptional and reasonable.

Chair Hamerly stated it seems the city would not want to be accommodating continued use of a site if they've already identified risks such that the facilities would be red tagged and there's an immediate cease and desist. There's been a fire, all kinds of hazards, we cannot we can't ignore this since it is not safe. I am trying to make sure the appellant understands these are the things that need to be done and to make sure that point is clear.

Chair Hamerly closed the public hearing.

A MOTION was made by Chair Hamerly and seconded by Commissioner Miller to adopt Appeals Board Resolution No 2026 -014, 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. Motion carried, 5-0.

RESOLUTION NO. 2026-014

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.

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.

Code Enforcement Vargas presented the staff report.

Commissioner Merideth asked are the utilities still connected?

Building Official Wirz stated yes, the utilities were still turned on, not sure to date if they are on or off. Typically, once there is a red tag posting, we will notify East Valley Water District will remove the water meter. It's not a common practice that we would call electric or gas to come turn it off unless we see a substantial risk of hazard.

Chair Hamerly stated it seems like once the structure has been red tagged and the structure is deemed no longer suitable for human habitation. I am curious if the utilities are still on.

Building Official Wirz stated understood. Our policy is not normally to turn off all the utilities. It depends on case by case.

Chair Hamerly stated it seemed like there were multiple incidents where the property had been secured and then somebody breaks in again. I'm just wondering how far it goes to lock a place down to keep it secure.

Building Official Wirz stated it is case by case. What does keep people out is constant monitoring and actively responding.

Chair Hamerly stated if no action is taken by the property owner within the specified time, the city is forced to step in and abate and lien the property, what form does that abatement take?

Building Official Wirz stated it depends on the scenario and the response we're getting. The simple abatement nuisance issue or rehab a house is kind of a whole different tract of abatement of a dangerous building, knock it down to dirt, take away the nuisance and the attractive issue that is ultimately going to lead to collapse.

Community Development Director Mainez stated in this case, because of the resistance of the property owner to board and secure the property, we would go to a judge, get an abatement warrant. We would ask them for permission to go on the property and clean up the property and board it up. We do not intend to demolish it because the use is single family residential zone. It is not a dilapidated structure, it is mainly trash, debris and illegal access. I know the property owner is going through some financial issues. If the city can get a court ordered abatement warrant, we will keep track of that and we will lien the property.

Chair Hamerly opened the public hearing.

Chair Hamerly closed the public hearing

A MOTION was made by Commissioner McCance and seconded by Commissioner Miller to adopt Appeals Board Resolution No 2026 -015, declaring the existence of a public nuisance on the Property generally located at 7222 Church Ave., Highland, CA 92346 and order the abatement thereof. Motion carried, 5-0.

RESOLUTION NO. 2026 -015

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.

ANNOUNCEMENTS

The next Planning Commission meeting will be held on September 1, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:06 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



Staff Report

to the Planning Commission

Agenda
Item
No. 3.

Date: September 15, 2026

From: Lawrence Mainez, Community Development Director

Reviewed By: Lawrence Mainez, Community Development Director

Prepared By: Kim Stater, Assistant Community Development Director

Subject: A three-year Extension of Time (EXT 26-004) to extend Design Review Application (DRA 23-002) and Variance (VAR 23-003) to construct a 220-unit, 4-story multifamily apartment complex located on 6.77 acres at 7536 Sterling Avenue (APNs 278-131-49 & 50).

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

Recommendation:

Adopt Resolution No. 2026 - _____, approving a three-year Extension of Time (EXT-26-004) extending Design Review Application (DRA 23-002) to construct a 220-unit apartment complex and Variance (VAR 23-003) and permit a wall with an extended height of 7.75 feet, and direct staff to file a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA).

Fiscal Impact:

The Applicant submitted the required deposit to process the Extension of Time Application. Staff time spent working on the application will be charged to this deposit.

At the time of construction, the project will be responsible to pay Development Impact Fees to offset its effect on City facilities such as Law Enforcement, Fire Suppression, Local Circulation, Regional Circulation, Regional Flood Control, General Facilities, Library Facilities, Public Use and Park Land. The project will construct and otherwise provide all amenities and services required by its residents, such as housing, recreation, public safety and public services through onsite amenities and facilities, and the ongoing payment of property taxes. Eleven (11) of the 220 residential units will be set aside for families earning 50 percent or less of the Area Median Income (i.e. Very Low Income) at an affordable rent as determined by California Health and Safety Code Section 50053(b), thereby increasing and stabilizing affordable housing opportunities in Highland.

Agenda Posting:

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

Project Detail:

Public Notice:

On August 24, 2026, a Public Hearing Notice was posted on the City's website and mailed to property owners within 300 feet of the project site as well as those who requested notice. The notice was also advertised in the San Bernardino Sun newspaper on September 4, 2026.

Public Comment:

At the time of preparing this report, staff had not received any comments from the public or outside agencies regarding the Extension of Time.

Description of the Site:

The subject site is located on the west side of Sterling Avenue, 250 feet north of 9th Street. It consists of two (2) parcels with a combined area of approximately 6.77 acres. It has a Zoning designation of Multi-Family Residential (R-4) and a Land Use Designation of Residential High Density Special Overlay (HDS) requiring a minimum density of 20 units per acre.

Project Description:

The application currently under consideration by the Planning Commission, is a proposal to extend a formerly-entitled project referred to as "Halcyon" by three (3) additional years; Extension of Time (EXT-26-004). On September 19, 2023, the Planning Commission reviewed and recommended approval of "Halcyon" to the City Council. On October 10, 2023, the City Council approved the project comprised four entitlements including a Design Review Application (DRA 23-002), Density Bonus and Inclusionary Housing Agreement, Lot Line Adjustment (LLA 23-003), Variance (VAR 23-003), and Mitigated Negative Declaration (ENV 23-005). These are individually described below in brief:

Design Review Application
Site Plan

The development includes two (2) freestanding buildings along the eastern and western portions of the site, fronting Sterling Avenue. Access will be from two (2) driveways, the southerly being the primary with ingress and egress and the northerly being egress only. An emergency exit onto Elm Street will be located at the north-west corner.

Both buildings will be four (4) stories, 52.5-feet in height and be similar in overall design. The first floors feature garages around the exterior with residential units on the interior. Floors 2, 3, and 4 will be strictly residential units. Building A contains the complex's amenities, such as the community pool, barbeque area, fitness center and leasing office. Tot lots and open space are located at both Buildings A and B.

Landscaping

The Landscape Plan was reviewed and conditioned by the City's Landscape Architect and found to be suitable as proposed at a conceptual level. Landscape Conditions have been included as part of the Planning Conditions of Approval, including requirements to increase tree sizes, show shade calculations to verify the attempt to limit heat island effect, include enhanced paving treatments, and considering the use of decorative pottery or other structured methods of protecting plant materials in high-use areas. These will be addressed during the construction level plan check.

Building Elevations

The Applicant has proposed a modern overall design with a variety of different accents that include painted stucco finishes, manufactured stone veneer, wood composite panels, and anodized metal rails. The ground/first floor garage doors are comprised of anodized metal. The second, third, and fourth floors of the building consist primarily of stucco with a variation of

color every two (2) to three (3) units. Vertical accents along the sides of each unit provide additional aesthetic variety. The roofline itself has a mix of hip and gable ends, adding to the visible depth and shadowing. The sections along the exterior stairwells are further accented by wood composite paneling, while the primary entrance gate to the complex features a stone veneer vertical sign that reads "Halcyon."

Parking

The project was granted a parking deviation from the conventional "R-4" parking standards in conjunction with the Density Bonus Law described in more detail below. Per the statute, the parking requirement for studio and one-bedroom units is reduced to 1 space, while the requirement for two and three-bedroom units is reduced to 1.5 spaces. These modified requirements include guest parking, thus, a total of 288 total parking spaces are required. The Applicant has provided a total of 418 total parking spaces, including 91 parking garages.

Open Space

The "R-4" development standards per the Highland Municipal Code require a minimum of 30% of the net project area be designated as public open space, equivalent to 88,470 square feet. Density Bonus law grants the developer a reduction to this requirement in the form of a "waiver." Per the deviation, the Applicant has proposed a total public open space area of 9%, or 26,541 square feet, which includes the tot lot, community pool, and barbeque area.

The "R-4" development standards also require private open space in addition to common areas. Specifically, each ground/first floor unit must include a 150 square foot patio and second, third, and fourth floor units shall include a 100 square foot balcony. While the first/ground floor units include 150 square foot patios to satisfy this standard, the second, third, and fourth floor units include 60 square foot balconies, which is permitted as a Density Bonus "incentive."

Variance Wall/Fence Plan

The maximum allowable wall and fence height within the "R-4" residential district per Section 16.40.100 of the Highland Municipal Code is **6-feet**. The Applicant conveyed to Staff that due to the overall size of the development and the logistics of securing a multifamily residential complex along a primary thoroughfare like Sterling Avenue, slightly taller perimeter fencing would be suitable. The Applicant has proposed a **7.75-foot** tall CMU block wall around the entire perimeter of the site. The access gates at the two (2) Sterling Avenue entrances/exits as well as the emergency exit onto Elm Street will be constructed of **7.75-foot-tall** tubular steel. The Variance was approved by the City Council in 2023.

Density Bonus / Inclusionary Housing Agreement

The Applicant proposes to utilize the State's Density Bonus Law to increase the maximum permitted development density. California Government Code Section 65915(b)(1) provides that the City shall allow a density bonus to increase in the number of housing units permitted, if the developer provides affordable housing at an affordable rent. The Applicant proposes to restrict five percent (5%) of their units (11 total) to families of Very Low Income for a term of 55 years. This will permit additional units as well as one "Incentive" and a "Parking Concession" as defined by Law.

Density Bonus – The project site is 6.77 acres. The R-4 Zone allows a maximum density of 30 dwelling units per acre by-right. The acreage multiplied by the maximum density yields 204 units to be constructed without a Density Bonus. By setting aside 5% of the units as Very Low, the Applicant is eligible for a 20% Density Bonus. With a Density Bonus, the maximum number of units permitted increases to 244. The Applicant was seeking, and the project was approved

for 220 units.

Incentive - The requested incentive was a reduction in the minimum private open space requirement of 100 square feet on the second, third and fourth floors. The Applicant proposed, and the project was approved for, a reduction to 60 square foot balconies on these levels. The ground floor units meet the required size.

Parking Concession – The required number of spaces, per the HMC, is 458 parking spaces. Density Bonus Law permits a reduced ratio, and the Applicant is proposing to construct 418 spaces. This is discussed in further detail below.

The Applicant was granted one additional Incentive, termed a “Waiver” in the agreement. The waiver is a reduction in the public open space required which is 40% of the net acreage. The applicant is proposing a pool, club house, fitness center, two tot lots and various green spaces that comprise 9% of the site. The reduction of the open space development standards is necessary to accommodate the affordable units in terms of offering the necessary physical space on the site plan to site the buildings with their associated circulation, parking, open space and setbacks. In addition, reducing these standards directly reduces the cost of construction which contributes to making the proposed project feasible. This Waiver was approved with the project entitlements.

Inclusionary Housing Policy – The Inclusionary City's Housing provisions require that a housing developer either construct 15% of their project as affordable, construct affordable units off-site, donate land, or pay an in-lieu fee. The Applicant chose to build 5% of the units as affordable and to pay the in-lieu fee for the remaining 10%. The Agreement defines these terms and fees; 5% Very Low Income Units (11 units) to be constructed, and a payment of \$490,365 in in-lieu fees. These were adopted with the approved Density Bonus and Inclusionary Housing Agreement in 2023.

Lot Line Adjustment (LLA 23-003)

The original entitlements included a Lot Line Adjustment (LLA 23-003) to reflect the final project boundaries. This step was completed by the Applicant, thus does not require an Extension of Time.

Environmental Review:

An Initial Study was prepared for the project and mitigation measures were identified to reduce impacts below a level of significance. A Mitigation Monitoring and Reporting Program (MMRP) was prepared and a Notice of Determination filed with the Clerk of the Board of Supervisors and copied to the Office of Planning and Research (OPR) State Clearinghouse.

Since the time of its adoption and filing, there have been no changes in project design, no on-site conditions have changed and there is no new information that would necessitate additional environmental review under the California Environmental Quality Act (CEQA). Staff recommends a Notice of Exemption be filed citing Statutory Exemption Section 15061(b)(3). The Extension of Time does not change the physical scope, design, or intensity of the development. The environmental impacts of the project development were already analyzed and approved under the original entitlement. The time extension is an administrative activity that has no potential for causing a significant effect on the environment.

