



CITY OF HIGHLAND

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

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

SPECIFIC PLAN APPLICATION

FEES: “Fully burdened” hourly rate for all personnel involved, plus any out-of-pocket expenses for contract personnel, special equipment or supplies, other state or county fees applicable charged an initial deposit, or flat fee.

\$41,500 Deposit

CHECKLIST: *(All items must be included at the time of filing)*

1. **One (1) copy** of Land Use Application Form (attached). All owners must sign the Application Certificate (attached). The Notarized Power of Attorney must contain names of all owners, if applicable.
2. **Eighteen (18) copies** of the Specific Plan including text and diagrams (plans) which specify all of the detail required by Highland Municipal Code sections 16.60.050 and 16.60.060 (see Specific Plans attached which may be amended from time to time).
3. **Eighteen (18) copies** of a completed Land Use Questionnaire/Environmental Assessment (attached).
4. **One (1) signed** and dated copy of the “Hazardous Waste Site Certification” and the current list (attached).
5. **One (1) digital copy** of a full document in PDF format.
6. **One (1) copy** of recorded grant deed for each lot or parcel.
7. **One (1) Reduced** set of all plans (8 1/2” x 11”)
8. **One (1) copy** of the signed surrounding property owners list with names and mailing addresses and three sets of mailing labels. (Sample included. Property owners information may be obtained from Assessor’s Parcel Books in the County Assessor’s office, 172 W. Third St., San Bernardino, CA 92415).
9. **Three (3) copies** of a Geology Report if 5,000 cubic yards of earth work, or more, will be moved, as part of the proposed project pursuant to the 2016 California Building Code Chapter 18 Sections 1803.2 and 1803.6. An additional deposit is required for review of a Geology Report.
10. **Three (3) Copies** of a **PRELIMINARY APPROVED** Water Quality Management Plan (WQMP) prepared in conformance with the San Bernardino County Storm Water Program, and appropriate review fee.
9. Additional information may be required by the Planning Division pursuant to the City’s Land Use and Development Code Section 16.08.080(E)(1).

Chapter 16.60 SPECIFIC PLANS

Sections:

16.60.010	Purpose and intent.
16.60.020	Applicability.
16.60.030	Specific plan procedure.
16.60.040	Map designation.
16.60.050	Specific plan requirements.
16.60.060	Minimum design standards.
16.60.070	Consistency of subsequent projects within an approved specific plan.

16.60.010 Purpose and intent.

A. This chapter is intended to provide for the systematic implementation of general plan goals, concepts and strategies through the use of specific plans, which allow for flexibility in development requirements, standards, and design.

B. Specific plans shall be prepared pursuant to Section 65450 et seq. of the California Government Code. (Ord. 171 § 15.10, 1994)

16.60.020 Applicability.

A. The provisions of this chapter shall be applicable to all development within the “planned commercial” districts, and may be applicable in other zone districts.

B. The community development director may require that a specific plan be prepared for a proposed project if it is determined that utilization of the specific plan process would:

1. Reduce or eliminate identified environmental impacts; or
2. Provide for excellence of design and/or more efficient use of the land; or
3. Provide open space areas not attainable by standard subdivision procedures.

C. A land owner or applicant may request that the proposed project be submitted as a specific plan.

D. A specific plan application may be filed for a land area of any size.

E. The specific plan may include land uses and/or regulations which vary from the current zone district regulations applicable to the site. (Ord. 171 § 15.20, 1994)

16.60.030 Specific plan procedure.

A specific plan shall be adopted, amended, or repealed by ordinance following a public hearing before the city council following review by staff and the planning commission, except as provided below:

A. Minor amendments to an adopted specific plan may be approved by the planning commission; provided, that such changes do not significantly alter the approved land use pattern, permitted uses, density or intensity of development. (Ord. 341 § 34, 2009; Ord. 171 § 15.30, 1994)

16.60.040 Map designation.

A. Areas for which a specific plan has been approved shall be designated on the general plan map and the official zoning map as follows: “SP.”

