CITY OF HIGHLAND
REGULAR MEETING OF THE CITY COUNCIL
AGENDA

REGULAR MEETING

June 8, 2021
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

CITY COUNCIL MEMBERS

PENNY LILBURN, MAYOR
LARRY McCALLON, MAYOR PRO TEM
JESSE CHAVEZ, COUNCIL MEMBER
ANAELI SOLANO, COUNCIL MEMBER
JOHN P. TIMMER, COUNCIL MEMBER

STAFF

Joseph A. Hughes - City Manager
Chuck Dantuono - Director of Administrative Services/City Treasurer
Betty Hughes - City Clerk
Lawrence Mainez - Community Development Director
Carlos Zamano - Public Works Director/City Engineer
Maricela Marroquin - City Attorney

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861☎ • (909) 862-3180 🖷

The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to participate in this meeting, please call the City Clerk's Department at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, 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 City Council less than 72 hours prior to that meeting are available for public inspection at City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

SPECIAL NOTICE REGARDING COVID-19

This meeting is being held in person. Please be advised, facial coverings or masks must be worn in the Council Chambers. If you do not have a facial covering or mask, one will be provided to you. The number of persons permitted in the Council Chambers will be limited to the available seats in order to adhere to social distancing guidelines. Temperature checks will be taken prior to entering the Council Chambers.

If there are no available seats in the Council Chambers, accommodations will be made for members of the public to listen to the meeting outside the Council Chambers. Seating will not be provided outside the Council Chambers.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on June 8, 2021, to the City Clerk at publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the June 8, 2021 agenda, please identify the agenda item number in the subject line.

For those wishing to make a public comment regarding a public hearing item (Nos. 11 and 12), please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the close of the public hearing on the corresponding item to be considered part of the record. Please email your comments to publiccomment@cityofhighland.org.

All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Council meeting.

Members of the public will be permitted to make public comments in person.

CITY COUNCIL REGULAR MEETING
JUNE 8, 2021 - 6:00 p.m.

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

REPORT FROM CLOSED SESSION

SPECIAL PRESENTATIONS

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

To address the City Council, please complete a speaker form located at the entrance and give it to the City Clerk prior to the beginning of the meeting. Your name will be called when it is your turn to speak. State Law prohibits the City Council from taking action on any item not on the agenda. Individual speakers are limited to three minutes each.

Comments received via email by June 8, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes. Email comments submitted by a speaker that also appears in person to address the same matter will not be read into the record.

CITY COUNCIL CONSENT CALENDAR

1. Waive the Reading of All Ordinances
   RECOMMENDATION: Waive the reading of all Ordinances in their entirety and read by title only.

2. Minutes – May 25, 2021 City Council Regular Meeting
   RECOMMENDATION: Approve the Minutes as submitted.

3. Warrant Register
   RECOMMENDATION: Approve Warrant Register No. 725 for June 8, 2021, in the amount of $1,692,796.82 and Payroll of $104,214.65.

4. Resolution No. 2021-_____ Confirming the Authority of the City Treasurer Pursuant to Government Code Section 53607
   RECOMMENDATION: The Finance/Personnel Subcommittee recommends that the City Council adopt Resolution No. 2021-_____ confirming the authority of the City Treasurer pursuant to Government Code Section 53607.

5. Resolution No. 2021-_____ Rendering the Annual Statement of Investment Policy for Fiscal Year 2021-2022
RECOMMENDATION: The Finance/Personnel Subcommittee recommends that the City Council adopt Resolution No. 2021-_____ rendering the Annual Statement of Investment Policy for Fiscal Year 2021-2022.

6. Resolution No. 2021-_____ Establishing the Appropriations Limit for Fiscal Year 2021-2022 for the City of Highland in Accordance with the Provisions of Division 9 of Title 1 of the California Government Code
RECOMMENDATION: The Finance/Personnel Subcommittee recommends that the City Council adopt Resolution No. 2021-_____ establishing the Appropriations Limit for Fiscal Year 2021-2022 for the City of Highland in accordance with the provisions of Division 9 of Title 1 of the California Government Code.

7. Resolution No. 2021-_____ Amending the City of Highland Premium Only Plan
RECOMMENDATION: That the City Council approve Resolution No. 2021-_____ amending the City of Highland Premium Only Plan.

8. Resolution No. 2021-_____ Implementing on July 1, 2021, a 2% Across-the-Board Adjustment for All Employees and Implementing on July 1, 2022, a 2% Across-the-Board Adjustment for All Employees and Other Adjustments
RECOMMENDATION: That the City Council approve Resolution No. 2021-_____ implementing on July 1, 2021, a 2% across-the-board adjustment for all employees (except interns) and implementing on July 1, 2022, a 2% across-the-board adjustment for all employees (except interns) and other adjustments.

9. Resolution No. 2021-_____ Amending Resolution No. 2021-006 Establishing Personnel System Rules
RECOMMENDATION: That the City Council approve Resolution No. 2021-_____ amending Resolution No. 2021-006 establishing personnel system rules.

10. Agreement with the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for the Collection of Special Taxes, Fees and Assessments for Fiscal Year 2021-2022
RECOMMENDATION: That the City Council approve the Agreement with the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for the Collection of Special Taxes, Fees and Assessments for Fiscal Year 2021-2022.

CITY COUNCIL PUBLIC HEARING

The order of business for Public Hearings shall be:

1) Mayor opens Public Hearing;
2) Staff presentation;
3) Applicant/Representative presentation;
4) Speakers in favor of proposal;
5) Speakers in opposition to proposal;
6) Applicant rebuttal;
7) Mayor closes Public Hearing;
8) Council discussion, motion and vote.

ONCE THE PUBLIC HEARING IS CLOSED NO FURTHER TESTIMONY IS TAKEN.

For those wishing to make a public comment regarding a public hearing item (Nos. 11 and 12), please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the close of the public hearing on the corresponding item to be considered as part of the record. Please email your comments to publiccomment@cityofhighland.org. The City Clerk shall read all email comments provided that the reading shall not exceed three (3) minutes because this is the time limit for speakers at a Council Meeting.

11. Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program for the commercial and residential development within the Greenspot Village & Marketplace Specific Plan (GVMSP).

RECOMMENDATION: The Planning Commission recommends the City Council:

1) Find under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;

2) Introduce Ordinance No. _____, to Amend the Greenspot Village & Marketplace Specific Plan (SPR No. 06-01A), to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units;

3) Adopt City Council Resolution No. 2021-_____, to approve Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse, subject to the Conditions of Approval and Findings of Fact;

4) Adopt City Council Resolution No. 2021-_____ for associated Alcohol Beverage Control licenses, to approve Conditional Use Permit (CUP No. 20-006) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center, subject to the Conditions of Approval and Findings of Fact;

5) Adopt City Council Resolution No. 2021-_____, to approve Conditional Use Permit (CUP No. 20-007) for the construction of gas station with eight fuel pumps, convenience store, and carwash, subject to the Conditions of Approval and Findings of Fact;

6) Adopt City Council Resolution No. 2021-_____, to approve Tentative Parcel Map (TPM No. 20-002) to increase the number of parcels from four (4) parcels to eight (8) parcels, subject to the Conditions of Approval and Findings of Fact; and

7) Adopt City Council Resolution No. 2021-_____, to approve Accessory Sign Review (ASR No. 20-013) to establish a Sign Program for the commercial and residential development within apportion of the Greenspot Village & Marketplace Specific Plan, subject to the Conditions of Approval and Findings of Fact.

12. Resolution No. 2021-_____ Adopting a Biennial Budget for Fiscal Years 2021-2023

RECOMMENDATION: That the City Council adopt Resolution No. 2021-_____ adopting a Biennial Budget for fiscal years 2021-2023.

CITY COUNCIL LEGISLATIVE

13. Community Park Facilities Improvements
RECOMMENDATION: That the City Council approve the following informal bid proposals:
    1. Bid from CWFC, Inc., to install 182 lineal feet of 7' high wrought iron fence to close off access from the City Creek overflow wash at the east end of Lillian Lane to Community Park in the amount of $12,980;
    2. Bid from UC Fence to install 70' of wrought iron fencing to secure handicap exit ramp at the rear exit of the YMCA building in the amount of $10,400;
    3. Bid from Diamond Sheet Metal to install trash enclosure sheet metal roof enclosures with expanded metal mesh on sides and gates at the YMCA and Environmental Learning Center enclosures in the amount of $28,850; and
    4. Due to current material price volatility, authorize the City Manager to approve up to 10% increase for contingency to the above-mentioned bids, respectively.

14. City Manager Report and Comments (Work Program, Regional/Legislative/ Development Issues, Subcommittees, etc.)
RECOMMENDATION: Discussion and possible action.

15. Council Member Comments (Agency/Committee/AB 1234 Reports, District Updates, etc.)
RECOMMENDATION: Discussion and possible action.

ANNOUNCEMENTS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) and/or (d)(3):
One case.

ADJOURN

Regular Meetings
June 22; July (no meetings); August 10, 24; September 14, 28; October 12, 26; November 9, 23; December 14, (December 28 - no meeting)

I, Betty Hughes, City Clerk, certify I caused to be posted this Agenda on or before June 3, 2021, 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: June 3, 2021

Betty Hughes

Betty Hughes, MMC
City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Betty Hughes, MMC, City Clerk

SUBJECT: Waive the Reading of All Ordinances

RECOMMENDATION: Waive the reading of all Ordinances in their entirety and read by title only.

Approved _____ Motion _____ Second _____ Agenda Item No. 1

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

D Hughes

City Clerk

City Manager

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Betty Hughes, MMC, City Clerk

SUBJECT: Minutes – May 25, 2021 Regular Meeting

RECOMMENDATION: Approve the minutes as submitted.

Approved _____ Motion _____ Second _____ Agenda Item No. 2

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

MINUTES
CITY COUNCIL REGULAR MEETING
MAY 25, 2021

This meeting was conducted as a combination of in-person and teleconference attendance of the five members of the City Council in the Donahue Council Chambers, 27215 Base Line, Highland, California. All votes during the meeting were conducted by roll call.

CALL TO ORDER

The regular meeting of the City Council of the City of Highland was called to order at 6:01 p.m. by Mayor Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

The invocation was given by Pastor Gary Pounds, Immanuel Baptist Church, and the Pledge of Allegiance was led by Council Member Solano.

ROLL CALL

Present:	Lilburn, McCallon, Solano, Timmer
Absent:	Chavez

REPORT FROM CLOSED SESSION

No meeting.

SPECIAL PRESENTATIONS

None

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

City Clerk Hughes read public comment received from Thomas Serrato regarding the upcoming public hearing for refuse collection services and his opposition of the item.

Tyler Brown spoke regarding his concerns for possible inconsistencies in the Highland Municipal Code.

Jody Scott spoke regarding her concerns for safety in the community due to vehicles driving recklessly.

Douglas Ingmire spoke regarding his concerns for safety in the community due to vehicles driving recklessly.

Michael Dane Davidson spoke regarding his concerns for group homes for the mentally disabled.

CITY COUNCIL CONSENT CALENDAR

A MOTION was made by Mayor Pro Tem McCallon, seconded by Council Member Solano, to approve the consent calendar as submitted. Motion carried on a roll call vote, 4-0, with Council Member Chavez being absent.

1. Waive the Reading of All Ordinances
   Waived the reading of all Ordinances in their entirety and read by title only.

2. Minutes – May 11, 2021 City Council Regular Meeting
   Approved the Minutes as submitted.

3. Minutes – May 18, 2021 City Council Special Meeting
   Approved the Minutes as submitted.

4. Warrant Register
   Approved Warrant Register No. 724 for May 25, 2021, in the amount of $1,296,583.09 and Payroll of $107,602.89.

5. Treasurer's Report for April 2021
   Received and filed Treasurer's Report for April 2021.

6. Claim Consideration – Janie Merriam
   Rejected claim.

7. Street and Drainage Maintenance District 96-1 – Annual Report (Fiscal Year 2021/22)
   1. Adopted Resolution No. 2021-010 giving preliminary approval of the Annual Report; and
   2. Adopted Resolution No. 2021-011 setting June 22, 2021, as the date of the protest hearing.

RESOLUTION NO. 2021-010
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, GIVING PRELIMINARY APPROVAL OF REPORT FOR STREET AND DRAINAGE MAINTENANCE DISTRICT NO. 96-1 FISCAL YEAR 2021-22

RESOLUTION NO. 2021-011
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2021-22 IN STREET AND DRAINAGE MAINTENANCE DISTRICT NO. 96-1, AN ASSESSMENT DISTRICT, AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

8. Consolidated Landscape and Lighting District 96-1 – Annual Report (Fiscal Year 2021/22)
   1. Adopted Resolution No. 2021-012 giving preliminary approval of the Annual Report; and
   2. Adopted Resolution No. 2021-013 setting June 22, 2021, as the date of the protest hearing.

RESOLUTION NO. 2021-012
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, GIVING PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR CONSOLIDATED LANDSCAPING & LIGHTING DISTRICT NO. 96-1 FISCAL YEAR 2021-22

RESOLUTION NO. 2021-013
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2021-22 IN CONSOLIDATED LANDSCAPE AND LIGHTING DISTRICT NO. 96-1, AN ASSESSMENT DISTRICT, AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

9. A Special Event Permit (SEP 21-002) by Immanuel Baptist Church for a 4th of July Community Event and Request for Co-sponsorship
   1. Approved the Special Event Permit (SEP 21-002) subject to the conditions of approval; and
   2. Approved a request by Immanuel Baptist Church for co-sponsorship and waiving of City Police fees and Public Works traffic control in the amount of approximately $9,617.28.

CITY COUNCIL PUBLIC HEARING

No public hearing.

CITY COUNCIL LEGISLATIVE

10. An Appeal (APP 21-001) of the Historic and Cultural Preservation Board's Partial Denial of Certificate of Appropriateness (COA 21-002); Installation of a Six Foot (6') Tall White Vinyl Fence at a Single-Family Home in the Highland Historic District

    Staff is recommending the removal of this Agenda Item and to be brought back at a future meeting date.

11. Appoint One Member of the Public to the Historic and Cultural Preservation Board

City Clerk Hughes read public comment received from Fred Yauger in support of applicant Gail Shelton.

City Clerk Hughes gave a brief review of the staff report and opened the floor for nominations.

Council Member Timmer nominated Giovanni Martinez.

Mayor Lilburn nominated Gail Shelton.

City Clerk Hughes called for any other nominations. Hearing none, the floor is now closed and called for the vote.

Giovanni Martinez received 2 votes.

Gail Shelton received 2 votes.

After further discussion between Council Members, applicant Gail Shelton received 3 votes.

Applicant Gail Shelton has been appointed to the Historic and Cultural Preservation Board.

12. Issuance of Special Tax Refunding Bonds, Series 2021 for Community Facilities District No. 2001-1

City Manager Hughes gave a brief review of the staff report.

A MOTION was made by Council Member Solano, seconded by Mayor Pro Tem McCallon, to adopt Resolution No. 2021-014 acting for itself and as the Legislative Body of the City of Highland Community Facilities District No. 2001-1, authorizing the issuance of special tax refunding bond and the execution and delivery of related documents and taking related actions. Motion carried on a roll call vote, 4-0, with Council Member Chavez being absent.

RESOLUTION NO. 2021-014
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ACTING FOR ITSELF AND AS THE LEGISLATIVE BODY OF THE CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 2001-1, AUTHORIZING THE ISSUANCE OF SPECIAL TAX REFUNDING BOND AND THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS AND TAKING RELATED ACTIONS

13. Amendment to Measure I Five-Year Capital Improvement Program (Fiscal Years 2020/2021 through 2024/2025

City Manager Hughes gave a brief review of the staff report.

A MOTION was made by Mayor Pro Tem McCallon, seconded by Council Member Solano, to adopt Resolution No. 2021-015 approving the Amended Measure I Five-Year Capital improvement Program (Fiscal Years 2020/2021 through 2024/2025). Motion carried on a roll call vote, 4-0, with Council Member Chavez being absent.

RESOLUTION NO. 2021-015
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AMENDED FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR MEASURE I LOCAL STREET PROGRAM FOR FISCAL YEARS 2020/2021 THROUGH 2024/2025

14. City Manager Report and Comments (Work Program, Regional/Legislative/ Development Issues, Subcommittees, etc.)

City Manager Hughes stated he would like to bring the Council up to date on a few items. The Planning division received an entitlement application for mixed use development within the town center policy area located on the northwest corner of Base Line and Church Avenue, west of the Family Dollar. The development is proposed to include Tractor Supply Company, a medium sized retail shop, two restaurants, a small multi-family complex, and two single-family homes. It is anticipated this application will be reviewed by the Planning Commission in August. On May 18, a hearing was held before the Planning Commission to consider a multi-use project by TREH Partners on twenty acres located on the north side of Greenspot Road, east of the 210 freeway. The project includes more than 80,000 square feet of retail uses inclusive of sit-down restaurants with outside dining and a gated multi-family housing project with a clubhouse and amenities. The Planning Commission made detailed observations and gave direction to the applicant regarding the size of the project. The Planning Commission did recommend approval of the land use entitlements to the City Council and the City Council is scheduled to take action on this development application on June 8. Also on June 8, we will be having the public hearing regarding the budget which will be for the City, the Successor Agency, as well as the Housing Authority. An update on the Safe Routes to School construction project. On the west side of McKinley Street, between Ninth Street and Base Line, it is nearly complete with new curbs, gutters, sidewalks, and driveways. This week two more driveways will be reconstructed along with infill paving. East Valley Water District is continuing with the relocation of water meters on the east side of McKinley Street between Ninth Street and Base Line next week. The Contractor will also begin clearing, grubbing and excavation for new sidewalks. The new in-pavement lighted crosswalk will be constructed on Base Line at Valaria Drive. This project is scheduled to be completed in July and, once completed, this project will benefit the students of Lankershim Elementary School. Just a few stats from the Police Department. May 10 to May 23, the Police Department received 1,953 calls for service, made 144 reports and 89 arrests. Just a brief COVID update, we are now at 297,000 cases county-wide, with 3.2 million

residents having been tested. County-wide there have been 4,545 deaths. First dose vaccinations are at 792,000, and second doses at 663,000. Hospitalizations, there are 71 people hospitalized and that is down from 1,762 which was the peak. The ICU is down to 19 people from a peak of 362. We are still in the orange tier, but we have met the criteria for yellow in two of the categories, and in the third category we are still going down. The reality is we probably will not make it before the June 15 target date that the Governor has set to remove the tiers anyway. The likelihood of us hitting yellow before tiers are removed probably will not happen. Vaccination appointments are still available by visiting the website at www.SBCovid19.com/vaccine. Appointments are available to anyone 16 years and older. General Covid information is still available at www.SBCOVID19.com or by calling the County hotline at (909) 387-3911.

