

PLANNING COMMISSION AGENDA

REGULAR MEETING

DATE: November 15, 2016
TIME: 6:00 p.m.
LOCATION: Highland City Hall
Leo Donahue Council Chambers
27215 Base Line
Highland, CA 92346

MEMBERS

Randall Hamerly, Chairman
John Gamboa, Vice Chairman
Trang Huynh, Commissioner
Marc Shaw, Commissioner
Milton Sparks, Commissioner

STAFF

Lawrence A. Mainez, Community Development Dir.
Kim Stater, Asst. Community Development Dir.
Ignacio Rincon, Senior Planner
Tom Thornsley, Associate Planner
Angela Tafolla, Planning Technician II
Brandy Littleton, Administrative Assistant III

CITY OF HIGHLAND
27215 BASE LINE • HIGHLAND, CALIFORNIA 92346
PHONE (909) 864-6861; FAX (909) 862-3180
Website: www.cityofhighland.org



The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ex. 226, at least 48 hours prior to the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
November 15, 2016
6:00 P.M.**

1.0 CALL TO ORDER

Pledge of Allegiance

2.0 COMMUNITY INPUT

Citizens wanting to address the Planning Commission on items not on the agenda will be asked to give their name, address, and the subject to be addressed on a speaker form and return it to the Recording Secretary. **Comments are limited to three minutes and are meant to be an opportunity to express one's views and not to debate the issues.**

3.0 CONSENT CALENDAR

3.1 Minutes of November 1, 2016, Regular Meeting

RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

4.0 NEW BUSINESS

4.1 Design Review Application (DRA 16-009) for Façade Improvements, New Landscaping, and Alterations to the Drive-Thru Related to the Remodel of an Existing Fast Food (McDonald's) Restaurant

RECOMMENDATION: That the Planning Commission adopt Planning Commission Resolution 2016-___ (Attachment 1) approving Design Review Application (DRA 16-009), all subject to the Findings of Fact and Conditions of Approval.

4.2 Design Review Application (DRA 16-010) for the Construction of Thirteen (13) Detached Single-Family Residences Associated with Tract Map 16448

RECOMMENDATION: That the Planning Commission Adopt PC Resolution 2016-___ to approve Design Review Application (DRA 16-010) for the construction of 13 detached single-family residences associated with Tract Map 16448 and adopt the Findings of Fact.

- 4.3 Revocation of Staff Review Permit No. SRP-011-003 Approved by the City's Planning Division on March 11, 2011 for Ponce Recycling – a Small Collection Recycling Facility Located at 26534 9th Street in Accordance with the Highland Municipal Code Section 16.08.220
RECOMMENDATION: That the Planning Commission adopt PC Resolution 2016-___ revoking Staff Review Permit No. SRP-011-003 Initially Approved by the City's Planning Division on March 11, 2011 for Ponce Recycling – a Small Collection Recycling Facility Located at 26534 9th Street in Accordance with the Highland Municipal Code Section 16.08.220 (Revocation Permits)

5.0 ANNOUNCEMENTS

6.0 ADJOURN

The next Planning Commission regular meeting is scheduled for December 6, 2016.

I, Brandy Littleton, Community Development Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 10th of November, 2016, by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: November 10, 2016



Brandy Littleton, Community Development Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 15, 2016

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Brandy Littleton, Community Development Administrative Assistant III

SUBJECT: Minutes from the November 1, 2016 Planning Commission Regular Meeting

RECOMMENDATION: Staff recommends the Planning Commission approve the minutes, as submitted.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3.1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Recording Secretary	Community Development Director		

MINUTES
PLANNING COMMISSION REGULAR MEETING
November 1, 2016

1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chairman	Randall Hamerly
	Vice Chairman	John Gamboa
	Commissioners	Trang Huynh
		Marc Shaw
		Milton Sparks

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ignacio Rincon, Senior Planner
Tom Thornsley, Associate Planner
Brandy Littleton, Community Development Administrative Assistant III

The pledge of allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes of October 4, 2016, Regular Meeting

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Huynh to approve the minutes, as submitted.

Motion carried, 4-0-1, with Commissioner Shaw abstaining due to being absent that meeting.

5.0 NEW BUSINESS

- 5.1 Revision (REV 16-002) to Design Review (DRB 98-006) General Condition of Approval No. 2 to Allow for the Operation of a Self-Storage Facility within an Existing Recreational Vehicle (RV) Storage Yard.

A **MOTION** was made by Chairman Hamerly, seconded by Commissioner Shaw to continue the item to December 6, 2016.

Motion carried, 5-0.

4.0 OLD BUSINESS

- 4.1 A Conditional Use Permit Application (CUP 016-004 "Orchid" Verizon Wireless Tower) Requesting to Install a Fifty-Five (55') Tall Wireless Telecommunication Mono-Pole Tower with an Option for a Fifteen (15') Pole Expansion, for Co-Location of a Second Antenna Array, with a Total Built Height of Seventy (70') Feet. This Facility Comprises the New Mono-Pole and Associated Ground Mounted Equipment Placed on a Paved Area within an Existing Mini-Storage Facility Continued from October 4, 2016.

Member Sparks excused himself from the dais at 6:04 pm, abstaining from the item due to a conflict of interest.

Associate Planner Thornsley presented the Staff Report.

Applicant representative, Chris Colton, Spectrum Services, answered questions regarding the project.

Directives

Amend Planning Condition No. 2 and 6b to state the tower can be fifty-seven feet (57') or seventy-two feet (72'), accommodating the installation of a warning beacon light, increasing the height by eighteen inches (18").

A **MOTION** was made by Vice Chairman Gamboa, seconded by Commissioner Huynh, to adopt Planning Commission Resolution 2016-010 approving Conditional Use Permit Application (CUP 016-004), subject to the Conditions of Approval and adopting the Findings of Fact.

PC RESOLUTION NO. 2016-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT APPLICATION (CUP-016-004) FOR THE CONSTRUCTION AND OPERATION OF A FIFTY-FIVE (55') FOOT TALL WIRELESS TELECOMMUNICATION MONO-POLE TOWER WITH AN OPTION FOR A FIFTEEN (15') POLE EXTENSION, FOR CO-LOCATION OF A SECOND ANTENNA ARRAY, WITH A TOTAL BUILT HEIGHT OF SEVENTY (70') FEET WITH ASSOCIATED GROUND MOUNTED EQUIPMENT WITHIN AN EXISTING MINI-STORAGE FACILITY LOCATED AT 28099 GREENSPOT ROAD, HIGHLAND, CA (APN NO.: 1201-341-15). APPLICANT: Verizon Wireless

Motion carried, 4-0, with Commissioner Sparks abstaining due to a conflict of interest.

Commissioner Sparks returned to the dais at 6:34 pm.

6.0 ANNOUNCEMENTS

Assistant Community Development Director Stater updated the Planning Commission on the November 11, 2016 and December 6, 2016 Planning Commission meeting items.

7.0 ADJOURN

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

Submitted by:

Approved by:

Brandy Littleton, Administrative Assistant III
Community Development Department

Randall Hamerly, Chairman
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 15, 2016

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Ignacio Rincon, Senior Planner *IR*

SUBJECT: Design Review Application (DRA 16-009) for façade improvements, new landscaping and alterations to the drive-thru related to the remodel of an existing fast food (McDonald's) restaurant.

LOCATION: 27774 Base Line, Highland
Assessor's Parcel No. 1200-461-76; 1200-431-77.

REPRESENTATIVE: Zorah Mariano, Stantec Architecture, Inc.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 16 - ____ (Attachment 1) Approving Design Review Application (DRA 16-009), all subject to the Findings of Fact, and Conditions of Approval

FISCAL IMPACT: Staff time for review of the Application, Plans and preparation of the Staff Report for the Planning Commission's consideration is charged to a deposit provided by the Applicant as part of the Design Review.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public meeting was posted at three (3) designated posting locations within the City. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site. No further notice is required. Staff has not received any public comments in response to the project notice at the time of preparing this staff report.

DESCRIPTION OF SITE: The subject site is located on the northeast corner of Base Line and Seine Avenue (Attachment 2). The site is approximately 1 acre and is occupied by an existing fast food (McDonald's) restaurant. The restaurant consists of

Approved _____	Motion _____	Second _____	Agenda Item No. <u>4.1</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary		<i>[Signature]</i> Community Development Director	

sit-down indoor and outdoor eating areas along with a single lane drive-thru, and an indoor child’s play area. In addition, the site contains 29 standard parking spaces, 10 compact parking spaces, and 2 ADA compliant parking spaces, for a total of 41 parking spaces (Attachment 3).

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>North</i>	Single-Family Residential	Low Density	Single-Family Residential
<i>South</i>	Gas Station and Convenience Mart	Planned Commercial	Planned Commercial
<i>East</i>	Single-Family Residential	Low Density	Single-Family Residential
<i>West</i>	Unoccupied	General Commercial	General Commercial

BACKGROUND: On July 20, 1999, the Planning Commission approved CUP 99-002, to build and operate a fast food restaurant with a drive-thru lane and indoor play area, pursuant to compliance with the Conditions of Approval (Attachment 4).

On August 1, 2000, the Planning Commission approved ASR 00-003 and MAJV 00-002, for a sixty foot (60’) tall, double-sided, Freeway-Oriented Community Business Sign with a maximum sign face of 412 square feet per side only, as part of the fast food restaurant, pursuant to compliance with the Conditions of Approval (Attachment 5). The proposed Design Review application will not affect the CUP, ASR or MAJV approvals.

PROJECT REVIEW / ANALYSIS: The Applicant has submitted a Design Review Application (DRA 16-009) for façade improvements, new landscaping and alterations to the drive-thru at an existing fast food (McDonald’s) restaurant.

The restaurant will continue to operate during construction of the proposed improvements and alterations are being made. The applicant is proposing to renovate the existing restaurant which will include remodeling several areas. The exterior façade will be improved by removing the existing tower peaks on the roof, the white colored stucco, and the red brick throughout. The new façade will consist of adding cultured stone on the south and west sides of the building, several beige-toned colored stucco variations and aluminum trellis/canopies throughout.

New signs (under a separate permit) will be of similar sizes and will be placed either at the exact location as the previously approved existing signs or within the same area. Review by the Planning Commission is not necessary.

An additional drive-thru lane, for a side-by-side (double) drive-thru will be added to help alleviate existing traffic. The drive-thru area will increase from 12 feet wide to 38 feet wide. The added width includes the median between the drive-thru lanes for the new menu boards. The portion of the existing parking lot that will be reconfigured for the new

drive-thru lane will result in the loss of 4 parking spaces. Per Chapter 16.52 of the HMC, the site requires a total of 34 parking spaces, and with the new improvements, a total of 37 parking spaces will be provided.

New (minimal) landscaping will also be installed around the existing and between the new drive-thru lanes (Attachment 6) and will need to comply with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWEL0); which include removal of non-essential turf grass, and replacement with low water use groundcover. The addition of low volume watering drip irrigation system, the placement of wood mulch within all existing planter areas where soil is exposed, and other requirements requested by the landscaping consultant (Attachment 8). Lastly, the site will also include ADA compliant modifications, where applicable.

The restaurant will continue to operate everyday from 5:00am to 11:00am during construction. Limited construction days and times will be included in the Conditions of Approval.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines, since the proposed project consists of improvements to the existing (fast food restaurant).

- Attachments:
1. Resolution 2016 - _____
 - A. Approved Plans
 - B. Conditions of Approval
 2. Location Map
 3. Existing Site Plan
 4. Planning Commission Approval (CUP 99-002); Conditions of Approval
 5. Planning Commission Approval (ASR 00-003 and MAJV 00-002); Resolution 00-08 & Findings of Facts, Conditions of Approval
 6. Landscaping Comments

ATTACHMENT "1"

RESOLUTION 2016 - _____

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION FOR FAÇADE IMPROVEMENTS, NEW LANDSCAPING AND ALTERATIONS TO THE DRIVE-THRU RELATED TO THE REMODEL OF AN EXISTING FAST FOOD RESTAURANT LOCATED AT 27774 BASE LINE (APN 1200-461-76; 1200-461-77).

**APPLICANT: MCDONALD'S CORPORATION,
REPRESENTATIVE: STANTEC ARCHITECTURE, INC.**

A. RECITALS

1. The Applicant filed an application with the City of Highland to request a Design Review (DRA 16-009) for façade improvements, new landscaping and alterations to the drive-thru related to the remodel of an existing fast food (McDonald's) restaurant. The subject plans are attached hereto (Attachment A – Approved Plans). The site is located at 27774 Base Line (APN 1200-461-76; 1200-461-77).
2. The proposal is to allow for the façade improvements, new landscaping and alterations to the drive-thru related to the remodel of an existing fast food (McDonald's) restaurant. As specified in, within the Highland Municipal Code Table 16.24.030.A, a design review approval by the Planning Commission is required.
3. On November 15, 2016, the Planning Commission of the City of Highland conducted a public hearing on the subject application and concluded the hearing on that date.
4. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated November 15, 2016, which is

incorporated herein by this reference, does find and determine the following facts:

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

3. Findings of Fact (Design Review)

- a. That the proposed project is consistent with the general plan or specific plan.

Response: The site has a General Plan land use and zoning designation of General Commercial. The proposed project consists of façade improvements, new signage, and site improvements which includes the addition of a new drive-thru lane, new (minimal) landscaping and the reduction of parking spaces, at an existing fast food (McDonald's) restaurant. Given the scope of work, approval of a design review application is required along with approval from the Planning Commission. Reasonable Conditions of Approval have been applied to the project to ensure consistency with the Highland Municipal Code and surrounding land uses (Attachment B – Conditions of Approval). Furthermore, a specific plan has not been approved, nor is one required for the site.

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The site plan, building elevations, and site improvements have been reviewed and the project is conditioned to ensure compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

- c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The proposed project will be in compliance with City's design and landscape standards and criteria. The site is currently landscaped, but since new landscaping will be added, conditions will be included to comply with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELo), as provided by the Landscape consultant. Prior to the installation of any landscape improvements associated with the project, the Applicant will be required to resubmit landscape plans for plan check review complying with the MWELo requirements.

d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The proposed project improvements will be to an existing site and use, and has been reviewed by City staff. Additionally, the existing use has been previously reviewed and approved by the Planning Commission, and has been determined that the use will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review (DRA 16-009) for the façade improvements, new signage and alterations to the drive-thru at an existing fast food (McDonald's) restaurant.

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, DENIED AND ADOPTED this 15th day of November 2016.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

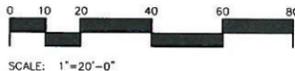
Lawrence A. Mainez
Community Development Director

ATTACHMENT "A"
APPROVED PLANS

\\net132-023.warpprova\3007\active\2007041517\Architecture\Ground\SP1.dwg DimScale:240 LT:Scale:0.5 Plot:[Fri: Aug 11, 2018 - 03:51pm] Login: shwever
 Pre-plot: 048 08 2011 03:50:49:am:1\7481\2_316 images\MCNNT1\MAP2.dwg 43177_regionaal_aerial.dwg



EXISTING DEMO SITE PLAN



PLAN LEGEND

- | | | | |
|--------|----------------------|--------|-------------------------|
| CL | = CENTER LINE | P.O.C. | = POINT OF CURVATURE |
| COL | = COLUMN | R | = RADIUS |
| EO | = EXISTING | R.O.W. | = RIGHT OF WAY |
| EQ | = EQUAL | SH | = SHEET |
| P.O.C. | = FACE OF CURB | SM | = SIMILAR |
| F.O.S. | = FACE OF STUD | TY | = TYPICAL |
| F.O.F. | = FACE OF FOUNDATION | FSE | = FINISH SLAB ELEVATION |
| (N) | = NEW | | |
-
- (E) CONCRETE CURB
 - PROPERTY LINE
 - (E) ACCESSIBLE PATH OF TRAVEL
 - (N) CONCRETE CURB
 - (N) CONCRETE PAVING
 - (N) LANDSCAPE
 - (N) PAVEMENT ARROWS SEE DETAIL 8/S01 (PAINTED WHITE)
 - (N) DRIVE THRU STRIPING, SEE DETAILS 7 & 11/S01 (PAINTED YELLOW)

STREET ADDRESS
27774 BASELINE AVENUE

CITY STATE
HIGHLAND CA

STATE CODE
004-3477

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Stantec
 Stantec Architecture Inc. Tel: 949.923.6000
 38 Technology Drive Fax: 949.923.6190
 Irvine, CA U.S.A. 92618 www.stantec.com

PREPARED FOR:
M. McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC. The information contained herein is for use on this specific site in conjunction with the final site plan and site plan approval. These drawings are for reference or example only. Any other project requires the contract documents for that project. The contract documents for this project are not authorized.

BRAND REVIEW	PLANNING	PERMIT	CONSTRUCTION
	08/11/2018		

DRAWING TITLE
EXISTING & DEMO SITE PLAN
 PROJECT ADDRESS
**27774 BASELINE AVENUE
 HIGHLAND, CALIFORNIA 92346**
 STATE SITE CODE
004-3477
 PROJECT JOB FILE
2007041517

SHEET NO.
SPO

GENERAL NOTES

- ALL DOOR CLOSERS TO ALLOW 5lb MAX OPENING FORCE (TYP. OF ALL DOORS), OR REPLACE CLOSER W/LCN4021X18 (FOR EXT. DOORS) AND LCN-1461 (FOR RESTROOMS DOORS). SWEEP PERIOD FROM 90 DEGREES OPEN, TO AN OPEN POSITION OF 12 DEGREES FROM LATCH SHALL BE AT LEAST 5 SECONDS.
- 5% OF (E) DINING AREA SEATS TO BE ACCESSIBLE w/ MIN. KNEE SPACE 27" H x 30" W x 19" D. EACH ACCESSIBLE TABLE SHALL BE DESIGNATED w/ THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (BY OTHERS)
- SEE 7/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
- SEE SITE PLAN FOR SIDEWALKS, RAMP, ETC.
- GO TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588 www.forrestpermasign.com NEW ROCHELLE, NY 10802

KEYNOTES

- (N) SEATING BY DECOR, UNDER SEPARATE PERMIT
- (N) FINISHES AT (E) FRONT COUNTER, SEE DECOR DWGS.
- (N) WALL INFILL AT (E) WINDOW OPENING
- (N) FINISHES AT SSB, SEE DECOR DRAWINGS
- (N) FLOOR FINISHES, SEE DECOR DRAWINGS
- NEW ALUMINUM CANOPY SYSTEM ABOVE - SEE 1/A3.2 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS
- NEW TRELLIS SYSTEM ABOVE - SEE 8/A3.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS
- NEW EXTERIOR SYSTEM - SEE 8/A3.0 FOR NOTES - SEE ELEVATIONS
- (N) ASSISTANCE SIGN #1002 AT EACH SELF-SERVICE AREA IN A LOCATION EASILY VISIBLE BY CUSTOMER, SEE DETAIL 6/CVR2
- (N) ASSISTANCE SIGN #779 AT CUSTOMER SERVICE COUNTER, SEE DETAIL 5/CVR2
- (N) ISA DIRECTIONAL SIGNAGE, SEE DETAIL 13/CVR2
- (N) ISA ENTRANCE SIGNAGE, SEE DETAIL 14/CVR2
- PROVIDE RAISED CHARACTER & BRILLE SIGN @ EA. EXIT DOOR DEFINED WITH AN OVERHEAD ILLUMINATED EXIT SIGN. MOUNT CENTERLINE OF SIGN 60" A.F.F.
- OCCUPANT LOAD SIGN (TYP. OF 2) CONFIRM LOCATION WITH CONSTRUCTION MANAGER.

SYMBOL LEGEND

KEY NOTE

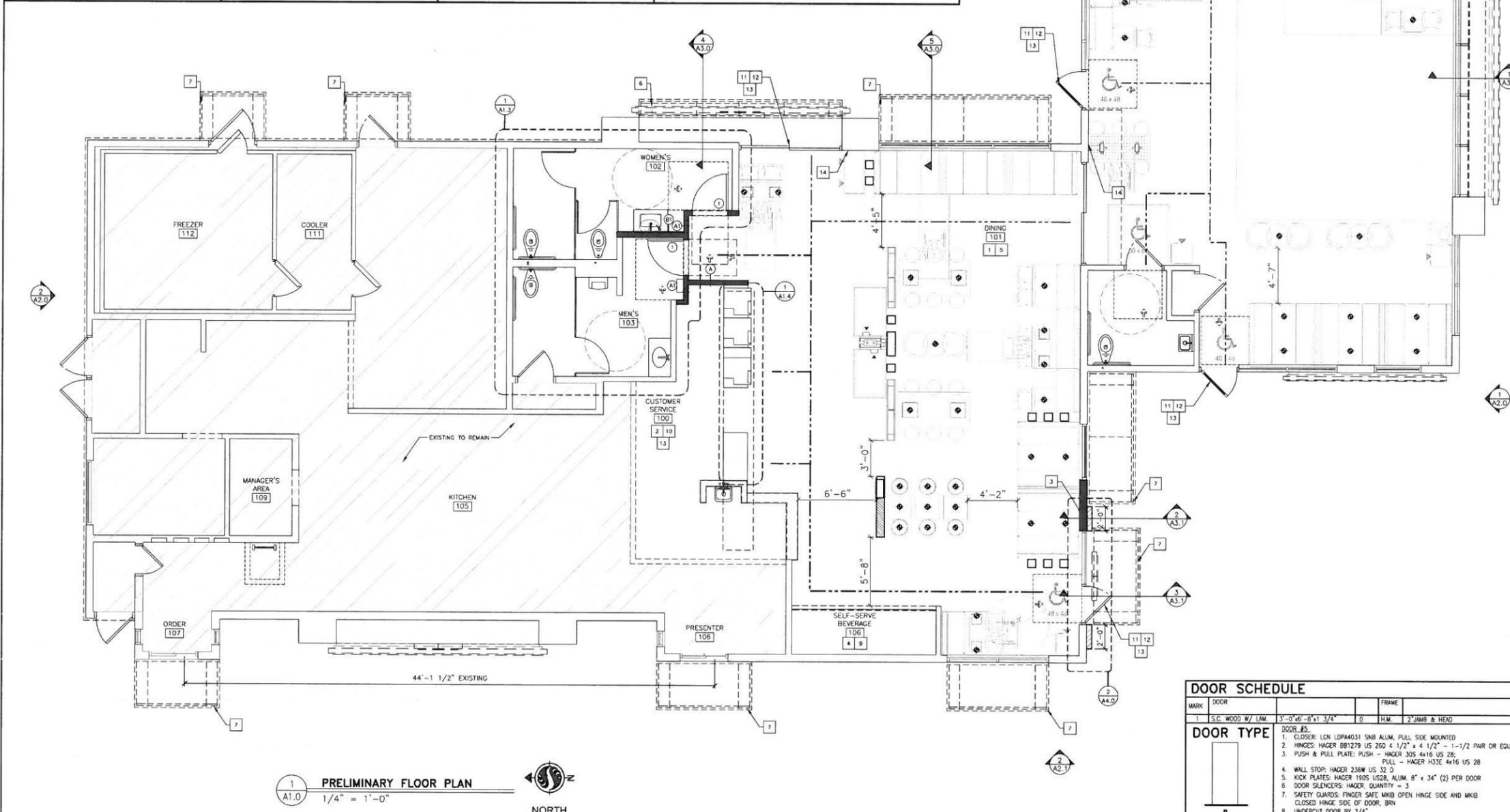
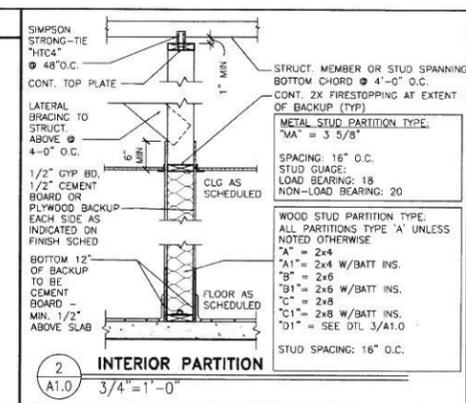
WALL TYPE

- EXISTING WALLS TO REMAIN
- NEW EXTERIOR WALLS
- NEW PARTIAL HT. INTERIOR WALLS, SEE DECOR DRAWINGS
- NEW INTERIOR PARTITION

DOOR TYPE

- EXISTING WALLS TO REMAIN
- NEW EXTERIOR WALLS
- NEW PARTIAL HT. INTERIOR WALLS, SEE DECOR DRAWINGS
- NEW INTERIOR PARTITION

PATH OF TRAVEL



DOOR SCHEDULE

MARK	DOOR	FRAME
1	S.C. WOOD W/ LAM.	3'-0"x6'-8"x1 3/4" D H.M. 2" JAMB & HEAD

DOOR TYPE

DOOR AS:

- CLOSER: LCN LDM4031 SNB ALUM. PULL SIDE MOUNTED
- HINGES: HAGER SB1279 US 250 4 1/2" x 4 1/2" - 1-1/2" PAIR OR EQUAL
- PUSH & PULL PLATE: PUSH - HAGER 305 4x16 US 2K; PULL - HAGER H33E 4x16 US 2B
- WALL STOP: HAGER 236W US 32 D
- KICK PLATES: HAGER 190S US28, ALUM. 8" x 34" (2) PER DOOR
- DOOR SILENCERS: HAGER, QUANTITY = 3
- SAFETY GUARDS: FINGER SAFE MKIB OPEN HINGE SIDE AND MKIB CLOSED HINGE SIDE OF DOOR, BRN
- UNDERCUT DOOR BY 3/4"

BRAND REVIEW

PLANNING: 08/11/2016

PERMIT: -

BD: -

CONSTRUCTION: -

STATE SITE CODE: 091-2471

PROJECT FILE: 20070403E

FLOOR PLAN

PROJECT ADDRESS: 27774 BASELINE AVENUE, HIGHLAND, CALIFORNIA

A1.0

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McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. No portion may be copied or reproduced without the written authorization of McDonald's USA, LLC. The contractor shall be responsible for obtaining all necessary permits and approvals for use on this specific site. Any contractor who uses these drawings and specifications for any other project without the written consent of McDonald's USA, LLC is in violation of the contract documents for that project and is not authorized.