B. In all cases the “SP” symbol shall be followed by a number and the last two digits of the year that the specific plan was filed (e.g., SP-192 indicates specific plan Number 1, filed in 1992). (Ord. 171 § 15.40, 1994)

16.60.050 Specific plan requirements.

A. Specific plans shall include text and diagram(s) which specify all of the following in detail (California Government Code Section 65451):

1. The distribution, location, and extent of uses of the land, including open space, within the area covered by the plan; and
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, parks, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

B. Standards and criteria regulating development of the project and standards for the conservation, development and utilization of natural resources, where applicable.

C. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specific plan, including the components described above.

D. A statement of its relationship to the general plan including a detailed statement and/or matrix of how the specific plan implements the goals and policies of the general plan.

E. Project phasing of all improvements and development.

F. Responsibility of the developer, the city and any other agencies shall be clearly identified in the phasing section of the document.

G. Agreements which require city participation, developer contribution, or construction of facilities shall be identified and discussed. (Ord. 171 § 15.50, 1994)

16.60.060 Minimum design standards.

A. Specific plans shall provide for development which exceeds the minimum standards and quality of development commensurate with development which would be permitted under the existing district classification(s).

B. The following are considered the minimum design standards acceptable for a specific plan. Each of the following shall be addressed within the text and graphic illustrations or design manual submitted for approval of a specific plan:

1. Access and Circulation. The circulation system shall be designed to reduce conflicts between vehicular and pedestrian traffic, vehicle trips, minimize impacts on adjacent properties, combine access between properties where possible, and provide adequate on-site maneuvering areas.

2. Architecture.

- a. An architectural theme shall be included and illustrated. Such theme shall consider compatibility with surrounding character, including harmonious building style, form, size, color, material, reveals, overhangs and roof line.

- b. The mass and scale buildings shall be proportionate to the site, the open spaces, street locations, and surrounding developments. Setbacks and overall heights should provide an element of openness and human scale.

- c. Colors, textures, and materials shall be used to achieve compatibility of design and to enhance architectural interest. They should blend well with the environment and not create inappropriate or abrupt changes.

- d. Major entry theme areas, monuments and permanent identification signage shall be treated in a manner consistent with the architectural theme of the development, and shall be compatible in color, texture, and materials with adjacent structures.

3. Fences and Walls.

- a. The use of fencing or walls shall be consistent with the overall design theme of the development, and shall incorporate landscape elements, offsets changes in materials, and color/texture changes in order to prevent graffiti, undue glare, heat, and reflection.
 - b. Exterior wall elevations of buildings and screening walls, excluding rear walls that are not visible to the public, shall have architectural treatments, articulation of elevations and/or recesses which create shadow patterns and texture, and provide variety to the building plane or surface. At ground level, expanses of blank building wall shall be minimized through creative use of materials, textures, color and building form.
4. Grading. Development should relate to the natural surroundings and minimize grading by following the natural contours as much as possible. Graded slopes over 10 feet in height shall be rounded and contoured to blend with existing terrain. Split-level pads, built-up foundations, stepped footings, and similar treatments shall be encouraged.
5. Landscaping.
- a. A unifying landscape design which is clearly identifiable shall be included as part of the specific plan. The landscape concept shall enhance the building design, enhance public views and provide buffers and transitions.
 - b. Landscaping shall provide for both solar access and shade to facilitate energy conservation. Where appropriate, landscape design features such as color accents, specimen tree planting and decorative hardscape shall be provided to enhance roadway intersections, driveway approaches, pedestrian walkways, and building entries. Specifications of plant materials, minimum sizes, number of plants, and placement is required.
6. Lighting.
- a. Adequate on-site lighting shall be provided to ensure a safe environment, but shall not cause areas of intense light, glare or spillover on adjacent properties.
 - b. Lighting fixtures and poles shall be designed as an integral part of buildings or complexes and placed in a manner consistent and compatible with the overall site and building design character.
7. Screening.
- a. Parking areas should be screened from streets through combinations of mounding, landscaping, low profile walls, and grade separations. The design of parking areas shall also minimize auto noise, glare, and increases in ambient air temperature. This can be accomplished through sound walls, screening with fences or hedges, trees, and separation of parking spaces and driveways from residences.
 - b. On-site utilities and ancillary equipment shall be located in inconspicuous areas and screened with material or a combination of materials which best suite the overall design theme.
 - c. All equipment, whether on the roof, side of building, or ground, shall be screened from public view to the extent practical.
 - d. All equipment screening shall be architecturally compatible with respect to materials, color, shape, and size. The screening design shall blend with the building design.
8. Signage.
- a. A sign program for the entire specific plan area shall be developed and included in the specific plan. Such a program shall discuss the program's conformance with applicable regulations, provisions for sign placement, sign scale in relationship to buildings and readability.
 - b. While providing the most effective signing, the sign program shall be compatible with the building and site design relative to color, material, and placement.
9. Site Development.
- a. Parcel or lot development shall be compatible with existing surrounding development, topography, views, general vehicle, pedestrian, bicycle and equestrian circulation, and the natural environment.