15. Council Member Comments (Agency/Committee/AB 1234 Reports, District Updates, etc.)

Council Member Solano stated she received positive comments from citizens who are very happy with the street work being done on McKinley.

Mayor Pro Tem McCallon stated he received positive feedback regarding a citizen's experience for passport services.

Mayor Lilburn stated she would like to remind everyone about the Memorial Day ceremony on Monday, May 31 at 10am, being held at the Memorial Park on the corner of Central Avenue and Base Line.

ANNOUNCEMENTS

None

CLOSED SESSION

None

ADJOURN

There being no further business, Mayor Lilburn adjourned the meeting at 6:34 p.m.

Submitted By:

Betty Hughes, MMC
City Clerk

Approved By:

Penny Lilburn
Mayor

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

REVIEWED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

PREPARED BY: Leticia Nava-Cruz, Senior Accountant

SUBJECT: Warrant Register #725

RECOMMENDATION: City Council to approve Warrant Register #725; Warrants in the amount of $1,692,796.82 and Payroll in the amount of $104,214.65.

FISCAL IMPACT: The total of Cash and Expenditures is $1,797,011.47.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: See Printouts Attached.

Approved _____	Motion_____	Second _____	Agenda Item No. 3
Denied _____	Ayes_____		
Continued_____	Noes _____		File No. _____
Tabled_____	Abstain_____		
	Absent_____		

B Hugh

City Clerk

City Manager

CITY OF HIGHLAND

WARRANT REGISTER #725

June 8, 2021

Warrants:

5/19/2021	Payroll Wire #575-578 & Ck #82963-82965	57,569.25
5/25/2021	Ck#82966-83011	565,834.07
6/1/2021	Ck#83012-83027 & Wire #1001864397-1001864399	1,069,393.50
	Total Warrants	$ 1,692,796.82

Payroll:

5/24/2021	Direct Deposits #10723-10763	103,659.00
5/24/2021	Ck #633-634	555.65
	Total Payroll	$ 104,214.65
	Total Warrants & Payroll	**$ 1,797,011.47**

APPROVED BY:

Larry McCallon
Finance Subcommittee

Joseph A. Hughes
City Manager

John Timmer
Finance Subcommittee

Chuck Dantuono
Director of Administrative
Services/City Treasurer

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
575	5/21/2021	000003 ICMA RETIREMENT TRUST-457	ICMA DEFERRED COMP 457: PAYMENT	
			ICMA DEFERRED COMP 457: Payment 012.1170	12.50
			ICMA DEFERRED COMP 457: Payment 016.1170	12.50
			ICMA DEFERRED COMP 457: Payment 041.1170	311.33
			ICMA DEFERRED COMP 457: Payment 070.1170	237.06
			ICMA DEFERRED COMP 457: Payment 001.1170	7,407.57
			ICMA DEFERRED COMP 457: Payment 004.1170	937.12
			ICMA DEFERRED COMP 457: Payment 010.1170	800.00
			Total :	**9,718.08**
576	5/21/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	EPMC: PAYMENT	
			EPMC: Payment 042.1145	11.35
			EPMC: Payment 070.1145	51.39
			PERS: Payment 001.1145	14,244.35
			PERS: Payment 004.1145	2,338.30
			PERS: Payment 006.1145	645.16
			PERS: Payment 010.1145	832.31
			PERS: Payment 012.1145	172.08
			PERS: Payment 016.1145	172.07
			PERS: Payment 023.1145	93.53

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
576	5/21/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			PERS: Payment	
			024.1145	19.03
			PERS: Payment	
			041.1145	445.94
			PERS: Payment	
			042.1145	311.49
			PERS: Payment	
			070.1145	734.09
			PERS SURVIVOR: Payment	
			001.1145	25.77
			PERS SURVIVOR: Payment	
			004.1145	4.07
			PERS SURVIVOR: Payment	
			006.1145	1.30
			PERS SURVIVOR: Payment	
			010.1145	1.06
			PERS SURVIVOR: Payment	
			012.1145	0.56
			PERS SURVIVOR: Payment	
			016.1145	0.56
			PERS SURVIVOR: Payment	
			023.1145	0.24
			PERS SURVIVOR: Payment	
			024.1145	0.05
			PERS SURVIVOR: Payment	
			041.1145	0.33
			PERS SURVIVOR: Payment	
			042.1145	0.79
			PERS SURVIVOR: Payment	
			070.1145	0.61
			EPMC: Payment	
			001.1145	600.02
			EPMC: Payment	
			004.1145	94.39
			EPMC: Payment	
			006.1145	19.54

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
576	5/21/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			EPMC: Payment	
			010.1145	23.75
			EPMC: Payment	
			012.1145	2.36
			EPMC: Payment	
			016.1145	2.36
			EPMC: Payment	
			023.1145	6.56
			EPMC: Payment	
			024.1145	0.55
			EPMC: Payment	
			041.1145	31.20
			Total :	**20,887.16**
577	5/21/2021	000119 INTERNAL REVENUE SERVICE	FEDERAL TAXES: PAYMENT	
			FEDERAL TAXES: Payment	
			001.1120	11,323.18
			FEDERAL TAXES: Payment	
			004.1120	1,663.76
			FEDERAL TAXES: Payment	
			006.1120	548.84
			FEDERAL TAXES: Payment	
			010.1120	505.93
			FEDERAL TAXES: Payment	
			012.1120	67.08
			FEDERAL TAXES: Payment	
			016.1120	67.08
			FEDERAL TAXES: Payment	
			023.1120	55.26
			FEDERAL TAXES: Payment	
			024.1120	14.50
			FEDERAL TAXES: Payment	
			041.1120	405.10
			FEDERAL TAXES: Payment	
			042.1120	188.02
			FEDERAL TAXES: Payment	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
577	5/21/2021	000119 INTERNAL REVENUE SERVICE	(Continued)	
			070.1120 SOCIAL SECURITY: Payment	628.77
			001.1140 MEDICARE: Payment	591.32
			001.1140 MEDICARE: Payment	2,978.60
			004.1140 MEDICARE: Payment	476.88
			006.1140 MEDICARE: Payment	135.70
			010.1140 MEDICARE: Payment	163.74
			012.1140 MEDICARE: Payment	41.38
			016.1140 MEDICARE: Payment	41.40
			023.1140 MEDICARE: Payment	18.88
			024.1140 MEDICARE: Payment	4.32
			041.1140 MEDICARE: Payment	74.04
			042.1140 MEDICARE: Payment	71.86
			070.1140	124.66
			Total :	**20,190.30**
578	5/21/2021	000001 CALIF STATE EMPLOYMENT	STATE TAXES: PAYMENT STATE TAXES: Payment	
			001.1130 STATE TAXES: Payment	4,476.26
			004.1130 STATE TAXES: Payment	707.79
			006.1130 STATE TAXES: Payment	209.21
			010.1130	251.80

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
578	5/21/2021	000001 CALIF STATE EMPLOYMENT	(Continued)		
			STATE TAXES: Payment 012.1130		25.74
			STATE TAXES: Payment 016.1130		25.73
			STATE TAXES: Payment 023.1130		14.54
			STATE TAXES: Payment 024.1130		4.97
			STATE TAXES: Payment 041.1130		164.72
			STATE TAXES: Payment 042.1130		75.75
			STATE TAXES: Payment 070.1130		239.89
				Total :	**6,196.40**
82963	5/21/2021	000433 ARROWHEAD UNITED WAY	ARROWHEAD UNITED WAY: PAYMENT		
			ARROWHEAD UNITED WAY: Payment 001.1180		11.24
			ARROWHEAD UNITED WAY: Payment 004.1180		0.76
			ARROWHEAD UNITED WAY: Payment 041.1180		2.25
			ARROWHEAD UNITED WAY: Payment 070.1180		0.75
				Total :	**15.00**
82964	5/21/2021	003804 AFLAC WWHQ	AFLAC ACCIDENT INSURANCE: PAYMENT		
			AFLAC ACCIDENT INSURANCE: Payment 001.1181		109.95
			AFLAC ACCIDENT INSURANCE: Payment 004.1181		12.82
			AFLAC ACCIDENT INSURANCE: Payment 012.1181		3.57
			AFLAC ACCIDENT INSURANCE: Payment 016.1181		3.56

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
82964	5/21/2021	003804 AFLAC WWHQ	(Continued)	
			023.1181 AFLAC ACCIDENT INSURANCE: Payment	5.80
			024.1181 AFLAC CANCER INSURANCE: Payment	0.26
			001.1181 AFLAC DISABILITY INSURANCE: Payment	18.63
			001.1181 AFLAC DISABILITY INSURANCE: Payment	211.30
			004.1181 AFLAC DISABILITY INSURANCE: Payment	24.69
			012.1181 AFLAC DISABILITY INSURANCE: Payment	6.31
			016.1181 AFLAC DISABILITY INSURANCE: Payment	6.31
			024.1181 AFLAC HOSPITAL INSURANCE: Payment	0.51
			001.1181 AFLAC HOSPITAL INSURANCE: Payment	73.59
			012.1181 AFLAC HOSPITAL INSURANCE: Payment	6.70
			016.1181 AFLAC DENTAL: Payment	6.71
			001.1181 AFLAC DENTAL: Payment	27.89
			004.1181 AFLAC DENTAL: Payment	0.55
			041.1181 AFLAC DENTAL: Payment	1.66
			070.1181 AFLAC SPECIFIED HEALTH INS: Payment	0.56
			001.1181 AFLAC SPECIFIED HEALTH INS: Payment	2.98
			012.1181 AFLAC SPECIFIED HEALTH INS: Payment	1.48
			016.1181	1.48
			Total :	527.31

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
82965	5/21/2021	004556 STATE OF CALIFORNIA	STATE TAX GARNISHMENT: PAYMENT	
			STATE TAX GARNISHMENT: Payment 001.1180	21.00
			STATE TAX GARNISHMENT: Payment 006.1180	14.00
			Total :	**35.00**

7 Vouchers for bank code : wfb **Bank total : 57,569.25**

7 Vouchers in this report **Total vouchers : 57,569.25**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82966	5/25/2021	004193 AECOM USA INC.	BRG07001 DES HBP-MAR		
			BRG07001 DES HBP-MAR		
			030.8495.6813		144,226.94
			BRG07001 DES RDA07-MAR		
			BRG07001 DES RDA07-MAR		
			010.3830.6813		18,686.13
				Total :	**162,913.07**
82967	5/25/2021	005737 AGA ENGINEERS, INC.	ON-CALL TRAFFIC ENGINEERING SERVICES-APR		
			ON-CALL TRAFFIC ENGINEERING SERVICES-APR		
			020.8440.4550		1,500.00
			TRAFFIC SIGNAL MONITORING SERVICES-APR		
			TRAFFIC SIGNAL MONITORING SERVICES-APR		
			020.8440.4550		3,200.00
				Total :	**4,700.00**
82968	5/25/2021	000014 ALL CITY MANAGEMENT SERVICES	CROSSING GUARD SERVICES		
			CROSSING GUARD SERVICES		
			002.8200.4530		1,128.48
				Total :	**1,128.48**
82969	5/25/2021	001072 AUTO ZONE	ME543 MAINTENANCE		
			ME543 MAINTENANCE		
			028.2050.4240		29.96
			ME543 MAINTENANCE		
			029.2100.4240		29.95
			ME543 MAINTENANCE		
			ME543 MAINTENANCE		
			028.2050.4240		21.49
			ME543 MAINTENANCE		
			029.2100.4240		21.49
			POLICE GENERATOR MAINTENANCE		
			POLICE GENERATOR MAINTENANCE		
			001.2000.4222		19.38
				Total :	**122.27**
82970	5/25/2021	002960 BURRTEC WASTE INDUSTRIES INC	SOLID WASTE PROG 04/14/21-04/30/21		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82970	5/25/2021	002960 BURRTEC WASTE INDUSTRIES INC	(Continued)		
			SOLID WASTE PROG 04/14/21-04/30/21		
			051.1496		35,542.55
				Total :	**35,542.55**
82971	5/25/2021	002960 BURRTEC WASTE INDUSTRIES INC	SOLID WASTE PROG 05/01/21-05/10/21		
			SOLID WASTE PROG 05/01/21-05/10/21		
			051.1496		6,685.65
				Total :	**6,685.65**
82972	5/25/2021	002960 BURRTEC WASTE INDUSTRIES INC	DELINQUENT REFUSE 2011/2012		
			DELINQUENT REFUSE 2011/2012		
			051.1495		309.32
			DELINQUENT REFUSE 2012/2013		
			DELINQUENT REFUSE 2012/2013		
			051.1495		319.60
			DELINQUENT REFUSE 2015/2016		
			DELINQUENT REFUSE 2015/2016		
			051.1495		353.77
			DELINQUENT REFUSE 2016/2017		
			DELINQUENT REFUSE 2016/2017		
			051.1495		298.20
			DELINQUENT REFUSE 2017/2018		
			DELINQUENT REFUSE 2017/2018		
			051.1495		331.44
				Total :	**1,612.33**
82973	5/25/2021	005912 CARRILLO, FRANCISCO	STR11006 R/W MSRI 7545 MCKINLEY AVE		
			STR11006 R/W MSRI 7545 MCKINLEY AVE		
			017.8350.6530		500.00
				Total :	**500.00**
82974	5/25/2021	002480 CASC ENGINEERING & CONSULTING	TCP20001-JAN		
			TCP20001-JAN		
			001.3200.4551		140.00
			PM19797-JAN		
			PM19797-JAN		
			001.3200.4551		140.00
			7-ELEVEN CONVENIENCE STORE-JAN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
82974	5/25/2021	002480 CASC ENGINEERING & CONSULTING	(Continued)	
			7-ELEVEN CONVENIENCE STORE-JAN	
			001.3200.4551	140.00
			RGI20001-JAN	
			RGI20001-JAN	
			001.3200.4551	140.00
			TR19915-JAN	
			TR19915-JAN	
			001.3200.4551	175.00
			FWQ20002-JAN	
			FWQ20002-JAN	
			001.3200.4551	300.00
			FWQ21001-JAN	
			FWQ21001-JAN	
			001.3200.4551	472.50
			DRA21006-JAN	
			DRA21006-JAN	
			001.3200.4551	1,012.50
			CWQ20004-JAN	
			CWQ20004-JAN	
			001.3200.4551	595.00
			CWQ21001-JAN	
			CWQ21001-JAN	
			001.3200.4551	707.50
			CWQ21002-JAN	
			CWQ21002-JAN	
			001.3200.4551	17.50
			RGI20001-FEB	
			RGI20001-FEB	
			001.3200.4551	650.00
			ENC20001-MAR	
			ENC20001-MAR	
			001.3200.4551	280.00
			PM19797-MAR	
			PM19797-MAR	
			001.3200.4551	280.00
			7-ELEVEN CONVENIENCE STORE-MAR	
			7-ELEVEN CONVENIENCE STORE-MAR	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
82974	5/25/2021	002480 CASC ENGINEERING & CONSULTING	(Continued)	
			001.3200.4551 RGI20001-MAR RGI20001-MAR	280.00
			001.3200.4551 PROJECT MANAGEMENT-MAR PROJECT MANAGEMENT-MAR	420.00
			001.3200.4551 TR19915-APR TR19915-APR	100.00
			001.3200.4551 FWQ21001-APR FWQ21001-APR	415.00
			001.3200.4551 CWQ20004-APR CWQ20004-APR	490.00
			001.3200.4551 CWQ21004-APR CWQ21004-APR	1,557.50
			001.3200.4551 CWQ21001-APR CWQ21001-APR	1,250.00
			001.3200.4551 CWQ21005-APR CWQ21005-APR	17.50
			001.3200.4551 CWQ21006-APR CWQ21006-APR	832.50
			001.3200.4551 CWQ21007-APR CWQ21007-APR	2,487.50
			001.3200.4551	1,757.50
			Total :	**14,657.50**
82975	5/25/2021	005553 CLARK PEST CONTROL OF STOCKTON	PEST CONTROL FS #2 PEST CONTROL	
			028.2050.4589 FS #2 PEST CONTROL	23.00

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82975	5/25/2021	005553 CLARK PEST CONTROL OF STOCKTON	(Continued)		
			029.2100.4589 PEST CONTROL CITY HALL PEST CONTROL		23.00
			042.9510.4589		62.00
				Total :	**108.00**
82976	5/25/2021	005859 COUNTY OF SAN BERNARDINO DEPT	RADIO ACCESS-APR RADIO ACCESS-APR		
			028.2050.4209 RADIO ACCESS-APR		625.37
			029.2100.4209		625.37
				Total :	**1,250.74**
82977	5/25/2021	003360 DIRECTV	POLICE SATELLITE CABLE-MAY POLICE SATELLITE CABLE-MAY		
			001.2000.4065		78.00
				Total :	**78.00**
82978	5/25/2021	005599 DM CONTRACTING, INC.	STR11005 RDA04 RET CON PPE#1-MAY STR11005 RDA04 RET CON PPE#1-MAY		
			010.1350 STR11005 IN-LIEU DEV RET CON PPE#1-MAY STR11005 IN-LIEU DEV RET CON PPE#1-MAY		-0.31
			008.1350 STR11005 MSRI RET CON PPE#1-MAY STR11005 MSRI RET CON PPE#1-MAY		-22.43
			017.1350 STR11005 SRTS RET CON PPE#1-MAY STR11005 SRTS RET CON PPE#1-MAY		-7.01
			030.1350 STR11005 RDA04 CON PPE#1-MAY STR11005 RDA04 CON PPE#1-MAY		-110.25
			010.3830.6530 STR11005 IN-LIEU DEV CON PPE#1-MAY STR11005 IN-LIEU DEV CON PPE#1-MAY		6.17
			008.8340.6530 STR11005 MSRI CON PPE#1-MAY		448.56