Previous Action:

On September 19, 2023, the Planning Commission adopted Resolutions Nos. 2023-43, 44, 45, 46, and 47 recommending the City Council approve each of the project's original entitlements.

On October 10, 2023, the City Council adopted: 1) Resolution No. 2023-043 approving a Mitigated Negative Declaration (ENV 23-005) and Mitigation Monitoring and Reporting Program; 2) Resolution No. 2023-044 approving "Conditions, Covenants and Restrictions---Density Bonus and Inclusionary Housing Agreement" to facilitate the Density Bonus provisions and establish the Inclusionary Housing Unit requirements; 3) Resolution No. 2023-045 approving Design Review Application (DRA 23-002) for the site plan, landscape plan, grading plan, photometric plan, and building elevations; 4) Resolution No. 2023-046 approving Lot Line Adjustment (LLA 23-003) to relocate the existing parcel boundaries and create separate parcels for a multi-phase development; and 5) Resolution No. 2023-047 approving Variance (VAR 23-003) to allow an increase in the maximum height for the perimeter fence/wall from 6-feet to 7.75-feet.

Analysis:

The current request for an Extension of Time includes Design Review Application (DRA 23-002) and Variance (VAR 23-003). The Lot Line Adjustment was completed, and the Density Bonus and Inclusionary Housing Agreement term will commence at the start of construction. The attached resolution only includes the Design Review Application and Variance extensions and the project plans. Minor modifications have been made to the Conditions of Approval by the Fire Division and Engineering Division to clarify prior comments and to address updated Codes and City policy. These are shown in bold, underline, and strike through.

Attachments:

1. Resolution including Plans and Conditions of Approval

ATTACHMENT 1

Resolution

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE HIGHLAND PLANNING COMMISSION APPROVING EXTENSION OF TIME (EXT 26-004) TO EXTEND DESIGN REVIEW APPLICATION (DRA 23-002) AND VARIANCE (VAR 23-003) FOR A SITE PLAN, LANDSCAPE PLAN, GRADING PLAN, AND BUILDING ELEVATIONS RELATED TO THE CONSTRUCTION OF A 220-UNIT, 4-STORY APARTMENT COMPLEX ON A VACANT 6.77 ACRE SITE LOCATED ON THE WEST SIDE OF STERLING AVENUE, 250 FEET NORTH OF 9TH STREET.

**ASSESSOR'S PARCEL NUMBERS: 0278-131-49 & 50
(PREVIOUSLY 0278-131-45, 46 & 47 PRIOR TO LLA 23-003)**

APPLICANT: HELIOS HOLDINGS, LLC

A. RECITALS

1. On April 19, 2023, Helios Holdings, LLC (the "Applicant") submitted (1) Design Review Application (DRA 23-002) for the site plan, landscape plan, grading plan, and building elevations related to the construction of a 220-unit multi-family apartment complex, (2) an application for a "density bonus" under Section 16.40.090 of the City Municipal Code related to Design Review Application (DRA 23-002), (3) an application for Lot Line Adjustment (LLA 23-003) to relocate the existing parcel boundaries and create separate parcels for the multi-phase development of the 220-unit multi-family apartment complex, and (4) an application for a Variance (VAR 23-003) to allow an increase in the maximum height for the perimeter fence/wall from 6-feet to 7.75 feet in association with DRA 23-002 and LLA23-003 (referred to collectively as "Project").
2. The Project is located on a 6.77 acre site comprised of thee (3) parcels located on the west side of Sterling Avenue, 250 feet north of 9th Street, zoned Multifamily Residential (R-4) with a General Plan Designation of Residential High Density Special Overlay.
3. On October 10, 2023, the City Council approved Resolution No. Resolution No. 2023-044 approving "conditions, Covenants and Restrictions-Density Bonus and Inclusionary Housing Agreement", Resolution No. 2023-045 for Design Review Application (DRA 23-002), Resolution No. 2023-046 for Lot Line Adjustment (LLA 23-003) and Variance (VAR 23-003).
4. The approvals for Design Review Application (DRA 23-002) and Variance (VAR 23-003) expire on October 10, 2026.
5. On July 31, 2026, the Applicant filed an Extension of Time Application (EXT 26-004) requesting a 3-year extension.

6. On August 28, 2026, a Notice of the Public Hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the Project site and those requesting notice, and was published in the San Bernardino Sun newspaper.
7. A public hearing was held by the Planning Commission on September 15, 2026, in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Planning Commission took testimony, both written and oral, from various parties, including the Applicant.
8. The original entitlement was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as "CEQA"). Pursuant to CEQA, an Initial Study was prepared for the Project and potential impacts to air quality, biological resources, tribal/cultural resources, noise, as well as geology and soils were identified. A Mitigated Negative Declaration was prepared in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines. The Mitigated Negative Declaration includes Project specific mitigation measures that reduce said impacts to below a level of significance and the list of mitigation measures have been included in the Mitigation Monitoring and Reporting Program (MMRP). Based upon the Initial Study, the Mitigated Negative Declaration, and the MMRP, the Project was found not have a significant impact upon the environment. On October 10, 2023, the City Council approved Resolution No. 2023-043 adopting the Mitigated Negative Declaration and MMRP. A Notice of Determination was filed in accordance with CEQA on October 17, 2023.
9. Since the time of the adoption of the Mitigated Negative Declaration and filing of the Notice of Determination, there have been no changes in project design. No on-site conditions have changed and there is no new information that would necessitate additional environmental review under the California Environmental Quality Act (CEQA). Staff recommends a Notice of Exemption be filed citing Statutory Exemption Section 15061(b)(3) for the Extension of Time. The Extension (EXT 26-004) does not change the physical scope, design, or intensity of the development. The environmental impacts of the project development were already analyzed and approved under the original entitlement. The time extension is an administrative activity that has no potential for causing a significant effect on the environment.
10. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

Section 2. The Planning Commission, after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated September 15, 2026, which is incorporated herein by this reference, does find and determine the following facts:

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

Section 3. Findings of Fact

- a. The Planning Commission finds that the Findings of Fact made in Resolution No. 2026-____ on September 15, 2026, for Extension of Time (EXT 26-004) for Environmental Review (ENV 23-005), Design Review Application (DRA-23-002), Variance (VAR 23-003), the project’s Density Bonus and Inclusionary Housing Agreement are true and correct and uphold all previous findings as stated in the adopted Resolution No(s). 2023-043, 2023-044, 2023-045, and 23-047 incorporated herein by reference.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Extension of Time Application No. 26-004, subject to the conditions of approval, granting a three (3) year Extension of Time, to October 10, 2029, for Design Review Application (DRA-23-002) and Variance (VAR 23-003) related to the development of a 220-unit multifamily residential community as shown in Exhibits A and B.

Exhibit A attached includes Project Plans.

Exhibit B attached includes the Conditions of Approval including MMRP

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED, and ADOPTED this 15th day of September, 2026.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit “A”
Project Plans

DESIGN REVIEW APPLICATION

HALCYON

7536 STERLING AVE

HIGHLAND, CALIFORNIA 92410

HELIOS HOLDINGS, LLC.



PROJECT DATA		
PROPOSED SITE AREA:	294,301 SF (6.77 AC)	
EXISTING ZONING:	R-4	
DENSITY:	MIN: 20 / MAX: 30 (DU / ACRE)	
LOT COVERAGE:	27.45% (32.5 DU/ACRE)	
BUILDING A (RESIDENTIAL/GARAGES)	32,108 SF	
	44,443 SF	
	4,650 SF	
	136,558 SF	
	77,141 SF	
ZONING	REQUIRED:	PROVIDED:
SETBACKS	FRONT: 25 FT	FRONT: 31 FT
	INTERIOR SIDE YARD: 15 FT	INTERIOR SIDE YARD: 62 FT
	STREET SIDE YARD: 15 FT	STREET SIDE YARD: 57 FT
	REAR YARD: 15 FT	REAR YARD: 45 FT
MAXIMUM HEIGHT	55 FT 4 STORES	53 FT 4 STORES
MINIMUM DWELLING UNIT SIZE (SF)	STUDIO: 425 SF 1 BEDROOM: 650 SF 2 BEDROOM: 800 SF 3 BEDROOM: 800 SF	STUDIO: 445 SF 1 BEDROOM: 705 SF 2 BEDROOM: 975 SF 3 BEDROOM: 1109 SF
STORAGE	200 CF PER UNIT (MIN)	200 CF PER UNIT (MIN)
PRIVATE OPEN SPAC	150 SF (GROUND FLOOR) 60 SF (UPPER FLOORS) PER UNIT	150 SF (GROUND FLOOR) 60 SF (UPPER FLOORS) PER UNIT
PUBLIC OPEN SPAC	30% OF SITE AREA	9% OF SITE AREA *
* PRIVATE AND PUBLIC OPEN SPACE PER DENSITY BONUS INCENTIVE.		

BUILDING DATA					
CONSTRUCTION DATA					
CONSTRUCTION TYPE:			TYPE 4A		
BUILDING HEIGHT:			53' 4"		
NO. OF STORES:			4		
TOTAL BUILDING FLOOR AREA:			27,681 SF		
			BUILDING A:	117,576 SF	
			BUILDING B:	152,726 SF	
			CLUBHOUSE BUILDING	4,649 SF	
APARTMENTS UNIT DATA					
RESIDENTIAL UNITS		BUILDING A	BUILDING B	TOTAL	MX
UNIT ST	STUDIO	0	8	14	6%
UNIT 1BR	1 BEDROOM	28	42	70	32%
UNIT 2BR	2 BEDROOM	49	54	103	47%
UNIT 3BR	3 BEDROOM	7	26	33	15%
TOTAL		80	130	220	100%

PARKING CALCULATIONS (REQUIRED - Per AB-2345)				
UNIT	TYPE	PARKING SPACES REQ'D PER UNIT	NO. OF UNITS	NO. OF SPACES REQUIRED
ST	STUDIO	1.0 PER UNIT	14	14
1BR	1 BEDROOM	1.0 PER UNIT	70	70
2BR	2 BEDROOM	1.5 PER UNIT	103	154.5
3BR	3 BEDROOM	1.5 PER UNIT	33	49.5
TOTAL RESIDENTIAL SPACES REQUIRED				288
PARKING CALCULATIONS (PROVIDED)				
Surface (On Site)				327
Private Parking Garages				91
TOTAL RESIDENTIAL PARKING PROVIDED				418

TABLE OF CONTENTS

ARCHITECTURAL

A0.0 TITLE SHEET, PROJECT INFORMATION

A1.0 SITE PLAN / GROUND FLOOR BUILDING PLAN

A1.1 2nd FLOOR BUILDING PLAN

A1.2 3rd FLOOR BUILDING PLAN

A1.3 4th FLOOR BUILDING PLAN

A2.1 BUILDING A - SOUTH AND WEST ELEVATIONS

A2.2 BUILDING A - NORTH AND EAST ELEVATIONS

A2.3 CLUBHOUSE - ELEVATIONS

A2.4 BUILDING B - SOUTH AND WEST ELEVATIONS

A2.5 BUILDING B - NORTH AND EAST ELEVATIONS

A2.6 BUILDING B - COURTYARD EAST AND WEST ELEVATIONS

A3.0 SITE SECTION

A4.1 PERSPECTIVE

A4.2 PERSPECTIVE

A4.3 PERSPECTIVE

PROJECT TEAM

OWNER AND APPLICANT:

Helios Holdings, LLC
18602 MacArthur Blvd Suite 210
Irvine, CA 92612
Project Contact:
Jonathan Weiss
PH: 949.432.1862
jweiss072@gmail.com

ARCHITECT:

Danielian Associates
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Project Contact:
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PH: 949.432.1243
dgehman@danielian.com

CIVIL ENGINEER:

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160 S. Del Mar Blvd, Suite 210
Anaheim Hills, CA 92805
Project Contact:
Rene Varga, P.E.
PH: 714.485.5840
rvarga@drge-inc.com

LANDSCAPE ARCHITECT:

Mark Beall + Associates
7035 W Sunset Blvd, Suite 215
Los Angeles, CA 90028
Project Contact:
Mark Beall
PH: 323.465.1450
info@mbaall.com

LEGAL DESCRIPTION

A.P.N. 0278-131-40 (4.25 ACRES)
A.P.N. 0278-131-40 (0.11 ACRES)
A.P.N. 0278-131-47 (1.81 ACRES)

DENSITY BONUS

THE RESIDENTIAL UNITS CONSIST OF A MIX OF STUDIO, ONE BEDROOM, TWO BEDROOM AND THREE BEDROOM UNITS AS FOLLOWS:

(20) BASE DENSITY UNITS (20%)
(11) DENSITY BONUS UNITS (11%)
TOTAL: 31 UNITS

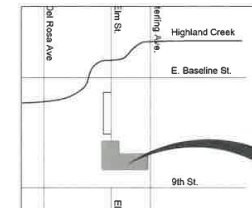
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF ARCHITECTURAL AND SITE IMPROVEMENTS TO THREE CONTIGUOUS LOTS COMPRISING A TOTAL OF 6.77 ACRES.