- b. Natural features such as mature vegetation, landforms, drainage courses, rock outcroppings, and views should be included as design elements. Conversely, undesirable site features should be minimized through proper site planning and building orientation. A discussion of view corridors and aesthetic view shed opportunities shall be provided.
- c. Placement of buildings shall be done in a manner compatible with surrounding existing and planned uses and buildings. The setback from streets and adjacent properties shall relate to the scale of the proposed building. Larger buildings shall require more setback area for a balance of scale and to provide compatibility with adjacent uses. (Ord. 171 § 15.60, 1994)

16.60.070 Consistency of subsequent projects within an approved specific plan.

No local public works project may be approved, no tentative map or parcel map may be approved, no zoning ordinance may be adopted or amended, no conditional use permit, department review permit, variance, or other discretionary approval or permit shall be adopted or granted within an area covered by a specific plan, unless they are consistent with the adopted specific plan. (Ord. 171 § 15.70, 1994)



CITY OF HIGHLAND

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

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

LAND USE APPLICATION

1. APPLICANT NAME: _____ TEL #: _____

2. MAILING ADDRESS: _____

3. EMAIL ADDRESS: _____

4. SITE ADDRESS & ASSESSORS PARCEL NUMBER: _____

5. BRIEF PROJECT DESCRIPTION:

6. REPRESENTATIVE INFORMATION:

NAME: _____ TEL#: _____

ADDRESS: _____

EMAIL ADDRESS: _____

7. APPLICATION TYPE: (Mark all applicable types):

- | | | |
|---|--|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Development Code Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Specific Plan Review |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Tentative Tract | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Planned Development Agree. |
| <input type="checkbox"/> Revisions | <input type="checkbox"/> Sign Review | <input type="checkbox"/> Environmental Review |
| <input type="checkbox"/> Tree Removal/ | <input type="checkbox"/> Outdoor Sales/ | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Relocation Permit | <input type="checkbox"/> Display Permit | <input type="checkbox"/> Other _____ |

8. Signature: I certify under penalty of perjury that I am the Legal Owner(s) (all individuals must sign as their names appear on the property deed), or Owner's Legal Agent and that the foregoing is true and correct.

Signature

Date

Print Name

(FOR OFFICE USE ONLY)

FILE NO.: _____

FILING DATE: _____

FEE: _____



CITY OF HIGHLAND

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

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

SURROUNDING PROPERTY OWNERS LABELS

Ownership of surrounding properties shall be determine from the most up-to-date information available from the Assessor's/Tax Collection Office. Three (3) complete sets of mailing labels are required.

I certify, under the penalty of perjury, that to the best of my knowledge, the enclosed mailing labels contain the name and addresses of all property owners within the area as prescribed by the enclosed formula from the exterior boundaries of the project property perimeter.