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
82978	5/25/2021	005599 DM CONTRACTING, INC.	(Continued)	
			STR11005 MSRI CON PPE#1-MAY	
			017.8350.6530	140.28
			STR11005 SRTS CON PPE#1-MAY	
			STR11005 SRTS CON PPE#1-MAY	
			030.8495.6530	2,205.00
			STR11006 RDA04 RET CON PPE#1-MAY	
			STR11006 RDA04 RET CON PPE#1-MAY	
			010.3830.6530	-617.08
			STR11006 IN-LIEU RET CON PPE#1-MAY	
			STR11006 IN-LIEU RET CON PPE#1-MAY	
			008.8340.6530	-411.39
			STR11006 MSRI RET CON PPE#1-MAY	
			STR11006 MSRI RET CON PPE#1-MAY	
			017.8350.6530	-201.69
			STR11006 SRTS RET CON PPE#1-MAY	
			STR11006 SRTS RET CON PPE#1-MAY	
			030.8495.6530	-5,448.19
			STR11006 RDA04 CON PPE#1-MAY	
			STR11006 RDA04 CON PPE#1-MAY	
			010.3830.6530	12,341.57
			STR11006 IN-LIEU CON PPE#1-MAY	
			STR11006 IN-LIEU CON PPE#1-MAY	
			008.8340.6530	8,227.71
			STR11006 MSRI CON PPE#1-MAY	
			STR11006 MSRI CON PPE#1-MAY	
			017.8350.6530	4,033.72
			STR11006 SRTS CON PPE#1-MAY	
			STR11006 SRTS CON PPE#1-MAY	
			030.8495.6530	108,963.76
			Total :	**129,548.42**
82979	5/25/2021	000085 EAST VALLEY WATER DISTRICT	SEELEY PARK-MAY	
			SEELEY PARK-MAY	
			016.8540.4030	251.81
			LMD #76-MAY	
			LMD #76-MAY	
			012.8500.4030	100.50

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
82979	5/25/2021	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LMD 11-MAY	
			LMD 11-MAY	
			012.8500.4030	289.44
			LMD 16-MAY	
			LMD 16-MAY	
			012.8500.4030	39.71
			LMD 17 A-MAY	
			LMD 17 A-MAY	
			012.8500.4030	87.58
			LMD 17 B-MAY	
			LMD 17 B-MAY	
			012.8500.4030	517.46
			LMD 17 C-MAY	
			LMD 17 C-MAY	
			012.8500.4030	205.86
			LMD 17 D-MAY	
			LMD 17 D-MAY	
			012.8500.4030	433.94
			LMD 25-MAY	
			LMD 25-MAY	
			012.8500.4030	127.84
			LMD 43-MAY	
			LMD 43-MAY	
			012.8500.4030	96.52
			LMD 47-MAY	
			LMD 47-MAY	
			012.8500.4030	291.50
			LMD 55-MAY	
			LMD 55-MAY	
			012.8500.4030	358.12
			Total :	**2,800.28**
82980	5/25/2021	000090 FEDEX	OVERNIGHT MAIL	
			OVERNIGHT MAIL	
			001.4100.4210	37.66
			OVERNIGHT MAIL	
			OVERNIGHT MAIL	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82980	5/25/2021	000090 FEDEX	(Continued)		
			001.4100.4210		38.77
				Total :	**76.43**
82981	5/25/2021	005739 GORITZ, CAMILLE	MILEAGE REIMB-GORITZ		
			MILEAGE REIMB-GORITZ		
			001.4100.4332		8.96
				Total :	**8.96**
82982	5/25/2021	004453 HARRIS & ASSOCIATES	ASSESSMENT ENG SERVICES		
			ASSESSMENT ENG SERVICES		
			012.8500.4550		1,964.00
			ASSESSMENT ENG SERVICES		
			013.8510.4550		2,178.88
			ASSESSMENT ENG SERVICES		
			024.8470.4550		1,140.00
				Total :	**5,282.88**
82983	5/25/2021	002710 HERNANDEZ, KROONE & ASSOCIATES	SMBMI INDUSTRIAL DEV 3RD & VICTORIA		
			SMBMI INDUSTRIAL DEV 3RD & VICTORIA		
			001.3200.4550		170.00
				Total :	**170.00**
82984	5/25/2021	000662 HI WAY SAFETY INC	DAMAGED SIGN REPLACEMENT		
			DAMAGED SIGN REPLACEMENT		
			004.8310.4206		40.46
				Total :	**40.46**
82985	5/25/2021	001320 HIGHLAND SENIOR CENTER	CDBG CV SENIOR CENTER MEAL PROGRAM-APR		
			CDBG CV SENIOR CENTER MEAL PROGRAM-APR		
			006.8400.4353		16,708.63
				Total :	**16,708.63**
82986	5/25/2021	005554 IMPERIAL SPRINKLER SUPPLY	LMD 47 SUPPLIES		
			LMD 47 SUPPLIES		
			012.8500.4206		136.38
			LMD 20 SUPPLIES		
			LMD 20 SUPPLIES		
			012.8500.4206		68.24

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82986	5/25/2021	005554 IMPERIAL SPRINKLER SUPPLY	(Continued)		
			LMD 34 SUPPLIES		
			LMD 34 SUPPLIES		
			012.8500.4206		68.24
			PARKS SUPPLIES		
			PARKS SUPPLIES		
			004.8310.4206		33.75
			PARKS REPAIRS		
			PARKS REPAIRS		
			004.8310.4206		198.04
			AURANTIA PARK REPAIRS		
			AURANTIA PARK REPAIRS		
			001.6000.4206		228.80
				Total :	**733.45**
82987	5/25/2021	000127 K & L HARDWARE	STATION #3 SUPPLIES		
			STATION #3 SUPPLIES		
			028.2050.4203		66.87
			STATION #3 SUPPLIES		
			029.2100.4203		66.86
			CORP YARD SUPPLIES		
			CORP YARD SUPPLIES		
			004.8310.4206		77.52
			STATION #3 SUPPLIES		
			STATION #3 SUPPLIES		
			028.2050.4203		8.92
			STATION #3 SUPPLIES		
			029.2100.4203		8.92
				Total :	**229.09**
82988	5/25/2021	005679 KEN GRODY FORD	VEH#130 MAINTENANCE		
			VEH#130 MAINTENANCE		
			004.8310.4240		53.95
			VEH#130 MAINTENANCE		
			VEH#130 MAINTENANCE		
			004.8310.4240		125.00
				Total :	**178.95**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82989	5/25/2021	005310 KOA CORPORATION	LRS19001 DE LRSP-APR		
			LRS19001 DE LRSP-APR		
			027.8490.6550		12,628.67
			LRS19001 DE MSRI-APR		
			LRS19001 DE MSRI-APR		
			017.8350.6550		1,403.19
				Total :	**14,031.86**
82990	5/25/2021	000207 KONICA MINOLTA	COPIER LEASE-JUN		
			COPIER LEASE-JUN		
			042.9510.4205		1,054.54
			COPIER LEASE-JUN		
			001.2000.4205		625.29
				Total :	**1,679.83**
82991	5/25/2021	000168 LETICIA NAVA-CRUZ, PETTY CASH	PETTY CASH-MAY		
			PETTY CASH-MAY		
			001.0020		100.00
				Total :	**100.00**
82992	5/25/2021	005911 LOPEZ, GUSTAVO AND YESENIA	STR11006 R/W MSRI 7356 MCKINLEY AVE		
			STR11006 R/W MSRI 7356 MCKINLEY AVE		
			017.8350.6530		500.00
				Total :	**500.00**
82993	5/25/2021	001404 LOWE'S	PD: CABLING SUPPLIES		
			PD: CABLING SUPPLIES		
			001.2000.4203		-11.07
			PD: CABLING SUPPLIES		
			PD: CABLING SUPPLIES		
			001.2000.4203		16.87
			PD: CABLING SUPPLIES		
			PD: CABLING SUPPLIES		
			001.2000.4203		185.17
				Total :	**190.97**
82994	5/25/2021	001123 NATIONAL CONSTRUCTION RENTALS	COMMUNITY PARK TEMP FENCING		
			COMMUNITY PARK TEMP FENCING		
			001.6000.4070		653.40

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82994	5/25/2021	001123 NATIONAL CONSTRUCTION RENTALS	(Continued)		
			AURANTIA PARK TEMP FENCING		
			AURANTIA PARK TEMP FENCING		
			001.6000.4070		244.20
			CANYON OAKS PARK TEMP FENCING		
			CANYON OAKS PARK TEMP FENCING		
			016.8540.4070		52.80
			SEELY PARK TEMP FENCING		
			SEELY PARK TEMP FENCING		
			016.8540.4070		66.00
				Total :	**1,016.40**
82995	5/25/2021	004970 NCE	STR19003 DE GCF-APR		
			STR19003 DE GCF-APR		
			023.3890.6530		2,200.00
				Total :	**2,200.00**
82996	5/25/2021	001439 OFFICE SOLUTIONS	RECYCLED COPY PAPER & OFFICE SUPPLIES		
			RECYCLED COPY PAPER & OFFICE SUPPLIES		
			042.9510.4200		455.48
			RECYCLED COPY PAPER & OFFICE SUPPLIES		
			001.0500		48.63
				Total :	**504.11**
82997	5/25/2021	002408 PEOPLEREADY	TEMPORARY LABOR		
			TEMPORARY LABOR		
			004.8310.4570		47.82
			TEMPORARY LABOR		
			001.6100.4206		47.82
			TEMPORARY LABOR		
			001.6000.4206		239.12
			TEMPORARY LABOR		
			015.8530.4592		143.48
			TEMPORARY LABOR		
			TEMPORARY LABOR		
			004.8310.4570		23.91
			TEMPORARY LABOR		
			001.6100.4206		23.91

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82997	5/25/2021	002408 PEOPLEREADY	(Continued)		
			TEMPORARY LABOR		
			001.6000.4206		119.56
			TEMPORARY LABOR		
			015.8530.4592		71.74
				Total :	**717.36**
82998	5/25/2021	005546 RAMIREZ, JUSTIN	MILEAGE REIMB-RAMIREZ		
			MILEAGE REIMB-RAMIREZ		
			001.4600.4330		201.60
				Total :	**201.60**
82999	5/25/2021	005326 RP LANDSCAPE & IRRIGATION	LANDSCAPING-MAY		
			LANDSCAPING-MAY		
			012.8500.4585		17,765.00
			LANDSCAPING-APR		
			MEMORIAL PARK LANDSCAPING-APR		
			001.6000.4585		400.00
			POLICE STATION LANDSCAPING-APR		
			001.2000.4585		500.00
			CITY HALL LANDSCAPING-APR		
			042.9510.4585		500.00
			LIBRARY LANDSCAPING-APR		
			001.6000.4585		600.00
			YMCA LANDSCAPING-APR		
			001.6000.4585		600.00
			CORP YARD LANDSCAPING-APR		
			004.8310.4585		400.00
			AURANTIA PARK LANDSCAPING-APR		
			001.6000.4585		933.00
			COMMUNITY PARK LANDSCAPING-APR		
			001.6000.4585		3,691.00
			CANYON OAK PARK LANDSCAPING-APR		
			016.8540.4585		356.00
			CUNNINGHAM PARK LANDSCAPING-APR		
			016.8540.4585		453.00
			SEELEY PARK LANDSCAPING-APR		
			016.8540.4585		299.00

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
82999	5/25/2021	005326 RP LANDSCAPE & IRRIGATION	(Continued)		
			OAK CREEK PARK LANDSCAPING-APR		
			016.8540.4585		556.00
				Total :	**27,053.00**
83000	5/25/2021	000030 SAN BERNARDINO COUNTY SHERIFFS	VEHICLE MAINTENANCE 01/2021-03/2021		
			VEHICLE MAINTENANCE 01/2021-03/2021		
			001.2000.4240		17,267.44
			CELL PHONES 01/2021-03/2021		
			CELL PHONES 01/2021-03/2021		
			001.2000.4061		353.94
			EOC EQUIPMENT 01/2021-03/2021		
			EOC EQUIPMENT 01/2021-03/2021		
			001.2000.4203		6,118.59
			TRANSCRIPTIONS 01/2021-03/2021		
			TRANSCRIPTIONS 01/2021-03/2021		
			001.2000.4560		1,997.64
			O/T & ON-CALL 01/2021-03/2021		
			O/T & ON-CALL 01/2021-03/2021		
			001.2000.4560		56,313.91
			ADD'L O/T 01/2021-03/2021		
			ADD'L O/T 01/2021-03/2021		
			001.2000.4560		15,534.21
			PERSONNEL CREDITS 01/2021-03/2021		
			PERSONNEL CREDITS 01/2021-03/2021		
			001.2000.4560		-68,346.36
				Total :	**29,239.37**
83001	5/25/2021	004416 SIEMENS MOBILITY, INC.	STREET LIGHT MAINTENANCE-APR		
			STREET LIGHT MAINTENANCE-APR		
			013.8510.4664		2,528.50
			TRAFFIC SIGNAL MAINTENANCE-APR		
			TRAFFIC SIGNAL MAINTENANCE-APR		
			004.8310.4580		3,283.64
			TRAFFIC SIGNAL RESPONSE CALL OUTS-APR		
			TRAFFIC SIGNAL RESPONSE CALL OUTS-APR		
			004.8310.4580		6,529.56

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
83001	5/25/2021	004416	004416 SIEMENS MOBILITY, INC.	(Continued)	Total :	12,341.70
83002	5/25/2021	000204	SOCALGAS	STATION #3-MAY		
				STATION #3-MAY		
				029.2100.4020		33.94
				STATION #3-MAY		
				028.2050.4020		33.93
					Total :	67.87
83003	5/25/2021	000203	SOUTHERN CALIFORNIA EDISON	LS#3-MAY		
				LS#3-MAY		
				013.8510.4011		1,175.40
				TRAFFIC SIG PALM/CYPRESS-MAY		
				TRAFFIC SIG PALM/CYPRESS-MAY		
				013.8510.4011		45.17
				TRAFFIC SIG PALM/CYPRESS-MAY		
				TRAFFIC SIG PALM/CYPRESS-MAY		
				004.8310.4580		31.39
				SMART N FINAL SCE FEES-MAY		
				SMART N FINAL SCE FEES-MAY		
				013.8510.4011		20.75
				LMD#76-MAY		
				LMD#76-MAY		
				012.8500.4010		1.36
				REAL JOURNEY ACADEMY LMD ZONE 73-APR		
				REAL JOURNEY ACADEMY LMD ZONE 73-APR		
				012.8500.4010		27.40
				REAL JOURNEY ACADEMY LMD ZONE 73-MAY		
				REAL JOURNEY ACADEMY LMD ZONE 73-MAY		
				012.8500.4010		41.57
					Total :	1,343.04
83004	5/25/2021	005103	TELEFLEX LLC.	FS#3: EZ-IO DRILL		
				FS#3: EZ-IO DRILL		
				028.2050.4211		251.94
					Total :	251.94
83005	5/25/2021	000075	THE COUNSELING TEAM INT'L	EMPLOYEE SUPPORT SERVICES		
				EMPLOYEE SUPPORT SERVICES		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
83005	5/25/2021	000075 THE COUNSELING TEAM INT'L	(Continued)		
			001.1600.4537		525.00
				Total :	**525.00**
83006	5/25/2021	005892 TRAFFICALM SYSTEMS	SPEED FEEDBACK SIGNS		
			SPEED FEEDBACK SIGNS		
			004.8310.4580		4,634.00
				Total :	**4,634.00**
83007	5/25/2021	004988 VIGILANT SOLUTIONS, LLC	ALPR: CAMERA LICENSE KEYS		
			ALPR: CAMERA LICENSE KEYS		
			023.3890.4533		15,950.00
				Total :	**15,950.00**
83008	5/25/2021	000231 VISTA PAINT CORP	GRAFFITI REMOVAL SUPPLIES		
			GRAFFITI REMOVAL SUPPLIES		
			001.6010.4206		260.26
				Total :	**260.26**
83009	5/25/2021	004709 VORTEX INDUSTRIES, INC.	PD: PREV MAINT ROLL UP DOORS		
			PD: PREV MAIN ROLL UP DOOR		
			001.2000.4224		435.00
			CORP YARD: PREV MAINT ROLL UP DOORS		
			CORP YARD: PREV MAINT ROLL UP DOORS		
			004.8310.4224		680.00
				Total :	**1,115.00**
83010	5/25/2021	000233 WAXIE SANITARY SUPPLY	FS#2: JANITORIAL SUPPLIES		
			FS#2: JANITORIAL SUPPLIES		
			029.2100.4055		14.31
			FS#2: JANITORIAL SUPPLIES		
			028.2050.4055		14.31
				Total :	**28.62**
83011	5/25/2021	001677 YMCA OF THE EAST VALLEY	MONTHLY REIMB-FEB		
			MONTHLY REIMB-FEB		
			001.6000.4526		24,449.00
			MONTHLY REIMB-MAR		
			MONTHLY REIMB-MAR		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
83011	5/25/2021	001677 YMCA OF THE EAST VALLEY	(Continued)	
			001.6000.4526 MONTHLY REIMB-APR	36,358.00
			MONTHLY REIMB-APR 001.6000.4526	5,999.00
			Total :	**66,806.00**