THE PROJECT CONSISTS OF TWO FOUR STORY RESIDENTIAL BUILDINGS. BOTH BUILDINGS WILL CONSIST OF THREE STORIES OF A MIX STANDED FLAT RESIDENTIAL UNITS ON A POCALUM SPACIOUS OVERLY PRIVATE ENCLOSED PARKING GARAGES ALONG WITH 54 SURFACE LOT COURTYARD WITH LAND.

AN AMENITY BUILDING CONNECTS TO THE NORTH BUILDING (BUILDING A) AND COURTESY OF A CLUBHOUSE, FITNESS CENTER AND LEASING CENTER. A LANDSCAPED COURTYARD INCLUDES A SWIMMING POOL, SPA, TOTT LOT AND OUTDOOR COLOSSEUM AREAS.

THE BALANCE OF THE SITE IMPROVEMENTS INCLUDE 327 SURFACE PARKING SPACES, AND LANDSCAPING.



VICINITY PLAN

NOT TO SCALE

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

TITLE SHEET

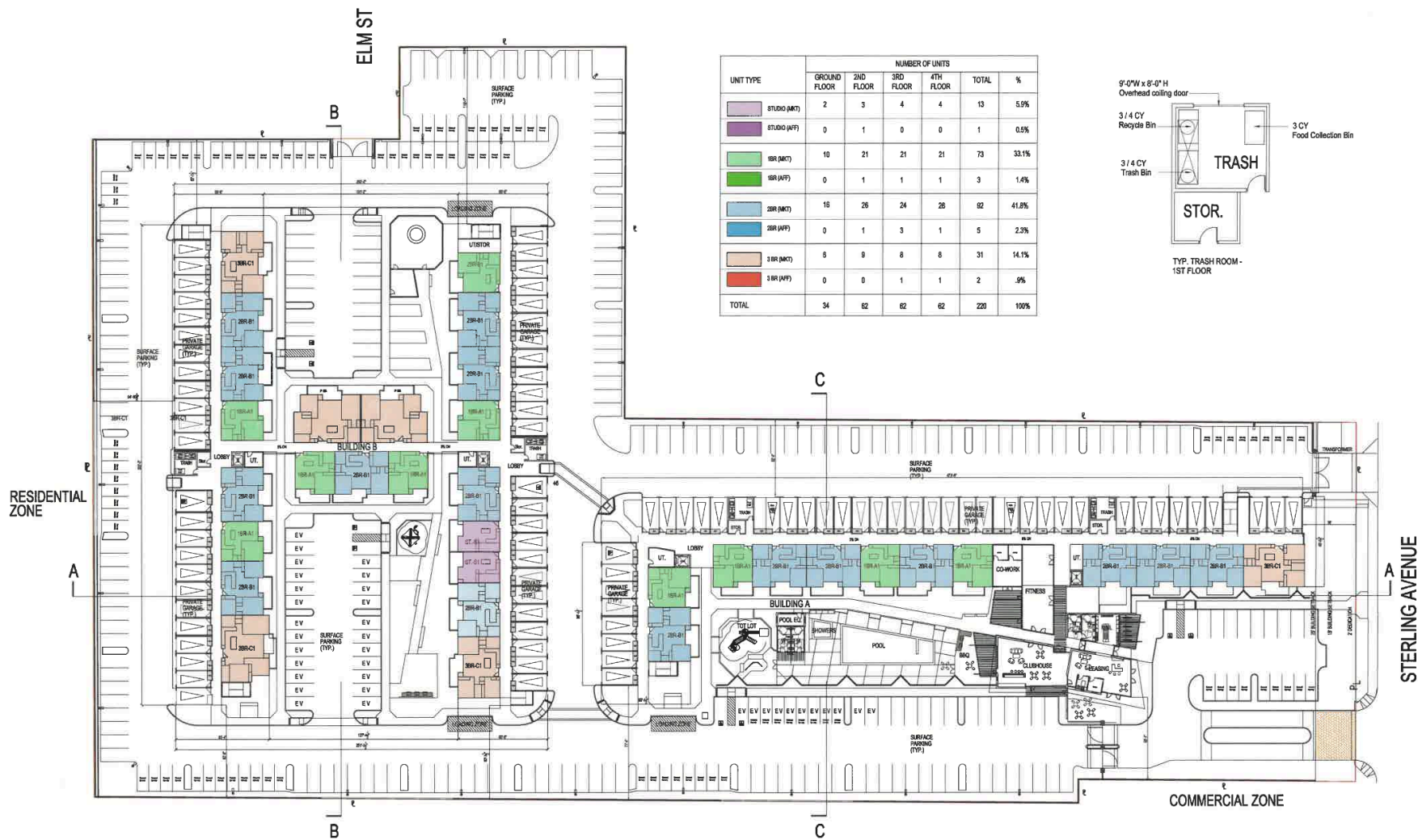
ARCHITECTURAL ENTITLEMENT SET

22111.00

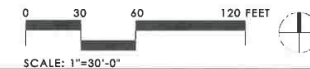
2023-8-04

A0.0

DANIELIAN
ASSOCIATES
architects • planners



GROUND FLOOR BUILDING PLAN ARCHITECTURAL ENTITLEMENT SET



HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00 2023-8-04 **A1.1**
DANIELIAN
ASSOCIATES
architects • planners



2nd FLOOR BUILDING PLAN ARCHITECTURAL ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

0 30 60 120 FEET
SCALE: 1"=30'-0"

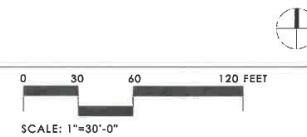
22111.00 2023-8-04
DANIELIAN
ASSOCIATES
architects ■ planners

A1.2



3rd FLOOR BUILDING PLAN ARCHITECTURAL ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

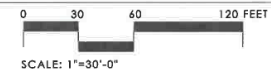


22111.00 2023-8-04 **A1.3**
DANIELIAN
ASSOCIATES
architects ■ planners



4th FLOOR BUILDING PLAN ARCHITECTURAL ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA



22111.00 2023-8-04 **A1.4**
DANIELIAN
ASSOCIATES
architects ■ planners



KEYNOTES

- 01 PAINTED STUCCO : SW 7104 Cotton White
- 02 PAINTED STUCCO : SW 7044 Amazing Grey
- 03 PAINTED STUCCO : SW 9104 Woven Wicker
- 04 PAINTED STUCCO : SW 6990 Caviar
- 05 PAINTED STUCCO : SW 7074 Software
- 06 PAINTED STUCCO : SW 7027 Well-Bred Brown
- 07 PAINTED STUCCO : SW 6171 Chatroom
- 08 MANUF. STONE VENEER : WHISPER WHITE
- 09 COMPOSITE PANELS: WOOD FINISH
- 10 WHITE VINYL WINDOW FRAMES
- 11 WALL TILE
- 12 METAL GARAGE DOOR
- 13 ANODIZED STOREFRONT SYSTEM : BLACK
- 14 PAINTED METAL TRELLIS
- 15 METAL GUARDRAILS
- 16 COMPOSITE PANELS: METAL FINISH

HALCYON
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HIGHLAND, CA

BUILDING TYPE A ELEVATIONS ARCHITECTURE ENTITLEMENT SET

22.111.00

2023.08.04

A2.1

DANIELIAN
ASSOCIATES
architects ■ planners



KEYNOTES

- 01 PAINTED STUCCO : SW 7104 Cotton White
- 02 PAINTED STUCCO : SW 7044 Amazing Grey
- 03 PAINTED STUCCO : SW 9104 Woven Wicker
- 04 PAINTED STUCCO : SW 6990 Caviar
- 05 PAINTED STUCCO : SW 7074 Software
- 06 PAINTED STUCCO : SW 7027 Well-Bred Brown
- 07 PAINTED STUCCO : SW 6171 Chatroom
- 08 MANUF. STONE VENEER : WHISPER WHITE
- 09 COMPOSITE PANELS : WOOD FINISH
- 10 WHITE VINYL WINDOW FRAMES
- 11 WALL TILE
- 12 METAL GARAGE DOOR
- 13 ANODIZED STOREFRONT SYSTEM : BLACK
- 14 PAINTED METAL TRELLIS
- 15 METAL GUARDRAILS
- 16 COMPOSITE PANELS : METAL FINISH

BUILDING TYPE A ELEVATIONS ARCHITECTURE ENTITLEMENT SET

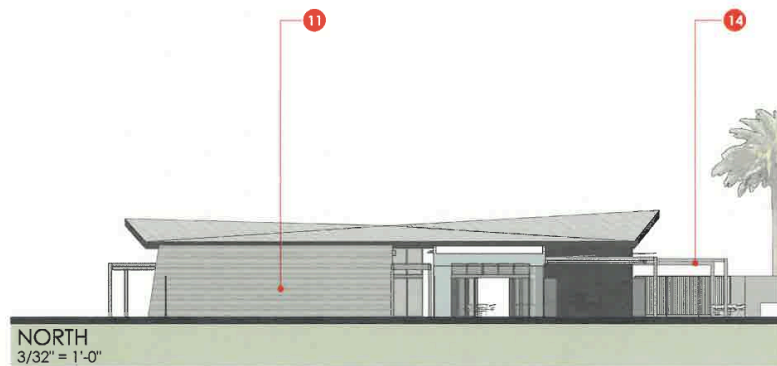
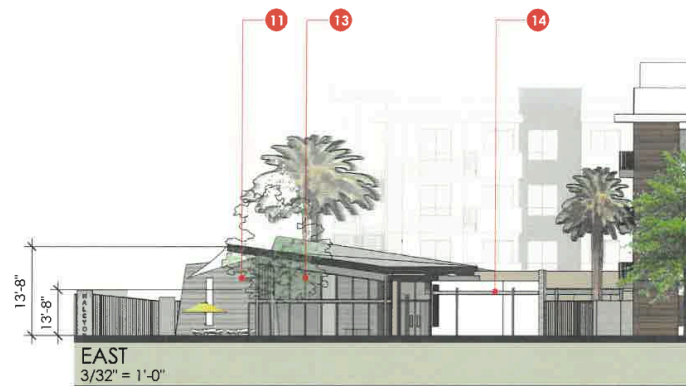
HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00

2023_08-04

A2.2

DANIELIAN
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KEYNOTES

- 01 PAINTED STUCCO : SW 7104 Cotton White
- 02 PAINTED STUCCO : SW 7044 Amazing Grey
- 03 PAINTED STUCCO : SW 9104 Woven Wicker
- 04 PAINTED STUCCO : SW 6990 Caviar
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- 16 COMPOSITE PANELS: METAL FINISH

CLUBHOUSE ELEVATIONS ARCHITECTURE ENTITLEMENT SET

HALCYON
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HIGHLAND, CA

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KEYNOTES

- 01 PAINTED STUCCO : SW 7104 Cotton White
- 02 PAINTED STUCCO : SW 7044 Amazing Grey
- 03 PAINTED STUCCO : SW 9104 Woven Wicker
- 04 PAINTED STUCCO : SW 6990 Caviar
- 05 PAINTED STUCCO : SW 7074 Software
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- 13 ANODIZED STOREFRONT SYSTEM : BLACK
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- 15 METAL GUARDRAILS
- 16 COMPOSITE PANELS: METAL FINISH

BUILDING TYPE B ELEVATIONS ARCHITECTURE ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00 2023_08-04 **A2.4**
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KEYNOTES

- 01 PAINTED STUCCO : SW 7104 Cotton White
- 02 PAINTED STUCCO : SW 7044 Amazing Grey
- 03 PAINTED STUCCO : SW 9104 Woven Wicker
- 04 PAINTED STUCCO : SW 6990 Caviar
- 05 PAINTED STUCCO : SW 7074 Software
- 06 PAINTED STUCCO : SW 7027 Well-Bred Brown
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- 12 METAL GARAGE DOOR
- 13 ANODIZED STOREFRONT SYSTEM : BLACK
- 14 PAINTED METAL TRELLIS
- 15 METAL GUARDRAILS
- 16 COMPOSITE PANELS : METAL FINISH

