

PROJECT DESCRIPTION

N/W corner – Base Line Road & Church Avenue, Highland, California

The Applicant proposes to construct a Mixed-Use development consisting of four commercial tenant buildings, a multi-family residential building, and two single family residences on approximately 9.06 acres. The project site is located at the N/W corner of Base Line Road and Church Avenue in the City of Highland, San Bernardino County, California. The overall property consists of two legal parcels, APNs 1200-381-05-0-000 and 1200-381-43-0-000; Parcel “05” is zoned Mixed Use (MU) and Parcel “43” has split zoning Mixed Use (MU) and Residential Single Family (R1)

Access for the commercial portion of the project will be taken via two newly constructed driveways along Base Line Road and Church Avenue, connection to Foster Avenue, and shared access (*pending legal approval*) with parcel 1200-381-42-0-000 (Family Dollar) contiguous on the West side of Parcel “43”.

All public utilities (water, sewer, power, telco/data) are available along the project frontages. There is an existing public utilities easement from Church Avenue along the northern property line of Parcel “05” turning north along the easterly property line of Parcel “43” to Villa Avenue. Existing utility lines located within said easement are to remain overhead and will be incorporated into the project with new easements granted as required by the service providers. A new easement will be provided for a private sewer main to serve the project and connect to the existing sewer along Base Line Rd.

The following actions will be concurrently applied for to develop the overall property as depicted in the attached Architectural Site Plan (ASP):

- Process a Parcel Map to include: One commercial parcel - Tractor Supply Company (parcel C1); four commercial tenants - proposed retail store and two drive-thru restaurants and one sit-down restaurant (parcels C2, C3, C4 and C5); one multi-family parcel for approx. 21 units in four apartment buildings (parcel R1); and one single family parcels (parcel R2); which will be of the following approximate size:
 - Parcel C1 = 2.41 acres
 - Parcel C2 = 2.89 acres
 - Parcel C3 = 0.81 acres
 - Parcel C4 = 0.42 acres
 - Parcel C5 = 0.43 acres
 - Parcel R1 = 1.81 acres
 - Parcel R2 = 0.21 acres
- Process a Conditional Use Permit for a Mixed Use Development to include parcels C1, C2, C3, C4, C5 and R1.
- Process a General Plan Amendment to allow drive-thru restaurants in the proposed development on parcels C3 and C4.
- Process a Design Review Permit for parcel C1 tenant: Tractor Supply Company (TSC).
- Once tenant commitments have been secured for parcels C2, C3, C4 and C5, process separate Design Review permits for each.
- Once design plans have been completed for parcels R1, process a separate Design Review permit.
- Record new cross-lot access easements where required.

NOTE: As depicted on the submittal planning documents, the project will construct all necessary off-site frontage improvements and ROW landscaping for the entire project, as well as all on-site hardscape/softscape improvements for Parcel C1. Said improvements include all cross-lot access drive aisles, ingress/egress driveways, and underground utility stubs. Parcel C1 will be constructed as described below and as illustrated in the submitted colored renderings. Additional ROW improvements and Landscaping along frontages of parcels C2, C3, C4, C5 and R1 will be deferred until each project site is built out. Parcels C2, C3, C4 and C5 will be developed as "Pad-Ready" or "Blue-Top" parcels and constructed with their associated improvements once each tenant is confirmed and their respective applications are processed.

Parcel C1 Brief: Tenant - Tractor Supply Company

Tenant Profile: *Tractor Supply Company (TSC) is the largest retail farm and ranch store chain in the United States offering a number of products for home improvement, agriculture, lawn and garden maintenance, livestock, equine and pet care as well as a limited line of clothing/footwear.*

Founded as a mail order tractor parts business in 1938, the first TSC retail store opened in 1939 in Minot, North Dakota. TSC is headquartered in Brentwood, Tennessee, a suburb of Nashville.

Customers include a niche market of farmers, horse owners, ranchers, part-time and hobby farmers, suburban and rural homeowners as well as contractors and tradesmen – folks who pride themselves on "doing it themselves".

TSC stores are in rural communities and in the outlying areas of large cities where agriculture is a significant factor in the local economy.

The applicant will process a Design Review permit for Parcel C1 to construct a 18,800 sq. ft., one-story commercial retail building (TSC) that averages 21 feet in height with select architectural façade enhancements that peak at 32.5 feet. The store façade is designed to architecturally compliment parcels and businesses that have been developed recently in the area.

Contiguous to the west side of the building will be 19,843 sq. ft. of ancillary space used as of fenced-in/drive-thru outdoor storage/display. As a future phase (Phase 1A on plans), the fenced-in outdoor storage/display area will be divided up as follows:

- 12,062 sq. ft. of fenced-in/drive-thru outdoor storage/display
- 3,336 sq. ft. feed and storage enclosure
- 4,445 sq. ft. fenced-in greenhouse.

Items contained within the above areas include farm/tractor implements, animal fencing, fence posts, gates, water troughs, seasonal plants/fruit trees, equine feed, etc. Also included within the fenced-in outdoor storage/display area will be a 1,000-gallon propane tank for the sale of bulk propane.

The future Phase 1A includes an Elevation façade along the building frontage within the fenced-in outdoor storage/display.

Located outside the store entrance and within the parking lot area will be 7,300 sq. ft. of outdoor display, divided up as follows:

- 4,300 sq. ft. of Permanent Sidewalk Display Area (P.S.D.A). Items to be displayed include seasonal plants, limited ATV's, pedal cars, paddle boats, potting soil, etc.

- 3,000 sq. ft. of Trailer Display. Trailers displayed are the small flat-bed utility type.

At the rear of the building there will be a loading dock for merchandise delivery, trash enclosure, and all associated mechanical equipment (also fenced-in).

TSC hours of operation are Monday thru Sunday, 8am to 10pm, and during sales promotions 6am to 12am. There are approximately four employees working during any given shift.

Parcel R1 Brief: Proposed Use –

Multi-Family Residential

Upon completion of the Parcel Map recordation, the applicant will process a Design Review permit to construct a four multi-family residential apartment building with totaling of 21 units (18 DUs per acre). Said project will construct all required parking, landscaping, and stormwater treatment facilities independently for its exclusive use.

Parcels C2, C3, C4, and C5 Brief: Proposed Use –

Commercial Retail & Restaurant

As noted above: Parcels C2, C3, C4 and C5 will be developed as “Pad-Ready” or “Blue-Top” parcels and once each tenant is confirmed and their respective applications are processed, they will be constructed with their associated improvements. The recently constructed “Pedestrian Corner” located at the N/E corner of Base Line Road and Church Avenue will be constructed in a like manner at the N/W (same intersection) corner of the project frontage (see Landscape Plans for preliminary design).

***DISCLOSURE:** Negotiations are ongoing with what tenants will ultimately occupy Parcels C2, C3, C4, and C5. For this application, conceptual footprints are exhibited based on expressed interest from certain tenants. As of October 8, 2021, there have been NO formal commitments executed – pending application outcome and parcel delivery timeframes.*

Parcels R2 Brief: Proposed Use –

Single-Family Residential

Upon completion of the Parcel Map recordation, the applicant will process all required permits to construct two single-family residential homes on lots fronting Villa Avenue. Each residence will be permitted separately with all required parking, landscaping, and stormwater treatment constructed separately for the benefit of each lot. Architectural designs will complement the neighborhood in which the parcels take access. The proposed single-family residential homes are not included as part of the Conditional Use Permit for the Mixed-Use Project.