Signature

Date

FORMULA: The property for which this application is being processed is (check one):

- Minor subdivision or Major Variance = all contiguous properties. Contiguous means touching or across the street, including corners.

All OTHER APPLICATIONS

- Contain all parcels within 300 feet of all external boundaries.

NOTE: These labels will be utilized to notify surrounding property owners of your proposal. Please provide three (3) complete sets of mailing labels.

SAMPLE MAIL LABEL

ASSESSORS PARCEL NO.
NAME
ADDRESS
CITY, STATE, ZIP CODE

1234-567-8910-0000
JOHN DOE
27215 BASE LINE
HIGHLAND, CA 92346



CITY OF HIGHLAND

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

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

APPLICATION CERTIFICATE

NOTE: All owners of record must sign this Certificate. List Assessor's Parcel Number(s) of the project property:

List Assessor's Parcel Number(s) of all property contiguous to the project property which is owned or beneficially controlled by the individual(s) signing this Certificate:

The undersigned owner(s) or officer(s) in the organization owning the lands for which this application is made, states that he or the organization is aware the application is being filed with the City of Highland Planning Division, and certifies under penalty of perjury the information contained in this application is true and correct.

I (We) further agree that if any such information proves to be false or incorrect, the City of Highland and any special purpose or taxing district affected thereby are and shall be release from any liability incurred if a Certificate of Compliance is or has been issued on basis of this application. I understand that under such circumstances any such certificate shall be null and void and shall be returned to the City for cancellation.

Any persons signing wit Power of Attorney for others must print the names of those individuals in the signatures block and attach a certified copy of the Power of Attorney.

Signature of Legal Agent/Power of Attorney

Date

Registration No.
(If Registered Engineer/Licensed Land Surveyor)

Signature

Date

Name (please print) Owner(s) of Record

Signature

Date

Name (please print) Owner(s) of Record

Signature

Date

Name (please print) Owner(s) of Record

Signature

Date



CITY OF HIGHLAND

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

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

LAND USE QUESTIONNAIRE / ENVIRONMENTAL ASSESSMENT

FOR OFFICE USE ONLY

Filing Date: _____

Project No.: _____

APPLICANT, PLEASE COMPLETE EACH STATEMENT OR ANSWER EACH QUESTION To the best of your ability. Unanswered questions may result in a delay in the processing of your "application. If the answer is unknown or the question is not applicable, please write "Don't Know" or "Not Applicable" as appropriate.

A. PROJECT INFORMATION

APPLICATION TYPE: _____
(Design Review, Tract, ect.)

APPLICANTS NAME: _____

(Street Address) (City) (Zip Code) (Phone)

REPRESENTATIVE NAME: _____

(Street Address) (City) (Zip Code) (Phone)

PROJECT DESCRIPTION AND PURPOSE: _____

If Zone or Land Use District Change: Existing _____ Proposed _____

LOCATION DESCRIPTION (Distance and direction from cross streets): _____

PROJECT SIZE (Total acres or Sq. Ft.): _____

TITLE AND DATE OF ANY EXISTING ENVIRONMENTAL IMPACT REPORT PREPARED FOR PROJECT SITE: _____

ON WHAT DATE WAS THE PROPERTY LAST VISITED BY THE PERSON COMPLETING THIS QUESTIONNAIRE? _____

B. SITE DESCRIPTION

1. Provide the following information for the site and all adjacent areas. Note any major or important natural or man-made features in the vicinity; for example, major highways, stream channels, etc.

Type of Existing Development
(i.e., residence, office bldg.)

On Site _____

North _____

South _____

East _____

West _____

General Plan / Existing Zoning

General Plan Designation

Existing Zoning

On Site _____

North _____

South _____

East _____

West _____

2. Is the proposed project within 1/4 mile of a parcel containing an existing commercial agricultural use, landfill, sewage treatment plant, airport, railroad, or mining operation? If yes, state approximate distance and direction and use type.