PREPARED FOR: McDonald's USA, LLC

Stantec

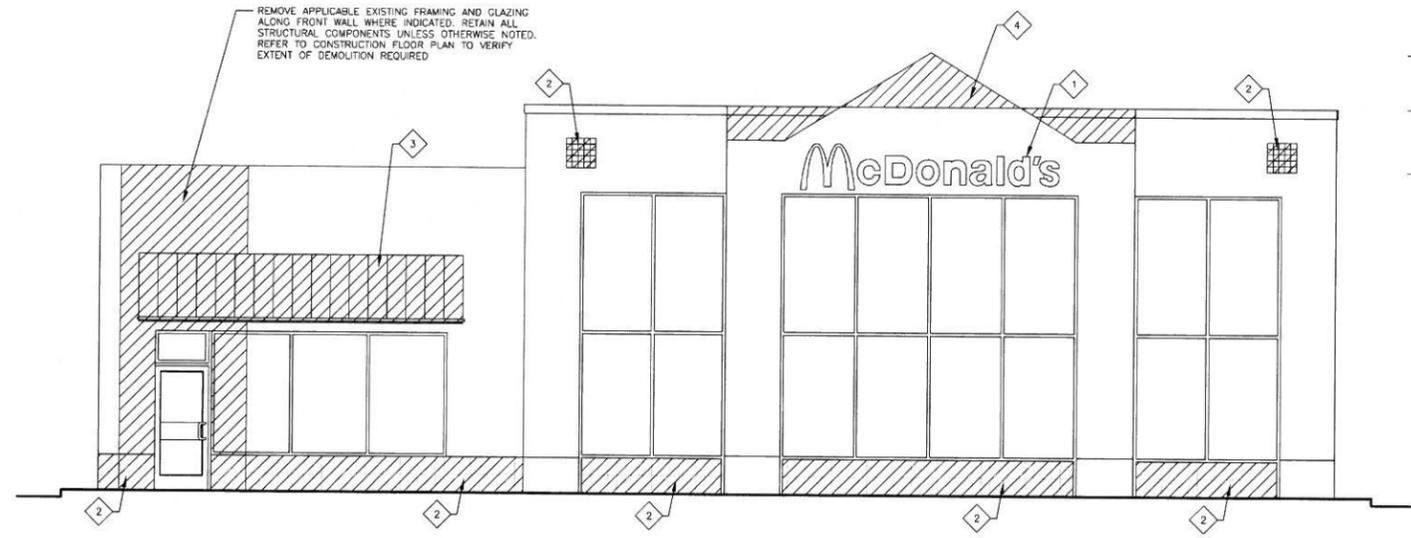
Stantec Architecture Inc.
 38 Technology Drive
 Irvine, CA U.S.A. 92618

Tel. 949.923.0000
 Fax. 949.923.0190
 www.stantec.com

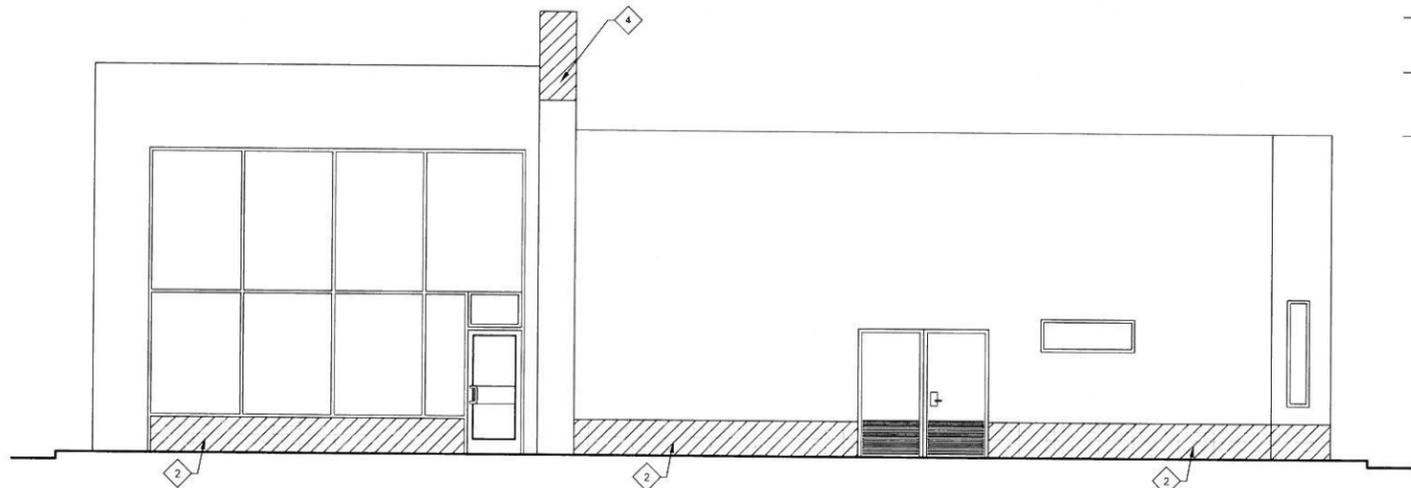
REV. DATE

DESCRIPTION

LV. BY



1
D2.0
DEMOLITION FRONT ELEVATION
1/4" = 1'-0"



2
D2.0
DEMOLITION REAR ELEVATION
1/4" = 1'-0"

DEMOLITION KEY NOTES:

- 1 REMOVE EXISTING BUILDING SIGNAGE EXTEND REUSE EXISTING SUPPORTS
- 2 REMOVE EXISTING RED TILE
- 3 REMOVE EXISTING AWNING AND SUPPORTS
- 4 REMOVE EXISTING TOWER PEAK. PREP FOR NEW WELL.

AS NECESSARY:
REMOVE EXISTING EXTERIOR PLAYPLACE FENCING AND EXISTING SAFETY SURFACE
REMOVE EXISTING EXTERIOR TABLES AND CHAIRS
REMOVE EXISTING CONCRETE CURBS AS NECESSARY
REMOVE EXISTING EXTERIOR DECORATIVE WOOD TRIM
REMOVE EXISTING ASPHALT PARKING LOT GUARDRAILS AND ISLANDS AS REQUIRED TO ACCOMMODATE NEW WORK

1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
2. ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
3. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.
4. ELECTRICAL DEMOLITION NOTE: REFER TO ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES.

5. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED W/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.
6. ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.
7. SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. REFER TO PLUMBING, ELECTRICAL & KITCHEN DRAWINGS FOR ALL SAWCUTS & TRENCHING WORK REQUIRED. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING W/ #4 REBAR @ 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 8" INTO EXISTING SLAB & ACROSS CUT OPENING. SECURE REBAR INTO EXISTING SLAB W/ EPOXY GROUT. REPLACE OR REPAIR ANY VAPOR BARRIERS DISTURBED DURING EXCAVATIONS.
8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.
10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC WORK.
11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MCDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.
12. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
13. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.

14. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES, FLOOR DRAINS, NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS. SEE MECHANICAL & PLUMBING DRAWINGS FOR DETAILED DEMOLITION NOTES.
15. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

REV	DATE	DESCRIPTION	BY

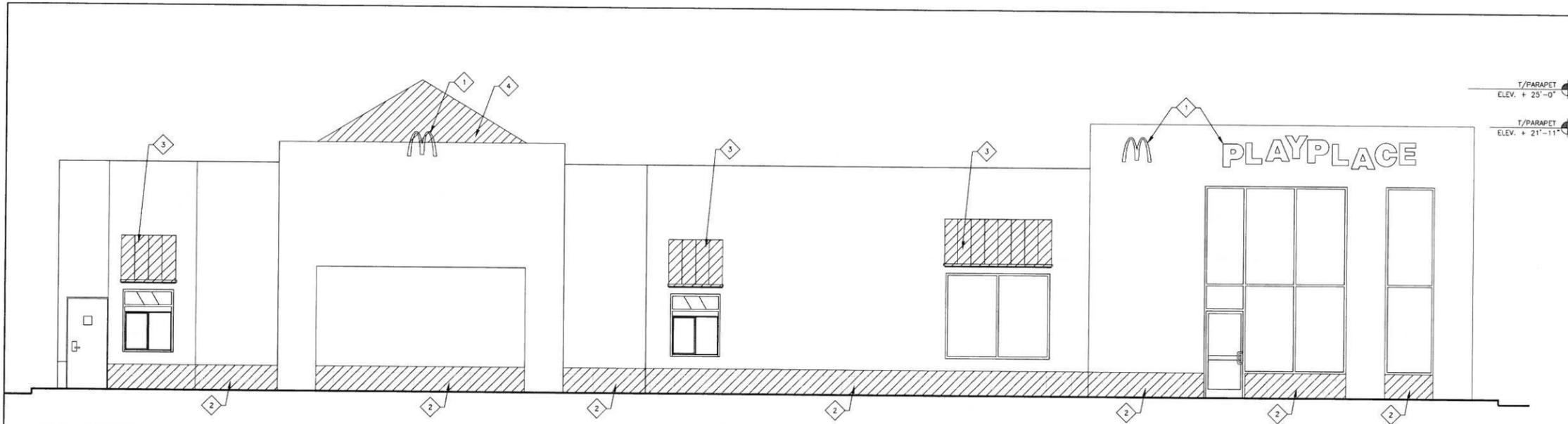
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Stantec Architecture Inc.
38 Technology Drive
Irvine, CA U.S.A. 92618
Tel. 949.923.6000
Fax 949.923.6190
www.stantec.com

PREPARED FOR:
McDonald's USA, LLC
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BRAND REVIEW	DATE
PLANNING	02/17/2012
PERMIT	-
BID	-
CONSTRUCTION	-

STATE SITE CODE: 00N-JAY7
DRAWING TITLE: **DEMOLITION ELEVATION**
PROJECT ADDRESS: **27774 BASELINE AVENUE
HIGHLAND, CALIFORNIA**
PROJECT LOG FILE: 201204022

SHEET NO. **D2.0**
SCALE: 1/4" = 1'-0"



1 DEMOLITION DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 DEMOLITION NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

- DEMOLITION KEY NOTES:**
- 1 REMOVE EXISTING BUILDING SIGNAGE EXTEND REUSE EXISTING SUPPORTS
 - 2 REMOVE EXISTING RED TILE
 - 3 REMOVE EXISTING AWNING AND SUPPORTS
 - 4 REMOVE EXISTING TOWER PEAK. PREP FOR NEW WALL

AS NECESSARY, REMOVE EXISTING EXTERIOR PLAYPLACE FENCING AND EXISTING SAFETY SURFACE. REMOVE EXISTING EXTERIOR TABLES AND CHAIRS. REMOVE EXISTING CONCRETE CURBS AS NECESSARY. REMOVE EXISTING EXTERIOR DECORATIVE WOOD TRIM. REMOVE EXISTING ASPHALT PARKING LOT GUARDRAILS AND BOLLARDS AS REQUIRED TO ACCOMMODATE NEW WORK.

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REV	DATE	DESCRIPTION	BY

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Stantec Architecture Inc.
38 Technology Drive
Irvine, CA U.S.A. 92618
Tel: 949.923.6000
Fax: 949.923.6190
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PREPARED FOR:
M. McDonald's USA, LLC
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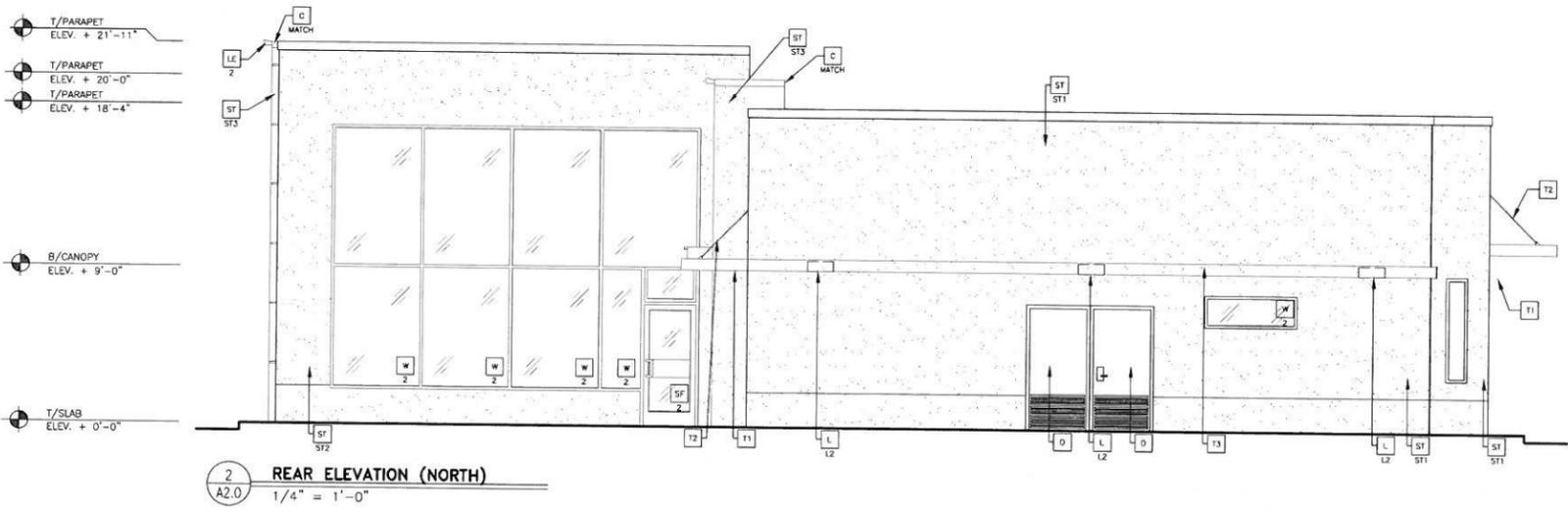
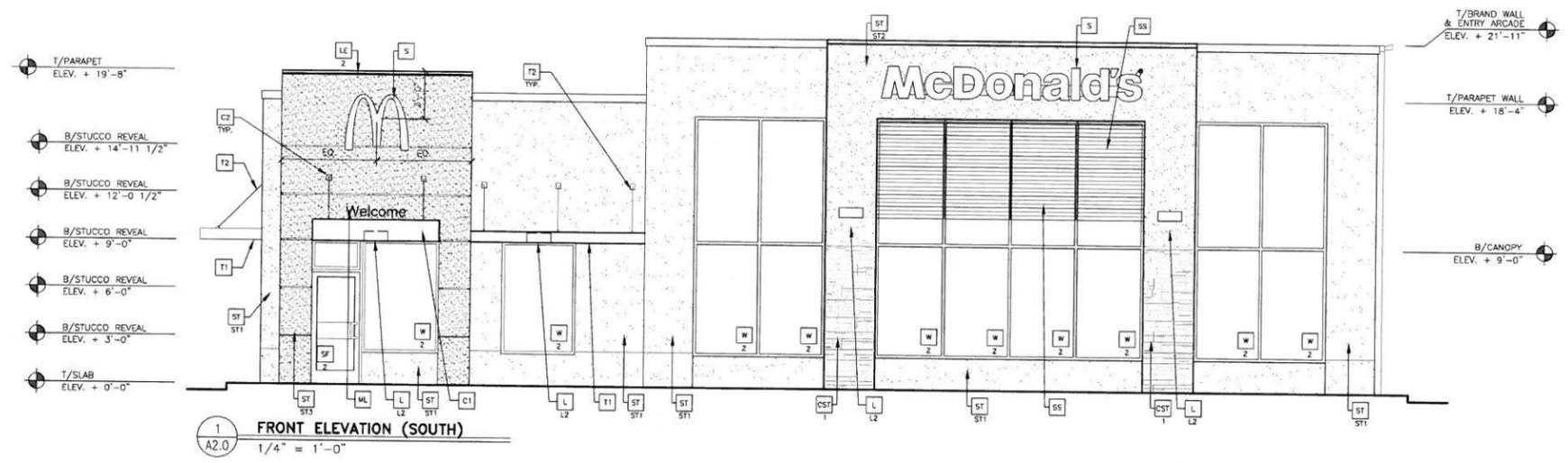
BRANCH REVIEW	DATE
PLANNING	08/11/2016
PERMIT	
BID	
CONSTRUCTION	

DEMOLITION ELEVATION
PROJECT ADDRESS:
27774 BASELINE AVENUE
HIGHLAND, CALIFORNIA
STATE SITE CODE:
094-3472
PROJECT CAD FILE:
200704002

SHEET NO. **D2.1**

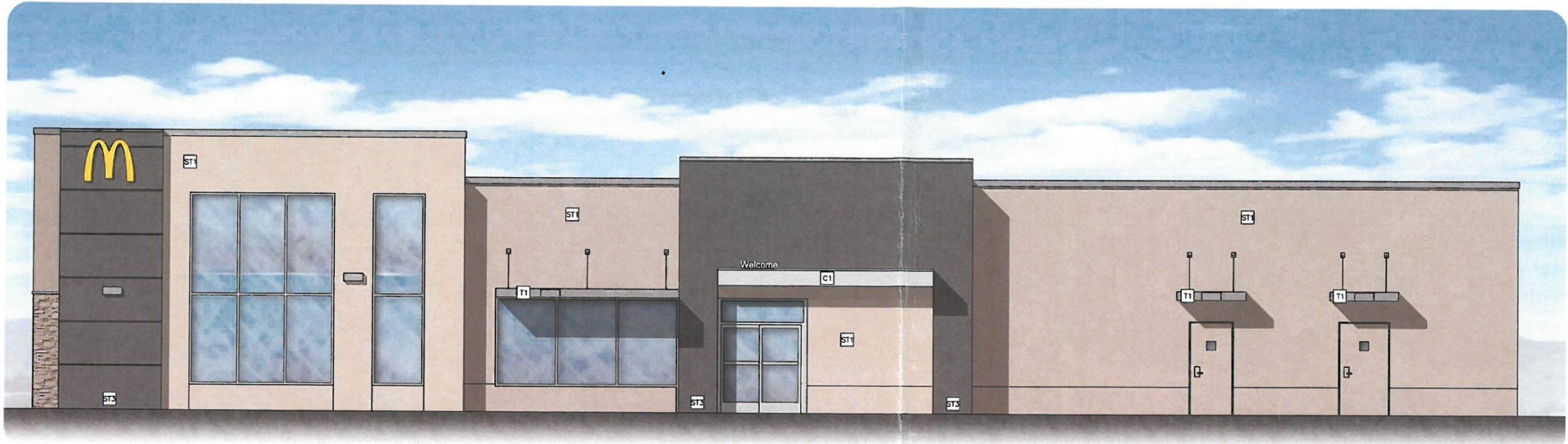
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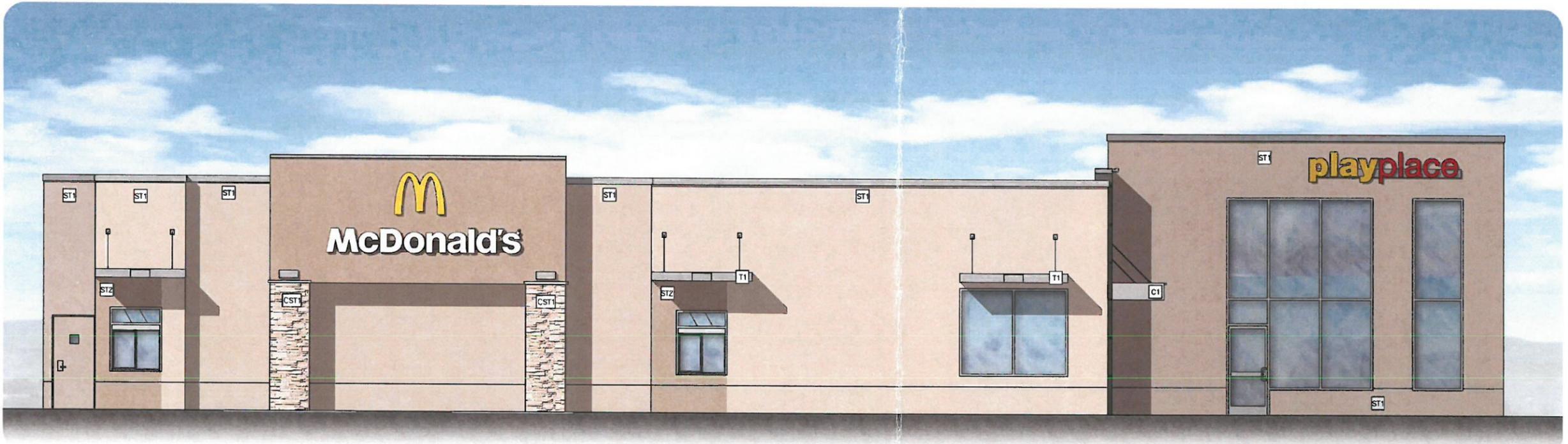


KEY NOTES:													
<p>C1 ALUMINUM CANOPY (COLOR: BENJAMIN MOORE: CHANTILLY LACE (BM 00-65))</p> <p>C2 ALUMINUM CANOPY TIE-BACK</p> <p>C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL</p> <p>MATCH ORIENTED METAL PANEL - SEE (SERIAL)</p> <p>GR GRYSCAPE - BY METAL-ESA</p> <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> <p>L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL</p> <p>L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE</p> <p>CST CULTURED LEDGESTONE</p>	<p>LE ACCENT LIGHTING - SEE ELECTRICAL</p> <p>LI LED LIGHT:</p> <p>L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = UP ONLY FIXTURE</p> <p>ML METAL LETTERING - BY OTHERS (COLOR: SILVER)</p> <p>MS METAL SIGNAGE - SEE (SERIAL)</p> <p>S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.</p> <p>SF STOREFRONT</p> <p>1-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN</p>												
<p>SS METAL LOUVER SUNSCREEN PANEL</p> <p>ST STUCCO</p> <p>ST1 = TYPE (COLOR-SEE COLOR LEGEND) ST2 = ACCENT ST3 = ARCADE/HEARTH</p> <p>T1 ALUMINUM TRELLIS</p> <p>T2 ALUMINUM TRELLIS TIE-BACK</p> <p>T3 ALUMINUM TRELLIS 2x8 WALL FASCIA</p> <p>W GLAZING</p> <p>1-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN</p>	<p>NOTE:</p> <ul style="list-style-type: none"> - CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY ARCHITECT OF RECORD. - HIGHLY RECOMMEND BRAND DT HEARTH ELEMENT TO BE INSTALLED BASED ON SITE VISIBILITY. - HIGHLY RECOMMEND REAR BRAND WALL ELEMENT TO BE INSTALLED BASED ON SITE VISIBILITY. - CORRUGATED METAL: RECOMMEND ALUMINUM FOR PROJECTS WITH IN 2,000FT FROM SALTWATER ENVIRONMENTS. <p>COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)</p> <table border="1"> <tr> <td>ARCADIES & HEARTH:</td> <td>STUCCO</td> </tr> <tr> <td></td> <td>IRON MOUNTAIN BM# 2134-30</td> </tr> <tr> <td></td> <td>STONE</td> </tr> <tr> <td></td> <td>LEDGESTONE: CULTURED STONE PFSW BLEND</td> </tr> <tr> <td>BASE BUILDING:</td> <td>BLEEKER BEIGE (HC-80)</td> </tr> <tr> <td>BUILDING ACCENT:</td> <td>ANEXANDRIA BEIGE (HC-77)</td> </tr> </table>	ARCADIES & HEARTH:	STUCCO		IRON MOUNTAIN BM# 2134-30		STONE		LEDGESTONE: CULTURED STONE PFSW BLEND	BASE BUILDING:	BLEEKER BEIGE (HC-80)	BUILDING ACCENT:	ANEXANDRIA BEIGE (HC-77)
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<p>Stantec Stantec Architecture Inc. 38 Technology Drive Irvine, CA, U.S.A. 92618 Tel. 949.923.6000 Fax. 949.923.6190 www.stantec.com</p>	
<p>PREPARED FOR: McDonald's USA, LLC</p> <p><small>© 2012 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. All rights reserved. No part of these drawings and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written authorization. The contract documents were prepared by McDonald's USA, LLC and its affiliates. All other contract documents are not suitable for use on a different project. These drawings and specifications are for reference or example on another project. The contract documents for use on another project are not authorized.</small></p>	
<p>BRAND REVIEW</p> <p>PLANNING 06/11/2016</p> <p>PERMIT</p> <p>NO</p> <p>CONSTRUCTION</p>	<p>DATE: 06-14-17</p> <p>STATE SITE CODE: 004-1477</p> <p>PROJECT CAD FILE: 2007046052</p>
<p>DRAWING TITLE: ELEVATIONS</p> <p>PROJECT ADDRESS: 27774 BASELINE AVENUE HIGHLAND, CALIFORNIA</p>	
<p>SHEET NO. A2.0</p>	

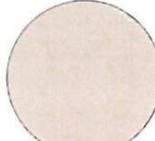
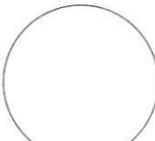


Non-Drive-Thru Elevation (East)



Drive-Thru Elevation (West)

Color Legend:

- ST1  Stucco - Benjamin Moore #HC-80 "Bleeker Beige"
- ST2  Stucco - Benjamin Moore #HC-77 "Alexandria Beige"
- ST3  Stucco - Benjamin Moore #2134-30 "Iron Mountain"
- CST 1  Cultured Stone
- C1  Prefinished Metal - Benjamin Moore OC-65 "Chantilly Lace"
- T1, T3  Prefinished Metal - Aluminum Trellis
- C  Coping - Metal

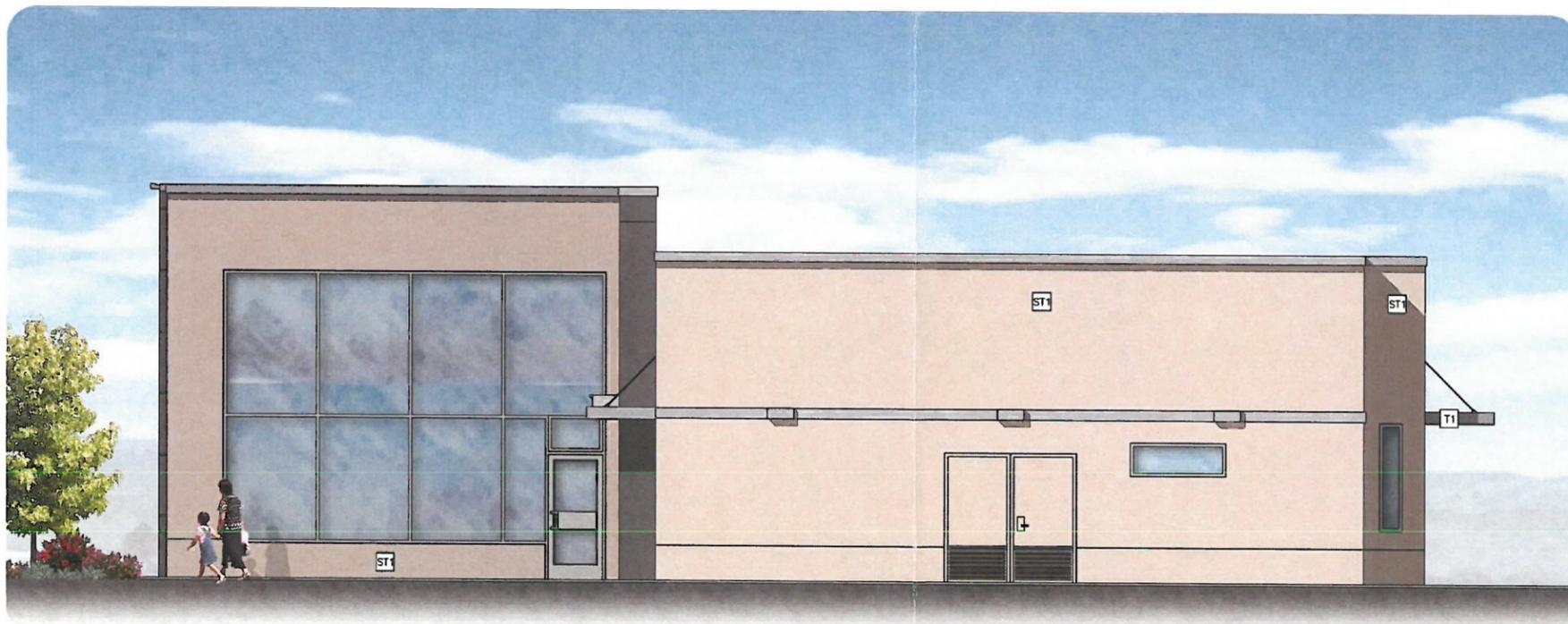


McDonald's 004-3477
27774 Baseline Road
Highland, CA



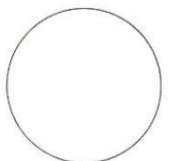


Front Elevation (South)



Rear Elevation (North)

Color Legend:

- ST1  Stucco - Benjamin Moore #HC-80 "Bleeker Beige"
- ST2  Stucco - Benjamin Moore #HC-77 "Alexandria Beige"
- ST3  Stucco - Benjamin Moore #2134-30 "Iron Mountain"
- CST 1  Cultured Stone
- C1  Prefinished Metal - Benjamin Moore OC-65 "Chantilly Lace"
- T1, T3 SS  Prefinished Metal - Aluminim Trellis
- C  Coping - Metal



McDonald's 004-3477
27774 Baseline Road
Highland, CA



ATTACHMENT "B"
CONDITIONS OF APPROVAL

CITY OF HIGHLAND
CONDITIONS OF APPROVAL

Date: November 15, 2016

File: Design Review Application (DRA 016-009)

Applicant: McDonald's Representative, Stantec Architecture, Inc.