46 Vouchers for bank code : wfb **Bank total : 565,834.07**

46 Vouchers in this report **Total vouchers : 565,834.07**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
83012	6/1/2021	000085 EAST VALLEY WATER DISTRICT	STATION #3-MAY	
			STATION #3-MAY	
			029.2100.4030	122.96
			STATION #3-MAY	
			028.2050.4030	122.95
			STATION #3-MAY	
			STATION #3-MAY	
			029.2100.4030	26.35
			STATION #3-MAY	
			028.2050.4030	26.35
			STATION #3-MAY	
			STATION #3-MAY	
			029.2100.4030	35.21
			STATION #3-MAY	
			028.2050.4030	35.21
			BASELINE MEDIAN-MAY	
			BASELINE MEDIAN-MAY	
			004.8310.4030	271.31
			LMD 04-MAY	
			LMD 04-MAY	
			012.8500.4030	65.20
			LMD 21 A-MAY	
			LMD 21 A-MAY	
			012.8500.4030	83.94
			LMD 21 B-MAY	
			LMD 21 B-MAY	
			012.8500.4030	1,665.77
			LMD 37-MAY	
			LMD 37-MAY	
			012.8500.4030	264.99
			LMD 73-MAY	
			LMD 73-MAY	
			012.8500.4030	54.76
				Total : **2,775.00**
83013	6/1/2021	000143 COMMUNITY WORKS DESIGN GROUP	PLAN CHECK-APR	
			PLAN CHECK-APR	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
83013	6/1/2021	000143 COMMUNITY WORKS DESIGN GROUP	(Continued)	
			001.4100.4547 TTM14001-APR TTM14001-APR	310.00
			001.4100.4547 DRA17006-APR DRA17006-APR	155.00
			001.4100.4547 TTM14001-APR TTM14001-APR	310.00
			001.4100.4547	11.55
			Total :	**786.55**
83014	6/1/2021	000155 NEW YORK LIFE	NEW YORK LIFE-JUN NEW YORK LIFE-JUN	
			004.1180 NEW YORK LIFE-JUN	0.65
			041.1180 NEW YORK LIFE-JUN	1.95
			070.1180 NEW YORK LIFE-JUN	0.65
			001.1180	9.75
			Total :	**13.00**
83015	6/1/2021	000176 PRINCIPAL LIFE INSURANCE CO	PRINCIPAL-JUN PRINCIPAL-JUN	
			001.1200.3590 PRINCIPAL-JUN	42.54
			001.1450.3590 PRINCIPAL-JUN	76.35
			001.1600.3590 PRINCIPAL-JUN	7.81
			001.1700.3590 PRINCIPAL-JUN	90.76
			001.3200.3590 PRINCIPAL-JUN	37.54
			001.4100.3590 PRINCIPAL-JUN	116.34

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
83015	6/1/2021	000176 PRINCIPAL LIFE INSURANCE CO	(Continued)	
			001.4200.3590 PRINCIPAL-JUN	67.10
			001.4500.3590 PRINCIPAL-JUN	44.14
			001.4600.3590 PRINCIPAL-JUN	47.80
			001.6000.3590 PRINCIPAL-JUN	16.15
			001.6010.3590 PRINCIPAL-JUN	15.95
			001.6020.3590 PRINCIPAL-JUN	10.73
			004.8310.3590 PRINCIPAL-JUN	89.06
			006.8400.3590 PRINCIPAL-JUN	28.95
			010.3830.3590 PRINCIPAL-JUN	25.62
			012.8500.3590 PRINCIPAL-JUN	7.96
			016.8540.3590 PRINCIPAL-JUN	7.96
			023.3890.3590 PRINCIPAL-JUN	3.58
			024.8470.3590 PRINCIPAL-JUN	0.88
			041.9500.3590 PRINCIPAL-JUN	13.83
			042.9510.3590 PRINCIPAL-JUN	13.41
			070.7000.3590	26.80
			Total :	**791.26**
83016	6/1/2021	000207 KONICA MINOLTA	COPIER MAINT-MAY	
			COPIER MAINT-MAY	
			042.9510.4205	1,096.96

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
83016	6/1/2021	000207 KONICA MINOLTA	(Continued)		
			COPIER MAINT-MAY		
			001.2000.4205		16.49
				Total :	**1,113.45**
83017	6/1/2021	000226 UNUM LIFE INSURANCE	LONG TERM DISABILITY-JUN		
			LONG TERM DISABILITY-JUN		
			001.1180		558.08
			LONG TERM DISABILITY-JUN		
			004.1180		33.30
			LONG TERM DISABILITY-JUN		
			006.1180		18.50
			LONG TERM DISABILITY-JUN		
			010.1180		22.20
			LONG TERM DISABILITY-JUN		
			041.1180		25.46
			LONG TERM DISABILITY-JUN		
			070.1180		51.80
				Total :	**709.34**
83018	6/1/2021	001230 DEPARTMENT OF FORESTRY	MEDIC SERVICES 01/21-03/21		
			MEDIC SERVICES 01/21-03/21		
			028.2050.4567		333,004.19
			FIRE SERVICES 01/21-03/21		
			FIRE SERVICES 01/21-03/21		
			029.2100.4569		655,848.65
				Total :	**988,852.84**
83019	6/1/2021	001439 OFFICE SOLUTIONS	TONER HP58A		
			TONER HP58A		
			042.9510.4200		121.06
			VARIOUS COLORED COPY PAPER		
			VARIOUS COLOR COPY PAPER		
			042.9510.4200		237.06
				Total :	**358.12**
83020	6/1/2021	001527 SHRED-IT, C/O STERICYLCE INC.	SHREDDING SERVICES		
			SHREDDING SERVICES		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
83020	6/1/2021	001527 SHRED-IT, C/O STERICYLCE INC.	(Continued)		
			001.1200.4626		89.34
				Total :	**89.34**
83021	6/1/2021	001764 DEPENDABLE COFFEE & WATER SVC.	BREAKROOM SUPPLIES		
			BREAKROOM SUPPLIES		
			042.9510.4200		10.45
			BREAKROOM SUPPLIES		
			BREAKROOM SUPPLIES		
			042.9510.4200		13.44
			BREAKROOM SUPPLIES		
			BREAKROOM SUPPLIES		
			042.9510.4200		13.44
			BREAKROOM SUPPLIES		
			BREAKROOM SUPPLIES		
			042.9510.4200		13.44
			BREAKROOM SUPPLIES		
			BREAKROOM SUPPLIES		
			042.9510.4200		88.26
			BREAKROOM SUPPLIES		
			BREAKROOM SUPPLIES		
			042.9510.4200		10.45
				Total :	**149.48**
83022	6/1/2021	002511 RECORDER-CLERK CO OF SB	RECORDING SERVICES		
			RECORDING SERVICES		
			001.1200.4506		120.00
			RECORDING SERVICES		
			RECORDING SERVICES		
			001.1200.4506		80.00
				Total :	**200.00**
83023	6/1/2021	002710 HERNANDEZ, KROONE & ASSOCIATES	DRA21004-MAR		
			DRA21004-MAR		
			001.3200.4551		946.25
			CUP21001-APR		
			CUP21001-APR		
			001.3200.4551		437.50

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
83023	6/1/2021	002710 002710 HERNANDEZ, KROONE & ASSOCIAT	(Continued)	Total :	1,383.75
83024	6/1/2021	004939 GUARDIAN	DENTAL-JUN		
			DENTAL-JUN		
			001.1160		1,081.20
			DENTAL-JUN		
			004.1160		249.41
			DENTAL-JUN		
			006.1160		14.13
			DENTAL-JUN		
			010.1160		71.95
			DENTAL-JUN		
			012.1160		9.63
			DENTAL-JUN		
			016.1160		9.63
			DENTAL-JUN		
			023.1160		14.13
			DENTAL-JUN		
			024.1160		2.43
			DENTAL-JUN		
			041.1160		30.27
			DENTAL-JUN		
			042.1160		20.48
			DENTAL-JUN		
			070.1160		15.72
				Total :	1,518.98
83025	6/1/2021	004956 FIDELITY SECURITY	VISION-JUN		
			VISION-JUN		
			023.1160		7.61
			VISION-JUN		
			024.1160		0.52
			VISION-JUN		
			001.1160		190.32
			VISION-JUN		
			001.1700.4400		-91.26
			VISION-JUN		
			004.1160		41.98

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
83025	6/1/2021	004956 FIDELITY SECURITY	(Continued)		
			VISION-JUN		
			006.1160		15.79
			VISION-JUN		
			010.1160		9.13
			VISION-JUN		
			012.1160		5.18
			VISION-JUN		
			016.1160		5.18
			VISION-JUN		
			041.1160		1.64
			VISION-JUN		
			042.1160		8.50
			VISION-JUN		
			070.1160		3.57
				Total :	**198.16**
83026	6/1/2021	005018 FLYERS ENERGY, LLC	FUEL-MAY		
			FUEL-MAY		
			001.2000.4220		6,345.27
			FUEL-MAY		
			004.8310.4220		540.46
			FUEL-MAY		
			001.4200.4220		107.08
			FUEL-MAY		
			001.4600.4220		235.90
			FUEL-MAY		
			001.6000.4220		103.31
			FUEL-MAY		
			001.6010.4220		197.59
			FUEL-MAY		
			012.8500.4220		53.03
			FUEL-MAY		
			016.8540.4220		53.03
			FUEL-MAY		
			024.8470.4220		12.95
			FUEL-MAY		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
83026	6/1/2021	005018 FLYERS ENERGY, LLC	(Continued)	
			042.9510.4220 FUEL-MAY	154.39
			028.2050.4220 FUEL-MAY	902.37
			029.2100.4220 FUEL-MAY	902.36
			004.8310.4220 FUEL-MAY	7.53
			024.8470.4220 FUEL-MAY	0.31
			042.9510.4220 FUEL-MAY FUEL-MAY	7.84
			001.2000.4220 FUEL-MAY	3,691.17
			004.8310.4220 FUEL-MAY	314.39
			001.4200.4220 FUEL-MAY	62.29
			001.4600.4220 FUEL-MAY	137.23
			001.6000.4220 FUEL-MAY	60.10
			001.6010.4220 FUEL-MAY	114.94
			012.8500.4220 FUEL-MAY	30.85
			016.8540.4220 FUEL-MAY	30.85
			024.8470.4220 FUEL-MAY	7.53
			042.9510.4220 FUEL-MAY	89.81
			028.2050.4220 FUEL-MAY	524.93
			029.2100.4220	524.93

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
83026	6/1/2021	005018 FLYERS ENERGY, LLC	(Continued)		
			FUEL-MAY		
			004.8310.4220		4.38
			FUEL-MAY		
			024.8470.4220		0.18
			FUEL-MAY		
			042.9510.4220		4.56
				Total :	**15,221.56**
83027	6/1/2021	005067 SIERRA PACIFIC ELECTRICAL	SIG19002 RET REL-CON SB1		
			SIG19002 RET REL-CON SB1		
			004.8310.6550		4,316.11
			SIG19002 RET REL-CON SB1		
			SIG19002 RET REL-CON SB1		
			004.1350		103.30
			SIG19002 RET REL-CON COSB		
			SIG19002 RET REL-CON COSB		
			027.8490.6550		249.94
				Total :	**4,669.35**
1001864397	6/1/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS RETIREMENT-JUN		
			PERS RETIREMENT-JUN		
			001.4600.3560		2,625.45
			PERS RETIREMENT-JUN		
			001.6000.3560		1,041.13
			PERS RETIREMENT-JUN		
			001.6010.3560		905.33
			PERS RETIREMENT-JUN		
			001.6020.3560		679.00
			PERS RETIREMENT-JUN		
			004.8310.3560		3,938.17
			PERS RETIREMENT-JUN		
			006.8400.3560		1,267.46
			PERS RETIREMENT-JUN		
			012.8500.3560		543.20
			PERS RETIREMENT-JUN		
			016.8540.3560		543.20
			PERS RETIREMENT-JUN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1001864397	6/1/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			023.3890.3560 PERS RETIREMENT-JUN	226.33
			041.9500.3560 PERS RETIREMENT-JUN	316.86
			042.9510.3560 PERS RETIREMENT-JUN	769.53
			070.7000.3560 PERS RETIREMENT-JUN	633.73
			024.8470.3560 PERS RETIREMENT-JUN	45.27
			010.3830.3560 PERS RETIREMENT-JUN	1,041.13
			001.1200.3560 PERS RETIREMENT-JUN	1,765.37
			001.1450.3560 PERS RETIREMENT-JUN	3,103.29
			001.1600.3560 PERS RETIREMENT-JUN	226.33
			001.1700.3560 PERS RETIREMENT-JUN	4,073.97
			001.3200.3560 PERS RETIREMENT-JUN	1,222.19
			001.4100.3560 PERS RETIREMENT-JUN	4,571.90
			001.4200.3560 PERS RETIREMENT-JUN	2,715.98
			001.4500.3560	1,855.92
			Total :	**34,110.74**
1001864398	6/1/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS HEALTH-JUN	
			PERS HEALTH-JUN 001.1150 PERS HEALTH-JUN	10,331.30
			004.1150 PERS HEALTH-JUN	1,140.10
			006.1150	468.58

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1001864398	6/1/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			PERS HEALTH-JUN	
			010.1150	732.94
			PERS HEALTH-JUN	
			012.1150	180.22
			PERS HEALTH-JUN	
			016.1150	180.22
			PERS HEALTH-JUN	
			041.1150	369.37
			PERS HEALTH-JUN	
			070.1150	310.55
			PERS HEALTH-JUN	
			001.1450.3511	47.61
			PERS HEALTH-JUN	
			041.9500.3515	2,400.00
			Total :	**16,160.89**
1001864399	6/1/2021	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS RETIREMENT-JUN	
			PERS RETIREMENT-JUN	
			001.1450.3560	291.69
			Total :	**291.69**
19	**Vouchers for bank code :**	wfb	**Bank total :**	**1,069,393.50**
19	**Vouchers in this report**		**Total vouchers :**	**1,069,393.50**

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

SUBJECT: Resolution No. 2021- confirming the authority of the City Treasurer, pursuant to Government Code Section 53607.

RECOMMENDATION: The Finance/Personnel Subcommittee recommends that the City Council adopt Resolution No. 2021- confirming the authority of the City Treasurer, pursuant to Government Code Section 53607.

FISCAL IMPACT: None.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: This item is presented to the Council annually. Government Code Section 53607 states that the City Council may delegate the duties of investing or reinvesting funds of the City, or to sell or exchange securities so purchased for a one-year period. The City Council previously delegated the duties to Chuck Dantuono in Resolution No. 2020-025. The Government Code states that a yearly delegation may occur.

The Finance/Personnel Subcommittee reviewed the proposed resolution on May 25, 2021 and recommends that the delegation of investment duties is granted to Chuck Dantuono for a one-year period beginning July 1, 2021.

If Chuck Dantuono is made the City Treasurer, Per the City of Highland wiring policy, he is required to notify the City Manager & Senior Accountant upon any transfers of funds for any reason. The opening of any new banking account(s) must be approved by Resolution by the City Council.

Approved _____	Motion _____	Second _____	Agenda Item No. 4
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

D Hugh

City Clerk

City Manager

RESOLUTION NO. 2021 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, CONFIRMING THE AUTHORITY OF THE CITY TREASURER, PURSUANT TO GOVERNMENT CODE SECTION 53607

WHEREAS, Government Code Section 36501 states that there must be an office of City Treasurer; and,

WHEREAS, Government Code Section 53607 allows the City Council to delegate the duties of investing or reinvesting funds of the City, or to sell or exchange securities so purchased, to the City Treasurer; and,

WHEREAS, the Office of the City Treasurer was made appointive versus elective, as per Government Code Section 36511, in the incorporation papers of the City, per Resolution 87-414 of the Board of Supervisors of the County of San Bernardino, State of California, November 23, 1987; and,

WHEREAS, this Resolution appoints Chuck Dantuono as City Treasurer of the City of Highland and to serve at the pleasure of the City Council; and,

WHEREAS, Government Code Section 53607 now allows the City Council to delegate the duties of investing or reinvesting funds of the City, or to sell or exchange securities so purchased, to the City Treasurer for a one-year period.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Highland, California, appoints the Director of Administrative Services, Chuck Dantuono as the City Treasurer for fiscal year 2021-2022 and delegates the authority to invest, or reinvest funds of the City, or to sell or exchange securities so purchased, pursuant to: Government Code Section 53607; and pursuant to the City's Investment Policy; and pursuant to the City of Highland's Wiring Policy.

APPROVED AND ADOPTED this 8th day of June 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

SUBJECT: Resolution No. 2021- rendering the Annual Statement of Investment Policy for Fiscal Year 2021-2022.

RECOMMENDATION: The Finance/Personnel Subcommittee recommends that the City Council adopt Resolution No. 2021- rendering the Annual Statement of Investment Policy for Fiscal Year 2021-2022.

FISCAL IMPACT: None.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: This item is presented to the City Council annually. **There are no changes being made to the investment policy for fiscal year 2021-2022.** The Finance/Personnel Subcommittee reviewed the proposed Resolution and Policy on May 25, 2021 and recommends that the City Council adopt the Resolution and Policy.

State law no longer requires cities to present their investment policies to their governing board for approval. However, the Finance/Personnel Subcommittee recommends that staff continue to present the investment policy to the City Council annually.

Approved _____	Motion _____	Second _____	Agenda Item No. 5
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

RESOLUTION NO. 2021 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING THE ANNUAL STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2021/2022

WHEREAS, the City of Highland City Treasurer is no longer required by Government Code Section 53646(a) (2) to annually render to the City Council a Statement of Investment Policy; and,

WHEREAS, the City desires to continue to annually render to the City Council a Statement of Investment Policy, although it is no longer required by the Government Code; and,

WHEREAS, the City has submitted the Statement of Investment Policy annually to comply with prudent money management; and,

WHEREAS, the City Treasurer shall also render a quarterly report to the City Council showing the type of investment, institution, date of maturity, amount of deposit, current market value for all securities and the source, rate of interest, investments and moneys held by the City, description of funds under the management of contracted parties, statement that the report is in compliance or not with the investment policy, and that there are sufficient funds to meet the next six months' obligations or not,

WHEREAS, the City Council can and does require the Treasurer's Report be submitted on a monthly basis, rather than a quarterly basis,

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Highland, California, adopts the Statement of Investment Policy attached herewith for the fiscal year 2021/2022.

APPROVED AND ADOPTED this 8th day of June 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, City Clerk

CITY OF HIGHLAND
STATEMENT OF INVESTMENT POLICY
FISCAL YEAR 2021-2022

I Introduction:

The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities. Related activities, which comprise good cash management, include accurate cash projections, the expeditious collection of revenue, the control of disbursements, cost-effective banking relations and a short-term borrowing program, which coordinates working capital requirements and investment opportunity. In concert with these requirements are the many facets of an appropriate and secure short-term investment program.