__Yes __NO

3. Is the proposed project within 1/4 mile of a parcel containing an existing commercial agricultural use, landfill, sewage treatment plant, airport, railroad, or mining operation? If yes, state approximate distance and direction and use type.

__Yes __NO

4. List type and density of vegetation existing on site. Is site considered potential habitat for protected or endangered plant species?

__Yes __NO

5. List approximate number, size and type of native trees.

6. List the species of birds, mammals, reptiles, and fish which have been observed on or near the site. Is site considered potential habitat for endangered or protected species of animal or fish?

7. Have any fossils, deposits or historical artifacts, including Indian relics been observed on or near the site? If yes, please describe:

__Yes __NO

8. Are there any earthquake faults or fault traces within 1/4 mile of the site? If yes, describe and give location.

__Yes __NO

9. Indicate the general percentage slope of the site. If slope varies sharply among different portions of the site, list the percentage slope for each part of the site with different slope characteristics. Submit a copy of a slope analysis map (if any), with the application. (Slope analysis maps are required for PUD's and projects in Area I of Greenbelt.)

<u>Slope</u>	<u>No. of Acres and Percent of Site</u>
0-5% (flat to gently sloping)	_____
5-15% (gently sloping)	_____
15-30% (moderately sloping)	_____
30-40% (steep)	_____
Over 40% (very steep)	_____

10. Are there any landslides or mudslides, rockfall or ground failure areas, on or in the vicinity of the site? If yes, indicate the type of hazard and its approximate size and location.

Yes NO

11. Describe any prominent landform features on the site such as canyons, ravines, bluffs, cliffs, or rock outcroppings.

Yes NO

12. Is the site within 1/4 mile of a lake, reservoir, pond, spring creek or stream? If yes, indicate the name of the water body and whether or not it is on site. If not on site, please state approximate distance and direction from site.

Yes NO

13. Describe the type and approximate age of any existing structures on the site and any other improvements such as paving, channelization of water courses or improvements designed to control erosion.

14. Is the property part of a known overflow area or traversed by natural stream bed, channels, ground swales or washes, or subject to high water table? If yes, indicate the approximate location and depth of each.

__Yes __NO

15. Are each of the proposed lots or building site(s) free of any drainage course, swale, water overflow or ponding area? If no, please explain.

__Yes __NO

16. Has surface water originating outside the property been known to overflow onto the property in the past? If yes, please explain how and give direction of flow.

__Yes __NO

17. Are there any flood-protective measures or devices existing or proposed between natural or artificial water courses and the property? If yes, please explain.

__Yes __NO

18. Does the proposed project require grading or emplacement of structures, etc., which will encroach into, obstruct, alter or divert any flood flows from a major wash, channel, stream, swale, ditch or watercourse? If yes, please explain.

__Yes __NO

19. Are there existing roads abutting property? If yes, describe the type, width and condition of road, give name(s). If no, please explain how legal access to the property will be provided and show on plans.

__Yes __NO

20. Are paving, curbs and gutters, and sidewalks installed in the area within 1/4 mile of the property, either on the fronting or abutting street? If yes, please list the type of improvements and the approximate distance from the parcel in feet or miles to these improvements.

Yes NO

21. Are there any hills, canyons, water courses, or other physical obstructions, etc., that might prohibit construction of standard road improvements on the property line? If yes, please explain.

Yes NO

22. Is the property crossed by any type of easement? If yes, give width of easement, state owner and use of easement and show it on the project plan.

Yes NO

23. Is the property a lot or parcel shown on a Subdivision Map, a division of a mobile home park, Parcel Map or Record of Survey recorded during the last 15 years? If yes, give the recording book and page, tract number, or parcel map number.

Yes NO

24. Are there any known property line conflicts, disagreements or encroachments with adjoining property owners? If yes, please indicate the problem.