Proposal: A request for façade improvements, new landscaping and alterations to the drive-thru related to the remodel of an existing fast food (McDonald's) restaurant.

Location: 27774 Base Line, Highland, on the northeast corner of Base Line and Seine Avenue (APN NOS.: 1200-461-76; 1200-431-77)

Planning Conditions

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

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

General

1. This 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. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on November 15, 2016, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
 - a. Design Review Application No. 016-009 shall allow for the façade improvements, new signage, alterations to the drive-thru, landscaping and site improvements at an existing fast food (McDonald's) restaurant.
 - b. In the event that the property owner chooses to make additional façade and/or site improvements, the Owner and/or Applicant will be required to submit a revision to the Design Review Application prior to making any improvements beyond regular maintenance items.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
4. The site and building shall not bear any other signs other than the legally approved signage.
5. The Owner and/or Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Engineering Division, Building Division and Fire Department. The plans shall demonstrate compliance with the most recently adopted California Building, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, Highland Municipal Code, Engineering Directives and Standards, and all conditions contained herein.
7. The Applicant shall obtain any necessary permits from the Engineering Division prior to commencement of work within public right-of-way or public easements.
8. This approval may be terminated for violation of any provisions of Chapter 16.08.090 of the Highland Municipal Code or any other applicable laws, or for fraud or misrepresentation in the application process.

9. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 6:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.
10. The operator shall be responsible for the regular maintenance of the site, including, but not limited to, clearing brush and rubbish and maintaining the premises free of graffiti. If graffiti is present, it shall be removed within 48 hours of its appearance or upon notification to the applicant. The operator shall also ensure the facility maintains its appearance and shall repair the facility as necessary. Any request by the City to replace and/or repair aesthetic aspects of the facility shall be completed within 120 days.
11. In compliance with the Highland Municipal Code, the Applicant and/or 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.

Engineering Conditions

- E – 1. Prior to construction, submit a precise grading plan to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist. Include erosion control measures on the precise plan.
- E – 2. Prior to final approval, submit original wet signed and stamped final grading Certification from the grading engineer, to the City Engineer.
- E – 3. Prior to construction, obtain a permit from engineering.
- E – 4. Prior to construction, pay engineering fees for plan check, inspection, and Microfilming and storage of plans.
- E – 5. Comply with the prevailing City design and construction standards and Requirements at the time of issuance.

Landscaping Conditions

- L – 1. The on-site landscape does not currently comply with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO), as

the project site has an aggregate landscape area greater than 2,500 square feet, and the proposed modifications require a building permit. See California Code of Regulations, Title 23. Waters. Division 2. Department of Water Resources. Chapter 2.7. Model Water Efficient Landscape Ordinance. Codes 490, 493.2. Per MWELo, the degree of compliance with current requirements that this project must implement is subject to the City's discretion. Factors that we (CWDG) feel are of highest importance in renovating the existing landscape to meet MWELo compliance include:

- a. Removal of non-essential turfgrass, primarily, in the sidewalk adjacent frontages along Base Line and Seine Avenue; hardscape adjacent areas surrounding the restaurant and parking lot; and replacement with low water use groundcover, watered with low volume drip irrigation (on-grade dripline with wood mulch cover).
 - b. Elimination of overspray onto hardscape from pop-up spray heads in shrub/ groundcover areas narrower than 10' in width in any direction (per MWELo 492.7(T)), also resulting in overhead irrigation no closer than 24 inches to any non-permeable surface (walls, curbs, walks, etc.) as per MWELo 492.7 (U). This shall be accomplished by converting existing hardscape-adjacent, conventional pop-up spray irrigation to low-volume drip irrigation.
 - c. Placement of a 2" minimum layer of wood mulch within all existing planter areas where soil is currently exposed.
 - d. Upgrading of the existing automatic irrigation controller to a model that utilizes either evapotranspiration or soil moisture sensor data with non-volatile memory for irrigation scheduling.
 - e. All existing non-turf plantings are OK to remain in place, as long as the above-mentioned low volume irrigation is divided into hydrozones consisting of trees/ shrubs/groundcover with comparable water use values to one another.
- L – 2. The proposed planter located north of the proposed drive thru lane addition (between the drive-thru lane and parallel parking stalls) is shown as being a concrete walk off on the Grading and Drainage Plan, but is shown as being planted with Dymondia groundcover on the Landscape Plan. Since this area will be subject to regular foot traffic from the passenger side of the parallel parking stalls, we recommend the concrete walk off as shown on the Grading and Drainage Plan instead of irrigated groundcover within this narrow planter.

ATTACHMENT "2"

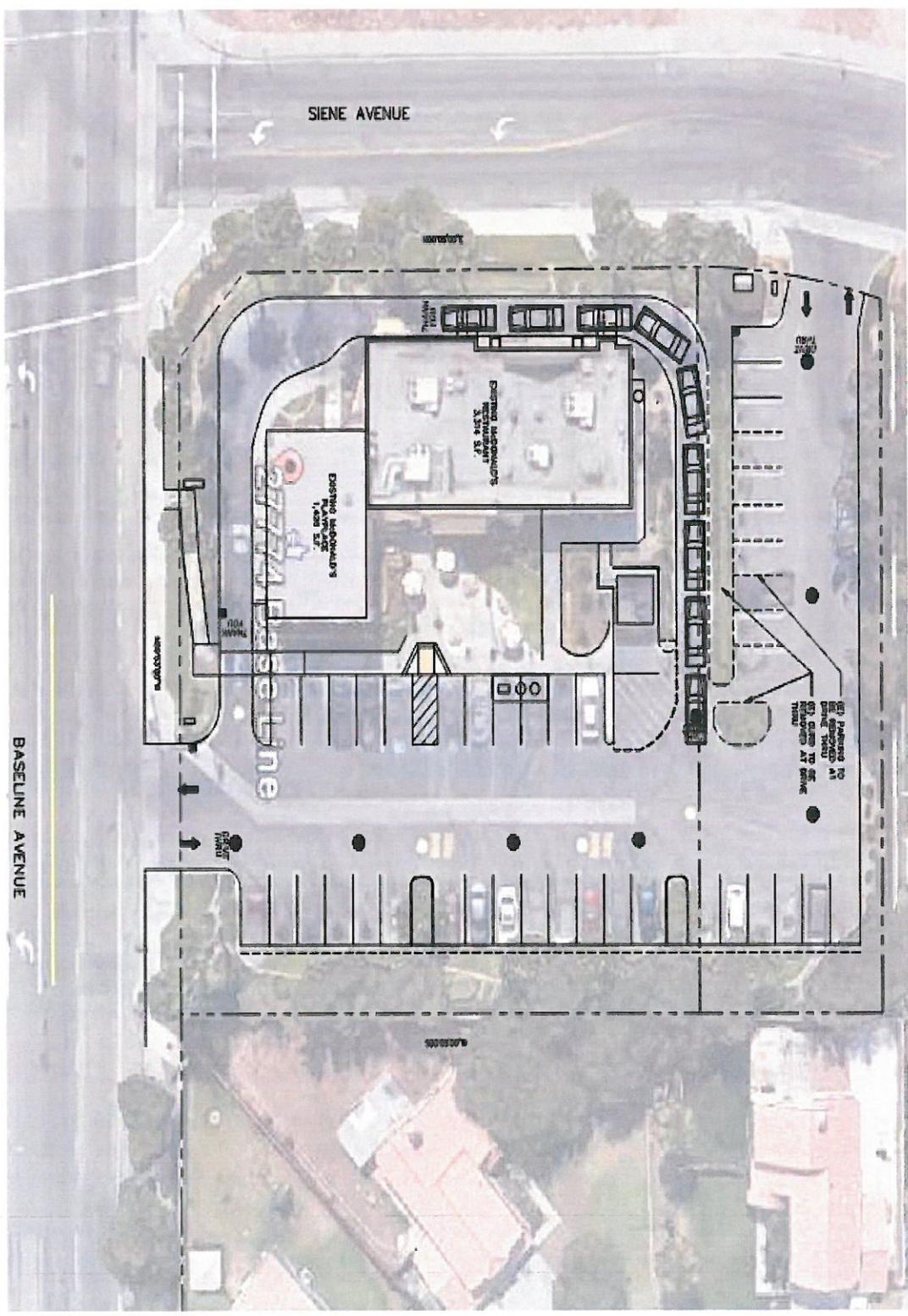
LOCATION MAP

LOCATION MAP



ATTACHMENT "3"
EXISTING SITE PLAN

EXISTING SITE PLAN



ATTACHMENT "4"

PLANNING COMMISSION APPROVAL (CUP 99-002)
CONDITIONS OF APPROVAL

CITY OF HIGHLAND

AMENDED PLANNING CONDITIONS OF APPROVAL (Revised per Planning Commission, July 20, 1999)

Date: July 20, 1999
Applicant: McDonald's Corporation
File/Index: CUP 99-002/E277-72
Proposal: A Conditional Use Permit to build and operate a fast food restaurant with a drive-thru lane and indoor play area.
Location: Northeast corner of Base Line and Seine Avenue

Note: These conditions represent Planning conditions and are meant to be one part of overall conditions that may include Engineering, Fire Department and Building and Safety Conditions of Approval.

The conditions listed 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 the permit granted to use the property.

1. This Conditional Use Permit shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Permit.
 - b. Where circumstances beyond the control of the applicant causes delays which do not permit compliance with the time limitation established in this section, the reviewing authority may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. Applications for such extension of time must be set forth, in writing, the reasons for this extension shall be filed together with a fee as established by the City Council, with the Planning Division sixty (60) calendar days before the expiration of the Conditional Use Permit.

Note: All required on-site and off-site improvements shall be completed and approved prior to final inspections of any building or structure.

2. This Conditional Use Permit is for the construction and operation of a McDonald's fast food restaurant, including an indoor play area and drive-thru lane.
3. All uses shall be restricted to those allowed in the Base Line Commercial Zoning District. Any use other than those uses described in the Base Line Commercial designation of the General Plan or Development Code shall be expressly prohibited.
4. Revisions, modifications or deletions of the approved Grading Plans, Building

Elevations, Landscaping Plans, Fence and Wall Plans, Sign Plans, Lighting Plans or any design related plans must be submitted to the approving authority for review and approval.

5. Prior to issuance of any permits, all Grading Plans, Building Elevations, Landscaping Plans, Fence and Wall Plans, Sign Plans, Lighting Plans and any other design related plans shall be reviewed by the Design Review Board.
6. The Project shall comply with all applicable sections of the City's General Plan and Development Code.
7. Prior to issuance of any construction permits, plans shall be submitted to the City's Fire Service Agency for review and approval.
 - a. Fire protection requirements shall be filed with the City's Building and Safety Department.
8. The Applicant shall pay all Development Impact Fees established by the City. Development Impact Fees shall be paid prior to issuance of Building Permits.
9. Prior to the issuance of any building permits, the Applicant shall provide certification from the appropriate school district as required by California Government Code section 53080(b) that any fee, charge, dedication or other form of requirement levied by the governing board of the district pursuant to Government Code section 53080(b) has been satisfied.
10. * Hours of operation shall be limited to: 5:00 a.m. to 11:00 p.m. Sunday through Thursday and 5:00 a.m. to 12:00 a.m. Friday and Saturday. All truck deliveries shall be restricted to the restaurant's hours of operation.
11. Security cameras shall be installed both inside and outside the fast food restaurant. A Security Plan including the camera plan shall be submitted to and approved by the Chief of Police prior to the issuance of a Certificate of Occupancy.
12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. A minimum of thirty-nine (39) parking spaces shall be provided including a minimum of two disabled parking spaces. A loading zones shall be provided for the restaurant.
 - a. Each permanent parking space shall be not less than nine (9) feet wide nor less than nineteen (19) feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle except where compact car spaces have been authorized as follows:

Compact car parking spaces shall be not less than seven and one-half (7.5) feet wide nor less than fifteen (15) feet long and shall be clearly marked and/or posted with signs stating "Compact Cars Only." Compact spaces shall not

exceed 25 percent.

- b. All parking areas shall be provided with night time security lighting.
 - c. The disabled parking spaces shall be properly signed and striped per the Americans with Disabilities Act. The parking spaces shall be located in the spaces nearest to the main entrance of the restaurant or as approved by the City's Building and Safety Division.
 - d. The loading zone shall be properly striped and signed.
13. Drive aisles meeting both the City's Development Code and Fire Service Agency requirements shall be permanently maintained throughout the interior of the site.
- a. Minimum (two-way) drive aisles widths shall be twenty-four (24') feet.
14. The Design Review Board shall review all landscaping plans. After Design Review Board approval, two copies of a Final Landscaping Plan along with the appropriate fees shall be submitted to the City Landscape Architect for plan check. At the same time, one copy of the Final Landscaping Plan shall be submitted to Planning.
- Said Landscaping Plan shall show the type, size, and location of landscaping materials. Said plan shall incorporate the following criteria:
- a. Screening trees and landscaping shall be installed along the north and east boundaries of the site to screen the site from the adjoining residential uses along Messina Street and Catalpa Avenue. The Design Review Board shall have the discretion to require different landscape material, add landscape material or increase the size of landscape material to address noise mitigation and visual screening from adjoining residential properties.
15. Two copies of an Irrigation Plan along with the appropriate fee shall be submitted to the City Landscape Architect for review and approval. At the same time, one copy of the Irrigation Plan shall be submitted to Planning. A functional test of the system is required. The maintenance of landscaped areas shall be the responsibility of the property owner or operator.
- a. All landscaped areas shall be provided with permanent irrigation.
16. Where on-site parking areas are visible from any street, screening in the form of landscaping, a landscaped earthen berm, or decorative wall three (3) feet in height shall be erected between the right-of-way and the parking area.
17. The watering and maintenance of all landscaped areas shall be the responsibility of the property owner or operator. All landscaping shall be maintained in good repair at all times.

18. All ground mounted mechanical or electrical equipment shall be screened from view with the use of landscaping and/or architectural treatments. The Design Review Board shall review the location of all ground mounted mechanical equipment.
19. An enclosure for a trash dumpster and recycling is required on-site. The trash dumpster and enclosure shall be of sufficient size to accommodate the trash generated by the uses being served. All outdoor storage of trash, garbage, refuse, and other items or materials intended for discarding or recycling collection shall be screened from public view on at least three (3) sides by a solid decorative wall not less than five (5) feet in height or, alternatively, such as material or design approved by the Design Review Board. The fourth side shall contain an opaque gate maintained in working order and remaining closed except when in use. A hose bib shall be installed adjacent to the enclosure to allow for regular cleaning.
20. All sign plans shall be reviewed and approved by the Design Review Board. The plan shall include sign location, size, type, method of lighting, illumination capacity (milliamps), maximum size of letters, color schemes, and materials for construction.
 - a. The site is allowed one (1) free standing business identification sign (monument sign).
 - b. The restaurant is allowed two building mounted business identification signs (all building mounted signs shall be channel letters).
21. All lights provided to illuminate the site shall be hooded or arranged to reflect the light away from neighboring premises and public thoroughfares. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary. The Applicant shall install screening walls, fencing or suitable landscaping to eliminate light extending into adjoining residential properties.
22. No outside speakers, bells, gongs, buzzers, etc. shall be permitted which can be heard twenty-five (25) feet outside of the property lines. The operation of the restaurant shall not generate noise levels above 65 decibels at the Project boundary.
23. * All outdoor trash cans shall be emptied a minimum of once a day and more frequently if necessary. The trash dumpster shall be emptied a minimum of once a week and replaced with a clean dumpster every two weeks. All trash dumpsters shall be "restaurant style" with self closing lids.
24. Construction activities shall be restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday.
25. * The Project shall be reviewed by the Planning Commission six months after the Certificate of Occupancy is issued. The Planning Commission shall review the Projects compliance with the Conditions of Approval.
26. * The Applicant shall obtain and maintain a permit from the San Bernardino County

Department of Environmental Health for the operation of the restaurant.

27. * The Applicant shall install a decorative block, privacy wall along the north boundary of the Project. The appearance and location of the wall will be determined by the Design Review Board.
28. * The Applicant of the restaurant shall make every effort to relocate the structure located at 27776 Base Line. Prior to the issuance of a demolition permit, the owner/operator shall submit in writing to the City Planner, any advertisement stating the house is available for relocation, any name or contact made regarding the relocation of the structure, and any other means taken to relocate the structure. This period of notice to relocate shall be a minimum of 60 days.
29. In compliance with City Ordinance, the Applicant shall agree to defend at its sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. 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 of his obligations under this condition.
30. The Applicant shall comply with the following mitigation measures as identified in the Acoustical Analysis as prepared by Gordon Bricken and Associates, dated June 30, 1999.
 - a. The roof top mechanical equipment should have a sound rating equivalent to 68 dBA at ten feet (10') or less. This rating may be altered if it can be demonstrated that the combination of equipment does not yield a net condition in combination with the other sources of noise in excess of the City's requirements. Such assessment should be reviewed by the City's acoustical engineer.
 - b. The rooftop parapet or equivalent shielding should be a minimum four feet (4') high relative to the roof on the north and east side of the building.
 - c. The speaker board shall be equipped with a limiter such that the maximum output with any input level will not exceed 67 dBA at 35 feet, or the equivalent for any other distance.
 - d. A minimum six foot (6') high wall relative to the residential pad grade will be constructed along the north property line the full width of the project site but may be stepped down at the west end if visual traffic safety needs mandate.
 - e. The acoustical Engineer shall certify the final plans.

31. The Applicant shall provide a reciprocal access easement across their property to the adjacent property to the north (APN:1200-461-13) when the adjacent property is developed for commercial purposes.

* Non-standard Conditions

A:McDonald.con.wpd

CITY OF HIGHLAND
CUP 99-002/E277-72
McDONALD'S RESTAURANT
ENGINEERING CONDITIONS

- A - Required Prior to Map Approval
- B - Required Prior to Building Permit
- C - Required Prior to Occupancy
- D - Ongoing
- * - Non-Standard Conditions

May 25, 1999

MAP

- B 1. Record a Lot Line Adjustment and Record of Survey or Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act to combine the existing lots.
- A 2. At the time of Parcel Map or Lot Line Adjustment submittal, include traverse calculations which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check review.
- A 3. Post a monumentation deposit to insure placement of monuments.

SOILS/GEOLOGY/GRADING

- B 4. Submit a preliminary soils report for review by the City Engineer.
- B 5. Submit rough and/or precise grading plans to the City Engineer and the City Planner for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- B 6. Submit structural design and location for any required retaining walls for review by the City Engineer's office.
- B 7. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during short term construction and long term operational activity for approval by the City Engineer. Place erosion control measures prior to issuance of building permits. Submit an erosion control deposit prior to issuance of grading permits which ever occurs first.
- D 8. Dust abatement will be made a condition of the grading plans for this project.
- B 9. Submit original wet signed and stamped rough grading certifications from the Soils Engineer and grading engineer, along with compaction reports, to the City Engineer.
- C 10. Submit original wet signed and stamped final grading certifications, from the Grading Engineer, to the City Engineer.

STREET IMPROVEMENTS

- C* 11. Construct street improvements across the Base Line frontage, including but not limited to, sidewalk, street type entrances, striping and signage. Grade parkway within future street right of way to drain to Base Line at 2% to facilitate future street widening by City.

- C* 12. Design the Base Line entrance to facilitate future street widening by the City. Amend the building location and/or driveway alignment as necessary.
- C* 13. Construct raised curb median on Base Line to prohibit left turn movements at the project entrance as approved by the City Engineer and the Design Review Board..
- C* 14. Construct street improvements across the Seine Avenue frontage, including but not limited to, curb and gutter, sidewalk, no parking signs on both sides and a street type entrance.
- C* 15. Re-stripe Seine Avenue to provide a left turn lane north of Base Line. Crack fill and slurry seal existing pavement, curb to curb, across project frontage prior to striping.
- C* 16. Modify the existing signal loops on Seine Avenue north of Base Line at the proposed left turn lane.
- C* 17. Remove the existing street light and wood pole and replace with new street light. Install one new street light on Base Line.
- C 18. Install and energize street lights. Use cut-off type luminaires on marblelite poles at locations as specified by the City Engineer.
- C* 19. Install and maintain parkway landscaping and irrigation along project frontages. Design parkway irrigation system with a separate water meter and controller from the on-site irrigation system.
- B* 20. Apply to the City to annex the project into the City's Landscape Maintenance District. Submit a ballot to the City agreeing to the annexation and amount of assessment. The City will maintain parkway landscaping using assessment proceedings if parkway is not adequately maintained by the property owner.
- C* 21. Construct all new utilities such as backflow devices, water meters, main irrigation lines, utility vaults, parkway trees, etc., outside of future street right-of way (52' from centerline) to facilitate future widening of Base Line by the City.
- C 22. Any existing streets torn up for installation of new services will require an A.C. overlay.
- B* 23. Provide adequate corner sight distance per Caltrans standards at the Seine Avenue entrance.
- B 24. Submit street improvement plans for review and approval by the City Engineer. Comply with the City of Highland design standards as shown on the street and storm drain improvement check list.
- B 25. Indicate the location of any existing utility facility which would affect construction on improvement plan and profile.
- C 26. Submit an evaluation of the structural road section prepared by a soil engineer to the City Engineer. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3" A.C./4" A.B. Traffic index shall be provided by the City Engineer.

- B 27. Design public improvements including sidewalk and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Construct guide railing and walkway ramp shown on Base Line outside of right of way (52' from centerline).
- B* 28. Provide an analysis of the Base Line/Seine Avenue intersection in the project traffic study for year 2015 to address the following:
 - a. Analyze whether northbound and southbound signal left turn phasing is needed for capacity and safety reasons.
 - b. Identify mitigation measure to accommodate the projected eastbound left turn traffic.
 - c. Include cost estimate of any needed mitigation measure and calculate the project's fair share.

DEDICATION

- A* 29. Dedicate a corner property line cutoff at the northeast corner of Base Line and Seine Avenue in accordance with the City of Highland standards.
- A* 30. Dedicate up to 52' of right-of-way on Base Line across the property frontage.
- A* 31. Dedicate vehicular access rights to the City across project frontages except at project entrances.
- C* 32. Grant an easement in favor of the adjoining property located northerly of the project site to allow future reconstruction of the Seine Avenue entrance for access to the adjoining property.

DRAINAGE

- C 33. Construct undersidewalk drains per City standards to convey surface flows to the street. Discharge of site drainage over drive approaches is not permitted.
- C 34. Design the project entrances to prevent street flows from entering the site.

FEES/PERMITS

- C* 35. Pay a construction in-lieu fee in the amount of \$31,000 for future widening of Base Line and signal relocation by the City across the project frontage.
- B* 36. Pay project fair share of CMP Traffic Mitigation Fee for year 2015 mitigation measure for the Base Line/Seine Avenue intersection.
- D 37. Pay appropriate engineering fees for plan check, review of professional reports, inspection, GIS map plan update, microfilming and storage of maps and plans, maintenance district annexation, and other required fees.
- C 38. Obtain permits prior to any construction within the City's right-of-way.
- C 39. Coordinate and pay for the relocation/removal of any power poles or other existing public utilities as necessary.

CONSTRUCTION

- B 40. Any abandoned wells on the property or similar structures that might result in contamination of underground waters to be destroyed in a manner approved by the City Engineer.
- A 41. No public street work, except rough grading, may commence until street dedication has been recorded.
- C 42. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 43. Comply with the City standards and requirements in effect at the time of permit issuance.
- D 44. Comply with applicable requirements of the National Pollutant Discharge Elimination System permit program.

COUNTY FIRE DEPARTMENT



COUNTY OF SAN BERNARDINO

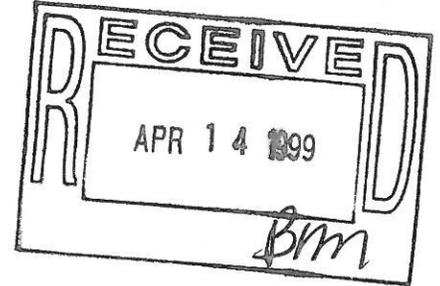
COMMUNITY SAFETY DIVISION
385 North Arrowhead Avenue, Third Floor • San Bernardino, CA 92415-0179
(909) 387-5372 • Fax (909) 387-4382

PETER R. HILLS
Fire Chief
County Fire Warden

DATE: APRIL 12, 1999

MCDONALD'S CORPORATION
11682 EL CAMINO REAL, STE 400
SAN DIEGO, CA 92130

RE: CUP HIG99/1173
LOCATION: N/E/C SEINE AVE & BASELINE - HIGHLAND
PROJECT TYPE: FAST FOOD RESTAURANT
PLANNER: BRUCE R. MEIKLE



Dear Applicant:

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Department recommends the following fire protection measures to be provided in accordance with applicable local ordinances, codes, and/or recognized fire protection standards.

The Fire Department is required to set a minimum fire flow for development using the San Bernardino County "Guide for Determining Required Fire Flow". This formula has established the required fire flow to be 1750 gpm for a 2-hour duration at 20 psi residual operating pressure. The water system and fire hydrants shall be in operating condition before any combustible material is placed on the job side.