II Scope:

It is intended that this policy cover all funds and investment activities under the direct authority of the City. The criteria outlined in this policy focuses mainly on the City's pooled funds, but will also apply to those funds under the control of the City Treasurer, unless specifically identified by statue or ordinance. This policy is applicable, but not limited to the funds of the city which consist of the General Fund, Special Revenue Funds, Capital Projects Funds, Internal Service Funds, Trust and Agency Funds, Former Redevelopment Funds, and any new fund(s) created by the City Council, based on their respective participation and in accordance with generally accepted accounting principles (GAAP). Current policy of the City prefers a passive investment strategy whereby investments are bought and held to maturity in order to match cash flow needs.

III Objectives:

A. Safety: It is the primary objective and responsibility of the City Treasurer to protect, preserve and maintain cash and investments placed in his/her trust on behalf of the citizens of the community, so as to protect the potential loss of principal, interest or a combination of these. Each investment transaction will seek to ensure that capital losses are avoided, whether from securities default, broker-dealer default or erosion of market value. The City will seek to preserve principal by mitigating the two types of risk, credit risk and market risk.

1. Credit risk, defined as the risk of loss due to failure of the issuer of a security, will be mitigated by investing in investment grade securities and by diversifying the investment portfolio so that the failure of any single issuer would not unduly harm the City's cash flow.

2. Market risk, defined as market value fluctuations due to overall changes in the general level of interest rates, will be mitigated by limiting the average maturity of the City's investment portfolio to two years, the maximum maturity of any single security to five years, structuring the portfolio based on historic and current cash flow analysis eliminating the need to sell securities prior to maturity and avoiding the purchase of securities for the sole purpose of short

term speculation. It is recognized however, that in a diversified investment portfolio, occasional measured losses are inevitable and must be considered within the context of the overall investment return and current economic circumstances.

B. Liquidity: An adequate percentage of the portfolio should be maintained in liquid short-term securities, which can be converted to cash if necessary to meet disbursement requirements. Since all cash requirements cannot be anticipated, investments in securities with active secondary or resale markets is highly recommended. Emphasis should be on marketable securities with low sensitivity to market risk.

C. Yield: Yield, also known as return on investment, should become a consideration only after the basic requirements of safety and liquidity have been met. Yield is the potential dollar earnings an investment can provide.

IV Standards of Care:

A. Prudence: The City adheres to the guidance provided by the "prudent investor standard in Government Code Section 53600.3, which obligates a fiduciary to insure that:

"When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee will act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

B. Public Trust: All participants in the investment process will act as custodians of the public trust. Investment officials will recognize that the investment portfolio is subject to public review and evaluation. The overall program will be designed and managed with a degree of professionalism that is worthy of the public trust. In a well-diversified investment portfolio it must be recognized that occasional measured losses are inevitable, due to economic, bond market, or individual security credit analysis, and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

C. Ethics and Conflicts of Interest: Officers and employees involved in the investment process will refrain from personal business activity that conflicts with proper execution of the investment program, or impairs their ability to make impartial investment decisions. Employees and investment officials will disclose any material financial interest that could be related to the performance of the City's investment portfolio.

During no such time that the City deposits moneys with a state or federal credit union will a member of the City Council or employee of the administrative office, manager's office, or treasurer's office of the City serve on the board of directors or

any committee appointed by the board of directors, or the credit committee or supervisory committee, of the state or federal credit union, pursuant to Section 53648 of the Government Code.

D. Delegation of Authority: Government Code Section 36501 states that there must be an office of City Treasurer of the local government. In the incorporation papers of the City, the office of City Treasurer was made appointive versus elective, as per Government Code Section 36511, per Resolution No. 87-414 of the Board of Supervisors of the County of San Bernardino, State of California, on November 23, 1987.

Government Code Section 53607 authorizes the City Council to delegate the duties of investing or reinvesting funds of a city to the City Treasurer. The City Council by Resolution No. 2021-0??, which repeals Resolution No. 2020-025, has appointed the City Treasurer and has delegated their authority of investment decisions to the City Treasurer as the investor or reinvestor of the City's funds. Resolution No. 2021-0?? delegates these duties for a one-year period effective July 1, 2021.

Daily management responsibility of the investment program has been delegated to the City Treasurer/Director of Administrative Services, who will establish procedures for the operation consistent with this investment policy. In the absence of the City Treasurer/Director of Administrative Services, the Senior Accountant is authorized to initiate investment transactions with approval by the City Manager.

V Safekeeping and Custody:

A. Banks and Securities Dealers: In selecting financial institutions for the deposit or investment of the City's funds, the City Treasurer will consider the creditworthiness of institutions. The City Treasurer will continue to monitor financial institutions' credit characteristics and financial history throughout the period in which City funds are deposited or invested. These institutions will be qualified to purchase investments as set forth in Government Code Section 53601.5. Current City policy for day-to-day deposit of funds and general banking transactions requires a financial institution to be within the limits of the City.

B. Brokers/Dealers: Securities purchased from a broker/dealer should be held in a third party custodian/safekeeping account. Said securities should be held in a manner that establishes the City's right of ownership.

All brokers/dealers will be provided a questionnaire prior to investment of any funds. A statement of compliance with the Investment Policy will also be required. These questionnaires will be reviewed by the Finance Subcommittee.

All securities owned by the City should be held by a third party except the collateral for time deposits in banks and savings and loans and collateral for repurchase agreements. Collateral for time deposits in savings and loans are held by the Federal

Home Loan Bank or an approved Agent of Depository. The collateral for time deposits in banks and for repurchase agreements should be held in the City's name in the bank's Trust Department, or alternately, in the Federal Reserve Bank.

C. Internal Controls: A System of internal control will be established. The controls will be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation of third parties, unanticipated changes in financial markets, or imprudent actions by employees and officers of the City. Controls deemed most important include: separation of duties, separating transactions authority from accounting and record keeping, custodial safekeeping, clear delegation of authority, specific limitations regarding securities losses and remedial action, minimizing the number of authorized Investment Officials and code of ethics standards. All investment transactions will be confirmed in writing back to the City to be assured proper communication of the transaction has occurred.

D. Risk Tolerance: The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Portfolio diversification is employed as a way to control risk. Investment Managers are expected to display prudence in the selection of securities, as a way to minimize default risk. No individual investment transaction will be undertaken which jeopardizes the total capital position of the overall portfolio. The Treasurer will periodically establish guidelines and strategies to control risks of default, market price changes and illiquidity.

In addition to these general policy considerations, the following specific policies will be strictly observed.

1 All transactions will be executed on a delivery versus payment (DVP) basis and follow Government Code Section 53601.

2. A competitive bid process, when practical, will be used to place all investment purchases.

VI <u>Investment Instruments:</u> Security purchases and holdings should be maintained within statutory limits imposed by the Government Code Section 53601 and 53601.1. Current permitted investments and deposits and their limits are as follows:

PERMITTED INVESTMENTS/ DEPOSITS	MAXIMUM PERCENTAGES	MAXIMUM MATURITY
Securities of the U.S. Govt.	Unlimited	5 years*
Securities of the State of California	Unlimited	5 years*
Bonds issued by the City	Unlimited	5 years*
Bonds, notes, other indebtedness of any local agency in California	Unlimited	5 years*
Certificate of Deposits	Unlimited	5 years*
Negotiable Certificates of Deposit	30%	5 years*
Bankers Acceptances (1)	40%	180 days
Commercial Paper (1)	25%	270 days
LAIF	***	n/a
CAMP	-	n/a
Passbook Deposits	-	n/a
Repurchase Agreements (1)	-	92 days
Reverse Repurchase Agreements (1)	-	1 year**
Mutual Funds (1)	15%+	5 years*
Medium Term Notes (1)	30%	5 years*
Mortgage Securities/Asset Backed (1)	20%	5 years*
Certificate of Deposit Account Registry Service (CDARS)	Unlimited	3 years****
Reliance Preferred Deposit Custody Account Prog.	Unlimited	n/a****

* Maximum term unless expressly authorized by Governing Body to extend (see paragraph below) and must be approved no less than three months prior to the purchase of the investment. Will be rated A or its equivalent or better.

** Governing Body approval is required. Further, it is suggested that the final maturity of the underlying investment security be less than or equal to the maturity of the reverse repurchase agreement.

*** Maximum as allowed by Limit set by LAIF Governing Board, not Government Code.

****Amounts to invest and which funds to invest to be determined by the Finance Subcommittee.

+ Adopted by the CSMFO Cash Management Committee on February 26, 1992.

(1) Further restrictions apply in Government Code Section 53601.

A. In the case of bond reserve investments, an exception to the five-year limitation may be extended, provided that the segregated investment portfolio of the bond reserve fund with the maturity schedule is prudent given current economic analysis. In addition, certain investments currently not authorized by this investment policy may be superceded by Council authorization in executing bond documents, provided that due diligence is exercised in acquiring background for the investment and/or bank

and rated by two Rating Agencies. Liquidity of certain bond funds may need to use money market funds of the trustee bank in order to facilitate timeliness of withdrawal and/or interim holding periods for bond payments. All instruments will be in accordance with bond documents executed by the City Council and the Government Code.

B. Of the permitted investments/deposits as outlined in Section VI, the City Council has chosen to permit all the foregoing for 2021-2022 except Bankers Acceptances, Passbook deposits, Mortgage securities/Asset backed and medium-term notes.

C. Prohibited investments consist of inverse floaters, range notes, or interest only strips that are derived from a pool of mortgages or any security that could result in zero interest accrual if held to maturity. Per Government Code Section 53601.6, the City will not invest in any of these instruments.

D. Market-Average Rate of Return: The investment portfolio will be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's risk constraints, the cash flow characteristics of the portfolio, and State and Local laws, ordinances or resolutions that restrict investments.

E. Diversification: The investment portfolio will be diversified to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions.

F. Collateralization of Public Funds: The City Treasurer will enter into any contract with a depository relating to any deposit. Per Government Code Section 53648, a city may deposit public moneys into banks which are Federal Reserve System members or whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC), or any State or Federal Credit Union whose accounts are insured by the National Credit Union Share Insurance Fund or guaranteed pursuant to Section 14858 of the Financial Code.

For those deposits placed with depositories that are FDIC insured or guaranteed, the maximum amount is $250,000 under the initial insurance. Other forms of insurance or instruments with securities ratings will be required for any amount up to the maximum amount on deposit at any single time in the depository.

VII Reporting:

A. Quarterly: The City Treasurer will submit a quarterly investment report to the City Council and City Manager within 30 days following the end of the quarter. This report will include all required elements of the quarterly report as prescribed by Government Code Section 53646(b). The City Council may elect to require this report monthly instead of quarterly per Government Code Section 53646(d).

Required elements of the quarterly report:

1) Type of investment
2) Name of Issuer
3) Date of maturity

4) Amount of deposit or cost of the security
5) Current market value of securities as of the date of the report
6) Source of market valuation
7) Investments and moneys held by the City
8) Description of funds, investments, or programs under the management of contracted parties, including lending programs per Government Code Section 53646(b)(1)
9) Rate of interest
10) Statement that the report is in compliance or not in compliance with the Statement of Investment Policy
11) Statement that there are sufficient funds to meet the next six months' obligations or provide an explanation as to why not able to meet obligations
12) Effective January 1, 1991, Accrued Interest for each depository as prescribed by the California Government Code Section 53646, if required by the City Council. At this time, the City Council chooses not to require this of the City Treasurer.

Optional elements of the quarterly report:
1) Purchase date
2) Rating from appropriate rating agency

B. If all investments are placed in the Local Agency Investment Fund, FDIC insured accounts in a bank or savings and loan, CAMP, county investment pool, or any combination of these, the City Treasurer may supply to the City Council and City Manager the most recent statement(s) received from these institutions in lieu of reporting them per Government Code Section 53646(e).

C. Marking to Market: The market value of the portfolio will be calculated at least quarterly and a statement of the market value of the portfolio will be issued at least quarterly. This will ensure that review of the investment portfolio, in terms of fair value and price volatility, has been performed consistently with recommended practices.

VIII Statement of Investment Policy:

The Statement of Investment Policy, which includes any changes from the previous year, will be reviewed and submitted annually, by Resolution, to the City Council by the City Treasurer. Government Code Section 53646(a)(2) no longer requires a city to annually submit their investment policy to their governing board for approval. However, the City of Highland will continue to do so, voluntarily.

Any State of California legislation action placed into law after adoption of this Investment Policy that further restricts allowable maturities, investment type or percentage allocations, will be incorporated into the City of Highland's next Investment Policy.

Any investment held currently that does not meet the guidelines of the new policy, will be exempt. However, at the investment's maturity or liquidation, such funds will be reinvested only as provided by this policy.

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

SUBJECT: Resolution No. 2021- establishing the Appropriations Limit for Fiscal Year 2021-2022 for the City of Highland in accordance with the provisions of Division 9 of Title 1 of the California Government Code.

RECOMMENDATION: The Finance/Personnel Subcommittee recommends that the City Council adopt Resolution No. 2021- establishing the Appropriations Limit for Fiscal Year 2021-2022 for the City of Highland in accordance with the provisions of Division 9 of Title 1 of the California Government Code.

FISCAL IMPACT: None.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: The Appropriations Limit (Gann Limit) was formulated by using the change in the California per capita income and the change in Highland's population. All worksheets are on file in the finance department for further review of the calculations.

This item was presented to the Finance/Personnel Subcommittee on May 25, 2021. The Finance/Personnel Subcommittee recommends that the City Council adopt the proposed Resolution.

Approved _____	Motion _____	Second _____	Agenda Item No. 6
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

B Hugh

City Clerk

City Manager

APPROPRIATIONS SUBJECT TO LIMITATION - HISTORY

	2021/2022	2020/2021	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015	2013/2014	2012/2013
A. PROCEEDS OF TAXES	20,624,635	19,947,375	18,909,186	17,432,925	16,793,313	14,542,212	14,234,238	12,889,855	12,515,581	11,782,255
B. MINUS EXCLUSIONS	-	-	-	-	-	-	-	-	-	-
C. APPROPRIATIONS SUBJECT TO LIMITATION	20,624,635	19,947,375	18,909,186	17,432,925	16,793,313	14,542,212	14,234,238	12,889,855	12,515,581	11,782,255
D. CURRENT YEAR LIMIT	40,212,353	38,137,363	36,698,870	35,051,978	33,444,356	32,044,792	30,238,778	28,934,780	28,835,631	27,241,418
E. OVER/(UNDER) LIMIT	(19,587,718)	(18,189,989)	(17,789,685)	(17,619,053)	(16,651,043)	(17,502,580)	(16,004,540)	(16,044,925)	(16,320,050)	(15,459,163)
F. % OF APPROPRATIONS LIMIT	51.29%	52.30%	51.53%	49.73%	50.21%	45.38%	47.07%	44.55%	43.40%	43.25%

APPROPRIATIONS SUBJECT TO LIMITATION

Worksheet #4
City of Highland
Fiscal Year 2021/2022
Budget

	Amount
A. PROCEEDS OF TAXES	20,624,635
B. MINUS EXCLUSIONS	-
C. APPROPRIATIONS SUBJECT TO LIMITATION	20,624,635
D. CURRENT YEAR LIMIT	40,212,353
E. OVER/(UNDER) LIMIT	(19,587,718)

Worksheet #5

City of Highland
Fiscal Year 2021/2022
Budget

POPULATION	
1/1/2020	55,211
1/1/2021	55,060
% change over prior year	-0.2735
Converted to ratio	0.9973

PER CAPITA PERSONAL INCOME	
% change over prior year	5.73
Converted to ratio	1.0573

CALCULATION FACTOR	
2021/2022	1.0544083

APPROPRIATIONS LIMIT

Worksheet #6
City of Highland
Fiscal Year 2021/2022
Budget

A. LAST YEAR'S LIMIT	38,137,363
B. ADJUSTMENT FACTORS:	
Population % increase	0.9973
Inflation/Income % change	1.0573
Total Adjustment %	1.0544
C. ANNUAL ADJUSTMENT	2,074,990
D. OTHER ADJUSTMENTS:	
Lost Responsibility (-)	-
Transfer to private (-)	-
Transfer to fees (-)	-
Assumed Responsibility (+)	-
Subtotal	-
E. TOTAL ADJUSTMENTS	2,074,990
F. THIS YEAR'S LIMIT	40,212,353

RESOLUTION NO. 2021 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2021-2022 FOR THE CITY OF HIGHLAND IN ACCORDANCE WITH THE PROVISIONS OF DIVISION 9 OF TITLE 1 OF THE CALIFORNIA GOVERNMENT CODE

WHEREAS, Article XIIIB of the Constitution of the State of California as proposed by the Initiative Measure approved by the people at the special statewide election held on November 6, 1979 provides that the total annual appropriations subject to limitations of each local government shall not exceed the appropriations limit of such entity for the prior year adjusted for changes in the cost of living and population except as otherwise specifically provided for in said Article; and

WHEREAS, Article XIIIB of the Constitution of the State of California as modified by Proposition 111 and Senate Bill 88 (Chapter 60/90) approved by the people at the statewide election held June 5, 1990; and

WHEREAS, beginning with the 1990-1991 Appropriations Limit, the annual adjustment factors will be: the growth in the California per capita income OR, the growth in the non-residential assessed valuation due to new construction (since 1986-1987), City population growth or County population growth (since 1986-1987); and

WHEREAS, the State Legislature added Division 9 (commencing with Section 7900) to Title 1 of the Government Code of the State of California to implement Article XIIIB of the California Constitution: and

WHEREAS, Government Code Sections 7902.5 through 7902.7 determines the Appropriations Limit for newly incorporated cities based on the year of incorporation; and

WHEREAS, cities incorporated after the November 4, 1980 election and before January 1, 1988, have their Appropriations Limit determined by LAFCO and approved by the voters; and

WHEREAS, Government Code Section 7910 provides that each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit and make other necessary determinations for the following fiscal year pursuant to Article XIIIB at a regularly scheduled meeting or a noticed special meeting and that fifteen days prior to such meeting, documentation used in the determination of the appropriations limit shall be available to the public and any judicial action or proceeding to attack, review, set aside, void, or annul the action of the City taken pursuant to this section shall be commenced within 45 days of the effective date of this resolution; and

WHEREAS, Government Code Section 7902 (a) sets forth the method for determining the appropriations limit for each local jurisdiction for the 2021-2022 fiscal year; and

WHEREAS, Government Code Section 7901 (b) allows a city or special district to choose the change in population between January 1 of the next calendar year and January 1 of the current year within its jurisdiction or within the county it resides and do so annually by recorded vote of its governing body; and

WHEREAS, pursuant to Government Code Section 37200, the Appropriations Limit and the total Appropriations Subject to Limitation must be published in the annual budget; and

WHEREAS, the State Controller's Office requires the submission of an informational form along with the filing of the Annual Statement of Financial Transactions no later than 7 months after the start of each fiscal year; and

WHEREAS, Article XIIIB Section 1.5 requires that the annual calculation of the Appropriations Limit shall be reviewed as part of the annual financial audit; and

WHEREAS, the City Council of the City of Highland wishes to establish the Appropriations Limit for fiscal year 2021-2022 for the City of Highland.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Highland, California as follows:

Section 1. That it is hereby found and determined that the documentation used in the determination of the Appropriations Limit for the City of Highland for fiscal year 2021-2022 was available to the public in the Finance Department of said City at least fifteen days prior to this date.