Yes NO

25. Has the property been surveyed by a Licensed Land Surveyor or Civil Engineer? If yes, please include a copy of the survey map with this application.

Yes NO

26. Identify the entities that are/or would be providing the following services or utilities:

Electricity: _____
(Name of Agency)

(Address) (Phone)

a) Site presently served: (Circle one) Yes No

b) If an extension will be necessary, how far? _____

__Yes __NO

Gas: _____
(Name of Agency)

(Address) (Phone)

a) Site presently served: (Circle one) Yes No

b) If an extension will be necessary, how far? _____

Sewage Disposal: _____
(Name of Agency)

(Address) (Phone)

a) Site presently served: (Circle one) Yes No

b) If an extension will be necessary, how far? _____

School District: _____
(Name of District)

(Address) (Phone)

School District Office Phone Number (_____) _____

Fire Protection: _____
(Name of Agency)

(Address) (Phone)

27. Has a General Plan Consistency Determination or a Development Code Interpretation been made for the site? If yes, please include a copy with the completed application.
__Yes __NO

28. Identify any other agencies that you have contacted during the processing of your project. Please include copies of correspondence with any state, federal or other local agencies or departments in which the proposed project is discussed.

29. Will your project require any other permits from local; State; or Federal agencies? If yes, please identify the agency and type of permit.

__Yes __NO

30. Please include a copy of any studies or other documents (soils, geology, marketing, preliminary grading, drainage, traffic, etc.) that have been prepared for this project or for this site.

C. PROJECT IMPACT

1. Will the proposed project cause noise, vibration, night glare, dust or air pollution? If yes, please explain.

__Yes __NO

2. Will project development result in the removal or relocation of trees? If yes, indicate how many, what kind and whether they will be removed or relocated.

__Yes __NO

3. Will any earth material be exported from or imported to the site? If yes, please indicate the approximate quantity in cubic yards, whether imported or exported and the location of the borrow pit or dump site.

Yes NO

4. How many cubic yards do you estimate will be graded? _____

a. Is custom lot grading or future phase grading anticipated? If yes, please explain.

Yes NO

5. Will the proposed project require cut slopes that exceed five feet in height and/or fill slopes that exceed three feet in height? If yes, please indicate, in cubic yards, the amount to be graded.

Yes NO

6. Will any special slope stabilization or erosion control techniques have to be utilized? If yes, please explain.

Yes NO

7. Will the project necessitate any off-site grading? If yes, please indicate the purpose, the location and the amount of grading, in cubic yards.

8. Approximately how many square feet of impermeable surface (building and paving) will be created by the development of the proposed project.?

9. Will development of the proposed result in an increase in the presence of rodents, flies or other insects? If yes, please explain

Yes NO

10. Will development of the proposed project result in odors? If yes, describe the type and source of the odor.

Yes NO

11. Does the proposed use for the site involve pesticides, chemicals, oils, salts, hazardous or toxic materials? If yes, are these:

Yes NO

a) In the production or processing of a product, or by product, or the provision of a service?

Yes NO

b) Waste products resulting from the production or processing of a product or the provision of a service?

Yes NO

c) On site stored in large quantities? If yes, how much and how long will the materials normally be stored?

Yes NO

12. For each of the questions "a" through "c" listed above that were answered "yes", indicate the type and quantity of materials involved.

D. INDUSTRIAL, COMMERCIAL, OR INSTITUTIONAL PROJECTS

Provide the following information for all industrial, commercial, office commercial, or institutional projects (churches, social care facilities, private schools, etc.). Do not provide this information if your project only involves a Zone or Land Use District Change, a General Plan Amendment, sphere of influence change or annexation.

1. Provide an estimate of how many people will work at and visit the project each day or will stay overnight at the project site, per use. If school or social care facility, state age and numbers of students/patients and staff.