The following information of this document sets forth the *FIRE CONDITIONS* and *GUIDELINES* which are applied to this project.

FIRE CONDITIONS:

F2: Water systems designed to meet the required fire flow of this development shall be approved by the fire department having jurisdiction. The developer shall furnish the fire department with two (2) copies of the water system improvement plan for approval. Water systems shall be operational and approved by the fire department prior to recordation or any above grade construction occurring. The required fire flow shall be determined by appropriate calculations, using the "Guide for the Determination of Required Fire Flow." New water systems shall have minimum eight (8) inch mains, six (6) inch laterals, and six (6) inch risers.

F3: The above referenced project is protected by the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.

JAMES J. PLAVEN
County Administrative Officer

KATHY A. DAVIS First District
JOHN D. MEHLS Second District
JERRY EAVES Fifth District

Board of Supervisors

DENNIS HANBERGER Third District
LARRY WALKER Fourth District
..... Fifth District

F7: Prior to framing construction, approved fire hydrants and fire hydrant pavement markers shall be installed. Fire hydrants shall be six (6) inch diameter with a minimum of one 4 inch and one 2 1/2 inch connection as specified by fire department. The design of the fire hydrants and fire hydrant pavement markers shall be approved by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post three (3) feet from the hydrant. All fire hydrant spacing shall be three hundred (300) feet with the exception of single family residential which may be increased to six hundred (600) feet maximum.

F9a: Prior to final inspection, commercial and industrial street address numbers shall be posted, on the building, with a minimum eight (8) inch in height by three fourth (3/4) inch stroke width and shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated. Where building setback exceeds two hundred (200) feet from the roadway, additional non-illuminated contrasting six inch numbers shall be displayed at the property access entrances.

F16: Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. This system shall comply with NFPA Pamphlet #13 and Fire Department Guideline #10.507. The applicant shall submit hydraulic calculations and detailed plans, to a Fire Protection Consultant approved by the Fire Department, showing type of storage and use with the applicable protection system. Consultant fee for plan review shall be paid directly to the consultant and shall include two field inspections.

F23: Prior to final inspection or occupancy, hand portable fire extinguishers are required to be provided. The location, type, and cabinet design shall be approved by the Fire Department.

F32: Prior to any framing construction occurring, the Applicant/Developer is required to provide Fire Staff with a letter from the water company having jurisdiction, verifying financial arrangements have been made for the required water improvements or that existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

F35: Prior to release for map recordation, building permits, or occupancy, the required fire fees shall be paid to the San Bernardino County Fire Department. Please contact our office at (909) 387-5372 regarding the amount of fees required.

***SPECIFIC CONDITIONS**

1. Fees of \$103 are required prior to C.U.P approval.

GUIDELINES:

The following guidelines are provided to assist the developer's architects/engineers in designing the required fire protection for this project. Contact the Community Safety Division, Planning/Engineering Section for the appropriate pamphlets.

GL 10.105: HYDRANT IDENTIFICATION MARKERS
GL 10.301: PREMISES IDENTIFICATION (ADDRESSING)
GL 10.401: WATER SUPPLY FOR FIRE PROTECTION
GL 10.507: AUTOMATIC FIRE PROTECTION - NFPA 13

All questions regarding the meaning of fire conditions should be referred to our Fire Prevention Staff at 385 N. Arrowhead Avenue, San Bernardino CA 92415-0179 or call (909) 387-5372, Fax (909) 387-4382.

Sincerely,

A handwritten signature in cursive script that reads "Doug Crawford".

DOUG CRAWFORD, Fire Inspector
San Bernardino County Fire Department

- _____ 7. X On-site water and sewer shall be approved prior to issuance of a Building Permit. On-site water and fire hydrants shall be approved by the San Bernardino County Forestry and Fire Warden Department prior to issuance of Building Permit. No flammable materials will be allowed on-site until fire hydrant protection is established and approved by San Bernardino County Fire.
- _____ 8. X Prior to issuance of Building Permits, provide Building and Safety Division with a copy of a Health Department Permit and approved Plans.
- _____ 9. X Prior to issuance of Building Permits, provide Building and Safety Division with a copy of the South Coast Air Quality Permit to operate.
- _____ 10. X Prior to permit issuance, a receipt is required from either San Bernardino City Unified School District located at 777 N. "F" Street, San Bernardino, or Redlands Unified School District located at 20 West Lugonia, Redlands.
- _____ 11. X Prior to issuance of Building Permits, provide Building and Safety Division with a Will Serve Letter from East Valley Water District.
- _____ 12. X Submit plans for locations of construction trailer and utility hookups. Temporary electric power will require a permit based on how many metered and support poles are proposed.
- _____ 13. X All water pipe within the structure shall be of Type K copper, galvanized iron or CPVC installed under pressure. (CPVC Notification form required prior to permit issuance).
- _____ 14. X The Building and Safety Division, at the request of the developer/contractor, will start the final sign off process two (2) weeks prior to opening of the facility. Once Building and Safety Division has routed for final releases, the developer/contractor shall schedule the Agencies involved for a final review of project. The Agencies involved must sign the back of the Building and Safety job card.
- _____ 15. X Prior to final inspection and Certificate of Occupancy, a Temporary Use of Permanent Power Permit may be obtained for testing appliances only. Prior to the issuance of this Permit, the Fire Sprinkler Suppression System shall be approved by the San Bernardino County Forestry and Fire Warden's Office.

ATTACHMENT "5"

PLANNING COMMISSION APPROVAL (ASR 00-003 and MAJV 00-002)
RESOLUTION 00-08 & FINDINGS OF FACTS
CONDITIONS OF APPROVAL

RESOLUTION NO. 00- 08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A SIGN PERMIT AND MAJOR VARIANCE FOR A SEVENTY FOOT (70') HIGH, 438 SQUARE FEET (EACH SIDE) FREEWAY ORIENTED COMMERCIAL BUSINESS SIGN (ASR-00-003 AND MAJV00-002).

A. RECITALS

- (i) McDonald's Corporation has filed an application requesting the approval of a Sign Permit and Major Variance Applications (herein after referred to as "Application") on April 19, 2000.
- (ii) The Application applies to the south side of Messina Avenue just east of the Interstate 210 Caltrans right-of-way (the "Property") commonly referred to as Assessor Parcel Number 1200-461-07.
- (iii) The Application requests entitlement for the construction of a seventy foot (70') high, four-hundred thirty-eight (483) square foot double-sided Freeway Oriented Commercial Business Sign
- (iv) The Property is presently undeveloped.
- (v) The Land Use Element of the General Plan designates the subject Property for BC (Base Line Commercial) uses which includes the proposed uses.
- (vi) The Zoning Designation for the property to the north is R-1 (Single Family Residential); to the east is BC (Base Line Commercial), to the west is OS (Open Space) Interstate 210, and the south is BC (Base Line Commercial).
- (vii) On July 18, 2000, and August 1, 2000, the Planning Commission of the City of Highland, conducted Public Hearings on the Applications and concluded the meeting on the latter date.
- (viii) Pursuant to the California Environmental Quality Act, the Planning Commission adopted a Negative Declaration.
- (ix) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. Based upon substantial evidence presented to the Planning Commission during the July 18, 2000, and August 1, 2000, Public Hearings, including public testimony and written and oral staff reports, the Planning Commission finds as follows:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
 - b. The proposed site is located within the Base Line Commercial (BC) Zoning District which permits Freeway Oriented Commercial Business Signs subject to a Sign Permit. The current General Plan Designation for the subject site is also Base Line Commercial (BC). The Application has been reviewed by the City of Highland Planning Division, Building and Safety, and Engineering Department, and lawful conditions of development have been applied to the project to ensure compliance with applicable development policies and standards of the City.
 - c. The proposed site is located within a Base Line Commercial District. There are similar existing Freeway Oriented Commercial Signs in the area, as well as pertinent commercial uses in the immediate area. Lawful conditions of development have been placed on the project to ensure the proposal would not impair the integrity or character of the proposed District in which it is to be established.
 - d. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity because all businesses participating on this display will be Freeway oriented and need this Sign for visual recognition from the Freeway.

- e. There are exceptional or extraordinary circumstances or conditions that apply to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification because there is no Freeway visibility due to the elevation of the property from the Freeway grade and the existing gas station across the street has a Freeway sign.
- f. The strict interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification because less than adequate signage will place the operator at a significant competitive disadvantage and endanger financial success of all businesses participating on the display.
- g. The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because other business have similar signs in the area.
- h. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the area as it will enhance safety allowing vehicles to see businesses allowing for a safe exit from the Freeway.
- i. The granting of the Variance is consistent with the objectives and policies of the General Plan and the Development Code because this is a step in improving the entire corner and area and the multi-tenant Sign will reduce the need for similar signs in the future.
- j. The site has a unique character or features that cause visibility problems, thus causing economic burdens or business hardships because the business is intended to attract Freeway traffic, but because of its location above the Freeway it cannot be seen from the Freeway.
- k. No other proposed sign alternatives or design would be feasible or would provide reasonable signage in accordance with the Sign Ordinance because of the businesses location above the Freeway which cannot otherwise be seen.

- l. The proposed Sign does not create a traffic hazard because the Sign is located on private property and its size and Sign area allow for drivers on the Freeway will have adequate time to safely exit the Freeway after observing the Sign.
 - m. The proposed Sign does not create a visual blight to the community because the Sign is located in an area located adjacent to a major freeway.
 - n. The proposed Sign does not adversely affect adjacent properties because the Sign is located in an area located adjacent to a major freeway and does not front any residential properties.
 - o. The proposed Sign is in compliance with the provisions of the Development Code in regard to regulations apart from the Sign Ordinance because permits for the Sign cannot be constructed until it is approved by the Design Review Board and it must comply with requirements of the Uniform Building Code.
3. Based on the findings and conclusions set forth above, the Planning Commission approves the Application for a seventy foot (70') high, four-hundred thirty-eight (438) square foot double-sided Freeway Oriented Commercial Business Sign, subject to the Conditions of Approval attached hereto and incorporated by reference as Attachments A, B and C.

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 1st day of August 2000.


Julie Rynerson-Hemphill
Chairwoman

ATTEST:


Rick C. Hartmann
Community Development Director

MAJV00-002.RES 7/00

CITY OF HIGHLAND

SIGN PERMIT
PLANNING CONDITIONS OF APPROVAL
(As Amended by Planning Commission, August 1, 2000)

Date: August 1, 2000
Applicant: McDonald's Corporation
File/Index: Sign Permit 00-003
Major Variance 00-002
Proposal: Sign Permit for a Freeway-Oriented Community Business Sign and
an application for a Major Variance.
Location: The northeast corner of Base Line and the 210 Freeway (APN: 1200-461-08).

Note: These conditions represent Planning conditions and are meant to be one part of overall conditions that may include Engineering, Fire Department and Building and Safety Conditions of Approval.

The conditions listed 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 the permit granted to use the property.

1. This Conditional Use Permit shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Permit.
 - b. Where circumstances beyond the control of the applicant causes delays which do not permit compliance with the time limitation established in this section, the reviewing authority may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. Applications for such extension of time must be set forth, in writing, the reasons for this extension shall be filed together with a fee as established by the City Council, with the Planning Division sixty (60) calendar days before the expiration of the Conditional Use Permit.

Note: All required on-site and off-site improvements shall be completed and approved prior to final inspections of any building or structure.

2. This Sign Permit and Major Variance is for a *sixty foot (60')* tall, double sided, Freeway-Oriented Community Business Sign *with a maximum sign face of 412 square feet per side only.*
3. Revisions, modifications or deletions to any plan shall be submitted to the approving authority for review and approval.

4. Prior to issuance of any permits all sign plans shall be submitted to the Design Review Board for review and approval to address design and landscaping requirements.
5. The Project shall comply with all applicable sections of the City's General Plan and Development Code.
6. All ground mounted mechanical or electrical equipment shall be screened from view with the use of landscaping and/or architectural treatments. The Design Review Board shall review the location of all ground mounted mechanical equipment.
7. All utility lines shall be installed underground.
8. Construction activities shall be restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday.
9. No single business may advertise on more than one panel (both sides of double-sided panel is permissible).
10. The Sign Permit is not approved, unless the concurrently filed Major Variance 00-002 is also approved by the Planning Commission
11. In compliance with City Ordinance, the Applicant shall agree to defend at its sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. 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 of his obligations under this condition.
12. Pursuant to provisions of California Public Resources Code Section 21089 (b), this application shall not be operative, vested or final, nor will building permits be issued until (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino; and (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino. The applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, by no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County and will provide the applicant with a copy of the receipt and filed NOD.

In the event this application is determined exempt from such filing fees pursuant to the provision of the California Fish and Game Code, or the guidelines promulgated

thereunder, except for payment of any required handling charge for filing a Certificate of Fee Exemption, this conditions shall deemed null and void.

13. *The three cabinets for the additional sign panels shall not be installed until a tenant has been secured for each cabinet.*

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Attachment B
 BUILDING AND SAFETY
 PROJECT CONDITIONS OF APPROVAL
 POLICY AND PROCEDURES

OWNER Robert Hackard

PLAN CHECK # N/A

SITE ADDRESS 27722 Seine Ave.

TRACT # _____

TELEPHONE _____

FILE/INDEX: MAJV 00-002

APN # 1200-461-07

Date Required
 Completed Condition

- | | | |
|-----------------|-----------------|---|
| <u> </u> | 1. <u> X </u> | All Conditions of Approval shall be blue-lined on the two (2) sets of approved plans. One set of approved plans shall be kept in the construction office at all times during construction. |
| <u> </u> | 2. <u> X </u> | Provide Building and Safety Division with two (2) sets of plans for plan review to include all Engineering Calculations. Submit one set of plans minus Calculations for San Bernardino County Assessor's Office. Submit two sets of Structural Calculations to include a lateral analysis. Design to Seismic Zone #4, 70 mph wind speed. Permits for the sign will be issued after plans are approved and all City agencies have signed off on clearance forms. |
| <u> </u> | 3. <u> X </u> | Submit Grading Plan, if grading is to be performed on-site. |
| <u> </u> | 4. <u> X </u> | Provide complete electrical plan. Show location of meter pedestals. Meter pedestals location and installation shall comply with Building and Safety Policy 215 attached. |

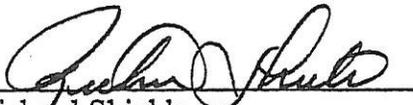
PURPOSE: To establish a policy regarding the installation of electrical meter pedestals in or out of the public right of way.

POLICY: Electrical meter pedestals (EMP) installed in or out of right of way shall be installed on a foundation extending 8" on each side of the EMP box. The foundation shall be 18" deep and strong enough to prevent the meter pedestal from movement in any direction. The concrete base may need to be increased depending on the grade location and soil pressure capabilities.

No EMP will be inspected unless all wiring to EMP is installed and identified. Addresses must be installed on the EMP box viewable by the utility company.

ANALYSIS: This policy is consistent with past practices in the City of Highland. Concrete base construction required by EMP specifications has not been adequate to support the EMP.

APPROVED:


Richard Shields
Building Official

Effective Date: 12/01/99

Revision Date:

Reference Code & Section:



Attachment C
MEMORANDUM

DATE: June 14, 2000

TO: Bruce Meikle, Associate Planner

FROM: Jim Godfredsen, Engineering Project Manager *JG*

SUBJECT: McDonald's Corporation
Sign Permit 00-003/Major Variance 00-002

Engineering has reviewed the subject application and has the following comment:

It is Engineering's understanding that an easement will be granted to McDonald's Corporation to allow placement of the sign on private property. It is recommended the property owner reserve vehicular access rights for himself, his heirs and assigns, if the easement will encumber the entire property. This will allow access onto Messina Street if needed for circulation purposes when the subject property or the property to the south is developed.

ATTACHMENT "6"
LANDSCAPING COMMENTS



LANDSCAPE ARCHITECTURE

4649 Brockton Avenue

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworksdg.com>

CA License #2110

NV License #389

October 4, 2016

Ignacio Rincon, Senior Planner
CITY OF HIGHLAND
COMMUNITY DEVELOPMENT DEPARTMENT –
PLANNING DIVISION
27215 Base Line
Highland, California 92346

RE: **PRELIMINARY LANDSCAPE PLAN REVIEW:
FAÇADE/ LANDSCAPE/ SIGNAGE/ ALTERATIONS
TO EXISTING McDONALD'S RESTAURANT – 27774 BASE LINE
DRA 16-009**

Dear Ignacio:

We have reviewed the preliminary plans for the facility listed above, and have noted the following initial comments:

- 1) The on-site landscape does not currently comply with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELo), as the project site has an aggregate landscape area greater than 2,500 square feet, and the proposed modifications require a building permit. See California Code of Regulations, Title 23. Waters. Division 2. Department of Water Resources. Chapter 2.7. Model Water Efficient Landscape Ordinance. Codes 490, 493.2. Per MWELo, the degree of compliance with current requirements that this project must implement is subject to the City's discretion. Factors that we (CWDG) feel are of highest importance in renovating the existing landscape to meet MWELo compliance include:
 - a. Removal of non-essential turfgrass, primarily, in the sidewalk-adjacent frontages along Base Line and Seine Avenue; hardscape-adjacent areas surrounding the restaurant and parking lot; and replacement with low water use groundcover, watered with low-volume drip irrigation (on-grade dripline with wood mulch cover).
 - b. Elimination of overspray onto hardscape from pop-up spray heads in shrub/ groundcover areas narrower than 10' in width in any direction (per MWELo 492.7(T)), also resulting in overhead irrigation no closer than 24 inches to any non-permeable surface (walls, curbs, walks, etc.) as per MWELo 492.7 (U). This shall be accomplished by converting existing hardscape-adjacent, conventional pop-up spray irrigation to low-volume drip irrigation.

- c. Placement of a 2" minimum layer of wood mulch within all existing planter areas where soil is currently exposed.
 - d. Upgrading of the existing automatic irrigation controller to a model that utilizes either evapotranspiration or soil moisture sensor data with non-volatile memory for irrigation scheduling.
 - e. All existing non-turf plantings are OK to remain in place, as long as the above-mentioned low-volume irrigation is divided into hydrozones consisting of trees/ shrubs/ groundcover with comparable water use values to one another.
- 2) The proposed planter located north of the proposed drive thru lane addition (between the drive thru lane and parallel parking stalls) is shown as being a concrete walkoff on the Grading and Drainage Plan, but is shown as being planted with *Dymondia* groundcover on the Landscape Plan. Since this area will be subject to regular foot traffic from the passenger side of the parallel parking stalls, we recommend the concrete walkoff as shown on the Grading and Drainage Plan instead of irrigated groundcover within this narrow planter.

If you have any questions or concerns, please feel free to contact us at (951) 369-0700.

Sincerely,
COMMUNITY WORKS DESIGN GROUP



Scott Rice ASLA, LEED AP, CASp
Landscape Architect CA #5111
Certified Access Specialist CASp-709



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 15, 2016

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Tom Thornsley, Associate Planner *TT*

SUBJECT: Design Review Application (DRA 16-010) for the construction of 13 detached single-family residences associated with Tract Map 16448.

LOCATION: An approximately 3.01-acre site on the north side of Greenspot Road just west of Valencia Court (APN No.: 1201-431-56)

REPRESENTATIVE: Greenspot 13, Inc., 20201 SW Birch St., Ste. 100, Newport Beach, CA, Owner/Applicant

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2016- ___ to approve Design Review Application (DRA 16-010) for construction of 13 detached single-family residences associated with Tract Map 16448, and adopt the Findings of Fact.

FISCAL IMPACT: The Applicant submitted the required fee for processing a Design Review Application. Staff time spent working on the application will be charged to this fee. In addition, the developer will be required to pay Development Impact Fees (DIF's) which will help offset the costs associated with providing public services and infrastructure to support the new development.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>42</u>
Denied _____	Ayes _____		File No. _____
Continue _____	Noes _____		
	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary	<i>[Signature]</i> Community Development Director		

ENVIRONMENTAL REVIEW: This project complies with the Environment Assessments made for the East Highland Planned Unit Development Amendment (PUD 05-003) and TTM 16448 and is not subject to further review because it is consistent with CEQA Section 15162. **SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS** (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that changes have been proposed, occurred, or new information of substantial importance has come to light. This project will comply with the Mitigation Monitoring and Reporting Program adopted with PUD 05-003.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public meeting was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site. No further notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff had not received any comments.

DESCRIPTION OF SITE: The project site consists of a vacant 3.01-acre parcel located north of Greenspot Road just west of Valencia Court (Exhibit A - Aerial Location Map). The project site is within the Planned Development land use designation of the General Plan for the amended East Highland Ranch Planned Unit Development (PUD 05-003) with PD (Planned Development) zoning. Residential land uses are located to the north and to the east of the proposed project site with a small neighborhood park in the neighborhood north of the site and private parkland to the west within the Village Lakes community. South of the site is Greenspot Road and vacant land designated for residential development and a half mile south is Plunge Creek.

Surrounding Land Uses

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation-EHR</i>
<i>North</i>	Single-family residences and an elementary school	Planned Development for East Highland Ranch	SFD-IR
<i>South</i>	Vacant	Planned Development for East Highland Ranch	Medium Density Residential
<i>East</i>	Single-family residences and an orange grove	Planned Development for East Highland Ranch	SFD-IR
<i>West</i>	Single-family residences	Low Density (2.1-6.0 du/ac)	R-1 Single-family Residential

BACKGROUND: In 2005, Spring Pacific Properties, LLC, submitted an application to amend five planning areas within the East Highlands Ranch Planned Unit Development. One of those areas was Planning Area 39 which had its designation changed from Neighborhood Commercial (NC) to Single Family Detached R-1 (SFD-IR) with a 5,500

square foot lot minimum. A tentative tract map (TTM 16448) was also proposed creating a 14 lot subdivision with a pedestrian link between lots and through to the exiting community to the north to take advantage of the neighborhood park and trail facilities. The purpose for the land use change was based upon the limited need for additional commercial in the area and the desire to concentrate commercial nodes. The tentative tract map was reviewed and approved by the Planning Commission on February 7, 2006, through Resolution No. 2006-009 (Exhibit B-1 – TTM 16448 & B-2 – TM 16448). Tentative Tract Map 16448 subdivided 3.01 acre parcel into fourteen (14) lots ranging in size from 5,500 square feet to 10,970 square feet. Based on water quality standards in place today, one lot (Lot 14 now Lot A) has been converted to a water quality basin leaving the applicant with thirteen (13) lots (Exhibit C – Plotting Plan).

PROJECT REVIEW/ANALYSIS: Greenspot 13, Inc., is requesting approval of a new design review application (DRA 16-010) for construction of thirteen (13) detached single-family residences based on two two-story floor plans with six elevations including the perimeter wall and internal fencing plans and the conceptual landscape plans.

Access/Circulation

As designed through Tentative Tract Map 16448, access to the development will be provided from Greenspot Road onto a new cul-de-sac, Blossom Way, entering northward then turning east. In addition to the installation of street, curb and gutter in accordance with map, the installation of a pedestrian linkage from Blossom Way to Beckett Court to the north will ensure adequate pedestrian circulation throughout the development and surrounding neighborhoods.

Site Design

The layout of the tract is substantially unchanged from the previous approval, with lots 1-8 on the south side of the new cul-de-sac and lots 9-13 on the north side. Lot 14 is how the area of the water quality basin in the northwest corner of the tract. The pedestrian link will extend along the west and north edge of the lot providing access from Blossom Way through the north boundary wall out to Beckett Court. The basin and the area along the pedestrian linkage will be landscaped offering an attractive element to the neighborhood (Exhibit D – Landscape Plan).

The 13 lots meet all of the minimum size and dimension requirements specified within the East Highland Ranch Planned Unit Development (EHR-PUD). The lots range in size from 5,500 square feet to 10,970 square feet. Two two-story residences floor plans are proposed at 2,188 square feet and 2,454 square feet with each plan having three (3) elevation options. As indicated on the proposed plotting plan, each residence meets the setback requirements established by the EHR-PUD.

Topographically, the project site is almost flat with approximately three (3') feet of slope from the northeast corner of the tract to the southwest corner. The street grade along

Greenspot Road is approximately four (4') above the eastern most pad and levels off at the tract entrance.

Landscape

The conceptual landscape plan, which includes a drought tolerant plant palette, has been reviewed by the City's landscape architect and complies with the conditions of approval specified for the Tentative Tract Map and Highland Municipal Code Section 16.40.390 (Water Efficient Landscape Requirements). Perimeter landscaping along Greenspot Road is comprised of the existing parkway planting of Crape Myrtle and California Coastal Live Oak in the landscape area between the sidewalk and the property wall. A mix range of ground cover plants are also proposed in this area (Exhibit D – Landscape Plan). Within the tract all homes will have front yard landscaping which will include Southern Magnolia Western Redbud and Chitalpa and mixed shrubs, ground cover, vines and mulch. In addition, the landscaped basin has been provided as a water quality management design feature and a condition of approval has been included which ensures the planting layout is consistent with the Water Quality Management Plan (WQMP).

Landscaping along Greenspot Road has the potential to obstruct the view of west bound traffic along the roadway within a restricted 500 foot traffic line-of-sight zone from the point of access at Blossom Way eastward. The final tree and shrub planting concept, within this view zone, requires a field sight survey once the perimeter wall has been installed and possible obstructions can be analyzed. A condition of approval has been included to assure adequate visibility is maintained.

Walls and Fences

As part of the design review process, and as conditioned by the Tentative Tract Map, a wall and fence plan depicting proposed walls and fences must be submitted for review and approval. As specified in the conditions of approval for TTM 16448 the project must construct a six (6) foot tall decorative masonry block wall along the southern project boundary. As depicted in the landscape plan, a six (6) foot split-face block walls are provide on the southern perimeter of the tract along Greenspot Road, connecting the homes, and along street side yards. Six (6') foot vinyl fencing will be installed between lots and a six (6') foot tubular steel fence will be placed around the water quality basin.

Architectural Elevations

The Applicant has submitted architectural plans for the proposed residences. The proposed architecture consists of three elevation variations; Spanish and two Traditional styles with six (6) color/material schemes (Exhibit E - Architectural Elevations, Exhibit G – Floor Plans & Exhibit F - Architectural Colors & Materials). The Spanish style consists of 5:12 rooflines with "S" tile shingles, stucco exterior, decorative shutters and pot shelves, corbels under second floor pop-outs. The Traditional styles consist of 5:12 rooflines with flat tile shingle, a mixture of wood siding and stucco, decorative shutters, window surrounds, brick or stone veneer and squared wood or brick and wood columns supporting front porches. As

depicted on the plot plan, the architectural elevations and color schemes have been distributed throughout the development to ensure a varying, yet cohesive development. In addition, the proposed architecture will complement the existing residences in the surrounding area. The developer will not be installing a model home complex.