BUILDING TYPE B ELEVATIONS ARCHITECTURE ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

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KEYNOTES

- 01 PAINTED STUCCO : SW 7104 Cotton White
- 02 PAINTED STUCCO : SW 7044 Amazing Grey
- 03 PAINTED STUCCO : SW 9104 Woven Wicker
- 04 PAINTED STUCCO : SW 6990 Caviar
- 05 PAINTED STUCCO : SW 7074 Software
- 06 PAINTED STUCCO : SW 7027 Well-Bred Brown
- 07 PAINTED STUCCO : SW 6171 Chatroom
- 08 MANUF. STONE VENEER : WHISPER WHITE
- 09 COMPOSITE PANELS: WOOD FINISH
- 10 WHITE VINYL WINDOW FRAMES
- 11 WALL TILE
- 12 METAL GARAGE DOOR
- 13 ANODIZED STOREFRONT SYSTEM : BLACK
- 14 PAINTED METAL TRELLIS
- 15 METAL GUARDRAILS
- 16 COMPOSITE PANELS: METAL FINISH

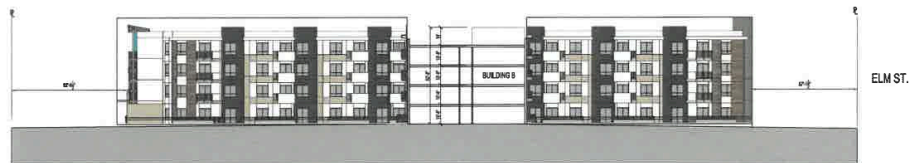
BUILDING TYPE B ELEVATIONS ARCHITECTURE ENTITLEMENT SET

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HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00 2023_08-04 **A2.6**
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SITE SECTION A-A

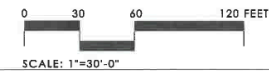


SITE SECTION B-B



SITE SECTION C-C

SITE SECTIONS ARCHITECTURAL ENTITLEMENT SET



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HIGHLAND, CA

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PERSPECTIVE VIEW 1
ARCHITECTURE ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00 2023.08-04 A5.0
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PERSPECTIVE VIEW 2
ARCHITECTURE ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00 2023-08-04 A5.1
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PERSPECTIVE VIEW 3
ARCHITECTURE ENTITLEMENT SET

HALCYON
HELIOS HOLDINGS LLC
HIGHLAND, CA

22111.00 2023.08.04 A5.2
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[illegible]

BOTANICAL NAME		COMMON NAME	SIZE/HDB	HT X WT
EVERGREEN CONIFER TREES				
 • CEDRUS DEODARA • PINUS CANARENENSIS • PINUS ELDARICA	DRODAR CEDAR PINUS CANARENENSIS MONDEBIL PINE	24" BOX / M 24" BOX / M 24" BOX / L	70" X 47" 70" X 50" 70" X 25"	
VERTICAL EVERGREEN TREES				
 • JAPHANEUS CHAMENSIS 'SPARTAN' • BRACHYOTYCHON POPULNEUS	SPARTAN JUNIPER COLUMN	13 GAL / M 24" BOX / L	18' X 5" 40' X 25"	
DECIDUOUS VERTICAL TREES				
 • QINGQI GLOBBA 'AUTUMN GOLD'	MADEIRA HAW TREE	36" BOX / M	35' X 30"	
EVERGREEN SHADE TREES				
 • AGONIA FLUOIDA • ARBUTUS MENZIESII • OLEA EUROPEA 'TANNA HILL'	PEPPERWINE TREE MARIANA STRAWBERRY TREE AUSTRALIAN WILLOW SWAN HILL OLIVE	24" BOX / L 24" BOX / M 24" BOX / M 36" BOX / L	30' X 25" 30' X 25" 25' X 25" 25' X 25"	
DECIDUOUS SHADE TREES				
 • GLEDITSIA TRIANCANTHOS 'SHADEMASTER' • VIGELA BASTIANA 'PASCALETTA' • PISTACHIA A 'TIED TRIP' • ULMUS PARVIFOLIA	SHADEMASTER HONEY LOCUST GOLDEN RAIN TREE RED PINE CHINESE PISTACHE CHINESE ELM	24" BOX / L 36" BOX / L 48" BOX / M 48" BOX / L	47' X 35" 38' X 35" 30' X 25" 50' X 50"	
HERITAGE TREE				
 • PLATANUS RACEMOSA • QUERCUS LOBATA	CALIFORNIA BICOLOR VALLEY OAK	48" BOX / M 36" BOX / M	70" X 47" 70" X 25"	
SMALL FLOWERING ACCENT TREES				
 • CERISUS OCCIDENTALIS • MALUS FLORIDA 'SUNBURST' • LACINIASTRUM 'C. WINDSOR' • CHORONOLA GRANDIFOLIA 'LITTLE DREAM' • FARGESIA 'MAGNOLIA & GIBBERN MUSEUM' • PRUNUS LUCIDULA 'LYON' • PRUNUS 'TOMMYHATTER VESPER' • PINUS 'ARISTOCAT'	WESTERN REDBUD BURNED DORSET ROSE LAVENDER CRANE MORTLE LITTLE GEM SOUTHERN MAGNOLIA THORNLESS PALE YEW CATALPA VERIDUS KAUFMAN VESPERUS PURPLE LEAF PALM ARISTOCAT FLOWERING PEAR	24" BOX / L 24" BOX / L 24" BOX / M 36" BOX / M 36" BOX / M 24" BOX / L 24" BOX / M 36" BOX / M	18' X 18" 25' X 25" 25' X 15" 25' X 25" 25' X 25" 25' X 10" 25' X 10" 30' X 20"	
PALM FOGLA POINTS				
 • CHAMOROPUS HUMILIS • PHOENIX GACULYTERA • CHORONOLA GRANDIFOLIA	MEDITERRANEAN FAN PALM DATE PALM GUERNI PALM	30" BOX / L 19" STB / L 30" BOX / M	20' X 20" 48" X 20" 20' X 20"	

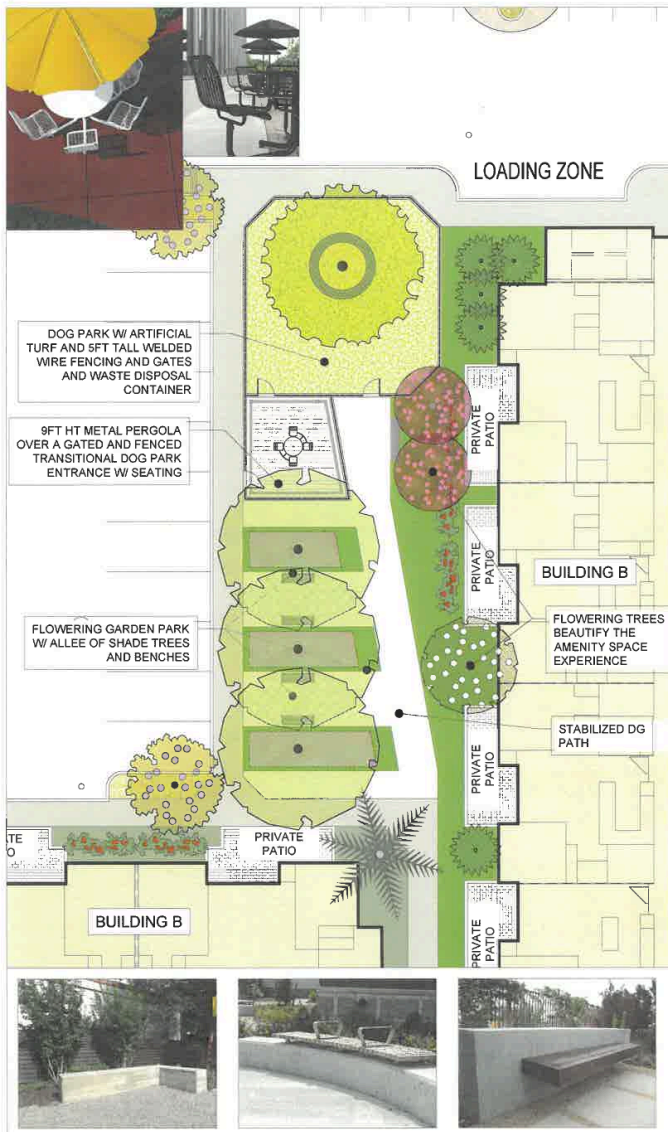
BOTANICAL NAME		COMMON NAME	SIZE (FT)
LARGE/SORRENTING SHRUBS			
	ELEANORUS PARVENS TURKISTAN	FRUITLAND SILVERBERRY	5 GAL / LT
	LAURUS NOBILIS	LAUREL	15 GAL / LT
	LEUCOPHYLIUM PROTENSIS	TEA RANGER	15 GAL / LT
	LAURUS LECTHOLYON	CAT PINEAPPLE	15 GAL / LT
	RHAPISOLIP INDICA NAUSETIC BEAUTY	MARSHIC BERRY BEAN HAWTHORN	15 GAL / LT
	LYCOPHYLLUS PROTENSIS	ADZUKIN BERRY	5 GAL / LT
	LYCOPHYLLUS CONGESTUS	SHRUB XTCOMA	15 GAL / LT
MEDIUM SHRUB MAGGES			
	CISTUS PURPUREUS	ORCHARD ROCKROSE	5 GAL / LT
	LEUS VITIFOLIA SIOKEE	LYONS BEEHIVED HOLLY	15 GAL / LT
	LYCOPHYLLUS LANGRANIAN LYONS LEGATO	LYONS BEEHIVED TEA BEAD	15 GAL / LT
	MYRTUS COMARUS COMARICA	COMPACT COMARUS MYRTLE	5 GAL / LT
	LYCOPHYLLUS LITTLE CILIC	OWENIA	15 GAL / LT
	RHAPISOLIP LAMBERTIA MINOR	YEDDO VITON HAWTHORN	15 GAL / LT
	ROSMARINUS OFFICINALIS	UPPOY ROSEMARY	15 GAL / LT
	WESTERNIA FRUTICOSA	AUSTRALIAN ROSEMARY	5 GAL / LT
SPREADING SHRUBS			
	BACCHARIS VITARN THOMPSON	HYBRID STERILE COYOTE BUSH	1 GAL / LT
	CARPUS MACROCARPA GREEN CARPET	GREEN CARPET NALA PLUM	1 GAL / LT
	LYCOPHYLLUS DAMBERI TONAL BEAUTY	COYOTE BUSH	1 GAL / LT
	ROSMARINUS OFFICINALIS PRESTARIATA	PROSTRATE ROSEMARY	1 GAL / LT
GRASSES, SUCCULENTS, AND ACCENTS			
	ALOE BARBADENSIS	YELLOW TONGUE ALOE	1 GAL / LT
	DIANELLA REVOLUTA LITTLE REE	LITTLE RED FLAX LILY	1 GAL / LT
	DIANELLA BUCKLEY	DIANELLA	1 GAL / LT
	ESPORHORA ALBA	CROWN OF THORNS	5 GAL / LT
	ESPORHORA RUBRA	RED CROWN OF THORNS	5 GAL / LT
	HESPERALOE PARVIFLORA RED OR YELLOW	BREZZE RED OR YELLOW HAMMINDRO YISCCA	1 GAL / LT
	JURJUS PATENS	CALIFORNIA RED	1 GAL / LT
	LOANDRA LINGULATA BREZZE	BREZZE RED OR YELLOW HAMMINDRO YISCCA	1 GAL / LT
	MULBERGERIA ROGENS	RED GRASS	1 GAL / LT
	ROSA RED MIDLAND	RED MIDLAND CARPET ROSE	5 GAL / LT
VINES			
	PANCOTIA ADAMIANDES ROGER	PINK BOWER VINE	5 GAL / LT
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL / LT