Section 2. That the annual adjustment factors chosen for fiscal year 2021-2022 were the California per capita personal income and the City population growth, per Government Code Section 7901.

Section 3. That the Appropriations Limit, Appropriations subject to the Limit, and the Appropriations Limit Margin for the City of Highland as established in accordance with California Government Code Section 7902 are $40,212,353, $20,624,635 and ($19,587,718), respectively.

APPROVED AND ADOPTED this 8th day of June 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer CD

SUBJECT: Resolution No. 2021-__ amending the City of Highland Premium Only Plan.

RECOMMENDATION: That the City Council approve Resolution No 2021-___ amending the City of Highland Premium Only Plan.

FISCAL IMPACT: None.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: On June 23, 1993, the City adopted the City of Highland Premium Only Plan. Under this plan employees can use pre-tax dollars to purchase health, dental, and vision insurance.

The attached resolution needs to be adopted by the City Council in order to have our plan comply within the Federal guidelines. The plan document is included as attachment "A" to the resolution. This resolution must be adopted annually.

The plan document and adoption agreement are prepared by Wage Works, a firm that specializes in the Section 125 (Premium Only Plans). The City contracts with Wage Works to assist the City with the preparation of IRS forms and maintenance of the Premium Only Plan.

Attachments:
Adoption Agreement
Resolution (with Plan Document)

Approved _____	Motion _____	Second _____	Agenda Item No. 7
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA AMENDING THE CITY OF HIGHLAND PREMIUM ONLY PLAN

WHEREAS, On June 23, 1993, the City Council adopted the City of Highland Premium Only Plan; and

WHEREAS, the City Council of the City of Highland has determined the need to modify the City of Highland Premium Only Plan in order to comply with Federal Guidelines;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. Modification to Plan.

The City of Highland Premium Only Plan shall be amended per attachments "A" to this Resolution.

Section 2. Effective Date.

The effective date of the amendments shall be July 1, 2021.

Section 3. Notification to Employees.

Eligible employees under the plan shall be notified as soon as possible regarding this amendment to the City of Highland Premium Only Plan.

Section 4. Authority to Sign.

The Director of Administrative Services is hereby authorized to sign the necessary documents to adopt and amend the Plan.

APPROVED AND ADOPTED this 8th day of June 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, City Clerk

Attachment A

Plan Document

As Amended and Restated for 2021
For City of Highland
Section 125 Premium Only Plan

Introduction

Article I	Definitions
Article II	Participation
Article III	Contributions to the Plan
Article IV	Benefits
Article V	Participant Elections
Article VI	Health Savings Account Program
Article VII	Administration
Article VIII	Amendment or Termination of Plan
Article IX	Miscellaneous

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Introduction

The Employer has adopted this Plan to recognize the contribution made to the Employer by its Employees. Its purpose is to reward them by providing benefits for those Employees who shall qualify hereunder and their dependents and beneficiaries. The concept of this plan is to allow Employees to choose among different types of benefits based on their own particular goals, desires, and needs.

The intention of the Employer is that the Plan qualify as a "Cafeteria Plan" within the meaning of Section 125 of the Internal Revenue Code of 1986, as amended, and that the benefits which an Employee elects to receive under the Plan be includable or excludable from the Employee's income under Section 125(a) and other applicable sections of the Internal Revenue Code of 1986, as amended. The Plan is also intended to meet any applicable state mandates that may otherwise apply to the Employer as an employer of Employees who are eligible to participate in a "premium only plan" sponsored by the Employer, as applicable.

Article I — Definitions

1.1 "Administrator" means the individual(s) or corporation appointed by the Employer to carry out the administration of the Plan. The Employer shall be empowered to appoint and remove the Administrator from time to time as it deems necessary for the proper administration of the plan. In the event the Administrator has not been appointed, or resigns from a prior appointment, the Employer shall be deemed to be the Administrator.

1.2 "Affiliated Employer" means the Employer and any corporation which is a member of a controlled group of corporations (as defined in Code Section 414(b)) which includes the Employer; any trade or business (whether or not incorporated) which is under common control (as defined in Code Section 414(c)) with the Employer; any organization (whether or not incorporated) which is a member of an affiliated service group (as defined in Code Section 414(m)) which includes the Employer; and any other entity required to be aggregated with the Employer pursuant to Treasury regulations under Code Section 414(o).

1.3 "Benefit" means any of the optional benefit choices available to a Participant as outlined in Section 4.1.

1.4 "Cafeteria Plan Benefit Dollars" means the amount available to Participants, pursuant to Article III, to purchase Benefits. Each dollar contributed to this Plan shall be converted to one Cafeteria Plan Benefit Dollar.

1.5 "Code" means the Internal Revenue Code of 1986, as amended or replaced from time to time, and which shall also include any governing regulations or applicable guidance thereunder.

1.6 "Compensation" means the total cash remuneration received by the Participant from the Employer during a Plan Year prior to any reductions pursuant to a Salary Redirection Agreement authorized hereunder.

1.7 "Dependent" means any individual who is defined under an Insurance Contract or who is a Qualifying Child or Participant's child (within the meaning of Code Section 152(f)(1) who has not attained age 27 as of the end of the taxable year or Qualifying Relative who qualifies as a dependent under an Insurance Contract or under Code Section 152 (as modified by Code Section 105(b)), as applicable.

Certain provisions of "Michelle's Law" in which the requirement that a Dependent child have a full-time status in order to extend coverage past a stated age will generally not apply if the child's failure to maintain full-time status is due to a medically necessary leave of absence or other change in enrollment (such as reduction of hours).

Notwithstanding anything in the Plan to the contrary, the Plan will comply with Michelle's Law.

1.8 "Effective Date" means the effective date as specified in Item 2 of the Adoption Agreement.

1.9 "Election Period" means the period immediately preceding the beginning of each Plan Year established by the Administrator for the election of Benefits and Salary Redirections, such period to be applied on

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a uniform and nondiscriminatory basis for all Employees and Participants. However, an Employee's initial Election Period shall be determined pursuant to Section 5.1.

1.10 "Eligible Employee" means any Employee who has satisfied the provisions of Section 2.1. However, 2% shareholders as defined under Code Section 1372(b) and self-employed individuals as defined under Code Section 401(c) shall not be eligible to participate in this Plan.

An individual shall not be an "Eligible Employee" if such individual is not reported on the payroll records of the Employer as a common law employee. In particular, it is expressly intended that individuals not treated as common law employees by the Employer on its payroll records are not "Eligible Employees" and are excluded from Plan participation even if a court or administrative agency determines that such individuals are common law employees and not independent contractors.

1.11 "Employee" means any person who is employed by the Employer, but for all portions of the Plan other than provisions relating to the Health Savings Account Program, generally excludes any person who is employed as an independent contractor or any person who is considered self-employed under Code Section 401(c), as well as a greater than two percent (2%) shareholder in a Subchapter S corporation, a partner in a partnership or an owner or member of a limited liability company that elects partnership status on its tax return. The term Employee shall include leased employees within the meaning of Code Section 414(n)(2).

1.12 "Employer" means the Corporation or any such entity specified in Item 1 of the Adoption Agreement, and any Affiliated Employer (as defined in Section 1.2), which shall adopt this plan; and any successor, which shall maintain this Plan; and any predecessor, which has maintained this Plan.

1.13 "Health Savings Account" means an account established in accordance with Code Section 223(d) to which part of any Eligible Employee's Cafeteria Plan Benefit Dollars may be allocated.

1.14 "Highly Compensated Employee" means, for the purposes of determining discrimination, an Employee described in Code Section 125 and the Treasury Regulations thereunder.

1.15 "HSA Trustee" means the designated Trustee (as defined under Code Section 223(d)(1)(B) of any Trust established for qualifying account beneficiaries who elect to establish a Health Savings Account.

1.16 "Insurance Contract" means any contract issued by an Insurer underwriting a Benefit.

1.17 "Insurance Premium Payment Plan" means the plan of benefits contained in Section 4.1 of this Plan, which provides for the payment of Premium Expenses.

1.18 "Insurer" means any insurance company that underwrites a Benefit under this Plan.

1.19 "Key Employee" means an employee defined in Code Section 416(i)(1) and the Treasury regulations there under.

1.20 "Participant" means any Eligible Employee who elects to become a Participant pursuant to Section 2.3 and has not for any reason become ineligible to participate further in the Plan.

1.21 "Plan" means this instrument, including all amendments thereto.

1.22 "Plan Year" means the 12-month period beginning and ending on the dates specified in the Adoption Agreement. The Plan Year shall be the coverage period for the Benefits provided for under this Plan. In the event a Participant commences participation during a Plan Year, then the initial coverage period shall be that portion of the Plan Year commencing on such Participant's date of entry and ending on the last day of such Plan Year.

1.23 "Premium Expenses" or "Premiums" mean the Participant's cost for the insured Benefits described in Section 4.1.

1.24 "Qualifying Child" means an individual who, unless otherwise described under Code Section 152(b):

- Is a child (as defined under Code Section 152(f)(1)), or descendant of such child, or a brother, sister, stepbrother, stepsister, father, mother or any of their ancestors, or any other relative as

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described under Code Section 152(d)(2), including an individual who has the same principal residence as the Employee and who is a member of the Employee's household;

- Who has the same principal residence, if allowed under local law, as the Employee for more than one-half of the current taxable year;
- Is younger than the taxpayer claiming such individual as a qualifying child, and is under the age of 19 as of the end of the Plan Year in which the Employee was eligible under this Plan, or is under the age of 24 when covered as a full time student (as defined under Code Section 152(f)(2)), after consideration of Code Section 152(c)(3) as applicable;
- Has not provided over one-half of his or her own support during the current Plan Year; and
- Who has not filed a joint return (other than only for a claim of refund) with the individual's spouse under section 6013 for the taxable year beginning in the calendar year in which the taxable year of the taxpayer begins; or
- Is a child (within the meaning of Code Section 152(f)(1) who has not attained age 27 as of the end of the taxable year.

Notwithstanding anything in the Plan to the contrary, the Plan will comply with Michelle's Law.

1.25 "Qualifying Relative" means an individual who, unless otherwise described under Code Section 152(d) or (e):

- Is a child (as defined under Code Section 152(f)(1)), or descendant of such child, or a brother, sister, stepbrother, stepsister, father, mother or any of their ancestors, or any other relative as described under Code Section 152(d)(2), including an individual who has the same principal residence as the Employee and who is a member of the Employee's household;
- Has (with the exception of certain handicapped dependents described under Code Section 152(d)(4)) gross income for the Plan Year that is less than the allowable income exemption amount (as defined under Code Section 151(d) for that taxable year;
- For whom the Employee provides over one-half of the individual's support for that calendar year; and
- Is not an otherwise Qualifying Child of the Employee for any portion of the Plan Year.

1.26 "Regulations" means either temporary, proposed or final regulations, as applicable, issued from the Department of Treasury, as well as any further related guidance or interpretations issued as applicable.

1.27 "Salary Redirection" means the contributions made by the Employer on behalf of Participants pursuant to Section 3.1. These contributions shall be converted to Cafeteria Plan Benefit Dollars and allocated to the funds or accounts established under the Plan pursuant to the Participants' elections made under Article V.

1.28 "Salary Redirection Agreement" means an agreement between the Participant and the Employer under which the Participant agrees to reduce his Compensation or to forego all or part of the increases in such Compensation and to have such amounts contributed by the Employer to the Plan on the Participant's behalf. The Salary Redirection Agreement shall apply only to Compensation that has not been actually or constructively received by the Participant as of the date of the agreement (after taking this Plan and Code Section 125 into account) and, subsequently does not become currently available to the Participant.

1.29 "Spouse" means the legally married husband or wife of a Participant in accordance with applicable state and federal law, unless legally separated by court decree or otherwise specified by the Insurance Contract.

1.30 "Uniformed Services" means the Armed Forces, the Army National Guard, and the Air National Guard when engaged in active duty for training, inactive duty training, or full-time National Guard duty, the commissioned corps of the Public Health Service, and any other category of persons designated by the President of the United States in time of war or emergency.

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All other defined terms in this Plan shall have the meanings specified in the various Articles of the Plan in which they appear.

Article II — Participation

2.1 Eligibility

As to each Benefit provided hereunder, any Eligible Employee shall be eligible to participate as of the date he satisfies the eligibility conditions set forth in the policy or plan providing such Benefit, the provisions of which are specifically incorporated herein by reference. However, any Eligible Employee who was a Participant in the Plan on the effective date of this amendment shall continue to be eligible to participate in the Plan.

2.2 Effective Date of Participation

(a) An Eligible Employee shall become a Participant effective as of the later of the date on which he satisfies the requirements of Section 2.1 or the Effective Date of this Plan.

(b) If an Eligible Employee terminates employment after commencing participation in the Plan, except as otherwise provided in the applicable policy or plan providing a Benefit, such terminated Participants who are rehired within 30 days or less of the date of termination of employment shall not be considered a newly eligible employee and will be reinstated with the same election(s) such individual had before termination. If a terminated Participant is rehired more than 30 days following termination of employment and is otherwise eligible to participate in the Plan, the individual shall be treated as a newly Eligible Employee and may make a new election under procedures otherwise set forth within this section or Section 5.1 below as applicable.

2.3 Application to Participate

An Employee who is eligible to participate in this Plan shall, during the applicable Election Period, complete an application to participate and election of benefits form, which the Administrator shall furnish to the Employee. The election made on such form shall be irrevocable until the end of the applicable Plan Year unless the Participant is entitled to change his Benefit elections pursuant to Section 5.4 hereof.

An Eligible Employee shall also be required to execute a Salary Redirection Agreement, to elect to reduce salary to pay for allowable Benefits, during the Election Period for the Plan Year during which he wishes to participate in this Plan. Any such Salary Redirection Agreement shall be effective for the first pay period beginning on or after the Employee's effective date of participation pursuant to Section 2.2. A failure to execute a Salary Redirection Agreement shall constitute an election by the Eligible Employee to receive his or her full salary or other compensation in lieu of Benefits available hereunder.

2.4 Termination of Participation

A Participant shall no longer participate in this Plan upon the occurrence of any of the following events:

(a) His termination of employment, subject to the provisions of Section 2.5;

(b) His death; or

(c) The termination of this Plan, subject to the provisions of Section 8.2.

2.5 Termination of Employment

If a Participant terminates employment with the Employer for any reason other than death, his participation in the Plan shall cease, subject to the Participant's right to continue coverage under any Insurance Contract for which premiums have already been paid or any other ability to continue participation in a Health Savings Account pursuant to Code Section 223.

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When an employee ceases to be a participant, the cafeteria plan must pay the former participant any amount the former participant previously paid for coverage or benefits to the extent the previously paid amount relates to the period from the date the employee ceases to be a participant through the end of that plan year.

Article III — Contributions to the Plan

3.1 Salary Redirection

Benefits under the Plan shall be financed by Salary Redirections sufficient to support Benefits that a Participant has elected hereunder and to pay the Participant's Premium Expenses. The salary administration program of the Employer shall be revised to allow each Participant to agree to reduce his pay during a Plan Year by an amount determined necessary to purchase the elected Benefit. The amount of such Salary Redirection shall be specified in the Salary Redirection Agreement and shall be applicable for a Plan Year. Notwithstanding the above, for new Participants, the Salary Redirection Agreement shall only be applicable from the first day of the pay period following the Employee's entry date up to and including the last day of the Plan Year. These contributions shall be converted to Cafeteria Plan Benefit Dollars and allocated to the funds or accounts established under the Plan pursuant to the Participants' elections made under Article V.

Any Salary Redirection shall be determined prior to the beginning of a Plan Year (subject to initial elections pursuant to Section 5.1) and prior to the end of the Election Period and shall be irrevocable for such Plan Year. However, a Participant may revoke a Benefit election or a Salary Redirection Agreement after the Plan Year has commenced and make a new election and/or Salary Redirection Agreement with respect to the remainder of the Plan Year, if both the revocation and the new election are on account of and consistent with a change in status and such other permitted events as determined under Article V of the Plan and consistent with the rules and regulations of the Department of the Treasury. Salary Redirection amounts shall be contributed on a pro rata basis for each pay period during the Plan Year. All individual Salary Redirection Agreements are deemed to be part of this Plan and incorporated by reference hereunder.

3.2 Application of Contributions

As soon as reasonably practical after each payroll period, the Employer shall apply the Salary Redirection to provide the Benefits elected by the affected Participants. Any contributions made or withheld from an Employee's compensation, pursuant to the Employee's signed Salary Redirection Agreement for the Health Savings Account shall be credited to such account. Amounts designated for the Participant's Premium Expense Reimbursement Account shall likewise be credited to such account for the purpose of paying Premium Expenses.