Conclusion:

The proposed project will develop new single-family residences on a site which has been vacant for many years. The proposed project complies with the conditions within Resolution No. 2006-009 for Tentative Tract Map 16448 and the East Highland Ranch Planned Unit Development and conditions of approval have been included to ensure development of the project in a manner that will enhance the surrounding area. Therefore, Staff recommends approval of the proposed project, subject to the findings of fact and conditions of approval (Attachment 1 Resolution 2016- ___ and Attachment 2 Resolution No. 2006-009).

Exhibits:

- A – Aerial Location Map
- B1 – TTM 16448
- B1 – TT 16448
- C – Plotting Plan
- D – Landscape Plan
- E – Architectural Elevations
- G – Floor Plans
- F - Architectural Colors & Materials

- Attachments:
1. Resolution 2016-___ for Design Review Application (DRA 16-010)
 - A. Conditions of Approval
 2. Resolution No. 2006-009 for TTM 16448 (PUD 05-003)

Exhibit A - Aerial Location Map

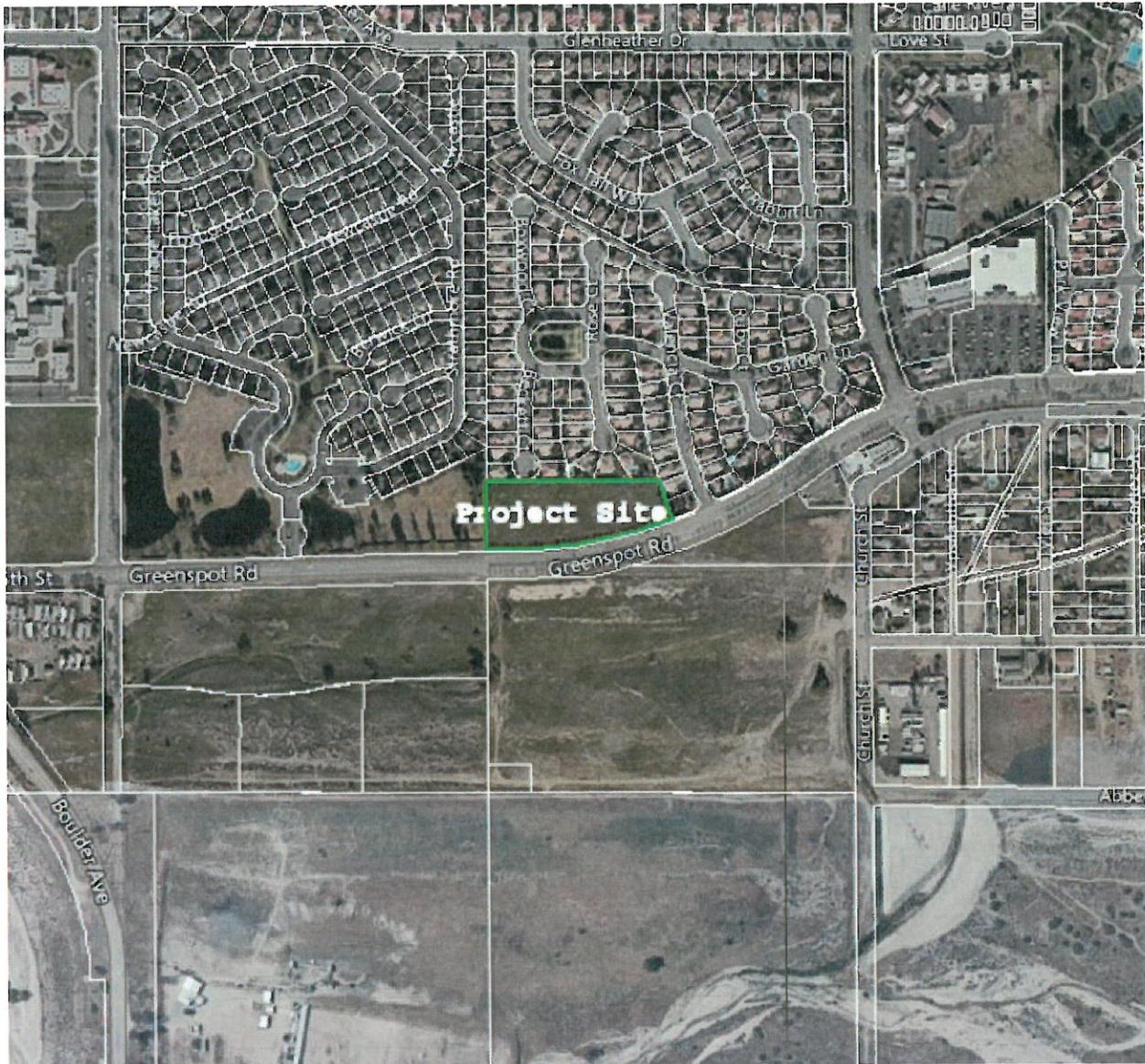


Exhibit B-2 - TT 16448

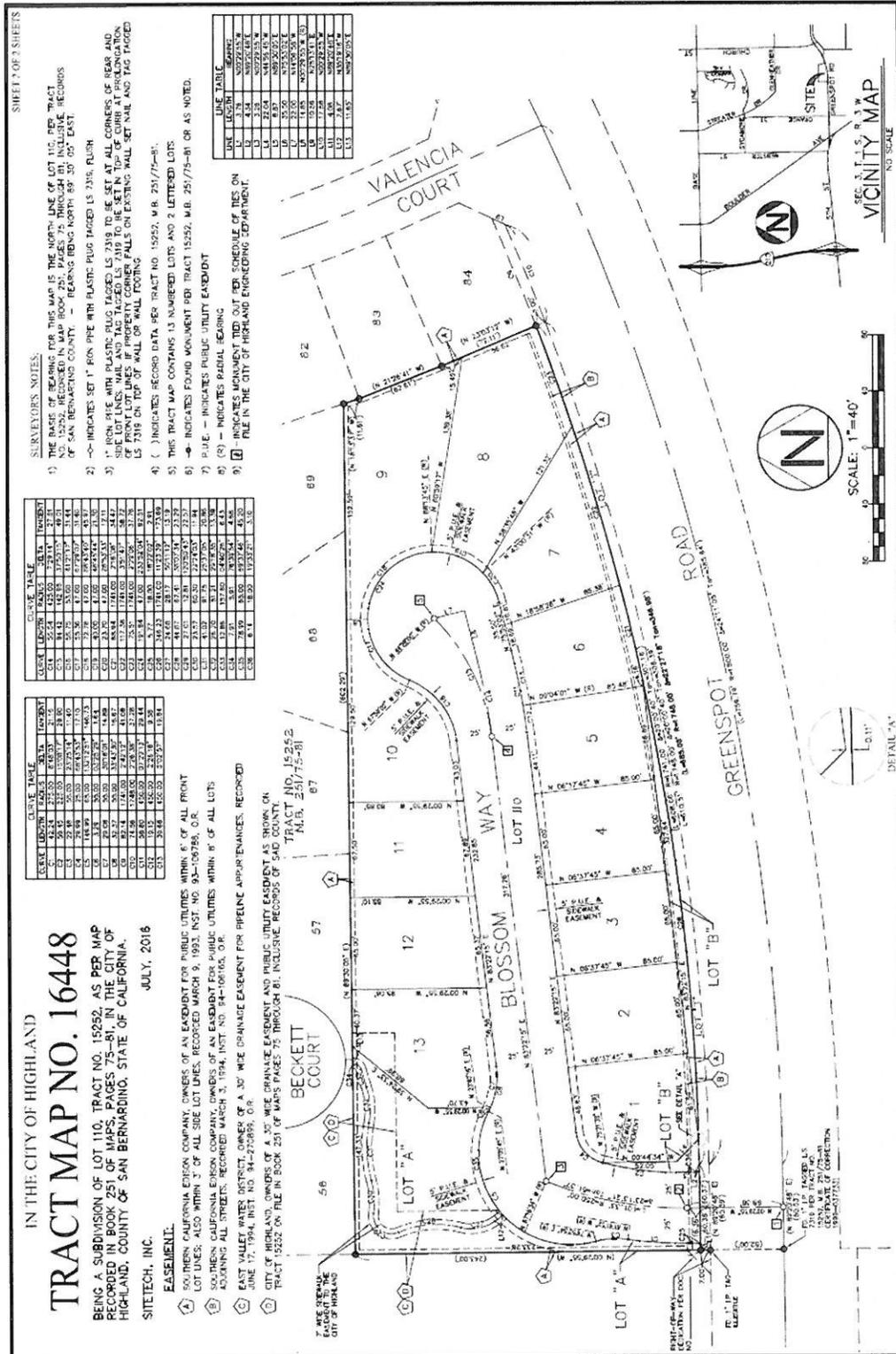
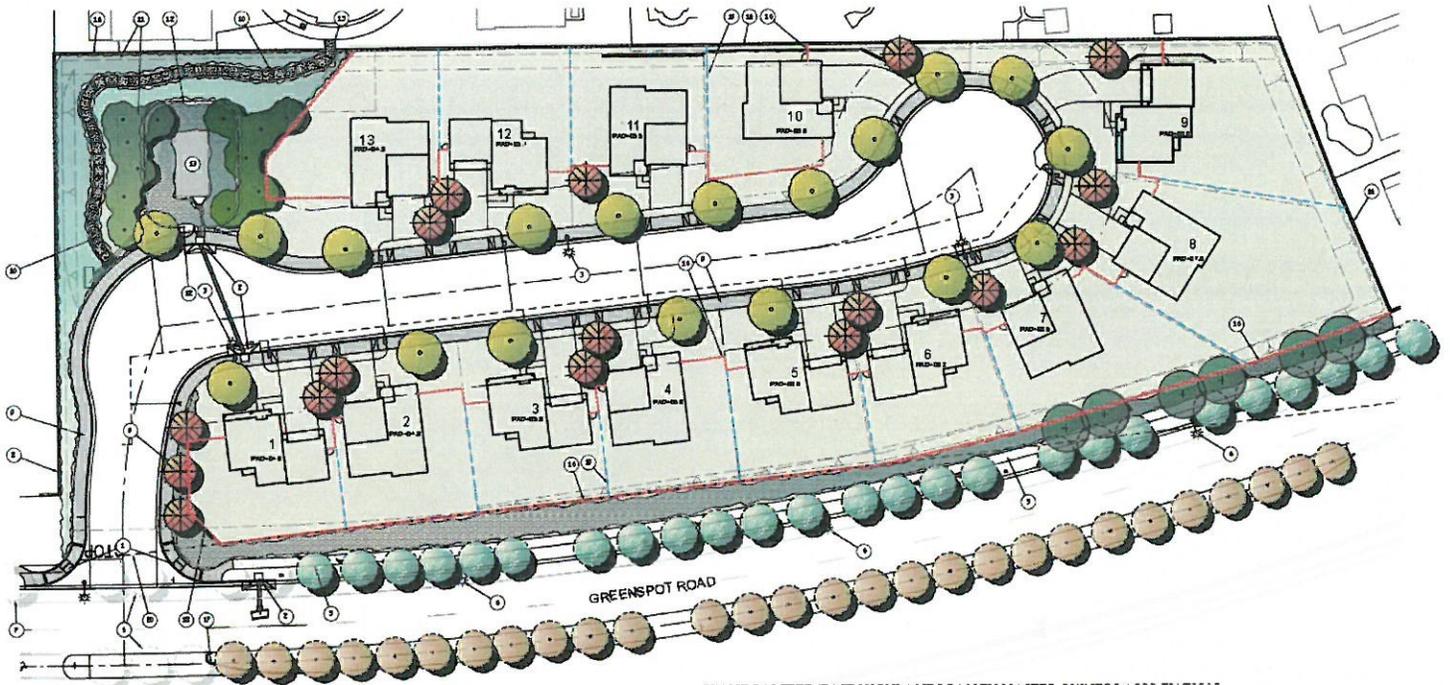


Exhibit D – Landscape Plan



PLANT PALETTE (EAST HIGHLANDS RANCH MASTER OWNERS ASSOCIATION):

TREES		SHRUBS, GROUNDCOVERS, & VINES	
	STREET TREE - 24" Box Magnolia 'DDEBlanchard' • Southern Magnolia		Rhamnus 'Eve Case' • Coffeeberry (5 gal.)
	FLOWERING ACCENT TREE - 24" Box Cercis occidentalis • Western Redbud Chitalpa 'Pink Dawn' • Chitalpa		Rhus ovata • Sugarbush (5 gal.)
	LARGE BACKGROUND TREE - 15 Gal. Quercus agrifolia • California Coast Live Oak		Arctostaphylos 'Howard McMinn' • Howard McMinn Manzanita (5 gal.)
	EXISTING STREET TREE TO REMAIN Lagerstroemia indica 'Pink' • Pink Flowering Crape Myrtle (within median) Lagerstroemia indica 'White' • White Flowering Crape Myrtle (within parkway)		Salvia apiana • White Sage (1 gal.)
			Salvia leucophylla • Purple Sage (1 gal.)
	EXISTING STREET TREE TO BE REMOVED Lagerstroemia indica 'Pink' • Pink Flowering Crape Myrtle (within median) Lagerstroemia indica 'White' • White Flowering Crape Myrtle (within parkway)		Gistus purpureus • Purple Rockrose (1 gal.)
			Rosa californica • California Wild Rose (1 gal.)
			Achillea 'Moonshine' • Yarrow (1 gal.)
			Stipa pulchra • Purple Needlegrass (1 gal.)
			Penstemon 'Margarita BOP' • Margarita Penstemon (1 gal.)
			Lantana montevidensis • Trailing Lantana (1 gal.)
			Epilobium 'Everett's Choice' • California Fuchsia (1 gal.)
			Salvia 'Ee's Elis' • Ee's Elis Sage (1 gal.)
			Eriogonum 'Warriner Lytle' • Warriner Lytle Buckwheat (1 gal.)
			Parthenocissus tricuspidata • Boston Ivy (5 gal.)

Exhibit E - Architectural Elevations



Plan 1 Spanish

Plan 2 Traditional



Plan 2 Spanish

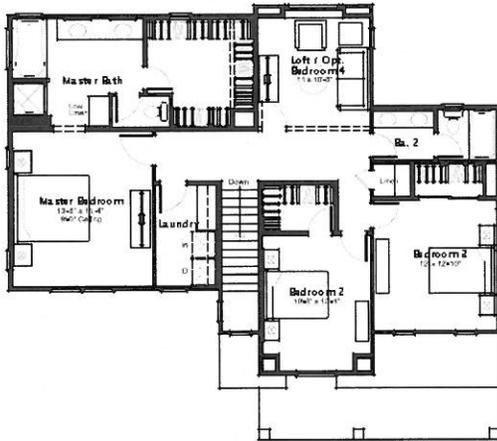
Plan 1 Traditional Alternative



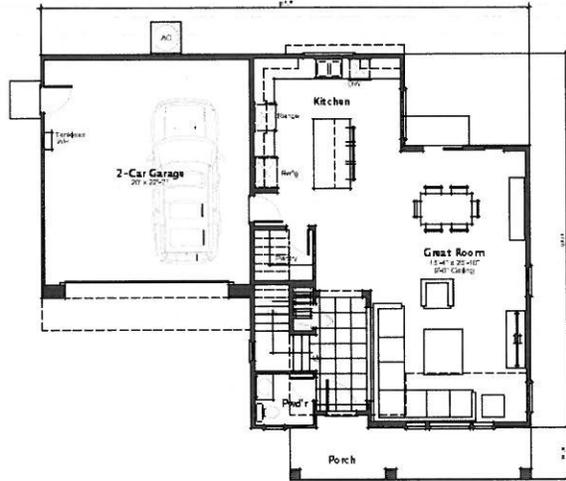
Plan 1 Traditional

Plan 2 Traditional Alternative

Exhibit G – Floor Plans



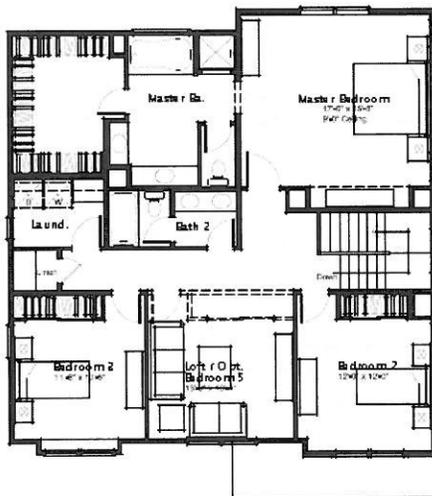
Second Floor Plan



First Floor Plan

Plan 1

Living Area:	
First Floor	890
Second Floor	1,298
Total Living Area =	2,188 sq. ft.
Garage	468



Second Floor Plan



First Floor Plan

Plan 2

Living Area:	
First Floor	1,066
Second Floor	1,388
Total Living Area =	2,454 sq. ft.
Garage	421

Exhibit F - Architectural Colors & Materials

(Not a true representation of the actual colors. Color boards available at City Hall.)

SCHEME 1 - TRADITIONAL ELEVATIONS	SCHEME 2 - TRADITIONAL ELEVATIONS	SCHEME 3 - TRADITIONAL ELEVATIONS
 <p>FLAT BRUSHED ROOF</p> <p>FASCIA, EAVES, BEAMS, KICKERS, POSTS, HEADERS, COLUMNS, SIDE & GARAGE DOORS</p> <p>BASE STUCCO</p> <p>ENTRY DOOR</p> <p>SHUTTERS</p> <p>SIDING</p> <p>STONE</p> <p>BRICK</p>	 <p>FLAT BRUSHED ROOF</p> <p>FASCIA, EAVES, BEAMS, KICKERS, POSTS, HEADERS, COLUMNS, SIDE & GARAGE DOORS</p> <p>BASE STUCCO</p> <p>ENTRY DOOR</p> <p>SHUTTERS</p> <p>SIDING</p> <p>STONE</p> <p>BRICK</p>	 <p>FLAT BRUSHED ROOF</p> <p>FASCIA, EAVES, BEAMS, KICKERS, POSTS, HEADERS, COLUMNS, SIDE & GARAGE DOORS</p> <p>BASE STUCCO</p> <p>ENTRY DOOR</p> <p>SHUTTERS</p> <p>SIDING</p> <p>STONE</p> <p>BRICK</p>
BLOSSOM TRAILS	BLOSSOM TRAILS	BLOSSOM TRAILS
SCHEME 4 - SPANISH ELEVATIONS	SCHEME 5 - SPANISH ELEVATIONS	SCHEME 6 - SPANISH ELEVATIONS
 <p>S' ROOF</p> <p>FASCIA, EAVES, POSTS, SIDE & GARAGE DOORS</p> <p>ACCENT STUCCO</p> <p>BASE STUCCO</p> <p>SHUTTERS & ENTRY DOORS</p>	 <p>S' ROOF</p> <p>FASCIA, EAVES, POSTS, SIDE & GARAGE DOORS</p> <p>ACCENT STUCCO</p> <p>BASE STUCCO</p> <p>SHUTTERS & ENTRY DOORS</p>	 <p>S' ROOF</p> <p>FASCIA, EAVES, POSTS, SIDE & GARAGE DOORS</p> <p>ACCENT STUCCO</p> <p>BASE STUCCO</p> <p>SHUTTERS & ENTRY DOORS</p>
BLOSSOM TRAILS	BLOSSOM TRAILS	BLOSSOM TRAILS

Attachment 1

**Resolution No. 2016-____
for Design Review Application (DRA 16-010)**

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA 16-010) ASSOCIATED WITH TENTATIVE TRACT MAP NO. 16448 (SUB-005-001) FOR 13 DETACHED SINGLE-FAMILY RESIDENCES LOCATED ON APPROXIMATELY 3.01 ACRES ON THE NORTH SIDE OF GREENSPOT ROAD JUST WEST OF VALENCIA COURT (APN NO.: 1201-431-56)

APPLICANT: GREENSPOT 13, INC.

A. RECITALS

1. On August 16, 2016 the Applicant submitted Design Review Application (DRA-16-010), associated with Tentative Tract Map No. 16448 (SUB-005-001), for 13 detached single-family residences located on approximately 3.01 acres on the north side of Greenspot Road just west of Valencia Court (APN No.: 1201-431-56)
2. The property is within the East Highland Ranch Planned Unit Development with a Single Family Detached R-I (SFD-IR) zoning.
3. As required by City Council Resolution, Notice of the Public Hearing was posted at the City's three designated posting locations within the City and on November 4, 2016, a legal ad was published in the Highland Community News. In addition, the Notice was posted on the City's website, and interested agencies and property owners within a 300-foot radius of the site were notified by mail. No further notice is required for the public hearing.
4. This project complies with the Environment Assessments made for the East Highland Planned Unit Development Amendment (PUD 05-003) and TTM 16448 (SUB-005-001) and is not subject to further review because it is consistent with CEQA Section 15162. Subsequent EIRs and Negative Declarations (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that changes have been proposed, occurred, or new information of substantial importance has come to light. This project will comply with the Mitigation Monitoring and Reporting Program adopted with PUD 05-003.
5. On November 15, 2016, the Planning Commission of the City of Highland conducted a public meeting on the subject application and concluded the meeting on that date.
6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part “A” of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said meeting, including the staff report to the Planning Commission dated November 17, 2015, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Design Review Application Findings of Fact
 - a. That the proposed project is consistent with the General Plan or Specific Plan.

Response: The project site is within the Planned Development General Plan land use designation for East Highland Ranch Planned Unit Development and Single Family Detached R-I (SFD-IR) zone with a 5,500 square foot lot minimum. The proposed use of the site for construction of thirteen (13) detached single-family residences, with a density of 4.2 dwelling units per acre, is a permitted use within the land use and zone. As required by Planning Condition No. 4 within Resolution No. 2006-009 for the underlying Tract Map 16448 (SUB-005-001), approval of a design review application is required prior to construction.

- b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: The site plan, precise grading plan, building elevations, floor plans, conceptual landscape plan, and model complex plan have been reviewed and conditioned to ensure compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code and the East Highland Ranch Planned Unit Development, and the purposes of the land use district in which the site is located.

- c. That the proposed use complies with the City design and landscape standards and criteria.

Response: The proposed landscape plans have been preliminarily reviewed by the City's Landscape Architect in accordance with City ordinances and regulations. As required by Planning conditions within Resolution No. 2006-009 for the underlying Tract Map (SUB-005-001), approval of landscape plans is required prior to construction. In addition to conditions specified within Resolution No. 2006-009, reasonable conditions of approval have been applied to the project to ensure consistency with the Highland Municipal Code and surrounding land uses. Furthermore, prior to installation of any landscape improvements associated with the project, the Applicant will be required to submit the final landscape irrigation plans into plan check and receive approval prior installation of landscaping.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The proposed development has been reviewed by the City and it has been determined that the single-family residences will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity. In addition to conditions specified within Resolution No. 2006-009, additional reasonable conditions of approval have been applied to the project to ensure the project will not be detrimental to surrounding land uses.

4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA-16-010) associated with Tentative Tract Map No. 16448 (SUB-005-001) for 13 detached single-family residences.

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 November 2016.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

ATTACHMENT "A"

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 15, 2016
Applicant: Greenspot 13, Inc., 20201 SW Birch St., Ste. 100, Newport Beach, CA
File/Index: Design Review Application (DRA 16-010)
Proposal: For the construction of 13 detached single-family residences associated with Tract Map 16448 comprised of two 2-story floor plans with three elevation variations including Spanish and Traditional style architecture.
Location: An approximately 3.09-acre site on the north side of Greenspot Road just west of Valencia Court (APN No.: 1201-431-56)

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the project's overall conditions that may include Engineering, Fire Department and Building and Safety. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application 16-010 is approved, subject to compliance with the conditions of approval contained herein. The conditions of approval listed below are continuing conditions; failure of the Applicant and/or operator to comply with any/all conditions at any time, shall result in initiating revocation of the subject permit.

General

1. This Design Review approval 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 (November 15, 2019), 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. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on November 15, 2016, on file with the City of Highland Planning Division, and shall comply with all conditions of approval contained herein.
 - a. The Site Plan, Plotting, Building Elevations, Floor Plans, and Conceptual Landscape Plan, are included as Exhibit "A".
 - b. This project shall also comply with the underlying Conditions of Approval adopted with Planning Commission Resolution No. 2006-009 for PUD-005-003 and SUB-005-001.
3. Design Review No. 16-010 shall allow for the construction of thirteen (13) detached single-family residences, proposed at 2,188 square feet and 2,454 square feet with each plan having three (3) elevation options, associated with Tract Map No. 16448 (SUB 05-001).
4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval. Any discrepancy between the approved plans and the field conditions shall be remedied prior to occupancy such that the field condition is consistent with the approved plans. If the modifications cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.
5. In compliance with the Highland Municipal Code, the owner/applicant 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.
6. The 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.
7. The owner/applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, Building Official, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

8. All Ordinances, Policy Resolutions, Standards of the City, and the East Highland Ranch Planned Unit Development (PUD 05-003) SFD-IR zone in effect at the time this project is approved shall be complied with as a condition of this approval.
9. No Certificate of Occupancy, or any other final clearance needed prior to occupancy, shall be given until all conditions are met.
10. No expansion of use beyond the scope and nature described in the application (DRA 16-010), which would tend to increase the projected scale of the project, shall be permitted except upon application for, and approval of, modification of this permit in compliance with all procedures and requirements therefore.
11. Prior to the start of operations (i.e. construction), the owner/developer shall obtain any necessary permits. The owner/developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to occupancy of each dwelling.

Project Design

12. The building articulation, colors, and materials for the proposed development shall be consistent with the approved elevations sheets and material sample boards on file and approved with this project. The proposed architectural styles and detailing include flat and "S" style roof tiles, a variety of siding materials including brick and stone veneers and wood and stucco siding, shutters, and window treatments, to create Spanish and Traditional styles.
13. All heating, venting and air conditioning (HVAC) units shall be ground mounted and shall incorporate sufficient structural or landscape screening, to the satisfaction of the Community Development Director.
14. Lighting for each residence shall be directed downward in order to minimize glare nuisances to surrounding properties. Fixtures shall be decorative and compatible with the overall project design theme.
15. Perimeter and interior walls and fencing shall be constructed in compliance with the approved plans and conditions of approval for Tract No. 16448 (PUD 05-003). Decorative six (6) foot tall masonry block walls shall be provided along all property lines visible from the public right-of-way. Fences between private lots which are not visible from the public right-of-way shall be a maximum height of six (6) feet and constructed of vinyl fencing as depicted on the approved wall/fence plan.

Landscaping

16. A line-of-sight analysis from Blossom Way looking east on Greenspot Road shall be conducted after the perimeter wall has been installed to verify whether the tree and

shrub planting will obstruct this view area for a distance of 500 feet east. Planting plans shall be modified as necessary.