- ① **PRIMARY CHILDREN'S PLAY AREA**
 - Δ 0-5 AGE TOT LOT
 - Δ 12 AGE PLAY EQUIPMENT
 - Δ RUBBER MAT SURFACING
- ② **PRIMARY COMMUNITY SPACE**
 - Δ DINING TABLE & CHAIRS W/ SHADE STRUCTURE
 - Δ FREIGHT AND LOUNGE SEATING
 - Δ BARBECUE
 - Δ 1 SPA WITH CHAIRS, TABLES, & LOUNGE SEATING
- ③ **BUILDING B - DOG PARK**
 - Δ FENCED
 - Δ ARTIFICIAL TURF
 - Δ SHADE STRUCTURE AND SEATING
- ④ **BUILDING B - TOT LOT**
 - Δ SMALL TOT LOT FOR CONVENIENCE
 - Δ SHADE STRUCTURE AND SEATING
- ⑤ **BUILDING B - OUTDOOR COOKING AREA**
 - Δ BARBECUE
 - Δ SHADE STRUCTURE AND SEATING
- ⑥ **SHADED SHORT TERM BIKE RACKS**

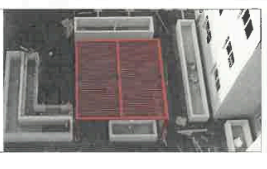
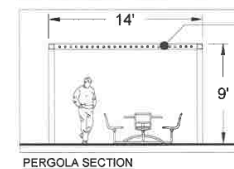
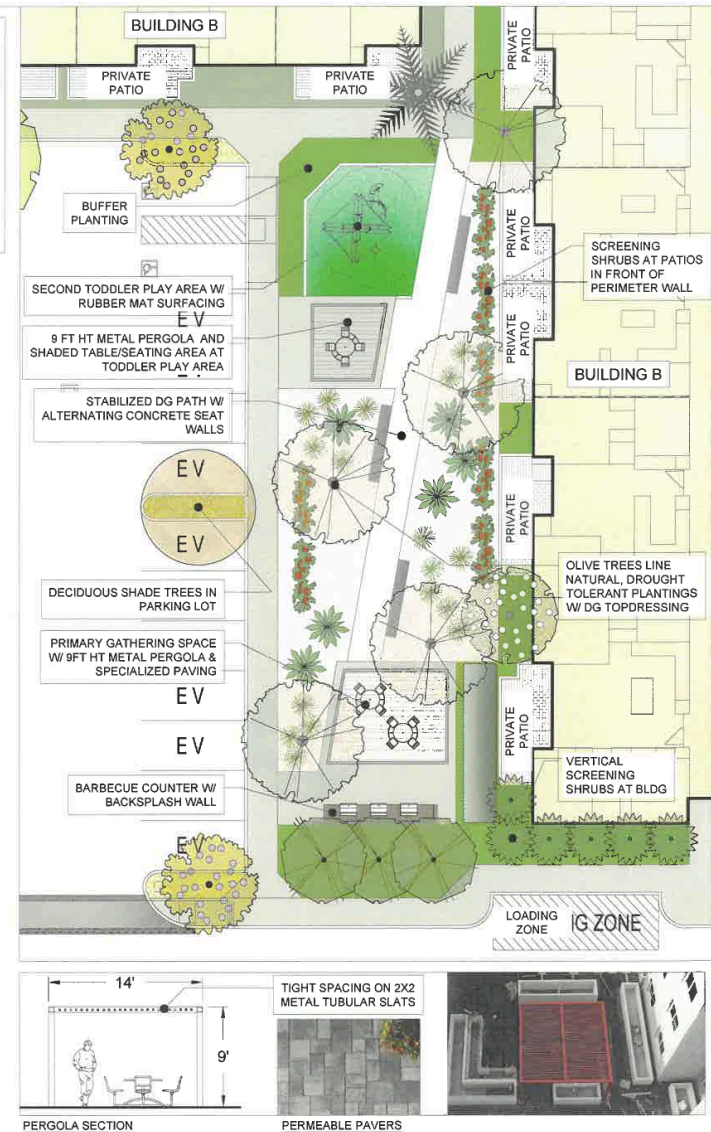
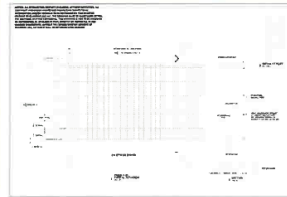


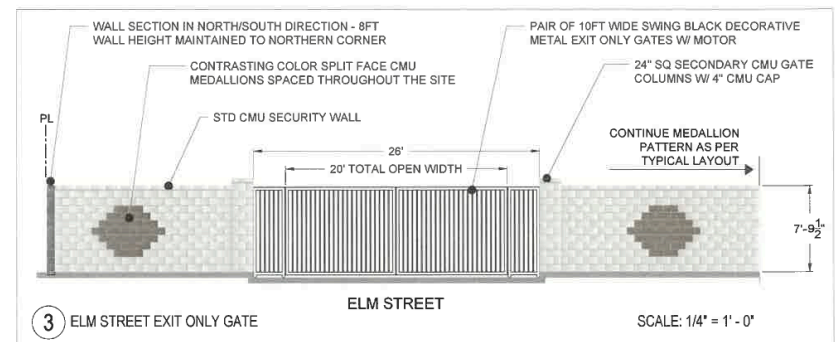
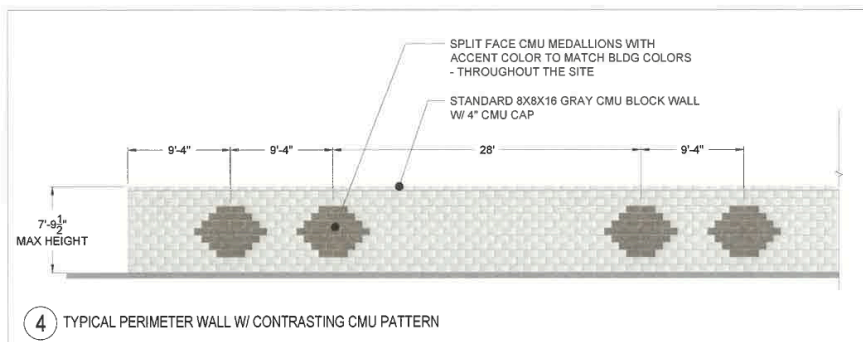
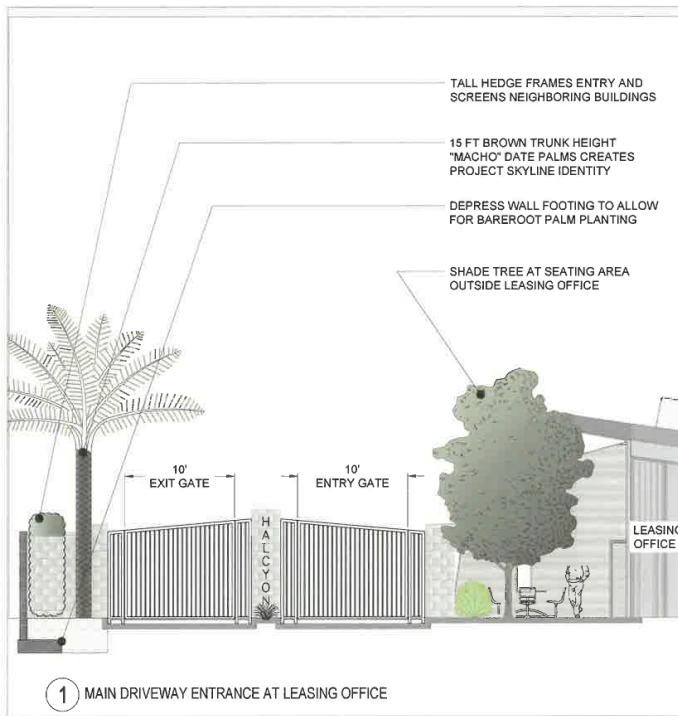
TOTAL SITE:	29,224 SF
TOTAL LANDSCAPE AREA:	32,228 SF
PERCENTAGE OF LANDSCAPE AREA TO SITE:	11.03 %
TREE SUMMARY (PER CITY OF HIGHLAND DEVELOPMENT CODE)	
TOTAL NUMBER OF TREES PROPOSED:	184
15 GALLON REDD (90%)	82
15 GALLON PICO (10%)	87
(INCLUDES REMINDER OF PERMITTER PARKING LOT AND SMALL ACACIA TREES AS NOTED)	
24" KNOX REDD (90%)	37
24" KNOX PICO (10%)	39
(INCLUDES MOST PARKING LOT FINGER & CORNER ISLANDS)	
36" KNOX REDD (90%)	28
36" KNOX PICO (10%)	25
(INCLUDES CORE COURTYARD AREA SHADE TREES, QUEEN PALMS, AND ACENT ENTRY TREES)	
48" KNOX REDD (15%)	27
48" KNOX PICO (EQUIVALENT PALM SIZE IN BROWN TRUNK FOOT)	28
(FUTURE STREET FRONTAGE TREES, EXIST. PALMS, PLUMS, PLANT, EGG PARK, DUCKS, SEATING)	
FUTURE DESIGN WILL ALSO PROVIDE FOR SHRUBS, GRASSES, AND OTHER PLANTS AT THE FOLLOWING MINIMUM SPECIES: BURNING BUSH AND SPINA GALLON - ADDITIONAL 15 GALLON SHRUBS WILL BE PROVIDED AS NEEDED FOR ACACIAS AND PRIVACY SCREENS WHERE DESIRED	
SPREADING SHRUBS SHALL BE UTILIZED AS "GROUNDCOVER" AS NEEDED	

	UNCOLORED, SCORED CONCRETE PAVING W/ SMOOTH CEMENT FINISH
	COLORLED, SCORED CONCRETE PAVING AT DRIVEWAY ENTRANCE AND GATHERING PLACES
	DECORATIVE 4.5 X 8 PERMEABLE PAVERS AT DRIVEWAY ENTRANCES
	DECORATIVE ANGULAR PATTERN PERMEABLE PAVERS IN SHADED SEATING
	STABILIZED DECOMPOSED GRANITE AS PATHWAYS IN SELECT AREAS
	PLANTING AREAS W/ DISTINCT HARDSCAPE DESIGN
	NATURAL, OPEN PLANTING WITH DECOMPOSED GRANITE TOPDRESSING
	ARTIFICIAL TURF IN DOG RUN
	2" LAYER OF 3/4" GRAVEL
	ENHANCED PAVING AT PEDESTRIAN CROSSWALKS W/ TRUNCATED DOME TILE SETTING FOR IMPROVED WALKING

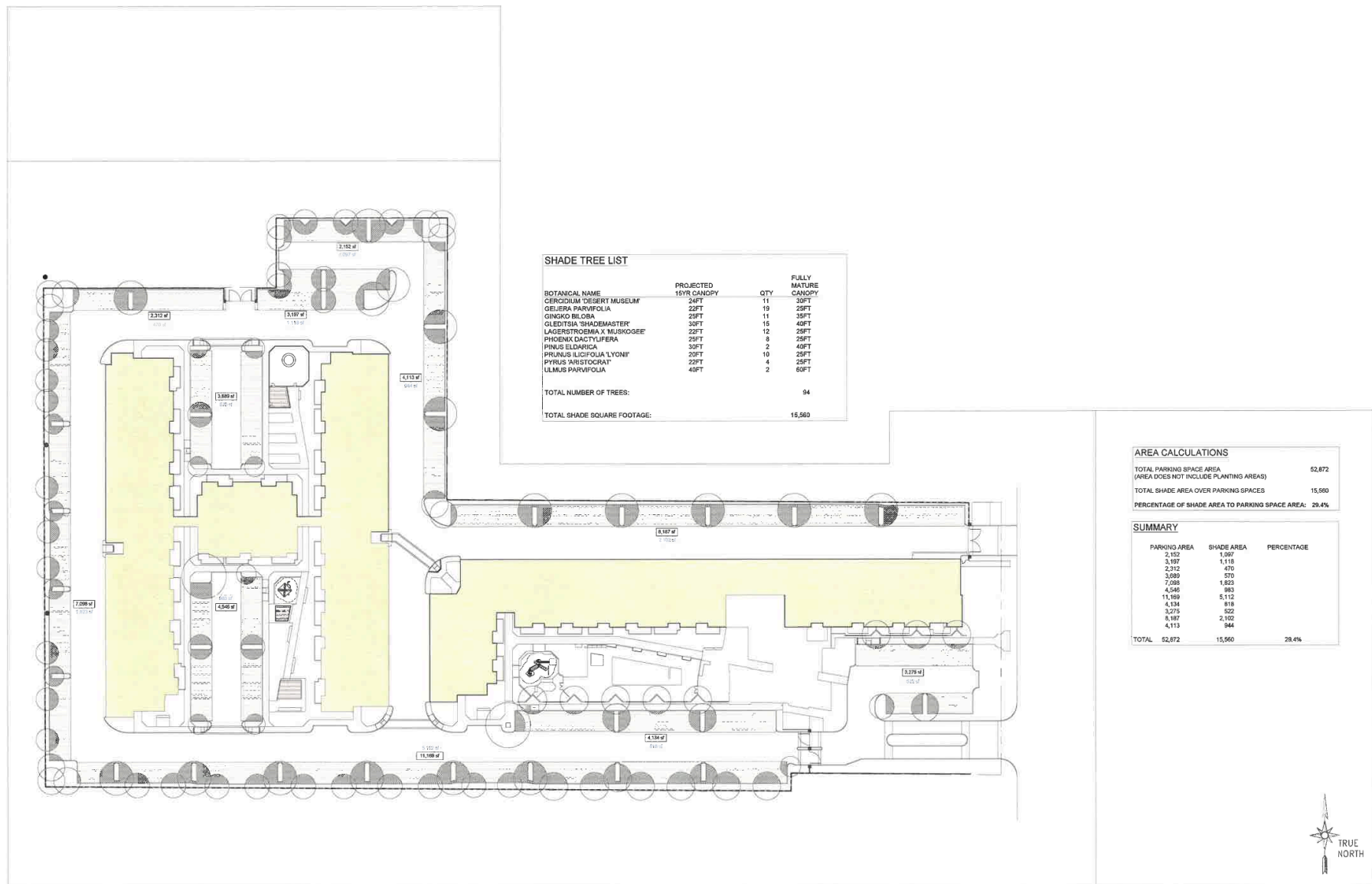


SIMILAR SEAT WALL TREE PLANTER









EVERGREEN SHADE TREES



AGONIS FLEXUOSA (PEPPERMINT TREE)