3.3 Periodic Contributions

Notwithstanding the requirement provided above and in other Articles of this Plan that Salary Redirections be contributed to the Plan by the Employer on behalf of an Employee on a level and pro rata basis for each payroll period, the Employer and Administrator may implement a procedure in which Salary Redirections are contributed throughout the Plan Year on a periodic basis that is not pro rata for each payroll period. In the event Salary Redirections are not made on a pro rate basis, upon termination of participation, a Participant may be entitled to a refund of such Salary Redirections pursuant to Section 2.5.

Article IV — Benefits

4.1 Benefit Options

Each Participant may elect to have his full compensation paid to him in cash or elect to have the amount of his Cafeteria Plan Benefit Dollars applied to any one or more of the optional Benefits or any other group-insured or self-funded Benefit permitted under Code Section 125, including Marketplace/State Exchanges Small Business Health Options Program (SHOP Exchange) or federally facilitated Small Business Health Options Program (FF SHOP), which is offered by the Employer as set forth in the Adoption Agreement. If selected as an available Benefit Option under the Employer's Adoption Agreement, each Eligible Individual may elect coverage under the Health Savings Account Program option, in which case Article VI shall apply.

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The employer may select suitable health and hospitalization Insurance Contracts for use in providing health benefits, which policies will provide uniform benefits for all Participants electing this Benefit.

4.2 Description of Benefits

Each Eligible Employee may elect to have the Administrator pay those contributions that the Employee is required to make to the Benefit options described under Section 4.1 as a condition for the Employee and his Dependents to participate in those Benefit options.

4.3 Nondiscrimination Requirements

(a) It is the intent of this Plan to provide benefits to a classification of employees which the Secretary of the Treasury finds not to be discriminatory in favor of the group in whose favor discrimination may not occur under Code Section 125 or applicable Regulations thereunder.

(b) **Adjustment to avoid test failure.** If the Administrator deems it necessary to avoid discrimination or possible taxation to Key Employees or a group of employees in whose favor discrimination may not occur in violation of Code Section 125, it may, but shall not be required to reject any election or reduce contributions or non-taxable Benefits in order to assure compliance with this Section. Any act taken by the Administrator under this Section shall be carried out in a uniform and nondiscriminatory manner. Contributions which are not utilized to provide Benefits to any Participant by virtue of any administrative act under this paragraph shall be forfeited and deposited into the benefit plan surplus.

Article V — Participant Elections

5.1 Initial Elections

An Employee who meets the eligibility requirements of Section 2.1 on the first day of, or during, a Plan Year may elect to participate in this Plan for all or the remainder of such Plan Year, provided he elects to do so before his effective date of participation pursuant to Section 2.2 or for a newly Eligible Employee, no more than 30 days after their date of hire. For any such newly Eligible Employee, if coverage is effective as of the date of hire pursuant to Section 2.1 above, such Employee shall be eligible to participate retroactively as of their date of hire. Newly Eligible Employee Election amounts will be collected on the first pay period on or after his or her election was received. However, if such Employee does not complete an application to participate and benefit election form and deliver it to the Administrator before such date, his Election Period shall extend 30 calendar days after such date, or for such further period as the Administrator shall determine and apply on a uniform and nondiscriminatory basis. However, any election during the extended 30-day election period pursuant to this Section 5.1 shall not be effective until the first pay period following the later of such Participant's effective date of participation pursuant to Section 2.2 or the date of the receipt of the election form by the Administrator, and shall be limited to the Benefit expenses incurred for the balance of the Plan Year for which the election is made. Any failure to elect the Benefits set forth herein shall constitute an Employee's election not to participate in the Plan during that Plan Year until a valid Election is otherwise made in the manner set forth herein.

5.2 Subsequent Annual Elections

During the Election Period prior to each subsequent Plan Year, each Participant shall be given the opportunity to elect, on an election of benefits form to be provided by the Administrator, which Benefit options he wishes to select and purchase with his Cafeteria Plan Benefit Dollars. Any such election shall be effective for any Benefit expenses incurred during the Plan Year, which follows the end of the Election Period. With regard to subsequent annual elections, the following options shall apply:

(a) A Participant or Employee who failed to initially elect to participate may elect different or new Benefits under the Plan during the Election Period;

(b) A Participant may terminate his participation in the Plan by notifying the Administrator in writing during the Election Period that he does not want to participate in the Plan for the next Plan Year;

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(c) An Employee who elects not to participate for the Plan Year following the Election Period will have to wait until the next Election Period before again electing to participate in the Plan, except as provided for in Section 5.4.

5.3 Failure to Elect

Any Participant failing to complete a new election of benefits form pursuant to Section 5.2 by the end of the applicable Election Period shall be deemed to have elected not to participate in the Plan for the upcoming Plan Year. No further Salary Redirections shall therefore be authorized or made for such subsequent Plan Year for such Benefits.

5.4 Change of Elections

(a) Any Participant may change a Benefit election after the Plan Year (to which such election relates) has commenced and make new elections with respect to the remainder of such Plan Year if, under the facts and circumstances, the changes are necessitated by and are consistent with a change in status which is acceptable under rules and regulations adopted by the Department of the Treasury, the provisions of which are incorporated by reference. Notwithstanding anything herein to the contrary, if the rules and regulations conflict, then such rules and regulations shall control.

In general, a change in election is not consistent if the change in status is the Participant's divorce, annulment or legal separation from a spouse, the death of a spouse or dependent, or a dependent ceasing to satisfy the eligibility requirements for coverage, and the Participant's election under the Plan is to cancel accident or health insurance coverage for any individual other than the one involved in such an event. In addition, if the Participant, spouse or dependent gains or loses eligibility for coverage under a family member plan as a result of a change in marital status or a change in employment status, then a Participant's election under the Plan to cease or decrease coverage for that individual under the Plan corresponds with that change in status only if coverage for that individual becomes applicable or is increased under the family member plan.

Regardless of the consistency requirement, if the individual, the individual's spouse, or dependent becomes eligible for continuation coverage under the Employer's group health plan as provided in Code Section 4980B or any similar state law, then the individual may elect to increase payments under this Plan in order to pay for the continuation coverage. However, this does not apply for COBRA eligibility due to divorce, annulment or legal separation.

Any new election shall be effective at such time as the Administrator shall prescribe, but not earlier than the first pay period beginning after the election form is completed and returned to the Administrator. For the purposes of this subsection, a change in status shall only include the following events or other events permitted by Treasury regulations:

(1) Legal Marital Status: events that change a Participant's legal marital status, including marriage, divorce, death of a spouse, legal separation or annulment;

(2) Number of Dependents: Events that change a Participant's number of dependents, including birth, adoption, placement for adoption, or death of a dependent;

(3) Employment Status: Any of the following events that change the employment status of the Participant, spouse, or dependent: termination or commencement of employment, a strike or lockout, commencement or returns from an unpaid leave of absence, or a change in worksite. In addition, if the eligibility conditions of this Plan or other employee benefit plan of the Employer of the Participant, spouse, or dependent depend on the employment status of that individual and there is a change in that individual's employment status with the consequence that the individual becomes (or ceases to be) eligible under the plan, then that change constitutes a change in employment under this subsection;

(4) Dependent satisfies or ceases to satisfy the eligibility requirements: an event that causes the Participant's dependent to satisfy or cease to satisfy the requirements for coverage due to attainment of age, student status, or any similar circumstance; and

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(5) Residency: A change in the place of residence of the Participant, spouse or dependent.

(b) Notwithstanding subsection (a), Participants may change an election for accident or health coverage during a Plan Year and make a new election that corresponds with the special enrollment rights provided in Code Section 9801(f) pertaining to HIPAA special enrollment rights or the Family and Medical Leave Act.

A Participant may change an election for accident or health coverage during a Plan Year and make a new election that corresponds with the special enrollment rights provided in Code Section 9801(f), including those authorized under the provisions of the Children's Health Insurance Program Reauthorization Act of 2009 (SCHIP); provided that such Participant meets the sixty (60) day notice requirement imposed by Code Section 9801(f) (or such longer period as may be permitted by the Plan and communicated to Participants).

Such change shall take place on a prospective basis, unless otherwise required by Code Section 9801(f) to be retroactive.

(c) Notwithstanding subsection (a), in the event of a judgment, decree, or order ("order") resulting from a divorce, legal separation, annulment, or change in legal custody (including a qualified medical child support order defined in ERISA Section 609) which requires accident or health coverage for a Participant's child (including a foster child who is a dependent of the Participant):

(1) The Plan may change an election to provide coverage for the child if the order requires coverage under the Participant's plan; or

(2) The Participant shall be permitted to change an election to cancel coverage for the child if the order requires the former spouse to provide coverage for such child, under that individual's plan and such coverage is actually provided.

(d) Notwithstanding subsection (a), Participants may change elections to cancel accident or health coverage for the Participant or the Participant's spouse or dependent if the Participant or the Participant's spouse or dependent is enrolled in the accident or health coverage of the Employer and becomes entitled to coverage (i.e., enrolled) under Part A or Part B of the Title XVIII of the Social Security Act (Medicare) or Title XIX of the Social Security Act (Medicaid), other than coverage consisting solely of benefits under section 1928 of the Social Security Act (the program for distribution of pediatric vaccines). If the Participant or the Participant's spouse or dependent who has been entitled to Medicaid or Medicare coverage loses eligibility, that individual may prospectively elect coverage under the Plan if a benefit package option under the Plan provides similar coverage.

(e) Notwithstanding subsection (a), Participants may make a prospective election change to add group health coverage for the Participant or the Participant's spouse or dependent if the Participant or the Participant's spouse or dependent, if such individual(s) lose coverage under any group health coverage sponsored by a governmental or educational institution, including (but not limited to) the following: a state children's health insurance program (SCHIP") under Title XXI of the Social Security Act; a medical care program of an Indian Tribal government (as defined in Code Section 7701 (a) (40)), the Indian Health Service, or a tribal organization; a state health benefits risk pool; or a foreign government group health plan, subject to the terms and limitations of the applicable benefit package option(s).

Further, if the Participant or the Participant's spouse or dependent who has been entitled to Medicare or Medicaid loses eligibility for such coverage, the Participant may prospectively elect to commence or increase the accident or health coverage of the individual who loses Medicare or Medicaid eligibility.

(f) Notwithstanding subsection (a), Participants who elected to salary reduce through the Premium Only Plan for accident and health plan coverage is allowed to prospectively revoke or change his or her election with respect to the accident or health plan during open enrollment of a Marketplace Qualified Health Plan (QHP) as outline by the Affordable Care Act (ACA).

The new coverage in a QHP shall be effective no later than the day immediately following the last day of the original coverage that is revoked.

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(g) Notwithstanding subsection (a), Participants who elected to salary reduce through the Premium Only Plan for accident and health plan coverage are allowed to prospectively revoke his or her election with respect to the accident or health plan if the Participant is moved from full-time status (at least 30 hours of service per week) to part-time status (less than 30 hours of service per week) and seek coverage in another plan that provides minimum essential coverage.

The new coverage shall be effective no later than the first day of the second month following the month that includes the date the original coverage is revoked.

(h) If the cost of a Benefit provided under the Plan increases or decreases during a Plan Year, then the Plan shall automatically increase or decrease, as the case may be, the Salary Redirections of all affected Participants for such Benefit. Alternatively, if the cost of a benefit package option increases significantly, the Administrator shall permit the affected Participants to either make corresponding changes in their payments or revoke their elections and, in lieu thereof, receive on a prospective basis coverage under another benefit package option with similar coverage; or drop coverage prospectively if there is no other benefit package option available that provides similar coverage. This Plan treats coverage by another Employer, such as a spouse's or dependent's employer, as similar coverage.

A cost increase or decrease refers to an increase or decrease in the amount of elective contributions under the Plan, whether resulting from an action taken by the Participants or an action taken by the Employer.

(i) If the cost of a Benefit Package Option provided under the plan decreases significantly during a Plan Year, the Administrator shall permit the affected Participants to either make corresponding changes in their payments; and employees who are otherwise eligible under the Plan may elect the Benefit Package Option, subject to the terms and limitations of the Benefit Package Option.

If the coverage under a Benefit is significantly curtailed, and such curtailment results in a loss of coverage, or ceases during a Plan Year, affected Participants may revoke their elections of such Benefit and, in lieu thereof, elect to receive on a prospective basis coverage under another plan with similar coverage, or drop coverage prospectively if there is no other Benefit Package Option available that provides similar coverage.

If the coverage under a Benefit is significantly curtailed, and such curtailment does not result in a loss of coverage, affected Participants may revoke their elections of such Benefit and, in lieu thereof, elect to receive on prospective basis coverage under another plan with similar coverage.

If, during the period of coverage, a new benefit package option or other coverage option is added (or an existing benefit package option or other coverage option is eliminated) or a significantly improved existing Benefit Package Option is added, then the affected Participants and employees who are otherwise eligible under the Plan may elect the newly-added or significantly improved option (or elect another option if an option has been eliminated) prospectively and make corresponding election changes with respect to other benefit package options providing similar coverage.

(j) A Participant may make a prospective election change to add group health coverage for the Participant, the Participant's Spouse or Dependent if such individual loses group health coverage sponsored by a governmental or educational institution, including a state children's health insurance program under the Social Security Act, the Indian Health Service or a health program offered by an Indian tribal government, a state health benefits risk pool, or a foreign government group health plan.

(k) **Health Savings Account changes.** With regard to the Health Savings Account Benefit specified in Article IV, a participant who has elected to make elective contributions under such arrangement may modify or revoke the election prospectively, provided such change is consistent with Code Section 223 and the Treasury regulations thereunder.

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Article VI - Health Savings Account Program

6.1 Establishment of Program

This Health Savings Account Program (hereinafter the "HSA") is intended to qualify as a program under Code Section 223 and shall be interpreted in a manner consistent with such Code Section. The Health Savings Account Program is provided and administered by the HSA Trustee.

6.2 Coordination with Premium Only Plan Benefits

All Participants under the Premium Only Plan are eligible to receive Benefits under this HSA, as long as they otherwise meet the definition of an Eligible Individual set forth under Code Section 223. The Employer may allow employees to make contributions to the HSA with pre-tax dollars, as governed and elected under the Adoption Agreement. In circumstances in which Employees are allowed to make pre-tax contributions to the HSA, the Employer shall also have the option of making contributions to the Employee's HSA as well, through usage of this Plan and as otherwise set forth herein after consideration of, among other provisions, Article III and Article IV accordingly related to applicability of Employer contributions and applicable nondiscrimination standards. The enrollment and termination of participation under the Premium Only Plan shall constitute enrollment and termination of participation under this HSA. In addition, other matters concerning contributions, elections and the like shall be governed by the general provisions of the Premium Only Plan.

Article VII— Administration

7.1 Plan Administration

The Employer shall be the Administrator, unless the Employer elects otherwise. The Employer may appoint any person, including, but not limited to, the Employees of the Employer, to perform the duties of the Administrator. Any person so appointed shall signify acceptance by filing written acceptance with the Employer. Upon the resignation or removal of any individual performing the duties of the Administrator, the Employer may designate a successor.

If the Employer elects, the Employer shall appoint one or more Administrators. Any person, including, but not limited to, the Employees of the Employer, shall be eligible to serve as an Administrator. Any person so appointed shall signify acceptance by filing written acceptance with the Employer. An Administrator may resign by delivering a written resignation to the Employer or be removed by the Employer by delivery of written notice of removal, to take effect at a date specified therein, or upon delivery to the Administrator if no date is specified. The Employer shall be empowered to appoint and remove the Administrator from time to time as it deems necessary for the proper administration of the Plan to ensure that the Plan is being operated for the exclusive benefit of the Employees entitled to participate in the Plan in accordance with the terms of the Act, the Plan and the Code.

The operation of the Plan shall be under the supervision of the Administrator. It shall be a principal duty of the Administrator to see that the Plan is carried out in accordance with its terms, and for the exclusive benefit of Employees entitled to participate in the Plan. The Administrator shall have full power to administer the Plan in all of its details, subject, however, to the pertinent provisions of the Code. The Administrator's powers shall include, but shall not be limited to the following authority, in addition to all other powers provided by this Plan:

(a) To make and enforce such rules and regulations as the Administrator deems necessary or proper for the efficient administration of the Plan;

(b) To interpret the Plan, the Administrator's interpretations thereof in good faith to be final and conclusive on all persons claiming benefits by operation of the Plan;

(c) To decide all questions concerning the Plan and the eligibility of any person to participate in the Plan and to receive benefits provided under the Plan;

(d) To reject elections or to limit contributions or Benefits for certain Highly Compensated Participants if it deems such to be desirable in order to avoid discrimination under the Plan in violation of applicable provisions of the Code;

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(e) To provide Employees with a reasonable notification of their benefits available under the Plan;

(f) To keep and maintain the Plan documents and all other records pertaining to and necessary for the administration of the Plan;

(g) To keep and communicate procedures to determine whether a medical child support order is qualified under ERISA Section 609; and

(h) To appoint such agents, counsel, accountants, consultants, and actuaries as may be required to assist in administering the Plan.

Any procedure, discretionary act, interpretation or construction taken by the Administrator shall be done in a nondiscriminatory manner based upon uniform principles consistently applied and shall be consistent with the intent that the Plan shall continue to comply with the terms of Code Section 125 and the Treasury regulations there under.

7.2 Examination of Records

The Administrator shall make available to each Participant, Eligible Employee and any other Employee of the Employer such records as pertain to their interest under the Plan for examination at reasonable times during normal business hours.

7.3 Payment of Expenses

Any reasonable administrative expenses shall be paid by the Employer unless the Employer determines that administrative costs shall be borne by the Participants under the Plan or by any Trust Fund which may be established hereunder. The Administrator may impose reasonable conditions for payments, provided that such conditions shall not discriminate in favor of Highly Compensated Participants.

7.4 Application of Benefit Plan Surplus

Any forfeited amounts credited to the benefit plan surplus by virtue of the failure of a Participant to incur a qualified expense may, but need not be, separately accounted for after the close of the Plan Year in which such forfeitures arose. In no event shall such amounts be carried over to reimburse a Participant for expenses incurred during a subsequent Plan Year for the same or any other Benefit available under the Plan; nor shall amounts forfeited by a particular Participant be made available to such Participant in any other form or manner, except as permitted by Treasury regulations. Amounts in the benefit plan surplus shall first be used to defray any administrative costs and experience losses and thereafter be retained by the Employer.