17. Landscape plans in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code (HMC). Three (3) copies of the landscape plan shall be submitted to the Planning Division for plan check in conjunction with the construction plans, and landscaping shall be installed prior to final inspection. The landscape plans shall incorporate all requirements of HMC Chapter 16.40.390, including, but not limited to, the location of plants, plant species, spacing, and hydrozones and the Maximum Applied Annual Water Allowance (MAWA) and Estimated Total Annual Applied Water Use (ETWU) calculations.
18. Landscape plans submitted into plan check shall comply, and be consistent with, the Water Quality Management Plan, as approved by the Engineering Division.
19. Landscaping shall comply with the Conditions of Approval for Tract Map No. 16448 (PUD 05-003) as provided in Planning Commission Resolution No. 2006-009
20. Prior to occupancy, or any other final clearances, landscape irrigation shall be adjusted to avoid overspray to the satisfaction of the Community Development Director.

Construction

21. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.

**Building & Safety Division
Conditions of Approval**

Date: August 22, 2016
Applicant: Greenspot 13, Inc.
Site Location: Greenspot Road and Blossom Way
Project: DRA 16-010, Greenspot (13)

1. Provide two (2) sets of the following construction plans and information for review of the proposed project. Initial plan review usually will take three weeks on most projects. You will receive a plan review number at the time you submit plans for the proposed project. This number will be needed to obtain information regarding

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| (2) Architectural Plans | (2) Roof and Floor Truss Plans |
| (2) Structural Plans | (2) Title 24 Energy Calculations |
| (2) Structural Calculations | (2) Soils Report |
| (2) Plot/Site Plans | (2) Compaction Report |
| (2) Electrical Plans | (2) Precise Grading Plans showing Erosion Control Best Management Practices |
| (2) Electrical Load Calculations | (2) Condition of Approval Packages |
| (2) Plumbing Plans/Isometrics | (2) Temporary Fence Plan |
| (2) Mechanical Plans | |
| (2) Mechanical Duct Layout Plans | |

General Conditions

2. All structures shall be designed in accordance with the adopted Building Code at the time of plan submittal; currently the 2013 California Residential Codes and the California Green Standard Building Code are adopted by the City of Highland, Ordinance No. 386. Design all structures to comply with Seismic Design Category D, wind speed 85 MPH, at exposure "C". Habitable structures shall comply with the 2013 California Energy Code requirements.
3. Building plans submitted to Building & Safety after January 1, 2017 will be reviewed under the newly adopted 2016 California Code of Regulations.
4. 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 is sent to the San Bernardino County Records Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

5. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request final clearances from each department and division prior to requesting the final building inspection from Building & Safety. Each agency shall sign the back of the Building and Safety Job Card and provide a copy of the signatures to Building & Safety at the time a final inspection is requested.
 6. Building & Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228. If your inspection request is left on another phone extension, your inspection will not be performed.
 7. You may also fill out an inspection request at the Building & Safety counter. The request must be given to the front counter receptionist for the next day inspection.
 8. A security fence with screening must protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
 9. 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.
 10. 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 receipts shall be forwarded to the Planning Division.
 11. Construction projects, which require temporary electrical power, shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Division.
 - a. Installation of a construction trailer through the Temporary Occupancy Permit (TOP) procedure, or:
 - b. 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.
12. City Ordinance No. 209, requires fire sprinklers. Submit fire sprinkler plans to the Deputy Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Deputy Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.

13. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible water agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
14. Prior to issuance of building permits, site-grading certifications shall be submitted to Building & Safety. Compaction reports shall accompany certifications.
15. Provide set-back and floor elevation certifications to the building division prior to concrete placement.
16. Prior to issuance of building permits, provide a receipt from the Unified School District stating that all school fees have been paid. This project is located in the San Bernardino Unified School District.
17. Prior to issuance of building permits, provide Building & Safety with a Sewer and Water availability letter from East Valley Water District. (909) 888-8986
18. The property shall be connected to East Valley Water District sewer service. If the sewer is not available, provide Building & Safety with a letter from East Valley Water District explaining that the sewer is not available to the site and the building can be serviced by a private septic system. The letter is required prior to plan review process. Submit the septic design plans along with a percolation test report for review, and approval to the San Bernardino County Environmental Health Services for approval prior to submittal for permits to the City of Highland.
19. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES), Stormwater Best Management Program. Prior to permit issuance; submit a plan indicating compliance methods.

Development Code Regulation

20. All residential dwelling units shall be equipped with security lighting affixed to the exterior of each garage door and/or above the exterior of each front and rear man doors.
 - a. Motion sensor devices shall activate lighting.
 - b. Lights shall be installed a minimum of eight feet above grade and shall be hard wired into the electrical power source.
 - c. Lights shall be shielded and directed away from surrounding residential uses and shall not blink, oscillate or be of unusually high intensity.

21. Copper water pipe used for domestic water may be used in buildings if a letter from the owner of the building is submitted to Building & Safety accepting liability for future copper pipe failures in the structure. If copper pipe is proposed, Type "K" pipe should be used below and above the ground. Domestic water supply pipes to plumbing fixtures should be plumbed in stainless steel or other approved materials.

ATTACHMENT "D"

DRAFT

**FIRE DEPARTMENT CONDITIONS
CITY OF HIGHLAND FIRE DEPARTMENT
CALIFORNIA DEPARTMENT of FORESTRY & FIRE PROTECTION**



CITY OF HIGHLAND PROJECT NUMBER: TTM16448

CDF #:

DATE : January 18, 2006
APPLICANT : SPRING PACIFIC PROP
ADDRESS : PA 39

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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 APPROVAL of TRACT MAP; PARCEL MAP; TENTATIVE PARCEL MAP; SUBDIVISION AND/OR PROJECT SITE PLAN. These conditions are required as acceptable solutions to the adverse fire conditions impacting fire fighting 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. THE FOLLOWING FIRE DEPT. CONDITIONS SHALL BE SHOWN ON THE MAP, PRIOR TO FIRE DEPT. APPROVAL.

ONGOING & GENERAL:

THIS PROJECT IS PROTECTED BY THE CITY OF HIGHLAND FIRE DEPARTMENT/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 EXISTING UNIFORM FIRE CODE AND ALL APPLICABLE STATUTES, CODES, ORDINANCES, STANDARDS AND POLICIES OF THE CITY OF HIGHLAND FIRE DEPARTMENT/CDF.

1. **HT3-O/G:** FIRE DEPARTMENT ACCESS ROAD(s); PUBLIC/PRIVATE STREET(s); SHALL MEET THE FIRE DEPT. MINIMUM WIDTH STANDARD OF TWENTY-FOUR (24) FEET. WITHIN FR-1 ZONES MINIMUM WIDTH SHALL BE TWENTY-SIX (26) FEET. ACCESS ROADS SHALL BE PAVED (ASPHALT/CONCRETE) AND IN PLACE PRIOR TO PLACEMENT OF COMBUSTIBLE MATERIAL ON SITE. FIRE DEPARTMENT MINIMUM PAVING THICKNESS SHALL BE NO LESS THAN FOUR (4) INCHES. THIS STANDARD SHALL NOT LESSEN OTHER AGENCY REQUIREMENTS.

UFC 902.2.2.1

2. **HT4-O/G:** FIRE DEPT. ACCESS ROAD(s); PUBLIC/PRIVATE STREET(s); AND RESIDENTIAL DRIVEWAYS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF THIRTEEN (13) FEET-SIX (6) INCHES. UFC 902.2.2.1; & 902.2.2

3. **HT5-O/G:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS SHALL NOT EXCEED 12% GRADE. UFC 902.2.2.6

4. **HT6-O/G:** CUL-DE-SAC AND DEAD-END STREETS SHALL NOT EXCEED 350 FEET IN FR-1 AREAS, IN ALL OTHER AREAS, CUL-DE-SACS SHALL NOT EXCEED SIX HUNDRED (600) FEET IN TOTAL LENGTH, UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.

5. **HT7-O/G:** REQUIRED FIRE FLOW FOR THIS PROJECT, 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. UFC 903.2; & 903.3

6. **HT9-O/G:** FIRE HYDRANT SPACING SHALL BE :
 SINGLE FAMILY RESIDENTIAL: 600 FEET
 MULTI-FAMILY RESIDENTIAL: 300 FEET
 HIGH DENSITY RESIDENTIAL: 300 FEET
 COMMERCIAL RETAIL: 300 FEET
 FIRE HYDRANT(s) SHALL BE INSTALLED AT LOCATION(s) TO BE DETERMINED BY FIRE DEPARTMENT. REQUIRED FIRE FLOW TO BE DETERMINED BY FIRE DEPARTMENT. MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 1500 GPM FOR RESIDENTIAL & 3000 GPM FOR COMMERCIAL. UFC 903.1; & 903.3; & 903.4.2

PRIOR TO RECORDATION OF MAP:

7. **HT13-REC:** 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 APPROVAL. UFC 901.2.2.2

PRIOR TO ISSUANCE OF BUILDING PERMIT(S):

8. **HT18-BP:** FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL AS PER APPROVED WATER SYSTEM DELIVERY PLANS PRIOR TO ANY FRAMING, CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. UFC 903.2; 903.4.2

PRIOR TO OCCUPANCY FINAL:

9. **HT21-OCC:** RESIDENTIAL DRIVEWAYS SHALL BE PAVED (ASPHALT/CONCRETE) AND SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET. DRIVEWAYS OF THIS STANDARD SHALL SERVE NO MORE THAN TWO SINGLE FAMILY DWELLINGS AND SHALL NOT EXCEED 12% IN GRADE. UFC 902.2.2.1; 902.2.2.2

10. **HT22-OCC:** FIRE DEPARTMENT ACCESS ROADWAY(s) AND/OR PUBLIC/PRIVATE STREET(s) EXCEEDING ONE HUNDRED FIFTY (150) FEET IN LENGTH SHALL HAVE A FIRE DEPT. APPROVED TURN-AROUND AT THE TERMINUS (CUL-DE-SAC). MINIMUM RADIUS SHALL BE NOT LESS THAN 47 FEET IF PARKING IS TO BE ALLOWED & A MINIMUM OF 40 FEET IF NO PARKING IS ALLOWED AND SIGNS POSTED STATING NO PARKING FIRE LANE. UFC 902.2.2.4

11. **HT24-OCC:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS 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 CAN NOT BE PROVIDED, A FIRE PROTECTION SYSTEM SHALL BE REQUIRED AND APPROVED BY THE FIRE DEPARTMENT. UFC 902.2.1; 903.2
12. **HT25-OCC:** THE DEVELOPMENT AND/OR PROJECT, AND EACH PHASE THEREOF, SHALL HAVE A MINIMUM OF TWO (2) REMOTE POINTS OF ACCESS. THE SECONDARY ACCESS IS FOR FIRE AND OTHER EMERGENCY EQUIPMENT AND FOR ROUTES OF ESCAPE WHICH WILL SAFELY HANDLE EVACUATIONS. UFC 902.2.1
13. **HT26-OCC:** THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE NAMED. UFC 901.4.5;
14. **HT27-OCC:** STREET NAME SIGNS SHALL BE INSTALLED WITH APPROVED NAMES. UFC 901.4.5;
15. **HT28-OCC:** MANUAL OPERATED GATE(s) ACROSS FIRE DEPARTMENT ACCESS ROADWAY(s), PUBLIC AND/OR PRIVATE STREET(s) AND DRIVEWAYS, SHALL BE EQUIPPED WITH APPROVED EMERGENCY KEY-OPERATED ("KNOX" TYPE) LOCK(s). FOR AUTOMATIC GATE(S), A "KNOX" KEYED 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 DEPARTMENT. UFC 902.4
16. **HT30-OCC:** ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING RESIDENTIAL 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, 3/8" 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, 3/8" STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE. UFC 901.4.4
17. **HT35-OCC:** 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 1/2" OUTLET AND ONE 4" OUTLET. UFC 903.2 ; 903.4.2

18. **HT37-OCC:** RESIDENTIAL AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED ACCORDING TO NFPA 13D AND FIRE DEPARTMENT REQUIREMENTS. SUBMIT THREE (3) SETS OF SHOP PLANS WITH MATERIAL CUT SHEETS AND HYDRAULIC CALCULATIONS FOR FIRE DEPT. REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION. SUBMIT COPY OF CALIFORNIA C-16 LICENSE. MINIMUM WATER METER SUPPLYING A 13D SYSTEM SHALL BE 1". MINIMUM PIPE SIZE FOR INTERIOR USE SHALL BE 1". RESIDENTIAL SPRINKLER HEADS OF PROPER TEMPERATURE RATING SHALL BE INSTALLED IN ATTIC AND BUILT-UP STORAGE SPACES WHERE MECHANICAL EQUIPMENT (FAU, WATER HEATER, etc.) IS INSTALLED. UFC 1001.3; ORD. 247

19. **HT47-OCC:** 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. UFC 1007.2.9.1; 1007.2.9.2; UBC 310.9.1.4

20. **HT48-OCC:** 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. UFC 1109.7;

21. **HT51-OCC:** THE MAIN ELECTRICAL PANEL AND ALL SUB-PANEL(S) SHALL BE LABELED ON INSIDE COVER FOR ALL CIRCUITS.

22. **HT52-OCC:** WATER HEATER (FUEL FIRED), SHALL BE PROPERLY VENTED TO EXTERIOR OF STRUCTURE. WATER HEATER SHALL BE SEISMIC STRAPPED TO WALL AND BE LOCATED A MINIMUM OF 18" ABOVE A GARAGE FLOOR.

23. **HT53-OCC:** A ONE-HOUR FIRE RATED, SOLID CORE, SELF CLOSING DOOR SHALL BE INSTALLED BETWEEN AN ATTACHED GARAGE AND LIVING SPACE.

If you have any questions or concerns regarding the above or wish to discuss other mitigation alternatives contact the City of Highland Fire Marshal Office.


Fire Marshal

Attachment 2

**Resolution No. 2006-009
for Tentative Tract Map 16448 (SUB 05-001)**

RESOLUTION NO. 2006 - 009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA,
ADOPTING TENTATIVE TRACT MAP 16448 (SUB-05-001) FOR EAST HIGHLANDS
RANCH PUD PLANNING AREA NO. 39, SUBJECT TO THE FINDINGS OF FACTS AND
CONDITIONS OF APPROVAL**

APPLICANT: S-P Deerfield, LLC

A. RECITALS

1. S-P Deerfield, LLC filed an Application requesting the approval of an Amendment to the East Highlands Ranch Planned Unit Development (EHR PUD), Development Impact Fee Agreement, Development Standards Report, Development Agreement, and Planning Conditions of Approval (PUD 05-003), as well as approval of Tentative Tract Map 16448 (PA 39, SUB 05-001) and Parcel Map 17630 (PA 40 & 42, MS 05-005), on September 26, 2005, and subsequently accepted by the Planning Division on December 29, 2005 (herein after referred to as Application).
2. The Application applies to an approximate 1,776 acres generally located east of Church Street, north of Greenspot Road, south of the San Bernardino National Forest (the "Property") commonly referred to as the East Highlands Ranch.
3. The EHR PUD Amendment is comprised of the modification of five (5) Planning Areas (PA) Land Use Classifications: PAs 28, 39, 40, 42, and 45, a Supplement to the Development Standards Report, as well as Amendments to the EHR PUD Development Agreement and Planning Conditions of Approval to reflect the PA Land Use Classification changes.
4. The Planning Areas in question are presently vacant and undeveloped.
5. The Land Use Element of the General Plan designates the subject Property as Planned Development.
6. The Zoning Designation for the Property is Planned Development.
7. On December 20, 2005, a Joint Study Session with the Planning Commission and Design Review Board was conducted.
8. On December 29, 2005, an Initial Study was completed and a Notice of Intent to adopt a Mitigated Negative Declaration was published for a period of thirty (30) days.
9. On February 7, 2006, the Planning Commission of the City of Highland, conducted a Special Public Hearing on the Application and concluded the hearing on the that date.

10. On February 28, 2006, the City Council of the City of Highland, conducted a Special Public Hearing on the Application and concluded the hearing on that date.
11. Pursuant to the California Environmental Quality Act, the Planning Commission and City Council reviewed the Draft Mitigated Negative Declaration and associated documents.
12. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

Section 1. The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

Section 2. Based upon substantial evidence presented to the City Council during the February 28, 2006, Public Hearing, including public testimony and written and oral Staff Reports, the City Council finds as follows:

- a. All necessary public Hearings 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. Tentative Tract Map 16448 Findings of Facts:

- a. That the proposed maps are consistent with applicable General and Specific Plans.

"The proposed Planning Area to be developed/subdivided has a General Plan Designation of Planned Development (PD) and is part of the East Highland Ranch Planned Unit Development. The proposed Maps are consistent with the General Plan Designation. There are no Specific Plans affecting the Site."

- b. That the design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

"The proposed design and improvements shown on the Map is consistent with the General Plan. The proposed improvements of the Greenspot Road along the Subdivision complies with the Circulation Element of the General Plan. Lawful Conditions of Approval have been applied to the Map to ensure compliance with applicable General Plan and Development Code provisions. Implementation of the Development Standards within the EHR PUD will further ensure consistency with the General Plan and EHR PUD. There are no Specific Plans affecting the Site."

- c. That the site is physically suitable for the type of development.

"The Sites are fairly flat without any unusual features and they are located within an urbanized area with existing services and infrastructure available to the Site. The proposed Tract Map 16448 (SUB 05-001) (PA 39) proposes fourteen (14) detached single family homes similar in size to those found in surrounding residential neighborhood, also located within the EHR PUD."

- d. The site is physically suitable for the proposed density of development.

Tentative Tract Map 16448 (PA 39) proposes a density of 4.5 du/ac consistent with surrounding single family neighborhoods on the north and east of the side, also within the EHR PUD. Again, the Map is consistent with the proposed EHR PUD Amendments for the property, and permitted by the Site's Planned Development Designation in the General Plan and Zoning Code. The Site is physically suitable for the proposed density of development.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

"The proposed Tentative Tract Map 16448 (PA 39) has been Conditioned to comply with the City of Highland Municipal Code and EHR PUD Conditions of Approval and related Mitigation Measures. Subject to compliance with the Conditions of Approval, the design of the Subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat."

- f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

"The proposed Tentative Tract Map 16448 (PA 39) has been reviewed and Conditioned by the City's Planning Division, Engineering, Building and Safety, and Fire Department so as the design of the Subdivision, or the types of improvements, will not cause public health problems."

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through to use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This Subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of the property within the proposed subdivision.

"The proposed design of the Subdivisions is Conditioned so as not to conflict with any Easements of Record."

Section 4. Based on the Findings and Conclusions set forth above, the City Council hereby approves Tentative Tract Map 16448 (SUB-05-001) to subdivide PA 39 into 14 single family detached residential lots, subject to the Conditions of Approval attached hereto and incorporated by reference as Attachments "A", "B", "C", and "D".

C. ADOPTION OF RESOLUTION.

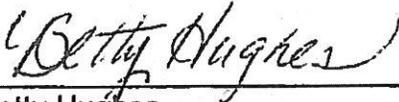
The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 28th day of February, 2006.



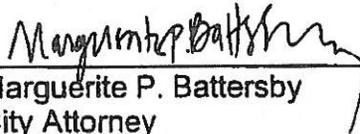
Ross Jones
Mayor

ATTEST:



Betty Hughes
City Clerk

APPROVED AS TO FORM:



Marguerite P. Battersby
City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF HIGHLAND)

I, BETTY HUGHES, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2006 - 009 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 28th day of February, 2006, by the following vote:

AYES: Lilburn, McCallon, Scott, Timmer, Mayor Jones

NOES: None

ABSTAIN: None

ABSENT: None



BETTY HUGHES, CITY CLERK

ATTACHMENT "A"
CITY OF HIGHLAND
CONDITIONS OF APPROVAL

Date: February 6, 2006 (Planning Commission)
February 28, 2006 (City Council)

Applicant: Spring Pacific Properties, LLC.

File Number: Tentative Tract Map 16448 (SUB-05-001[TTM16448], and PUD-05-003).

Proposal: An Application for the subdivision of fourteen (14) single family detached residential lots at a minimum of 5,500 square feet on 3.9 acres within the East Highlands Ranch Planned Unit Development.

Location: Planning Area 39 - Fifth Street/Greenspot Road just west of Church Street designated as APN: 1201-431-56.

PLANNING CONDITIONS

These Conditions represent Planning's Conditions and are meant to be one part of overall Conditions that should include Engineering, Building & Safety, and Fire Conditions of Approval.

1. This Tract Map Application shall become null and void:
 - a. (NS) Unless all Conditions of Approval have been complied with and the Tentative Subdivision Map has been recorded within sixty (60) months after approval of said Tentative Map (EHR PUD Agreement, Section 2.2.4).
 - b. (NS) Where circumstances beyond the control of the Applicant causes delays which do not permit compliance with the time limitation established in this Section, the reviewing authority may grant twenty-four (24) month extensions not to exceed an aggregate term of nine (9) years; provided, however, that the benefits of the EHR PUD Agreement accruing to said Subdivision Map shall immediately expire upon the expiration of the EHR PUD Agreement (EHR PUD Agreement, Section 2.2.4). Applications for such extension of time must be set forth, in writing, the reasons for this extension shall be filed with a fee, as established by the City Council, with the Planning Division sixty (60) calendar days before the expiration of the Tentative Subdivision Map.
2. The Applicant shall agree to defend, at his sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The Applicant shall reimburse the City, its agents, officers, or employers, for any Court costs and

attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

3. Pursuant to provisions of the California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a Map recorded, until: (1) the Notice of Determination regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all applicable filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, by no later than 24 hours after receiving approval of the Project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

4. The Applicant / Developer shall be required to file a Design Review Application, with the required filing fee, for review and approval by the Design Review Board prior to the issuance of any permits. The review shall include, but is not limited to: rough and precise grading plans, retaining/boundary walls, housing product mix, all building elevations, privacy fences, all landscaping, hardscape, and model home complexes. In addition, the Design Review Board shall review and approve common recreational area related Plans.
5. Revisions, modifications or deletions of these tract conditions may be required to be submitted to the Planning Commission for review and approval.
6. Applicant shall obtain evidence of a non-interference letter from any utility company that may have rights of easement within the property boundaries and shall present such letter to the City Engineer.
7. Easements of Record not shown on the Tentative Subdivision Map shall be relinquished or relocated. Lots affected by proposed Easements or Easements of Record(s), which cannot be relinquished or relocated, shall be redesigned subject to review and approval of the City Planner and City Engineer.
8. (NS) Pursuant to the East Highlands Ranch Planned Unit Development Standards Report, development within this Subdivision shall comply with Project Objectives, Land Use and Development Standards contained therein.
9. No further subdivision of subject Subdivision Map shall be permitted.
10. As stated herein, a Precise Grading Plan shall be reviewed and approved by the Design Review Board. All on-site cut and fill slopes:

- a. Shall be limited to a maximum slope ratio of 2 to 1 and a maximum vertical height of thirty feet (30') unless benches are installed and approved by the Design Review Board;
 - b. Shall be contour-graded to blend with existing natural contours; and
 - c. Shall be a part of the downhill lot when within or between individual lots.
11. Conceptual Landscape Plan shall be submitted for review by the City's Landscape Architect and Design Review Board. Said landscaping shall include the following:

- a. The type and location of the required street trees for each unit.
- b. A six foot (6') high split-face block or masonry wall shall be constructed, subject to Design Review Board review and approval on the south Tract boundary lines. The boundary wall over drainage easements shall be designed and constructed in a way that drainage flow can be maintained at all times.

In addition, all walls or fences along street side yards may be a combination of masonry or tubular steel fencing, where appropriate. If a wall should extend into any front yard setback area the maximum height shall be four feet (4'). On corner lots, the maximum wall height shall not exceed thirty inches (30") in the front yard setback (within the vision triangle).

All walls and fences shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-block face, columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence.

- c. A Typical Front Yard Landscaping Plan shall be provided for each Floor Plan. The landscape material shall be appropriate for the design theme and architecture of each unit (i.e., avoid tropical plant material with colonial architecture).

After the Design Review Board has reviewed and approved the Landscaping Plans, three (3) copies of the Final Plans, along with the plan check fee, shall be submitted to the City Planning Division for plan check.

12. In addition to the standard landscaping conditions listed above, the following items shall be incorporated into the final landscaping plans for review and approval by the Design Review Board:
- a. Fifth Street streetscape and median planting shall match existing Greenspot streetscape and median.
 - b. The use of turf in parkways is discouraged.
 - c. Vines shall be planted at ten (10') feet on-center spacing along all exterior

tract boundary block walls. Consideration should be given to vine species and method of attachment with respect to the type of fence or wall.

13. Copies of the Irrigation Plan, along with the required plan check fee, shall be submitted to the City's Landscape Architect for review and approval. A functional test of the system is required. Slopes required to be planted shall be provided with an approved system of irrigation, designed to cover all portions of the slope. A functional test of the system may be required. The maintenance of graded slope and landscaped areas shall be the responsibility of the Developer until the transfer for an individual lot unless commonly maintained in an approved manner.
14. The Applicant shall construct the property boundary walls prior to first occupancy in accordance with construction phasing plan, as approved by the Design Review Board (if applicable).
15. The Applicant/Design Engineer shall coordinate with City's Engineering Department to ensure the feasibility of designing/grading the Site to achieve minimum use/height of retaining walls.
16. The Applicant shall pay all Development Impact Fees which have been established in accordance with the East Highlands Ranch Impact Fee Development Agreement.
17. Two (2) copies of C.C. & R.'s or letters of advisement to future property owners shall be submitted to the City Planner for review and approval which identifies the following.
 - a. Potential noise impacts from San Bernardino International Airport, Santa Ana River mining operations, and existing gun clubs in the Santa Ana Wash;
 - b. (NS) Potential noise impacts associated with traffic along 5th Street;
 - c. Disclosure of any Community Facility District or other assessment districts; and,
 - d. (NS) Disclosure of development standards as approved herein and pursuant to the East Highlands Ranch Planned Unit Development Standards Document.
 - e. Said C.C. & R's or letters of advisement shall be recorded against each parcel.
18. The Developer or Applicant shall submit a list of proposed street names for review and approval by the City's Street Naming Committee prior to recordation of the Subdivision Map.
19. Exterior construction activities shall be limited to weekdays and Saturday between 7a.m. and 7 p.m. No construction, other than interior finish work, shall be conducted any time on Sundays.
20. The Developer shall, prior to approval of a final map, and at the Developer's

discretion, either (a) designate 15% of the housing units in the Project that will be made available to households of low- and moderate- income pursuant to Sate Law and the Highland General Plan Housing Element and/or the Highland Redevelopment Agency Implementation Plan, OR (b) agree to pay any in-lieu affordable housing fee which may be adopted by the City Council or Highland Redevelopment Agency at a later date, in accordance with the terms of the Ordinance or Resolution adopting such in-lieu affordable housing fee.

21. (NS) Applicant shall comply with all applicable Mitigation Measures as listed in the Mitigation Monitoring Report, attached herein by reference.
22. Compliance with attached conditions from Building and Safety, Engineering, and Fire.
23. Housing unit elevations visible from the public right-of-way (Lots 1-8, and 12 and 13) shall be enhanced with architectural elements used on the front elevations as approved by the Design Review Board.