GEUERA PARVIFOLIA (AUSTRALIAN WILLOW)



ARBUTUS MARINA (MARINA STRAWBERRY TREE)



OLEA EUROPAEA 'SWAN HILL' (SWAN HILL FRUITLESS OLIVE)

PINES



CEDRUS DEODARA (DEODAR CEDAR)



PINUS CANARIENSIS (CANARY ISLAND PINE)



PINUS ELDARICA (MONDELL PINE)

DECIDUOUS SHADE TREES



GLEDTISIA TRIACANTHOS 'SHADEMASTER' (SHADEMASTER HONEYLOCUST)



PISTACIA X 'RED PUSH' (RED PUSH PISTACHE)



KOELERUTERIA PANICULATA (GOLDEN RAIN TREE)



FRAXINUS OXYCARPA 'RAYWOOD' (RAYWOOD ASH)

SMALL FLOWERING ACCENT TREES



PYRUS CALLERYANA 'ARISTOCRAT' (ARISTOCRAT FLOWERING PEAR)



PRUNUS 'KRAUTER VESUVIUS' (KRAUTER VESUVIUS PURPLE LEAF PLUM)



CERCIS OCCIDENTALIS (WESTERN REDBUD)



CHIOPSIS LINEARIS 'BUBBA' (BUBBA DESERT WILLOW)



PARKINSONIA X 'DESERT MUSEUM' (THORNLLESS PALO VERDE)



LAGERSTROEMIA HYBRID 'MUSKOGEE' (LAVENDER CRAPE MYRTLE)

VERTICAL TREES



JUNIPERUS CHINENSIS 'SPARTAN' (SPARTAN COLUMN JUNIPER)



GINKGO BILOBA (MAIDENHAIR TREE)



BRACHYCHITON POPULNEUS (BOTTLE TREE)

PALMS



PHOENIX DACTYLIFERA (DATE PALM)



CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)



SYAGRUS ROMANZOFFIANA (QUEEN PALM)

HERITAGE TREES



PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)



QUERCUS LOBATA (VALLEY OAK)



PREPARED UNDER THE
DIRECTION OF LICENSED
LANDSCAPE ARCHITECT
MARK BEALL RLA #3640

1023 W. Sunset Blvd., Suite 210 Los Angeles, CA 90024-7528

Telephone: 323-855-1460

Email: info@markbeall.com

HALCYON APARTMENTS
CITY OF HIGHLAND, CALIFORNIA

PLANT PALETTE
08/04/2023

PL-7

LARGE SHRUBS



ELAEGNIUS 'FRUITLAND' (FRUITLAND SILVERBERRY)



TEUCRUM FRUTICANS (GERMANDER)



XYLOSMA CONGESTUM (SHINY XYLOSMA)



LAURUS NOBILIS (BAY LAUREL)



LEUCOPHYLLUM FRUTESCENS (TEXAS RANGER)



PRUNUS ILICIFOLIA 'YONII' (CATALINA CHERRY)



RAPHIOLEPIS 'MAJESTIC BEAUTY' (MAJESTIC BEAUTY INDIAN HAWTHORN)

MEDIUM SHRUBS



OLEA EUROPAEA 'COMPACTA' (DWARF OLIVE)



ILEX VOMITORIA 'STOKES' (DWARF STOKES HOLLY)



WESTRINGIA FRUTICOSA (AUSTRALIAN ROSEMARY)



RAPHIOLEPIS UMBELLATA MINOR (YEDDO HAWTHORN)



LEUCOPHYLLUM 'LYNNS LEGACY' (LYNNS EVERBLOOMING TEXAS SAGE)



CISTUS PURPUREUS (ORCHID ROCKROSE)



MYRTUS COMMUNIS 'COMPACTA' (DWARF MYRTLE)



ROSMARINUS OFFICINALIS (UPRIGHT ROSEMARY)

VINES



VITIS CALIFORNICA (CALIFORNIA WILD GRAPE)



PANDOREA JASMINOIDES 'ROSEA' (PINK BOOMER VINE)

SPREADING SHRUBS



BACCHARIS 'STAR' (STERILE COYOTE BUSH)



CARISSA MACRO 'GREEN CARPET' (GREEN CARPET NATAL PLUM)



ROSMARINUS 'HUNTINGTON CARPET' (PROSTRATE ROSEMARY)



COTONEASTER 'CORAL BEAUTY' (CORAL BEAUTY BEARBERRY)

GRASSES, SUCCULENTS, AND ACCENTS



ALOE BARBADENSIS (YELLOW TORCH ALOE)



DIANELLA REVOLUTA 'LITTLE REV' (LITTLE REV FLAX LILY)



ROSA 'RED FLOWER CARPET' (RED FLOWER CARPET ROSE)



HESPERALOE PARVIFLOA (RED OR YELLOW YUCCA)



MUHLENBERGIA RIGENS (DEER GRASS)



JUNCUS PATEUS (CALIFORNIA GREY RUSH)



DIETES BICOLOR (FORTNIGHT LILY)



EUPHORBIA RIGIDA (GOPHER PLANT)



EUPHORBIA MILII (CROWN OF THORNS)



LOMANDRA LONGIFOLIA (BREEZE) (BREEZE MAT RUSH)



PREPARED UNDER THE
DIRECTION OF LICENSED
LANDSCAPE ARCHITECT
MARK BEALL RLA #3640

7722 W Sunset Blvd, Suite 210 Los Angeles, CA 90028-7525 Telephone: 323-651-1450 Email: info@markbeall.com

HALCYON APARTMENTS
CITY OF HIGHLAND, CALIFORNIA

PLANT PALETTE
08/04/2023

PL-8

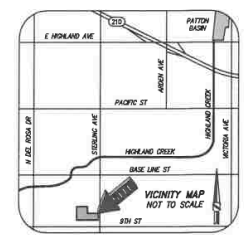
CITY OF HIGHLAND CONCEPTUAL GRADING PLAN HELIOS HIGHLAND

PROJECT AREA
NET AREA: 6.77 AC
GROSS AREA: 6.77 AC
DISTURBED AREA: 6.77 AC

OWNER/APPLICANT
JONATHAN WEBB
HELIOS HOLDINGS LLC
840 AVENUE
HERMOSA BEACH, CA 90254
(310) 428-1982

CIVIL ENGINEER
DNC ENGINEERING, INC.
100 S. OLD SPRINGS RD, SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: JASON D. HERTZBERG, P.E.
(909) 484-2205
REPORT DATE: OCT 14, 2022
REPORT NO.: 13085.001
LIQUIDATION NOT LIKELY

SOIL ENGINEER
LEDGION AND ASSOCIATES, INC.
10532 ACACIA STREET, SUITE B-6
RANCHO CUCAMONIA, CA 91730
CONTACT: JASON D. HERTZBERG, P.E.
(909) 484-2205
REPORT DATE: OCT 14, 2022
REPORT NO.: 13085.001
LIQUIDATION NOT LIKELY



TOPOGRAPHY
CONTOURS AND ELEVATIONS PROVIDED FROM
TOPOGRAPHIC SURVEY IN CONFORMANCE WITH THE
U.S. MAP ACTUALLY STANDARD WAS SUPPLIED BY
TDC & ASSOCIATES CORPORATION, 322 W. ORANGE
SHOW LANE, SAN BERNARDINO, CA 92408
PHONE: (909) 388-7200, DATED: 2-10-19

ASSESSES PARCEL NUMBER
0278-131-45; -46; -47

PROJECT DESCRIPTION
PROPOSED RESIDENTIAL BUILDINGS WITH
LANDSCAPING AREAS, PARKING STALLS,
AND ASSOCIATED GARAGE SPACES

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN
FLOOD ZONE "X" (SHADED) BEING DESCRIBED AS
"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF
ANNUAL CHANCE WITH ANNUAL CHANCE OF LESS
THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN
1 SQUARE MILE AND WITHIN FLOOD ZONE "X" (NO
SHADED) AREA OF ANNUAL FLOOD HAZARD PER
FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY
PARCEL NO. 0607103701, DATED SEPTEMBER 2, 2016.

ZONING
R4 - MULTI-FAMILY RESIDENTIAL

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE
CENTERLINE OF BASE LINE CT AS SHOWN ON PM NO.
2630, BEING NORTH 90°00'00".

UTILITIES:
WATER & SEWER
EAST VALLEY WATER DISTRICT
3111 GREENBROOK RD.
HIGHLAND, CA 92346
(909) 888-8886

GAS
SOUTHERN CALIFORNIA Edison
598 KANAWAS CT.
REDLANDS, CA 92373
(909) 249-8301

CABLE TV
THE WINNER CABLE
7337 CENTRAL AVE.
HERRINGHAME, CA 92304
(933) 287-6997

SCHOOL DISTRICT
SAN BERNARDINO CITY UNITED
177 W. 4TH ST.
SAN BERNARDINO, CA 92410
(909) 381-1100

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

PARCEL A:
PARCEL 1 OF PARCEL MAP NO. 3281, IN THE CITY OF HIGHLAND, COUNTY
OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN
BOOK 29 OF PARCEL MAPS, PAGE 36, RECORDS OF SAID COUNTY.
ASSESSOR'S PARCEL NUMBER: 0278-131-45-0-000

PARCEL B:
PARCEL 2 OF PARCEL MAP NO. 3281, IN THE CITY OF HIGHLAND, COUNTY
OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN
BOOK 29 OF PARCEL MAPS, PAGE 36, RECORDS OF SAID COUNTY.
ASSESSOR'S PARCEL NUMBER: 0278-131-46-0-000