2. Indicate the days and the hours of operation anticipated for each use proposed for the project site.

3. Will the proposed use(s) generate substantial traffic from vehicles such as cars, semi-trucks, buses, vans, etc.? If yes, indicate the type of vehicle, frequency and number of vehicles.

__Yes __NO

E. COMMERCIAL PROJECTS:

Provide the following information for all commercial or office commercial projects, including zone change(s) and General Plan Amendments.

1. How far is the proposed project from:

a. Other commercially zoned property? _____

b. Existing commercial uses presently in operation? (Indicate location) _____

2. Indicate the principal market area from which the project is anticipated to receive most of its business:

a. Within a one mile radius of the site: _____

b. Within a five mile radius of the site: _____

c. Outside a five mile radius: _____



CITY OF HIGHLAND

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

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

HAZARDOUS WASTE SITE CERTIFICATE

INSTRUCTIONS:

The Applicant for this development project shall consult the most current list entitled "Identified Hazardous Waste Sites-County of San Bernardino" and shall specify whether or not the development project is located on a site included on the list.

This certificate must be submitted with all development applications, except legislative acts, i.e. GPA or Zone/Land Use District Changes.

FORM:

The undersigned owner(s), applicants(s) or their legal representative, of the lands for which this development project application is made, hereby certifies under penalty of perjury under the laws of the State of California:

He (she) has consulted the most current and appropriate list of "Identified Hazardous Waste Sites—County of San Bernardino", and further certifies that the site of the proposed development project: (Circle and fill in date of list)

- a. Is not located on a site which is included on the attached list entitled "Identified Hazardous Waste Sites-County of San Bernardino," dated _____.
- b. Is located on a site included on the attached list entitled, "Identified Hazardous Waste-County of San Bernardino," dated _____.

List Assessor Parcel Numbers of the project property:

Signature of Applicant/Owner of Record

Date

Signature of Applicant/Owner of Record

Date

**CAL/EPA
 FACILITY INVENTORY DATA BASE
 HAZARDOUS WASTE AND SUBSTANCE SITES LIST
 (Summarized by the Planning Division)**

CITY: BARSTOW	FORT IRWIN	CITY: RIALTO
5,688 acres; middle of the Mojave Desert, 92311 Barstow Marine Corps Logistics Base	36,313 acres; 36 miles east of Barstow, 92310 Fort Irwin National Training Center	7 miles northwest of San Bernardino, 92376 Rialto Ammunition Storage Point
Off Highway 40, on Hidden Springs Road, 92311 Barstow-Daggett Airport	CITY: NEEDLES	CITY: SAN BERNARDINO
CITY: FONTANA	21 miles northwest of Needles, 92363 Camp Ibis	2,208 acres; 58 miles east of Los Angeles, 92409 Norton Air Force Base
10763 Poplar Avenue, 92337 Western States Refining	Mojave Desert - various sites, 92363 Cama Desert Sites	Bunkerhill Ground Water Basin, 92408 Newmark Groundwater Contamination
14000 San Bernardino Avenue, 92335 California Steel Industries Inc	CITY: ONTARIO	CITY: TWENTYNINE PALMS
9400 Cherry Avenue, 92335 Kaiser Steel Byproducts Area	2264 Avion Place, 91761 G E Aircraft Engine Maintenance	595,367 acres; 5 miles north of Twentynine Palms, 92278 Twentynine Palms Marine Corps
9400 Cherry Avenue, 92335 Kaiser Steel Slag Pile/Sewage Plant	2500 Jurupa Street, 91761 Ontario Air National Guard	COUNTY OF SAN BERNARDINO
9400 Cherry Avenue, 92335 Kaiser Steel Chemwest Area	717 South Taylor Avenue, 91761 Isaac Cohen & Son Inc.	North of Essex; 32 miles west of Needles, 92160 Camp Essex
9400 Cherry Avenue, 92335 Kaiser Steel Tar Pits Area	CITY: HIGHLAND	
Industry Avenue, 92335 Orchid Paper Products	Safety Kleen 7979 Palm Avenue	