Note: (NS) Non-standard Conditions

TENTATIVE TRACT MAP 16448
Planning Area 39 - East Highlands Ranch Planned Unit Development
MITIGATION AND MONITORING PROGRAM

MITIGATION MEASURES

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM1-1	All lighting within the project sites, including outdoor, houses, streets, and courtyard lighting, shall be shielded, directed downward, and shall use the minimum wattage required to properly illuminate the private and community areas.	Review plans prior to issuance of construction permits. Inspect fixtures prior to issuance of occupancy permit.	Building Department	<hr/> <p style="text-align: center;">Initial</p> <hr/> <p style="text-align: center;">Date</p>

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM3-1	Traffic Control Plan. Prior to construction of the proposed improvements, the project proponent will provide traffic control plans that will describe in detail safe detours around the project construction sites and provide temporary traffic control (i.e., flag person) during construction related truck hauling activities. Construction workers will have designated parking illustrated within the traffic control plans.	Prior to the start of construction.	Engineering Department	<hr/> Initial <hr/> Date
MM3-2	Timing and Tuning of Construction Equipment. During construction of the proposed improvements, construction equipment will be properly maintained at an offsite location. This measure includes the proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction.	D u r i n g construction.	City Inspectors	<hr/> Initial <hr/> Date
MM3-3	Limit the Idling Time for All Construction Equipment. During construction of the proposed improvements, all contractors will be advised to limit the onsite idling of construction equipment to no more than 10 minutes.	D u r i n g construction.	City Inspectors	<hr/> Initial <hr/> Date
MM3-4	Provide Onsite Meals. During construction of the proposed improvements, the project applicant will provide onsite meals to construction workers by arranging a lunch wagon to visit each of the construction sites during work breaks, including the lunch break.	D u r i n g construction.	City Inspectors	<hr/> Initial <hr/> Date

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM3-5	<p>Fugitive Dust Plan. Prior to construction of the proposed improvements, the project proponent will provide a Dust Control Plan that will describe the application of standard best management practices to control dust during construction. Best management practices will include: application of water on disturbed soils and unpaved roadways a minimum of two times per day; using track-out prevention devices at construction site access points; stabilizing construction area exit points; covering haul vehicles; restricting vehicle speeds on unpaved roads to 15 miles per hour (mph); and replanting disturbed areas as soon as practical and other measures, as deemed appropriate to the site, to control fugitive dust. The Fugitive Dust Control Plan shall be submitted to the City and South Coast Air Quality Management District for approval.</p>	Prior to the start of construction.	Engineering Department and the South Coast Air Quality Management District	<hr/> <p style="text-align: center;">Initial</p> <hr/> <p style="text-align: center;">Date</p>
MM3-6	<p>Use of Low Volatile Organic Compound Paints and High Volume Low Pressure Spray Equipment. During construction of the proposed improvements, only low volatility paints and coatings as defined in South Coast Air Quality Management District Rule 1113 shall be used. All paints shall be applied using either high volume, low pressure spray equipment or by manual application.</p>	During construction.	City Inspectors	<hr/> <p style="text-align: center;">Initial</p> <hr/> <p style="text-align: center;">Date</p>
MM3-7	<p>Use of Aqueous Diesel Fuel. During construction of the proposed improvements, onsite diesel fueled construction equipment will utilize aqueous diesel fuel when such fuel is available and practical for use. If aqueous diesel fuel is unavailable or impractical, contractors shall reduce the hours of operation for each piece of onsite diesel fueled equipment by 1 hour, 15 minutes per day.</p>	During construction.	City Inspectors	<hr/> <p style="text-align: center;">Initial</p> <hr/> <p style="text-align: center;">Date</p>

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM3-8	Use of Temporary Construction Power. During construction of the proposed improvements, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.	During construction.	City Inspectors	<hr/> Initial <hr/> Date
MM5-1	In the event that any sub-surface paleontological resource is uncovered during the course of construction activities on PAs 39, 40, 42, and 45, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified paleontologist. As applicable, specimens shall be collected, curated and provided to the San Bernardino County Museum.	During construction.	City Inspectors and City Community Development Director	<hr/> Initial <hr/> Date
MM5-2	Prior to the issuance of a grading permit for PAs 39, 40, 42, or 45, the developer shall retain a qualified archaeologist to monitor archeological resources during grading activities on these Planning Areas. In the event that any sub-surface archaeological artifacts are uncovered, ground-disturbing activities shall be redirected and the archeologist shall determine the nature and extent of the find. As applicable, specimens shall be collected, curated and provided to the San Bernardino County Museum. The archeologist shall also coordinate with local Native American groups as necessary if artifacts are found.	Prior to the issuance of a grading permit.	City Community Development Director	<hr/> Initial <hr/> Date

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM6-1	Prior to issuance of a building permit for PAs 39, 40, and 42, the developer shall demonstrate that the proposed structures and foundations are consistent with the preliminary geotechnical evaluation and the soil engineering and geology investigation of the project site (LOR 2003 and LOR 2005). The developer shall implement the recommended appropriate foundation and other design criteria to effectively mitigate potential hazards as outlined in the two geologic studies mentioned herein. This measure shall be implemented to the satisfaction of the Public Works Director.	Prior to the issuance of building permit(s).	Public Works Director	<hr/> Initial <hr/> Date
MM7-1	Prior to issuance of occupancy permits for PAs 39, 40 and 42, local homeowners and/or property owners, as appropriate, shall provide recorded deed notices and/or real estate disclosure statements to inform residents of their proximity to the SBIA and of any use or height restrictions related thereto. This measure shall be implemented to the satisfaction of the City Community Development Director.	Prior to issuance of occupancy permit.	C i t y Community Development Director	<hr/> Initial <hr/> Date
MM8-1	Prior to issuance of a grading permit for PAs 39, 40, 42, and 45, the developer shall prepare and submit to the City for review and approval a Water Quality Management Plan (WQMP) that incorporates site design, source control, and treatment control BMP's and conforms with the San Bernardino County Stormwater Program's Water Quality management Plan Guidance. to the Regional Water Quality Control Board for review and approval. The approved WQMP shall be submitted to the City Public Works Department, and The developer shall comply with all requirements of the approved WQMP plan, to the satisfaction of the Public Works Director.	Prior to the issuance of a grading permit.	Public Works Director	<hr/> Initial <hr/> Date

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM9-1	Prior to issuance of a grading permit, the developer shall meet all the requirements and successfully process for a Planned Unit Development (PUD) Amendment for East Highlands Ranch to incorporate the proposed changes to PAs 28, 39, 40, 42, and 45.	Prior to the issuance of a grading permit.	C i t y Community Development Director	_____ Initial _____ Date
MM11-1	Prior to the final design stage, the project developer of PAs 39, 40, and 42 shall include into the project design sound barriers which are consistent with all specifications designated in the Acoustical Analysis report by Gordon Bricken and Associates. In addition, all barriers shall meet the design standards for the PUD of the East Highlands Ranch, to the satisfaction of the City Engineer.	Prior to final design.	City Engineer	_____ Initial _____ Date
MM13-1	Prior to the issuance of occupancy permits for PAs 39, 40, 42, and 45, the developer shall pay all legally established development impact fees associated to public services as may be applicable to the East Highlands Ranch development. The developer shall also pay the applicable school fees to the East Highlands Ranch Development or be subject to the existing Community Facilities District established by the Redlands Unified School District with boundary covering the project site. The developer shall demonstrate payment of applicable fees prior to issuance of building or occupancy permits, as appropriate. This measure shall be implemented to the satisfaction of the City Community Development Director.	Prior to the issuance of occupancy permits.	C i t y Community Development Director	_____ Initial _____ Date
MM13-2	Prior to the issuance of building permits for PAs 39, 40, 42, and 45, the applicant will consult with California Department of Forestry and Fire Protection and the East Valley Water District to ensure that the water system constructed on the project site will provide adequate fire flow.	Prior to the issuance of building permits.	Fire Chief or designee; City Community Development Director	_____ Initial _____ Date

Mitigation Measure No.	Mitigation Measure	Monitoring Milestone	Agency with Implementation Responsibility	Verification of Compliance (Responsible Monitor to Initial and Date)
MM15-1	The developer shall provide the appropriate transportation/traffic fair share fee established specifically for the East Highlands Ranch.	Prior to the issuance of building permit(s).	C i t y Community Development Director	_____ Initial _____ Date
MM15-2	Prior to issuance of occupancy permits, the project shall make all required improvements relative to roads and intersections on or adjacent to the project site, including signage, to the satisfaction of the Public Works Director.	Prior to the issuance of occupancy permits.	Public Works Director	_____ Initial _____ Date
MM15-3	Prior to final map recordation, the applicant shall prepare a Traffic Signal Warrant Analysis that addresses the need, if any, for controlled access onto and from Greenspot Road. The analysis shall address any onsite or offsite improvements necessary. In the event improvements are required, the applicant shall contribute the fair share and/or construct such improvements. The analysis shall include the development of the vacant parcel located immediately west of this development and shall be submitted and approved by the City Engineer.	Prior to final m a p recordation.	City Engineer	_____ Initial _____ Date
MM16-1	Prior to issuance of grading and building permits for PAs 39, 40, 42, and 45, the developer shall coordinate with the East Valley Water District (EVWD) to assure continued access to its facility on the project sites. This measure shall be implemented to the satisfaction of the City Public Works Director in consultation with the EVWD.	Prior to issuance of grading and building permits.	City Engineer	_____ Initial _____ Date

ATTACHMENT "B"
ENGINEERING CONDITIONS
TRACT 16448/SUB 05-001

- A - Required Prior to Map Approval
- B - Required Prior to Building Permit
- C - Required Prior to Occupancy
- D - Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

February 2, 2006

SOILS/GEOLOGY/GRADING

- B 1. Comply with the recommendations of the Preliminary Geotechnical Investigation prepared by Lor Geotechnical Group, dated March 21, 2005, and any amendments thereof as required and approved by the City Engineer.
- A 2. Submit a geology report, prepared by a licensed Engineering Geologist, 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.
- A 3. 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.
- A 4. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.
- A 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.
- A 6. 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.
- A 7. Design short term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 8. Implement dust control measures during construction activities including, but not limited to, watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- A 9. Submit a Category Water Quality Management Plan (WQMP), prepared in accordance with the document, "Model Water Quality Management Plan Guidance," dated June 9, 2004, for review and approval by the City Engineer. The WQMP shall be prepared, signed, and sealed by a licensed Civil Engineer. The WQMP shall include site design, source control, and treatment control best management practices (BMPs) appropriate for residential development. The WQMP shall include a BMP implementation, operation, and funding mechanism. The WQMP shall be certified by the project owner.
- Enter into a stormwater BMP transfer, access, and maintenance agreement with the City of Highland on a form acceptable to the City of Highland. Include a copy of the recorded agreement in the WQMP.
 - Include provisions in the Covenants, Conditions and, Restrictions (CC&Rs) to require the owner of each lot to maintain the BMPs located within the lot as designated in the WQMP.
- B 10. 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 11. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENTS

- C* 12. Reconstruct the Greenspot Road landscaped median to accommodate left turn movements at the project entrance.
- C* 13. Install a striped left turn and deceleration lane on Greenspot Road westerly of the project entrance. The length of the bay taper, and left turn and deceleration lane shall be as approved by the City Engineer. Remove conflicting striping and apply type II slurry seal across the limits of striping removals.
- C 14. Construct street improvements on the interior street including, but not limited to, curb and gutter, asphalt concrete pavement, class II aggregate base, and 6-foot curb adjacent sidewalk. Street widths shall be 36 feet curb to curb.
- D 15. On "A" Court, pavement may be constructed in lifts. Construction of final asphalt cap must be completed after all houses are built or within a time period as required by the City Engineer. Slurry seal "A" Court if the final asphalt cap is done before the completion of all house construction. The developer may pay a fee to the City in lieu of applying the slurry seal.
- C 16. Install street name signs, traffic control signs, pavement markings and striping modifications with locations and types approved by the City Engineer.

- C 17. Install and pay Southern California Edison to energize street lights on "A" Court. Use cut-off type luminaires on marblelite poles at locations as specified by the City Engineer.
- A 18. Submit street improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City of Highland design standards as shown on the street and storm drain improvement checklist.
- A* 19. Provide adequate corner sight distance at the "A" Court and Greenspot Road intersection per Caltrans standards, and submit verification of same to the City Engineer as required in conjunction with plan checking of the street improvement plans and landscaping plans.
- A 20. Design public improvements including sidewalk, drive approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
- B 21. Submit a thorough evaluation of the structural road section, for "A" Court, from a soil engineer to the City Engineer. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes.
- C 22. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

- C* 23. Remove all storm drain and appurtenant structures from Lots 13 and 14 and construct a storm drain system in Lot "C" and "A" Court.
- A 24. Submit a hydrology study prepared to determine storm runoff quantities tributary to and generated by the site. The study shall include hydraulic calculations to determine the size and type of all drainage facilities.
- A 25. Submit drainage improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City of Highland design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION

- A* 26. Grant all lettered lots to a homeowners association (HOA) for ownership and landscape maintenance. Provide a letter from the HOA agreeing to accept said lots.

- A* 27. Apply to the City to annex the project into an assessment district for maintenance of the water quality treatment BMPs. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment.
- A* 28. Dedicate a landscape easement for potential City maintenance of landscaping along Greenspot Road through the City's Landscape Maintenance District.
- A* 29. Abandon the storm drain easement crossing Lots 13 and 14 on the Final Map.
- A* 30. Coordinate with East Valley Water District to quit claim the existing sewer and water easements crossing Lots 13 and 14.
- A* 31. Reserve a private drainage easement across lot 14 in favor of the owners of the upstream properties tributary to the private drainage facility crossing Lot 14.
- A* 32. Dedicate a public drainage and flowage easement across lot 12.
- A 33. Dedicate a 50-foot wide right-of-way and five-foot wide sidewalk and utility easements on both sides of "A" Court.
- A 34. Dedicate street right-of-way and all necessary easements within the project on the Final Map.
- A 35. Dedicate corner property line cutoffs on public streets in accordance with City standards.
- B 36. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 37. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

FEES/PERMITS/BONDING

- B* 38. Pay traffic mitigation fees in the amount of \$252.71 per dwelling unit.
- D 39. Pay appropriate engineering fees for bond processing, plan check, hydrology report review, WQMP review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 40. Obtain a permit from Engineering prior to any on-site construction or construction within the City's right-of-way.

- A 41. Post a deposit for monumentation which shall not be released prior to completion of all on-site construction.
- E 42. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 43. Bond for all required street, drainage, grading, water, sewer, and landscaping improvements in accordance with the City Development Code.
- A 44. Enter into an agreement for construction of improvements with the City of Highland using the adopted City form.

UTILITIES/CONSTRUCTION

- C 45. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of existing pavement as determined by the City Engineer.
- C 46. Construct above ground and flush mount utility structures at locations where retaining walls are not necessary in accordance with the requirements of the utility companies. Prepare a Composite Utility Plan indicating locations of slopes and all above ground and flush mount utility structures and submit the plan to the City prior to City issuance of utility permits. Utilize underground utility structures if necessary to avoid construction of retaining walls.
- C 47. Provide all utility services to each unit, including sanitary sewers, water, electric power, cable television, gas, and telephone. All utilities are to be underground.
- D 48. Coordinate and, where necessary, pay for the relocation of any existing public utilities as necessary.
- E 49. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.
- B 50. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 51. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 52. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

ATTACHMENT "C"
Building and Safety Division Conditions of Approval

Date: JANUARY 19, 2006

Applicant: SP DEER FIELD, LLC

Address of Applicant: 31866 CAMINO CAPISTRANO,
SAN JUAN CAPISTRANO, CA 92675

Site Location: TRACT MAP TTM 16448

Telephone:

File / Index No.: PUD 05-003

Provide two (2) of the following construction plans and information for review of the proposed project. Initial plan review usually will take three weeks on most projects. You will receive a plan review number at the time you submit plans for the proposed project. This number will be needed to obtain information regarding your plan review.

Sets

- (2) Architectural Plans
- (2) Structural Plans
- (2) Structural Calculations
- (2) Plot/Site Plans
- (2) Electrical Plans
- (2) Electrical Load Calculations
- (2) Plumbing Plans/Isometrics
- (2) Mechanical Plans
- (2) Duct layout Plans
- (2) Roof and Floor Truss Plans
- (2) Title 24 Energy Calculations
- (2) Geology Report
- (2) Soils Report
- (1) Grading Plan
- (1) Precise Grading Plans
- (2) Condition of Approval Packages
- (2) Temporary Fence Plan

General Conditions

All structures shall be designed in accordance with the 2001 California Building Code adopted by the City of Highland, Ordinance No. 280. Design all structures to comply with Seismic Zone (4), wind speed 70 MPH, at exposure "C."

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 is sent to the San Bernardino County Records Office, the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.

Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228. *If your inspection request is left on another phone extension, your inspection will not be performed.* You may also fill out an inspection request at the Building and Safety counter. The request must be given to the front counter receptionist for the next day inspection.

All construction sites must be protected by a security fence with screening. The fencing and screening shall be maintained at all times to protect pedestrians. See Construction fencing requirement policy.

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.

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 receipts shall be forwarded to the Planning Division.

Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items are in place and approved by Building and Safety and the Planning Division.

- (a) Installation of a Construction Trailer through the Temporary Occupancy Permit (TOP) procedure, or:
- (b) 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.

2

Project Conditions

Attached to the approved plans are Building and Safety Policies which are part of the Condition of Approval for this project.

1. Fire Sprinklers are required by Ordinance 209. Submit Fire Sprinkler Plans to the Fire Marshall located at 27215 Base Line, Highland CA. Please contact the Fire Department for information on the design requirements. (909) 864-2136, ext. 248.
2. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site Fire Hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the Fire Hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
3. Prior to issuance of permits, site grading certifications shall be submitted to Building and Safety. Compaction reports shall accompany certifications.
4. Prior to issuance of building permits, provide a receipt from the Unified School District stating that all school fees have been paid. This project is located in the ~~San Bernardino~~ ^{REDIAPP} Unified School District.
5. Prior to issuance of building permits, provide Building and Safety with a Will Serve Letter from East Valley Water District. (909) 888-8986
6. The property shall be connected to East Valley Water District sewer service. If the sewer is not available, provide Building and Safety with a letter from East Valley Water District explaining that the sewer is not available to the site and the building can be serviced by a private septic system. The letter is required prior to plan review process.
7. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

3

Amendments to the Electrical Code

1. Section 310-14 of the 2001 California Electrical Code is amended to read as follows:

“Aluminum conductor material, solid aluminum No. 2 and larger electric grade and standard aluminum conductor No. 2 and larger electrical grade aluminum alloy conductor material shall be the size and type of aluminum conductor approved for installation and use.” No size smaller than No. 2 will be allowed.

2. Section 384-28 is added to the 2001 California building Code to read as follows:

“For one and two family dwellings, two (2) 3/4" spare raceways for future use shall be provided for each dwelling unit. One (1) running from the electrical panel to an accessible location under the floor. Where either space is not available because of the method of construction, such termination of spare raceways shall be approved by the Building Official.”

Development Code Regulation

1. All single family duplex and triplex residential dwelling units shall be equipped with security lighting affixed to the exterior of each garage door and/or above the exterior of each front and rear man doors.
 - (a) Lighting shall be activated by motion sensor devices.
 - (b) Lights shall be installed a minimum of eight feet above grade and shall be hard wired into the electrical power source.
 - (c) Lights shall be shielded and directed away from surrounding residential uses and shall not blink, oscillate or be of unusually high intensity.

Amendments to the Plumbing Code

1. Due to pinhole leaks in copper tubing, Section 604.1, of the California Plumbing Code has been changed to allow the use of CPVC:
 - (a) “Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials. Asbestos-cement PVC, PE, or PVC water pipe manufactured to recognized standards may be used for cold water distribution systems. All materials used in the water supply systems except valves and similar devices shall be of a like materials except where otherwise approved by the Administrative Authority.”
2. Copper pipe may be used in buildings if a letter from the owner of the building is submitted to Building and Safety accepting liability for future copper pipe failures in the structure. If copper pipe is proposed, Type K should be used below and above the ground. Water supply lines to fixtures should be plumbed in stainless steel or other approved materials.

3. Cross Linked Polyethylene (PEX) WIRSBO AQUAPEX , CPVC Blasmaster pipe are approved for domestic water supply in the City of Highland, (ICC ER-5142).

DRAFT



**FIRE DEPARTMENT CONDITIONS
CITY OF HIGHLAND FIRE DEPARTMENT
CALIFORNIA DEPARTMENT of FORESTRY & FIRE PROTECTION**

CITY OF HIGHLAND PROJECT NUMBER: TTM16448

CDF #:

DATE : January 18, 2006
APPLICANT : SPRING PACIFIC PROP
ADDRESS : PA 39

PAGE 1 OF 4

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 APPROVAL of TRACT MAP; PARCEL MAP; TENTATIVE PARCEL MAP; SUBDIVISION AND/OR PROJECT SITE PLAN. These conditions are required as acceptable solutions to the adverse fire conditions impacting fire fighting 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. THE FOLLOWING FIRE DEPT. CONDITIONS SHALL BE SHOWN ON THE MAP, PRIOR TO FIRE DEPT. APPROVAL.

ONGOING & GENERAL:

THIS PROJECT IS PROTECTED BY THE CITY OF HIGHLAND FIRE DEPARTMENT/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 EXISTING UNIFORM FIRE CODE AND ALL APPLICABLE STATUTES, CODES, ORDINANCES, STANDARDS AND POLICIES OF THE CITY OF HIGHLAND FIRE DEPARTMENT/CDF.

1. **HT3-O/G:** FIRE DEPARTMENT ACCESS ROAD(s); PUBLIC/PRIVATE STREET(s); SHALL MEET THE FIRE DEPT. MINIMUM WIDTH STANDARD OF TWENTY-FOUR (24) FEET. WITHIN FR-1 ZONES MINIMUM WIDTH SHALL BE TWENTY-SIX (26) FEET. ACCESS ROADS SHALL BE PAVED (ASPHALT/CONCRETE) AND IN PLACE PRIOR TO PLACEMENT OF COMBUSTIBLE MATERIAL ON SITE. FIRE DEPARTMENT MINIMUM PAVING THICKNESS SHALL BE NO LESS THAN FOUR (4) INCHES. THIS STANDARD SHALL NOT LESSEN OTHER AGENCY REQUIREMENTS.

UFC 902.2.2.1

2. **HT4-O/G:** FIRE DEPT. ACCESS ROAD(s); PUBLIC/PRIVATE STREET(s); AND RESIDENTIAL DRIVEWAYS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF THIRTEEN (13) FEET-SIX (6) INCHES. UFC 902.2.2.1; & 902.2.2

3. **HT5-O/G:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS SHALL NOT EXCEED 12% GRADE. UFC 902.2.2.6

4. **HT6-O/G:** CUL-DE-SAC AND DEAD-END STREETS SHALL NOT EXCEED 350 FEET IN FR-1 AREAS, IN ALL OTHER AREAS, CUL-DE-SACS SHALL NOT EXCEED SIX HUNDRED (600) FEET IN TOTAL LENGTH, UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.

5. **HT7-O/G:** REQUIRED FIRE FLOW FOR THIS PROJECT, 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.
 UFC 903.2; & 903.3

6. **HT9-O/G:** FIRE HYDRANT SPACING SHALL BE :

SINGLE FAMILY RESIDENTIAL:	600 FEET
MULTI-FAMILY RESIDENTIAL:	300 FEET
HIGH DENSITY RESIDENTIAL:	300 FEET
COMMERCIAL RETAIL:	300 FEET

 FIRE HYDRANT(S) SHALL BE INSTALLED AT LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT. REQUIRED FIRE FLOW TO BE DETERMINED BY FIRE DEPARTMENT. MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 1500 GPM FOR RESIDENTIAL & 3000 GPM FOR COMMERCIAL. UFC 903.1; & 903.3; & 903.4.2

PRIOR TO RECORDATION OF MAP:

7. **HT13-REC:** 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 APPROVAL. UFC 901.2.2.2

PRIOR TO ISSUANCE OF BUILDING PERMIT(S):

8. **HT18-BP:** FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL AS PER APPROVED WATER SYSTEM DELIVERY PLANS PRIOR TO ANY FRAMING, CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. UFC 903.2; 903.4.2

PRIOR TO OCCUPANCY FINAL:

9. **HT21-OCC:** RESIDENTIAL DRIVEWAYS SHALL BE PAVED (ASPHALT/CONCRETE) AND SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET. DRIVEWAYS OF THIS STANDARD SHALL SERVE NO MORE THAN TWO SINGLE FAMILY DWELLINGS AND SHALL NOT EXCEED 12% IN GRADE. UFC 902.2.2.1; 902.2.2.2

10. **HT22-OCC:** FIRE DEPARTMENT ACCESS ROADWAY(S) AND/OR PUBLIC/PRIVATE STREET(S) EXCEEDING ONE HUNDRED FIFTY (150) FEET IN LENGTH SHALL HAVE A FIRE DEPT. APPROVED TURN-AROUND AT THE TERMINUS (CUL-DE-SAC). MINIMUM RADIUS SHALL BE NOT LESS THAN 47 FEET IF PARKING IS TO BE ALLOWED & A MINIMUM OF 40 FEET IF NO PARKING IS ALLOWED AND SIGNS POSTED STATING NO PARKING FIRE LANE. UFC 902.2.2.4

11. **HT24-OCC:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS 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 CAN NOT BE PROVIDED, A FIRE PROTECTION SYSTEM SHALL BE REQUIRED AND APPROVED BY THE FIRE DEPARTMENT. UFC 902.2.1; 903.2
12. **HT25-OCC:** THE DEVELOPMENT AND/OR PROJECT, AND EACH PHASE THEREOF, SHALL HAVE A MINIMUM OF TWO (2) REMOTE POINTS OF ACCESS. THE SECONDARY ACCESS IS FOR FIRE AND OTHER EMERGENCY EQUIPMENT AND FOR ROUTES OF ESCAPE WHICH WILL SAFELY HANDLE EVACUATIONS. UFC 902.2.1
13. **HT26-OCC:** THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE NAMED. UFC 901.4.5;
14. **HT27-OCC:** STREET NAME SIGNS SHALL BE INSTALLED WITH APPROVED NAMES.
UFC 901.4.5;
15. **HT29-OCC:** MANUAL OPERATED GATE(s) ACROSS FIRE DEPARTMENT ACCESS ROADWAY(s), PUBLIC AND/OR PRIVATE STREET(s) AND DRIVEWAYS, SHALL BE EQUIPPED WITH APPROVED EMERGENCY KEY-OPERATED ("KNOX" TYPE) LOCK(s). FOR AUTOMATIC GATE(S), A "KNOX" KEYED 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 DEPARTMENT. UFC 902.4
16. **HT30-OCC:** ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING RESIDENTIAL 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, 3/8" 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, 3/8" STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE.
UFC 901.4.4
17. **HT35-OCC:** 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 1/2" OUTLET AND ONE 4" OUTLET. UFC 903.2 ; 903.4.2

18. **HT37-OCC:** RESIDENTIAL AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED ACCORDING TO NFPA 13D AND FIRE DEPARTMENT REQUIREMENTS. SUBMIT THREE (3) SETS OF SHOP PLANS WITH MATERIAL CUT SHEETS AND HYDRAULIC CALCULATIONS FOR FIRE DEPT. REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION. SUBMIT COPY OF CALIFORNIA C-16 LICENSE. MINIMUM WATER METER SUPPLYING A 13D SYSTEM SHALL BE 1". MINIMUM PIPE SIZE FOR INTERIOR USE SHALL BE 1". RESIDENTIAL SPRINKLER HEADS OF PROPER TEMPERATURE RATING SHALL BE INSTALLED IN ATTIC AND BUILT-UP STORAGE SPACES WHERE MECHANICAL EQUIPMENT (FAU, WATER HEATER, etc.) IS INSTALLED. UFC 1001.3; ORD. 247

19. **HT47-OCC:** 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. UFC 1007.2.9.1; 1007.2.9.2; UBC 310.9.1.4

20. **HT48-OCC:** 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. UFC 1109.7;

21. **HT51-OCC:** THE MAIN ELECTRICAL PANEL AND ALL SUB-PANEL(S) SHALL BE LABELED ON INSIDE COVER FOR ALL CIRCUITS.