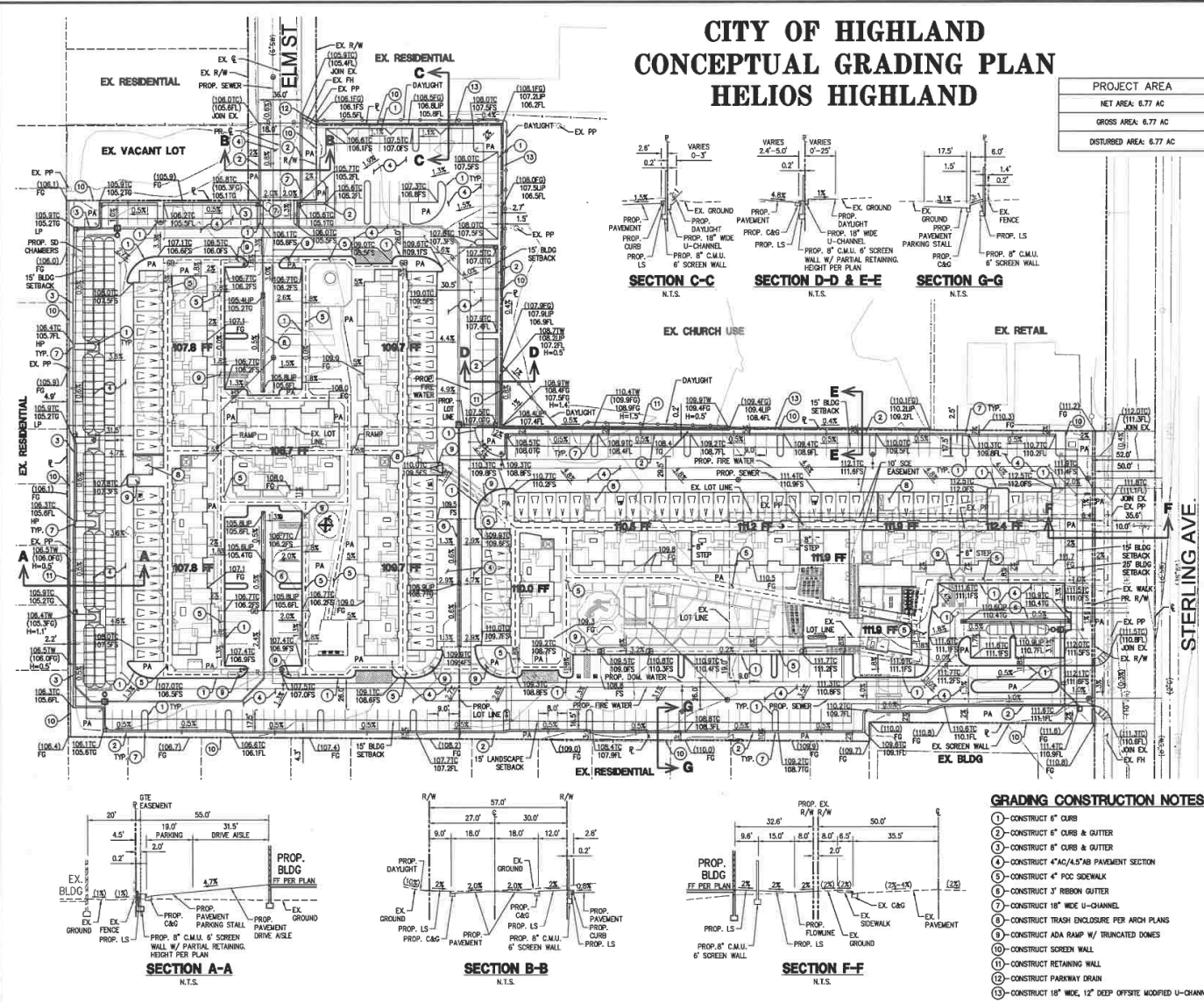
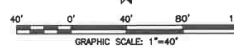
PARCEL C:
PARCEL 1 OF PARCEL MAP NO. 6940, IN THE CITY OF HIGHLAND, COUNTY
OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN
BOOK 74 OF PARCEL MAPS, PAGE 59 AND 58, RECORDS OF SAID COUNTY.
ASSESSOR'S PARCEL NUMBER: 0278-131-47-0-000

SYMBOL LEGEND:	
1305	EXISTING CONTOUR
---	VERTICAL RETAINING WALL
---	GRADE BREAK/RODGE LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	ADA PATH OF TRAVEL

ABBREVIATIONS	
API	ASSESSES PARCEL NUMBER
BLDG	BUILDING
C&G	CURB & GUTTER
CAUL	CONCRETE MASONRY UNIT
EX	EXISTING
FL	FLOOR LINE
FG	FINISHED GRADE
FS	FIRE WATER
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
HDP	HIGH DENSITY POLYETHYLENE
HP	HEIGHT
INV	INVERT
J.S.	JUNCTION STRUCTURE
L.P.	LIP OF CUTTER
LS	LANDSCAPE
MB	MAP BOOK
N.T.S.	NOT TO SCALE
PA	PLANTER AREA
PL	PROPERTY LINE
PM	PARCEL MAP
PMB	PARCELED MAP BOOK
PP	POWER POLE
PR	PROPOSED
R/W	RIGHT-OF-WAY
SW	SEWER
SD	STORM DRAIN
TD	TOP OF CURB
TO	TOP OF GRADE
TP	TOP OF WALL
TW	TYPICAL
W	WATER

EARTHWORK QUANTITIES	
CUT: 4,300 CY	FILL: 9,600 CY
TOTAL EARTHWORK: 5,300 CY IMPORT	

- GRADING CONSTRUCTION NOTES:**
- 1-CONSTRUCT 8" CURB
 - 2-CONSTRUCT 8" CURB & GUTTER
 - 3-CONSTRUCT 8" CURB & GUTTER
 - 4-CONSTRUCT 4"x6"x15" AS PAVEMENT SECTION
 - 5-CONSTRUCT 4" PCC SIDEWALK
 - 6-CONSTRUCT 3" REBORN GUTTER
 - 7-CONSTRUCT 18" WIDE U-CHANNEL
 - 8-CONSTRUCT TRASH ENCLOSURE PER ARCH PLANS
 - 9-CONSTRUCT ADA RAMP W/ TRUNCATED DOMES
 - 10-CONSTRUCT SCREEN WALL
 - 11-CONSTRUCT RETAINING WALL
 - 12-CONSTRUCT PARKWAY DRAIN
 - 13-CONSTRUCT 18" WIDE, 12" DEEP OFFSIDE WOODED U-CHANNEL



DIG ALERT CALL BEFORE YOU DIG 811	BENCHMARK THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK: BM NO. EY0808 (ELEV: 1101.18' CITY OF HIGHLAND BENCHMARK) VERT. DATUM: NAVD83	SEAL 	PLANS PREPARED BY: Civil Engineering/Land Surveying/Land Planning	CITY SEAL 160 S. Old Springs Road Suite 210 Anaheim Hills, CA 92808 714-885-6860	REVISIONS <table><tr><th>NO.</th><th>DESCRIPTION</th><th>APPROVED</th><th>DATE</th></tr><tr><td>1</td><td>INITIAL DESIGN</td><td>MATTHEW S. BENNETT</td><td>8.16.22</td></tr><tr><td>2</td><td>REVISED DESIGN</td><td>MATTHEW S. BENNETT</td><td>8.16.22</td></tr><tr><td>3</td><td>REVISED DESIGN</td><td>MATTHEW S. BENNETT</td><td>8.16.22</td></tr><tr><td>4</td><td>REVISED DESIGN</td><td>MATTHEW S. BENNETT</td><td>8.16.22</td></tr><tr><td>5</td><td>REVISED DESIGN</td><td>MATTHEW S. BENNETT</td><td>8.16.22</td></tr><tr><td>6</td><td>REVISED DESIGN</td><td>MATTHEW S. 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Exhibit “B”

Conditions of Approval Including MMRP

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 19, 2023
Applicant: Helios Holdings, LLC
File/Index: Design Review Application (DRA 23-002)
Proposal: Construction of a 220-unit, 4-story apartment complex.
Location: Three (3) vacant parcels, totaling 6.77 acres in area, located on the west side of Sterling Avenue, 250 feet north of 9th Street.
Assessor's Parcel Numbers: 0278-131-45, -46, & -47
Related Entitlements: Lot Line Adjustment (LLA 23-003) & Variance (VAR 23-003)

PLANNING CONDITIONS OF APPROVAL

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Design Review Application shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Design Review Application have occurred within thirty-six (36) months from the approval date of this Design Review Application, this Design Review Application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Design Review Application. Such application shall be filed together with the City's processing fee, as established by the City Council.
2. This Design Review Application is for the Site Plan, Landscape Plan, Photometric Plan, Grading Plan, and Elevations pertaining to the construction of a 220-unit, 4-story apartment complex on a 6.77 acre site.

- a. The approval of the Design Review Application is applicable to the proposed use, Site Plan, Photometric Plan, Grading Plan, Landscape Plan, and design features on the apartment buildings.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
7. The Development Impact Fees that apply as of December 5, 2022, per SB330, shall be paid in accordance with City policy.
8. Prior to the issuance of building permits, a security system/camera plan shall be submitted to the city and reviewed by the city's police department in accordance with the HMC.
9. Automatic garage door openers shall be required for each garage.
10. There shall be 91 garage spaces available on the site, as depicted on the site plan. The remaining required covered spaces may be satisfied by constructing a carport.

If carports are utilized, submit a revised site plan and elevations to the Planning Division for review and approval.

11. Should the Applicant determine that more than one ownership of the approved project is desired, a phasing plan, related easements and conditions, covenants and restrictions (CC&R) documents shall be reviewed and approved by the City Council.

Landscaping

12. Applicant shall provide landscape coverage calculations including overall percentage of landscape versus total parcel size to planting concept for further review.
13. Applicant shall provide additional elevations and exhibits that include typical planting along each adjacent property boundary for verification of design intent in comparison to existing conditions at adjacent property. Applicant shall include any restrictions such as wall footings or foundations so application of the appropriate plant material can be verified.
14. Applicant shall include a mix of larger tree sizes with the minimum size being 24" box for 50% of total trees provided, 36" box for 30% of total, and 48" box for 20% of total. Applicant shall include an overall chart breaking down quantities of trees versus sizes for verification.
15. Applicant shall show enlargements and sections/ elevations of Landscape amenities 1-4 to demonstrate how their conceptual design and planting will provide adequate human scale and open feeling, versus the surrounding proposed 4 story structures.
16. Applicant shall show all wall and fence treatments including the use of vines, trellis or architectural features that break up the long horizontal planes to create patterns and texture that offer variety and character.
17. Applicant shall provide shade calculations and exhibit for parking areas to verify the attempt to limit heat island effect.
18. Applicant shall include identifying proposed hydrozones with MAWA calculations based on the proposed Landscape Project area.
19. Applicant shall coordinate street tree selection with City Landscape Architect for final approval of species.
20. Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, crossing, and amenities areas.

Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development.

21. Applicant shall include conceptual lighting plan to verify any conflicts or limitations of landscape plan with the safety and security requirements of site lighting.
22. Applicant shall consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas only can lead damage from high use or increased pedestrian foot traffic.
23. Applicant shall provide a mow curb or other form of separation at north and south frontage property boundaries to clearly identify where maintenance responsibilities end.
24. Applicant shall add concrete step outs adjacent to any parking stall and landscape areas (min.12" wide).



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

DATE : 5/10/2023

Page 1 of 8

APPLICANT : Helios Holding, LLC

ADDRESS : 7536 Sterling Ave (WS Sterling Ave N of 9th Street)

SITE LOCATION: 0278-131-45 , 46 & 47

FILE / INDEX No.: DRA 23-002

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

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

Fire Department Review of all projects is required.

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

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
6. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**
7. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
8. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
9. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings. **CFC; CBC; CMC**

10. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
11. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.
12. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

13. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

14. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

15. **HF9:** Residential driveways shall be paved (asphalt/concrete) and shall provide a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 10% in grade. **HMC**

16. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

Remove

17. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

18. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

10%

19. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.

Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**

20. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
21. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**
22. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**
23. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**
24. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

25. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.
COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.

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

Note: Hydrants shall meet EVWD standards.

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

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

27. **HF26:** ~~Two sets of~~ water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**
28. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**
29. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
30. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet.
CFC / APPENDIX B AND C
31. **HF32:** A temporary water storage and delivery system for use during grading and foundation work (no combustible material), meeting fire dept. Fire flow requirements shall be installed prior to framing construction or delivery of combustible materials to project site. **CFC; NFPA – 1142**
32. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are

constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

33. **HF21: Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.

Minimum size of the numerals shall be **8”** height, **3/4”** stroke, or as approved by the fire marshal.

Industrial occupancies shall have address numbers of 12” height, 1” stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.

Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.

HMC

34. **HF23: Directory map.** An illuminated directory map shall be installed at each driveway entrance where the total number of units exceeds fifteen, (15) **CFC / HMC. FIRE AND PLANNING DEPARTMENTS SHALL APPROVE SIGNAGE PLAN.**

35. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC**

Note: Permanent signage shall meet City standards as required by Planning.

36. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**

37. **HF20: Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4”** height, **1/4”** stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers **4”** in height, **1/4”** stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

38. **HF35:** Automatic fire sprinklers shall be installed according to **NFPA 13R** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
39. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
40. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
41. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**
42. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
43. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year.
CFC; T-19
44. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

45. **HF46: SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**
46. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
47. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
48. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

City of Highland

Engineering Department
Conditions of Approval

DRA 23-002 Halcyon Apartments – EXT 26-004
Helios Holdings, LLC – 7536 Sterling Avenue

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

SOILS/ GRADING/ DRAINAGE

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 4. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, gravel bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration system until the site is stabilized for erosion and sedimentation.
- B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 13. Submit original wet signed and stamped final grading certification from the soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

- E* 14. Submit engineering plans for the **Sterling Avenue** and **Elm Street** frontages, including street improvements and signing, striping and pavement markings to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.
- Resurface half width Sterling with striping and resurface full width Elm Street. Pavement treatment to be determined by City Engineer.
- C* 15. Construct new street improvements along **Sterling Avenue** project frontage including, but not limited to:
- a) Construct frontage landscape improvements at back of sidewalk.
 - b) (1) northerly commercial drive approach (per City Std. 212) at existing westerly curb face per the proposed site plan. Install on-site signing to permit right-out and left-out vehicle movements only. Minimum driveway width for vehicle parking ingress/egress is 26 feet.
 - c) (1) southerly commercial drive approach (per City Std. 213) at existing westerly curb face per the proposed site plan for full access vehicle movements. Minimum driveway width for vehicle parking ingress/egress is 30 feet.
 - d) Remove existing improvements along west side of Sterling Avenue including existing drive approaches, join existing where to be maintained, and reconstruct full-height 8" curb and gutter located 36 feet west of street centerline per City Std. 203.
 - e) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-d above and as approved by the City Engineer.
- C* 16. Construct new street improvements along **Elm Street** project frontage per the Preliminary Grading Plan including, but not limited to:
- a) Construct landscape improvements on the east side and south end of street as approved by the Community Development Director.
 - b) 5-foot wide sidewalk per City Std 208, Type A.
 - c) 6-inch curb and gutter per City Std. 202 and 101 18 feet east and west of street centerline.

- d) Construct new asphalt concrete pavement with class II aggregate base improvements (TI=5) for full width of the street.
 - e) Proposed emergency and utility access gate shall be located outside of public right-of-way. If a swing gate is proposed, the gate shall swing such that it does not block public pedestrian path of travel.
 - f) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-e above and as approved by the City Engineer.
- C 17. Design and construct public improvements including sidewalk, access road entrances, and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C* 18. Install new LS3 metered street light system along the project frontages of **Elm Street** and **Sterling Avenue**. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months of occupancy.
- C 19. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 20. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- C* 21. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 22. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 23. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

- C* 24. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary.
- B 25. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed underground infiltration system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 26. Register the underground chambers with EPA as a Class V Injection Well.
- E 27. Submit a hydrology study per the San Bernardino County Hydrology Manual to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities. The study shall include but is not limited to the following:
- Pre and post development analysis for 10-year and 100-year storms.
 - Hydrology maps of pre and post development conditions.
 - Proposed method of flow conveyance and proposed improvements to mitigate project impacts with supporting calculations.
- C 28. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.
- E 29. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown on the street and storm drain improvement checklist.
- Include trash capture devices for inlets, subject to City approval, per State Water Resources Control Board.

DEDICATION/ ANNEXATION

- C* 30. Apply to the City to annex the project into the City's Consolidated Landscape Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along **Sterling Avenue**. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately maintained system to the City-maintained system.
- This project shall also annex into City's Public Safety Community Services District (CFD).
- B* 31. Dedicate an irrevocable offer of dedication via separate instruments:
- a) (1) 10-foot wide landscape easement across the Sterling Avenue frontage for City to access and maintain landscape in the event the private landscape maintenance system becomes a City-maintained system.
 - b) 30-foot right-of-way street half-width east of Elm Street centerline across project frontage per Preliminary Grading Plan.
 - c) 52-foot right-of-way street half-width west of Sterling Avenue centerline across project frontage.

- d) (1) temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B* 32. Obtain City approval of a Lot Line Adjustment and adjust the existing property lines in accordance with the following:

- a) Submit grant deeds conveying the adjusted lots to the current property owners by the current property owners. Include legal descriptions and plats prepared by a Professional Engineer or Land Surveyor. The grant deeds shall include the following statement:

"This document is being recorded pursuant to Lot Line Adjustment No. LLA 23-003, as evidenced by Certificate of Compliance No. COC _____, recorded _____, as Document No. _____, Official Records of said County."

- b) Certificates of Compliance (COC) will be prepared and recorded by the City. The COC number is pending and will be determined closer to approval. Submit an original legal description and plat for each adjusted lot which will be made part of and recorded with the Certificates of Compliance. The legal descriptions and plats must be identical to those to be recorded with the grant deeds.

B 33. At the time of Lot Line Adjustment submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report (less than 3 months old). Inverse calculations will not be accepted for plan check. Upon approval, the City will record the lot line adjustment documents and forward copies to the applicant.

D* 34. The Project will be required to grant a reciprocal private easement in favor of the parcels defined by the Lot Line Adjustments for pedestrian, parking, and vehicular access, including emergency access.

D* 35. If the site is ever subdivided in the future, record a reciprocal private easement for drainage, and utilities.

FEES/ PERMITS/ BONDING

C* 36. Underground existing overhead utilities located within the public right-of-way along the west side of Sterling Avenue frontage as determined by the City Engineer and per Ordinance 315.

E 37. Pay development impact fees and engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS plan update, microfilming and storage of plans, and other required fees.

D 38. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 39. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- *E 40. Obtain written permission from adjoining property owners prior to start of any grading, removal or construction work located within the affected private properties.
- B 41. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 42. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C* 43. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 44. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 45. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 46. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 47. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- B 48. Remove all existing on-site utility poles per Ordinance 315, excluding the poles located along the Project's westerly property line. Coordinate relocation of electrical drop for affected offsite properties.
- D 49. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 50. Design and construct trash enclosures per City Standard 700 or trash facilities per the approved Waste Management Plan, as approved by the Public Works Director.
- C 51. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 52. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

Building and Safety Division Conditions of Approval

Date: May 31, 2023
Project: 221-Unit, 4-Story Apartment Complex
Applicant: Helios Holdings, LLC
Site Location: West side of Sterling Ave, 250 feet north of 9th St
Project Numbers: DRA: 23-002
APN(s): 0278-131-45, 0278-131-46, 0278-131-47

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

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

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10.
3. All new utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
5. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.
6. Plans should include a Map Directory for Building addressing and signage for reference. HMC 15.06.100 - A lighted directory site map shall be installed and maintained at each driveway entrance to multiple unit residential projects where the total number of units in the project exceeds fifteen (15).
7. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route from each site arrival point.
8. All dead and removed trees and foliage is to be properly removed from the site.
9. The building is to be connected to the public sewer system, when provided.
 - a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.
10. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
 1. All common areas, which includes fire pits, BBQ areas shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.
 2. Play area ground surfaces shall comply with ASTM standards. CBC sec. 11B-1008.2.6

11. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
 - a. Prior to building/demolition Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.
12. Prior to the issuance of Building Permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
13. No flammable materials will be allowed on the site until the fire hydrants are established and approved. On site fire hydrants shall be approved by the Fire Department. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
14. Prior to the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
15. Prior to the issuance of Building Permits or Certificate of Occupancy as determined by the School District, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino City Unified School District)
16. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
17. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans.

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

18. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
19. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities performed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.
20. During construction activities for all phases of the projects will require: Permanent water supply and paved access with a minimum of Two (2) access points.
21. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-2136, Ext 228.
22. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
23. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
24. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Commercial and industrial projects, see Policy 295.
25. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

Halcyon 220-Unit Multi-Family Development at 7536 Sterling Avenue
Initial Study/Mitigated Negative Declaration

HALCYON 220-UNIT MULTI-FAMILY DEVELOPMENT AT 7536 STERLING AVENUE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
BIOLOGICAL RESOURCES						
BIO-1	If vegetation removal must be conducted during the nesting bird season. February 1 to August 31, a qualified biologist should first conduct a survey to determine whether any native birds are nesting in the area. If an active nest is found (i.e., a complete nest with at least one egg), the nest and an appropriate buffer, to be determined by the biologist, should be avoided until after all young have fledged from the nest. Alternatively, work may be monitored by a biologist to ensure against disruption of nesting.	Prior to Commencement of Demolition, Grading, or Construction Activities	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
CULTURAL AND TRIBAL CULTURAL RESOURCES						
CUL-1	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within Mitigation Measure TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	During Ground-Related Ground Disturbance Activities (Demolition, Grading, or Construction Activities)	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
TCR-1	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in YSMN CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide	During Ground-Related Ground Disturbance Activities (Demolition, Grading, or Construction	City of Highland Planning Division, Building and Safety Division, and Engineering			

Halcyon 220-Unit Multi-Family Development at 7536 Sterling Avenue
Initial Study/Mitigated Negative Declaration

HALCYON 220-UNIT MULTI-FAMILY DEVELOPMENT AT 7536 STERLING AVENUE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
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				Initials	Date	Remarks
	Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.	Activities)	Department			
TCR-2	Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	Pre-Construction During Construction	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within Mitigation Measure TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	Pre-Construction During Construction	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.	Pre-Construction During Construction	City of Highland Planning Division, Building and Safety Division, and Engineering Department			

HALCYON 220-UNIT MULTI-FAMILY DEVELOPMENT AT 7536 STERLING AVENUE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
GEOLOGY AND SOILS						
GEO-1	Prior to the issuance of grading and/or building permits, the recommendations in Geotechnical Exploration Section 2.0 – Findings and Section 3.0 - Conclusions and Recommendations shall be confirmed or modified by a geotechnical engineer to ensure compliance with the California Building Code. The recommendations of the geotechnical engineer shall be implemented during site grading and construction, and project operations.	Prior to Issuance of Grading or Building Permits	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
GEO-2	Prior to the issuance of grading permits, the City shall review all project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits to ensure compliance with the applicable recommendations from the <i>Geotechnical Exploration</i> and other applicable Code requirements.	Prior to Issuance of Grading Permit	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
GEO-3	Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during project construction, all work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.	Prior to Issuance of Grading or Building Permits	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	Prior to the issuance of grading permits, a determination shall be made by the City that the soil sample collected from a small soils pile on the southern site edge (eastern portion of site) as shown in Technical Appendix E, Photo 19 - Appendix B will either:	Prior to Issuance of Grading Permit	City of Highland Planning Division, Building and Safety Division, and Engineering			

HALCYON 220-UNIT MULTI-FAMILY DEVELOPMENT AT 7536 STERLING AVENUE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	1) remove this soil from the site, or 2) use this soil in a location that is buried beneath a future structure.		Department			
HAZ-2	Prior to the issuance of grading permits, the Applicant shall coordinate with the San Bernardino County Environmental Health Services to officially abandon and destroy the on-site unused water supply well observed in the northeastern portion of the site in accordance with State of California well standards, as implemented by San Bernardino County Environmental Health Services.	Prior to Issuance of Grading Permit	City of Highland Planning Division, Building and Safety Division, and Engineering Department			
NOISE						
NOI-1	The project applicant shall prepare a Construction Noise Reduction Plan that outlines and identifies noise complaint measures, best management practices, and equipment noise reduction measures. The Construction Noise Reduction Plan specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit. The Construction Noise Reduction Plan shall include, but is not limited to, the following actions: 1. The construction contractor shall limit construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 am and 6:00 pm. Discourage construction on weekends or holidays except in the case of construction proximate to schools where these operations could disturb the classroom environment. 2. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and	Prior to Construction During Construction Periodic Site Inspections During Grading and Construction	City of Highland Planning Division, Building and Safety Division, and Engineering Department			

HALCYON 220-UNIT MULTI-FAMILY DEVELOPMENT AT 7536 STERLING AVENUE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	maintained mufflers, consistent with manufacturer standards. 3. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. 4. Equipment shall be shut off and not left to idle when not in use. 5. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and nearest school during all project construction activities. 6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction. 7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. 8. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors. 9. For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted on the project site with the contact phone number.					
NOI-2	The project applicant shall require in contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in construction documents, which	Prior to Construction During Construction Periodic Site				

HALCYON 220-UNIT MULTI-FAMILY DEVELOPMENT AT 7536 STERLING AVENUE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION					
MITIGATION MONITORING AND REPORTING PROGRAM					
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
shall be reviewed by the City prior to issuance of a grading permit. ▪ Ensure that construction equipment is properly muffled according to industry standards and be in good working condition. ▪ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. ▪ Schedule high noise-producing activities between the daylight hours of 7:00 AM and 6:00 PM on any day except Sunday or a City-recognized holiday to minimize disruption on sensitive uses. ▪ Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. ▪ Use electric air compressors and similar power tools rather than diesel equipment, where feasible. ▪ Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. ▪ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.	Inspections During Grading and Construction				

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