22. **HT52-OCC:** WATER HEATER (FUEL FIRED), SHALL BE PROPERLY VENTED TO EXTERIOR OF STRUCTURE. WATER HEATER SHALL BE SEISMIC STRAPPED TO WALL AND BE LOCATED A MINIMUM OF 18" ABOVE A GARAGE FLOOR.

23. **HT53-OCC:** A ONE-HOUR FIRE RATED, SOLID CORE, SELF CLOSING DOOR SHALL BE INSTALLED BETWEEN AN ATTACHED GARAGE AND LIVING SPACE.

If you have any questions or concerns regarding the above or wish to discuss other mitigation alternatives contact the City of Highland Fire Marshal Office.

Deborah Harper
Fire Marshal



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 15, 2016

FROM: Lawrence A. Mainez, Community Development Director

SUBJECT: Revocation of Staff Review Permit No. SRP-011-003 approved by the City's Planning Division on March 11, 2011, for Ponce Recycling - a Small Collection Recycling Facility located at 26534 9th Street in accordance with the Highland Municipal Code Section 16.08.220.

RECOMMENDATION: Staff recommends the Planning Commission approve the following action:

1. Adopt Planning Commission Resolution No. 2016-___ revoking Staff Review Permit No. SRP-011-003 initially approved by the City's Planning Division on March 11, 2011, for Ponce Recycling - a Small Collection Recycling Facility located at 26534 9th Street in accordance with the Highland Municipal Code Section 16.08.220 (Revocation of Permits).

PUBLIC NOTICE: Public notice for the proposed permit revocation was published in the Highland Community Newspaper on Friday November 4, 2016, in compliance with state and local law. The staff report, draft Resolution and attachments are also posted on the City website and the meeting agenda is also posted at the City's three (3) designated public posting locations and website per City Council Resolution. No further notice is required.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Department has determined that the revocation of the subject Staff Review Permit is exempt from the requirements of CEQA and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed revocation of the subject Staff Review Permit for a small recycling facility will have a significant effect on the environment. In addition the

Approved _____	Motion _____	Second _____	Agenda Item No. <u>4.3</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

revocation of the staff review permit is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15270(a) because CEQA does not apply to projects which a public agency rejects or disapproves.

BACKGROUND:

The subject Staff Review Permit was approved by the Highland Planning Division on March 11, 2011 (see Attachment 1 – City Approval Letter with conditions of approval). The Staff Review Permit was an entitlement issued to Jose Ponce (Ponce Recycling) to operate a small collection recycling center only within the existing retail shopping center located at the north east corner of Victoria Avenue and 9th Street. The small collection recycling center was permitted to collect glass, metals, plastic containers, papers and reusable items only. The small collection recycling center was restricted to an area of no more than 500 square feet of the proposed site (shopping center parking lot) and required to be setback at least 10 feet from any property line (Condition Number 2).

On January 5, 2012, the Highland Planning Division approved an amendment to the subject Staff Review Permit. The amendment included the addition of a new condition requiring Ponce Recycling to be responsible for collecting any abandoned trash containers or shopping carts within 500 foot radius of the collection facility and dispose of them accordingly (contacting the City's waste hauler and shopping cart owner)(See Attachment 2 – Amendment letter dated January 5, 2012).

In 2013, the City Council adopted Ordinance No. 373 creating new standards for small and large recycling facilities in the City. Small collection facilities similar to the subject facility was restricted to shopping centers with an existing super market and limited to occupying no more than five (5) parking spaces or area of similar size.

On April 2015 the Rio Rancho Market closes for business. Around that same time the City began receiving public complaints about the lack of maintenance of the subject facility and shopping center and how it was becoming an eyesore for the neighborhood. Staff suggested the recycling facility relocate away from intersection and closer to the easterly parking lot area. However, after Save A Lot supermarket opened in December 2015 the city began receiving additional complaints about parking and circulation problems, so the subject recycling facility moved back closer to the intersection away from the Save A Lot customer parking.

On April 21, 2016, the Community Development Director initiated the revocation process due to evidence that the recycling facility was taking up more room in the shopping center parking lot then was permit by their Staff Review Permit SRP-011-003. The facilities popularity was creating piles of recycling products around the facility which required the operator to order additional pick up and drop off of the cargo containers. It

was becoming evident that the recycling facility as approved back in 2011 was outgrowing their approved site restrictions and it was time to look for a larger location (and or shopping center). That being the case, staff began encouraging Ponce Recycling to start looking for another locations to avoid being cited for not operating in compliance with the Staff Review Permit conditions.

On September 22, 2016, the Community Development Director met with Ponce Recycling to discuss the status of the relocation efforts. At this meeting Ponce Recycling informed staff that they were no longer pursuing relocating to a new location in the City of San Bernardino near the intersection of Palm Avenue and Highland Avenue. That being the case staff explained to Ponce Recycling that the revocation status still applied and they were given thirty (30) days to demonstrate compliance with their Staff Review Conditions (deadline of October 27, 2016).

On November 4, 2016, a Notice of Public Hearing before the Planning Commission was poster to consider of the subject permit revocation.

DISCUSSION:

In accordance with the Highland Municipal Code Section 16.08.220, Revocation of Permits, the Planning Commission is authorized to revoke land use permits or approvals in order to protect the public health, safety and welfare, and in order to enforce the provisions of the Land Use and Development Code provisions. A permit or approval subject to revocation pursuant to the Highland Land Use and Development Code provisions may be revoked by the Planning Commission if any one of the following findings are made. Staff included responses for the applicable findings which are also included in the attached Planning Commission Resolution (see Attachment 4).

Required Findings:

1. That the permit or approval was obtained by misrepresentation or fraud;
Response: *It has become evident the subject small collection recycling facility has out grown its permitted size (restricted to 500 square feet in area) and operation (SRP Condition Number 2).*
2. That the use for which the permit or approval was granted has ceased, and was suspended for six or more consecutive calendar months;
Response: *Not applicable to the subject revocation recommendation.*
3. That the conditions of the permit or approval have not been met or the permit or approval granted is being or has been exercised contrary to the terms or approval or in violation of any statute, ordinance, law, or regulation; or

Response: *The subject staff review permit was approved on March 11, 2011 which specifically contained conditions restricting the use to a small collection recycling center only. Furthermore, the conditions restrict the overall area used for the recycling operations to no more than 500 square feet in area. Any expansion beyond the 500 square foot limit required additional review by the Planning Commission (SRP Condition Number 2). The estimated area currently used for the subject recycling facility is over 735 square feet, not including the area needed for cargo container pick-up and drop-off.*

4. That the public health, safety and welfare can be served only by revocation.

Response: *As noted in the findings above, there is strong evidence that your company has outgrown its restricted space requirements as stipulated in the City Codes and their subject Staff Review Permit conditions of approval. This overall disregard has resulted in significant safety impacts to the general public, the property, as well as impacts to the surrounding residents and businesses. In other words, the increased size of the facility and increased operation has impacted vehicular and pedestrian circulation on the property, it has increased the amount of trash/litter being deposited on the subject property, and it is impacting the existing retail tenant's ability to effectively maintain the overall retail center.*

CONCLUSION:

Staff recommends the Planning Commission adopt Resolution No. 2016-_____ revoking Staff Review Permit No. SPR-011-003 initially approved by the City's Planning Division on March 11, 2011, for Ponce Recycling - a Small Collection Recycling Facility located at 26534 9th Street in accordance with the Highland Municipal Code Section 16.08.220 (Revocation of Permits).

Attachment:

1. March 11, 2011 Staff Review Permit Approval letter.
2. January 5, 2012 Staff Review Permit amendment letter.
3. Aerial and facility photographs
4. Planning Commission Resolution No. 2016- _____

**Attachment 1 –
March 11, 2011 Staff Review Permit Approval letter.**

Ponce Recycling

City of
HIGHLAND
Inc. 1987



March 11, 2011

Jose Ponce,
5425 W. 64th Street
Los Angeles, Ca 90056

27215 Base Line
Highland, CA 92346
(909) 864-6861
FAX (909) 862-3180
www.ci.highland.ca.us

**Subject: Planning Staff Review Application (SRP 011-003) Proposed
Small Collection Recycling Facility
Location: 26534 9th Street**

City Council

Mayor
Penny Litburn

Mayor Pro-Tem
Ross B. Jones

Larry McCallon
Jody Scott
John P. Timmer

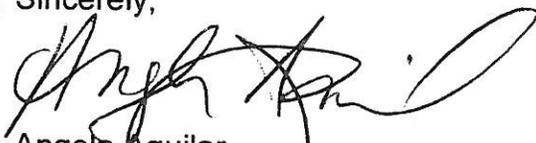
City Manager
Joseph A. Hughes

Dear Mr. Ponce:

This letter is to advise you that the above referenced Staff Review Application has been approved subject to your compliance with the attached Conditions from Approval of the Planning Division, Fire, and Building and Safety.

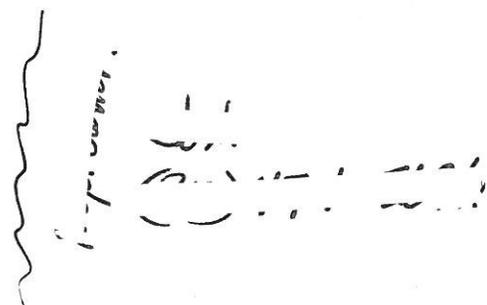
If you have questions regarding this matter, please contact me at (909) 864 8732, Extension 258.

Sincerely,


Angela Aguilar
Planning Technician

Attachment: Conditions of Approval

SRP\SRP010-016 JAVIER PARTIDA RECYNAMIAS , BOB CLING\srf.coas.doc



CONDITIONS OF APPROVAL FOR A STAFF REVIEW PERMIT

Date: March 11, 2011
Applicant: Jose Ponce
File/Index: SRP 011-003
Proposal: Small Collection Recycling Facility
Location: 26534 9th Street

PLANNING CONDITIONS OF APPROVAL

NOTE: These conditions represent Planning's conditions and are meant to be one part of the overall conditions that may include Building and Safety and Fire Conditions of Approval. Failure of the applicant and/or operator to comply with any conditions at any time will result in the revocation of the permit granted to use the property.

The STAFF REVIEW application has been conditionally approved, subject to the compliance with the requirements as specified below:

1. This STAFF REVIEW PERMIT shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such STAFF REVIEW PERMIT has taken place within six (6) months after the approval of said STAFF REVIEW PERMIT, this permit will become null and void.
 - b. Where circumstances beyond the control of the applicant cause delay which do not permit compliance with the time limitation established in this section, the City Planner may grant an extension of time for a period of not to exceed an additional TWELVE (12) months. Applications for such extension of time must be set forth, in writing, the reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department thirty (30) calendar days before the expiration of the STAFF REVIEW PERMIT.
2. This STAFF REVIEW PERMIT is for the use of the site as a Small Collection Recycling Center Only. Staff has determined a Small Collection Recycling Center use allows for collection of glass, metals, plastic containers, papers and reusable items only. The small collection facility shall take up no more than 500 square feet of the proposed site. All



recycling containers shall be set back at least 10 feet from any property line. The use is restricted to the limits of the property line any expansion beyond the property line or any intensification of the original proposed use shall require additional review by the Planning Department and Planning Commission. ✓

3. The Applicant shall obtain and maintain all applicable permits from the California Department of Conservation.
4. Prior to issuance of any construction permits, plans shall be submitted to the City's Fire Service Agency for Review and approval.
 - A. Fire protection requirements shall be filed with the City's Building and Safety Department.
5. A small collection facility may have a maximum of four identification signs each a maximum of 20 percent per side of the facility or 16 square feet, whichever is larger.
6. All proposed sign plans for the project shall be submitted to the City Planning Division for review. The plan shall include sign location, size, type, method of lighting, illumination capacity (milliamps), maximum size of letters, color schemes, and materials for construction.
7. The watering and maintenance of all landscaped areas shall be the responsibility of the property owner. All landscaping shall be maintained in good repair at all times ✓
8. The illegally erected wood sign located on the northeast side of the site shall be removed.
9. The collection container shall be covered when site is not attended, and secured from unauthorized entry or removal of material.
10. The collection container shall not be dented or otherwise disfigured and shall be kept clean from graffiti.
11. The operation of the proposed use shall not generate noise levels above 55 decibels at the Project boundary.
12. The collection site shall be maintained free of litter and any other undesirable materials; and shall not leave material outside of the containers when attendant is not present.
13. Hours of operation are limited to:
 - a. Monday thru Sunday 9:00 am to 7:00 pm

14. In Compliance with City Ordinance, the applicant shall agree to defend, at the applicant's sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court cost and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at their own expense in the defense of any such action but such participation shall not relieve the applicant of their obligations under this condition.

C:\Documents and Settings\laaguilar\Desktop\MyFiles\SRP\SRP011-003 PONCE RECYCLING.doc

This approval is not effective until this form is signed and returned to the City of Highland Planning Division.

Acceptance of Conditions

I am the applicant and/or owner of the property described above. I am aware of and accept all of the conditions set forth herein. It is further understood that all of the aforementioned conditions which required installation and improvements shall be completed in a manner satisfactory to the Planning Division of the City of Highland and shall not be deemed complete until approved and accepted by said Division.

Signature of Applicant or Agent

Date

Angela Aguilar
Planning Technician
City of Highland
Planning Division

Date

**Attachment 2 –
January 5, 2012 Staff Review Permit amendment letter.**

January 5, 2012

Jose Ponce
5425 W. 64th St.
Los Angeles, Ca 90056

Subject: Staff Review (SRP011-003) Site Approval amendment

Dear Business Owner,

This letter is to officially notify you that your approved Staff Review Permit (SRP011-003) for a Small Recycling Center has been amended and the following condition has been added:

- 1. The Small Recycling Center Property/Business Owner shall be responsible for collecting any abandoned trash containers or shopping carts within 500 foot radius of the small collection facility and contact appropriate trash hauler and or shopping center owner to pick-up abandoned containers and/or carts.**

For your convenience I have attached a map displaying the 500 foot radius which your Small Recycling Center is responsible for. I also have attached a list of phone numbers that you may call for assistance with the cart/container pick up.

Failure to comply with the above condition as well as with the original Site Approved Conditions (see attached conditions) will result in Code Enforcement action and may result in the revocation of the Staff Review Permit.

If you have any questions regarding this issue I can be reached at (909) 864-8732 Ext: 258.

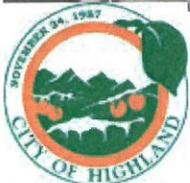
Sincerely,

Angela Aguilar
Planning Technician

- Attachments:**
1. 500 foot radius map
 2. Cart/Container pick up phone list
 3. Original Site Approved Conditions

cc: John Jaquess, Community Development Director
Lawrence Mainez, City Planner
Vivienne Muro, Code Enforcement Officer

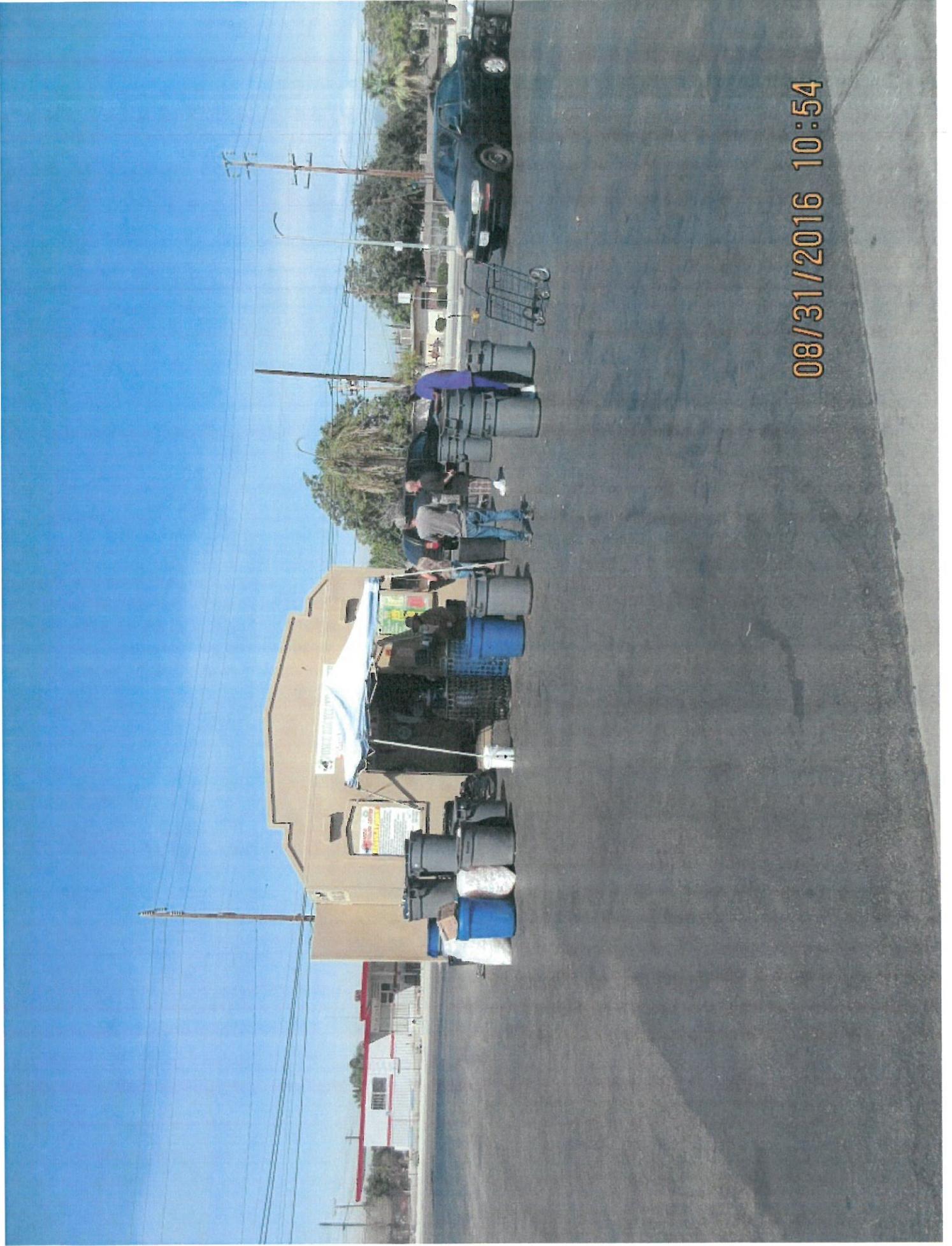
**Attachment 3 –
Aerial and facility photographs**



HIGHLAND, CA. 92346

08/31/2016 10:54





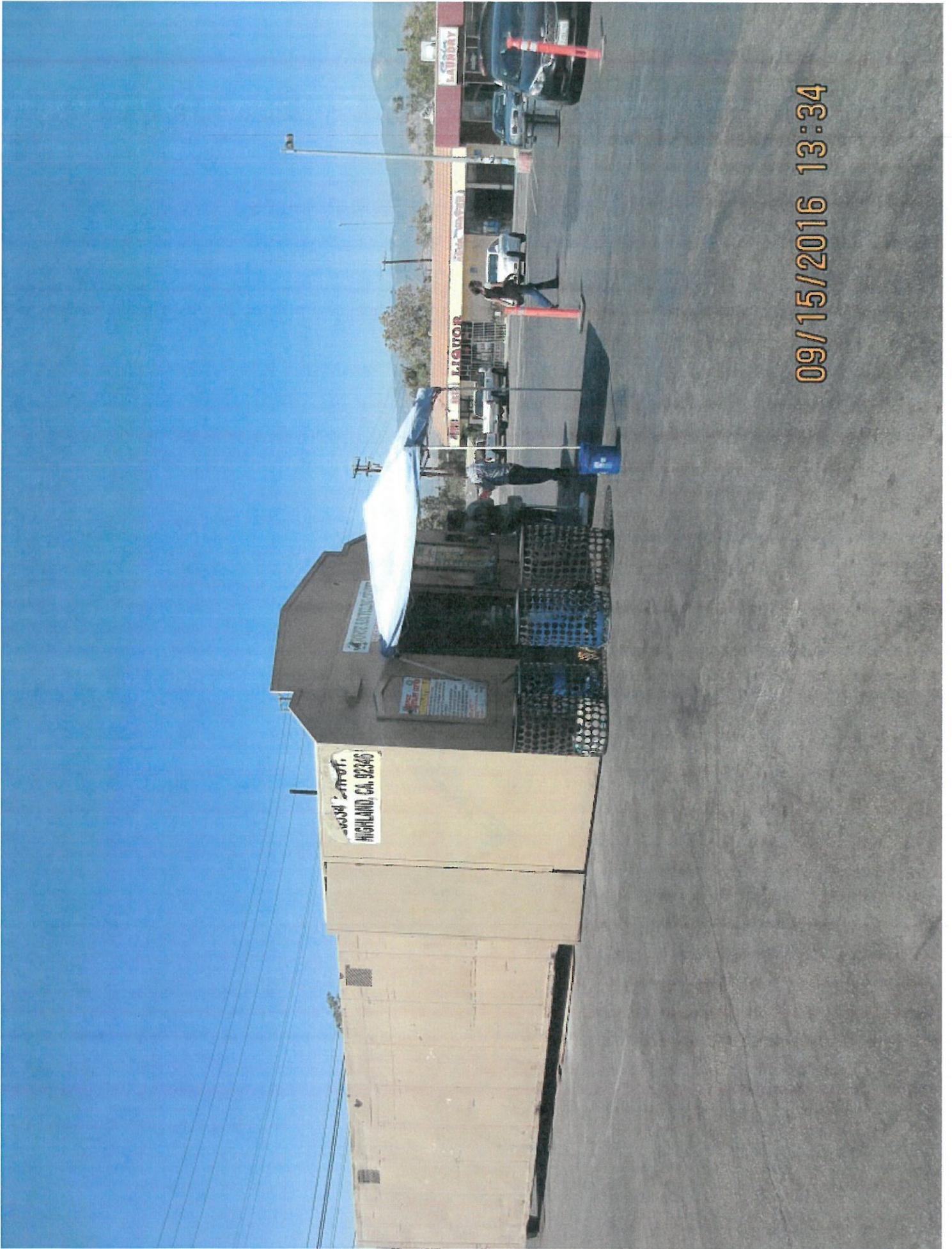
08/31/2016 10:54

20324
HIGHLAND, CA. 92346

20324
Saves a lot
food store

09/15/2016 13:34





09/15/2016 13:34

**Attachment 4 –
Planning Commission Resolution No. 2016-_____**

RESOLUTION NO. 2016- _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND REVOKING STAFF REVIEW PERMIT NO. SRP-011-003 INITIALLY APPROVED BY THE CITY'S PLANNING DIVISION ON MARCH 11, 2011, FOR PONCE RECYCLING - A SMALL COLLECTION RECYCLING FACILITY LOCATED AT 26534 9TH STREET IN ACCORDANCE WITH THE HIGHLAND MUNICIPAL CODE SECTION 16.08.220 (REVOCATION OF PERMITS) (SRP-001-003)

A. RECITALS

1. On November 15, 2016, the City of Highland Planning Commission conducted a public hearing to revoke Staff Review Permit No. SRP-011-003 at the Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., after providing notice to the public in the manner and for the time required by law to hear and consider both oral and written evidence regarding said Staff Review Permit Revocation and Notice of Exemption, and investigate and make findings and recommendations in connection therewith.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated November 15, 2016, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Highland.
3. Notice of Exemption:
 - a. Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Department has determined that the revocation of the subject Staff Review Permit is exempt from the requirements of CEQA and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed revocation of the subject staff review permit for a small recycling facility will have a significant effect on the environment. In addition the revocation of

the staff review permit is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15270(a) because CEQA does not apply to projects which a public agency rejects or disapproves.

4. Revocation of Permit Findings (SRP 011-003):

- a. That the permit or approval was obtained by misrepresentation or fraud;

Response: *It has become evident the subject small collection recycling facility has out grown its permitted size (restricted to 500 square feet in area) and operation (SRP Condition Number 2).*

- b. That the use for which the permit or approval was granted has ceased, and was suspended for six or more consecutive calendar months;

Response: *Not applicable to the subject revocation recommendation.*

- c. That the conditions of the permit or approval have not been met or the permit or approval granted is being or has been exercised contrary to the terms or approval or in violation of any statute, ordinance, law, or regulation; or

Response: *The subject staff review permit was approved on March 11, 2011 which specifically contained conditions restricting the use to a small collection recycling center only. Furthermore, the conditions restrict the overall area used for the recycling operations to no more than 500 square feet in area. Any expansion beyond the 500 square foot limit required additional review by the Planning Commission (SRP Condition Number 2). The estimated area currently used for the subject recycling facility is over 735 square feet, not including the area needed for cargo container pick-up and drop-off.*

- d. That the public health, safety and welfare can be served only by revocation.

Response: *As noted in the findings above, there is strong evidence that your company has outgrown its restricted space requirements as stipulated in the City Codes and their subject Staff Review Permit conditions of approval. This overall disregard has resulted in significant safety impacts to the general public, the property, as well as impacts to the surrounding residents and businesses. In other words, the increased size of the facility and increased operation has impacted vehicular and pedestrian circulation on the property, it has increased the amount of trash/litter being deposited on the subject property, and it is impacting the existing retail tenant's ability to effectively maintain the overall retail center.*

5. Based on the findings and conclusions set forth above, the Planning Commission hereby revokes the Staff Review Permit No. SPR 011-003.

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 November 2016.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director