7.5 Insurance Control Clause

In the event of a conflict between the terms of this Plan and the terms of an Insurance Contract of a particular Insurer whose product is then being used in conjunction with this Plan, the terms of the Insurance Contract shall control as to those Participants receiving coverage under such Insurance Contract. For this purpose, the Insurance Contract shall control in defining the persons eligible for insurance, the dates of their eligibility, the conditions which must be satisfied to become insured, if any, the benefits Participants are entitled to and the circumstances under which insurance terminates.

7.6 Indemnification of Administrator

The Employer agrees to indemnify and to defend to the fullest extent permitted by law any Employee serving as the Administrator or as a member of a committee designated as Administrator (including any Employee or former Employee who previously served as Administrator or as a member of such committee) against all liabilities, damages, costs and expenses (including attorney's fees and amounts paid in settlement of any claims approved by the Employer) occasioned by any act or omission to act in connection with the Plan, if such act or omission is in good faith.

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Article VIII — Amendment or Termination of Plan

8.1 Amendment

The Employer, at any time or from time to time, may amend any or all of the provisions of the Plan without the consent of any Employee or Participant. No amendment shall have the effect of modifying any benefit election of any Participant in effect at the time of such amendment, unless such amendment is made to comply with federal, state or local laws, statutes or regulations.

8.2 Termination

The Employer is establishing this Plan with the intent that it will be maintained for an indefinite period of time. Notwithstanding the foregoing, the Employer reserves the right to terminate the Plan, in whole or in part, at any time. In the event the Plan is terminated, no further contributions shall be made. Benefits under any Insurance Contract shall be paid in accordance with the terms of the Contract.

Any amounts remaining in any such fund or account as of the end of the Plan Year in which Plan termination occurs shall be forfeited and deposited in the benefit plan surplus.

Article IX — Miscellaneous

9.1 Plan Interpretation

All provisions of this Plan shall be governed and interpreted by the Employer, or it's delegated Administrator, as applicable, in its full and complete discretion and shall be otherwise applied in a uniform, nondiscriminatory manner. This Plan shall be read in its entirety and not severed except as provided in Section 9.12.

9.2 Gender and Number

Wherever any words are used herein in the masculine, feminine, or gender neutral, shall be construed as though they were also used in another gender in all cases where they would so apply, and whenever any words are used herein in the singular or plural form, they shall be construed as though they were also used in the other form in all cases where they would so apply.

9.3 Written Document

This Plan, in conjunction with any separate written document which may be required by law, is intended to satisfy the written Plan requirement of Code Section 125 and any Regulations there under relating to Cafeteria Plans.

9.4 Exclusive Benefit

This Plan shall be maintained for the exclusive benefit of the Employees who participate in the Plan.

9.5 Participant's Rights

This Plan shall not be deemed to constitute an employment contract between the Employer and any Participant or to be a consideration or an inducement for the employment of any Participant or Employee. Nothing contained in this Plan shall be deemed to give any Participant or Employee the right to be retained in the service of the Employer or to interfere with the right of the Employer to discharge any Participant or Employee at any time regardless of the effect which such discharge shall have upon him as a Participant of this Plan.

9.6 Action by the Employer

Whenever the Employer under the terms of the Plan is permitted or required to do or perform any act or matter or thing, it shall be done and performed by a person duly authorized by its legally constituted authority.

9.7 Employer's Protective Clauses

(a) Upon the failure of the Employer to obtain the insurance contemplated by this Plan (whether as a result of negligence, gross neglect or otherwise), the Participant's Benefits shall be limited to the insurance

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premium(s), if any, that remained unpaid for the period in question and the actual insurance proceeds, if any, received by the Employer or the Participant as a result of the Participant's claim.

(b) The Employer's liability to the Participant shall only extend to and shall be limited to any payment actually received by the Employer from the Insurer. In the event that the full insurance Benefit contemplated is not promptly received by the Employer within a reasonable time after submission of a claim, then the Employer shall notify the Participant of such facts and the Employer shall no longer have any legal obligation whatsoever (except to execute any document called for by a settlement reached by the Participant). The Participant shall be free to settle, compromise or refuse the claim as the Participant, in his sole discretion, shall see fit.

(c) The Employer shall not be responsible for the validity of any Insurance Contract issued hereunder or for the failure on the part of the Insurer to make payments provided for under any Insurance Contract. Once insurance is applied for or obtained, the Employer shall not be liable for any loss which may result from the failure to pay Premiums to the extent Premium notices are not received by the Employer.

9.8 No Guarantee of Tax Consequences

Neither the Administrator nor the Employer makes any commitment or guarantee that any amounts paid to or for the benefit of a Participant under the Plan will be excludable from the Participant's gross income for federal or state income tax purposes, or that any other federal or state tax treatment will apply to or be available to any Participant. Notwithstanding the foregoing, the rights of Participants under this Plan shall be legally enforceable.

9.9 Indemnification of Employer by Participants

If any Participant receives one or more payments or reimbursements under the Plan that are not for a permitted Benefit, such Participant shall indemnify and reimburse the Employer for any liability it may incur for failure to withhold federal or state income tax or Social Security tax from such payments or reimbursements. However, such indemnification and reimbursement shall not exceed the amount of additional federal and state income tax that the Participant would have owed if the payments or reimbursements had been made to the Participant as regular cash compensation, plus the Participant's share of any Social Security tax that would have been paid on such compensation, less any such additional income and Social Security tax actually paid by the Participant.

9.10 Funding

Unless otherwise required by law, contributions to the Plan need not be placed in trust or dedicated to a specific Benefit, but shall instead be considered general assets of the Employer until the Premium Expense required under the Plan has been paid. Furthermore, and unless otherwise required by law, nothing herein shall be construed to require the Employer or the Administrator to maintain any fund or segregate any amount for the benefit of any Participant, and no Participant or other person shall have any claim against, right to, or security or other interest in, any fund, account or asset of the Employer from which any payment under the Plan may be made.

9.11 Governing Law

This Plan is governed by the Code and the Treasury regulations issued there under (as they might be amended from time to time). In no event shall the Employer guarantee the favorable tax treatment sought by this Plan. To the extent not preempted by federal law, the provisions of this Plan shall be construed, enforced and administered according to the laws of the state or commonwealth specified in the Adoption Agreement.

9.12 Severability

If any provision of the Plan is held invalid or unenforceable, its invalidity or unenforceability shall not affect any other provisions of the Plan, and the Plan shall be construed and enforced as if such provision had not been included herein.

9.13 Captions

The captions contained herein are inserted only as a matter of convenience and for reference, and in no way define, limit, enlarge, or describe the scope or intent of the Plan, nor in any way shall affect the Plan or the construction of any provision thereof.

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9.14 Continuation of Coverage

Notwithstanding anything in the Plan to the contrary, in the event any benefit under this Plan subject to the continuation coverage requirement of Code Section 4980B becomes unavailable, each Participant will be entitled to continuation coverage as prescribed in Code Section 4980B.

9.15 Family and Medical Leave Act

Notwithstanding any provision to the contrary in this Plan, if a Participant goes on a qualifying unpaid leave under the Family and Medical Leave Act of 1993 (FMLA), to the extent required by the FMLA, after consideration of Treasury Regulation Section 1.125-3 as applicable, the Employer will continue to maintain the Participant's benefits under this Plan on the same terms and conditions as though he/she were still an active Employee (i.e., the Employer will continue to pay its share of the premium to the extent the Employee opts to continue his/her coverage). If the Employee opts to continue his/her coverage, the Employee may pay his/her share of the premium with after-tax dollars while on leave (or pre-tax dollars to the extent he/she receives compensation during the leave), or the Employee may be given the option to pre-pay all or a portion of his/her share of the premium for the expected duration of the leave on a pre-tax salary reduction basis out of his/her pre-leave Compensation by making a special election to that effect prior to the date such Compensation would normally be made available to him/her (provided, however, that pre-tax dollars may not be utilized to fund coverage during the next plan year), or via other arrangements agreed upon between the Employee and the Administrator (e.g., the Administrator may fund coverage during the leave and withhold "catch-up" amounts upon the Employee's return). Upon return from such leave, the Employee will be permitted to reenter the Plan on the same basis the Employee was participating in the Plan prior to his/her leave, or as otherwise required by the FMLA.

Furthermore, if a Participant goes on a qualifying paid leave under the FMLA, to the extent required by the FMLA, the Employee will continue coverage while on FMLA by the method normally used during any paid leave.

In all instances, a paid or unpaid leave under FMLA will be treated in the same manner and consistent with a non-FMLA paid or unpaid leave.

9.16 Health Insurance Portability and Accountability Act

Notwithstanding anything in this Plan to the contrary, this Plan shall be operated in accordance with HIPAA and regulations thereunder.

9.17 Uniformed Services Employment and Reemployment Rights Act

Notwithstanding any provision of this Plan to the contrary, contributions, benefits and service credit with respect to qualified military service shall be provided in accordance with USERRA and the regulations there under, as well as any other applicable Regulations specific to the rights and obligations of Employers with Employees on active military leave.

9.18 COMPLIANCE WITH HIPAA PRIVACY STANDARDS

(a) **Application.** If any benefits under this Cafeteria Plan are subject to the Standards for Privacy of Individually Identifiable Health Information (45 CFR Part 164, the "Privacy Standards"), then this Section shall apply.

(b) **Disclosure of PHI.** The Plan shall not disclose Protected Health Information to any member of the Employer's workforce unless each of the conditions set out in this Section are met. "Protected Health Information" shall have the same definition as set forth in the Privacy Standards but generally shall mean individually identifiable information about the past, present or future physical or mental health or condition of an individual, including genetic information and information about treatment or payment for treatment.

(c) **PHI disclosed for administrative purposes.** Protected Health Information disclosed to members of the Employer's workforce shall be used or disclosed by them only for purposes of Plan administrative functions. The Plan's administrative functions shall include all Plan payment functions and health care operations. The terms "payment" and "health care operations" shall have the same definitions as set out in the Privacy

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Standards, but the term "payment" generally shall mean activities taken to determine or fulfill Plan responsibilities with respect to eligibility, coverage, provision of benefits, or reimbursement for health care. Protected Health Information that consists of genetic information will not be used or disclosed for underwriting purposes.

(d) **PHI disclosed to certain workforce members.** The Plan shall disclose Protected Health Information only to members of the Employer's workforce who are designated and authorized to receive such Protected Health Information, and only to the extent and in the minimum amount necessary for that person to perform his or her duties with respect to the Plan. "Members of the Employer's workforce" shall refer to all employees and other persons under the control of the Employer. The Employer shall keep an updated list of those authorized to receive Protected Health Information.

(1) An authorized member of the Employer's workforce who receives Protected Health Information shall use or disclose the Protected Health Information only to the extent necessary to perform his or her duties with respect to the Plan.

(2) In the event that any member of the Employer's workforce uses or discloses Protected Health Information other than as permitted by this Section and the Privacy Standards, the incident shall be reported to the Plan's privacy official. The privacy official shall take appropriate action, including:

(i) investigation of the incident to determine whether the breach occurred inadvertently, through negligence or deliberately; whether there is a pattern of breaches; and the degree of harm caused by the breach;

(ii) appropriate sanctions against the persons causing the breach which, depending upon the nature of the breach, may include oral or written reprimand, additional training, or termination of employment;

(iii) mitigation of any harm caused by the breach, to the extent practicable; and

(iv) documentation of the incident and all actions taken to resolve the issue and mitigate any damages.

(e) **Certification.** The Employer must provide certification to the Plan that it agrees to:

(1) Not use or further disclose the information other than as permitted or required by the Plan documents or as required by law;

(2) Ensure that any agent or subcontractor, to whom it provides Protected Health Information received from the Plan, agrees to the same restrictions and conditions that apply to the Employer with respect to such information;

(3) Not use or disclose Protected Health Information for employment-related actions and decisions or in connection with any other benefit or employee benefit plan of the Employer;

(4) Report to the Plan any use or disclosure of the Protected Health Information of which it becomes aware that is inconsistent with the uses or disclosures permitted by this Section, or required by law;

(5) Make available Protected Health Information to individual Plan members in accordance with Section 164.524 of the Privacy Standards;

(6) Make available Protected Health Information for amendment by individual Plan members and incorporate any amendments to Protected Health Information in accordance with Section 164.526 of the Privacy Standards;

(7) Make available the Protected Health Information required to provide an accounting of disclosures to individual Plan members in accordance with Section 164.528 of the Privacy Standards;

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(8) Make its internal practices, books and records relating to the use and disclosure of Protected Health Information received from the Plan available to the Department of Health and Human Services for purposes of determining compliance by the Plan with the Privacy Standards;

(9) If feasible, return or destroy all Protected Health Information received from the Plan that the Employer still maintains in any form, and retain no copies of such information when no longer needed for the purpose for which disclosure was made, except that, if such return or destruction is not feasible, limit further uses and disclosures to those purposes that make the return or destruction of the information infeasible; and

(10) Ensure the adequate separation between the Plan and members of the Employer's workforce, as required by Section 164.504(f)(2)(iii) of the Privacy Standards and set out in (d) above.

9.19 COMPLIANCE WITH HIPAA ELECTRONIC SECURITY STANDARDS

Under the Security Standards for the Protection of Electronic Protected Health Information (45 CFR Part 164.300 et. seq., the "Security Standards"):

(a) **Implementation.** The Employer agrees to implement reasonable and appropriate administrative, physical and technical safeguards to protect the confidentiality, integrity and availability of Electronic Protected Health Information that the Employer creates, maintains or transmits on behalf of the Plan. "Electronic Protected Health Information" shall have the same definition as set out in the Security Standards, but generally shall mean Protected Health Information that is transmitted by or maintained in electronic media.

(b) **Agents or subcontractors shall meet security standards.** The Employer shall ensure that any agent or subcontractor to whom it provides Electronic Protected Health Information shall agree, in writing, to implement reasonable and appropriate security measures to protect the Electronic Protected Health Information.

(c) **Employer shall ensure security standards.** The Employer shall ensure that reasonable and appropriate security measures are implemented to comply with the conditions and requirements set forth in Section 11.18.

9.20 MENTAL HEALTH PARITY AND ADDICTION EQUITY ACT

Notwithstanding anything in the Plan to the contrary, the Plan will comply with the Mental Health Parity and Addiction Equity Act and ERISA Section 712.

9.21 GENETIC INFORMATION NONDISCRIMINATION ACT (GINA)

Notwithstanding anything in the Plan to the contrary, the Plan will comply with the Genetic Information Nondiscrimination Act.

9.22 WOMEN'S HEALTH AND CANCER RIGHTS ACT

Notwithstanding anything in the Plan to the contrary, the Plan will comply with the Women's Health and Cancer Rights Act of 1998.

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STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

SUBJECT: Resolution No. 2021- ___ implementing on July 1, 2021 a 2% across-the-board adjustment for all employees and implementing on July 1, 2022 a 2% across-the-board adjustment for all employees and other adjustments.

RECOMMENDATION: That the City Council approve Resolution No 2021- __ implementing on July 1, 2021 a 2% across-the-board adjustment for all employees (except interns) and implementing on July 1, 2022 a 2% across-the-board adjustment for all employees (except interns) and other adjustments.

FISCAL IMPACT: The total fiscal impact of the across-the-board adjustments for all funds for fiscal year 2021-2022 will be $64,985 in salaries and $14,475 in benefits (this is calculating salaries at the E-step). The total fiscal impact of the across-the-board adjustments for all funds for fiscal year 2022-2023 will be $66,285 in salaries and $14,765 in benefits (this is calculating salaries at the E-step). There is adequate funding in the budget to cover the costs of these adjustments.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: Staff is proposing implementing on July 1, 2021 a 2% across-the-board adjustment for all employees (except interns) and on July 1, 2022 an additional 2% across-the-board adjustment for all employees (except interns). The total fiscal impact of the across-the-board adjustments for all funds for fiscal year 2021-2022 will be $64,985 in salaries and $14,475 in benefits (this is calculating salaries at the E-step). The total fiscal impact of the across-the-board adjustments for all funds for fiscal year 2022-2023 will be $66,285 in salaries and $14,765 in benefits (this is also calculating salaries at the E-step). There is adequate funding in the budget to cover the costs of these adjustments. The interns are excluded because of the state mandate of minimum wage increases over the next several years.

Approved _____	Motion _____	Second _____	Agenda Item No. 8
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

B Hugh

City Clerk

City Manager

In addition, staff is also proposing to promote/re-classify 4 positions. It is proposed that the Administrative Assistant III in Public Works be re-classified as an Engineering Technician II. It is also proposed that the Administrative Assistant II position in the City Clerk's department be re-classified as an Administrative Assistant III. In Planning, staff is proposing that the Planning Technician II position be re-classified to a Planning Technician III and in Finance that the Senior Accountant position be re-classified to Accounting Supervisor. The Engineering Technician II, Planning Technician III and Accounting Supervisor positions are new classifications in the City and their respective salary ranges are being set in the attached resolution. The Engineering Technician I position that is being created also being created in the attached resolution is not filled.

This item was presented to the Finance/Personnel Subcommittee on April 6, 2021. The Finance/Personnel Subcommittee recommends that the City Council adopt the proposed Resolution implementing on July 1, 2021 a 2% across-the-board adjustment for all employees (except interns) and implementing on July 1, 2022 a 2% across-the-board adjustment for all employees (except interns). The Finance Subcommittee also approves of the other adjustments being made to the 4 positions discussed above. There is adequate funding in the budget to cover the costs of these adjustments.

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ESTABLISHING EMPLOYEE SALARIES

WHEREAS, the City Council of the City of Highland has determined it is necessary for the efficient operation and management of the City that salary ranges be established for employees; and

WHEREAS, the City Council wishes to continue the implementation of the Classification and Compensation Plan prepared by the Davis Company; and

WHEREAS, the City Council recognizes that it competes in a market place to obtain qualified personnel to perform and provide municipal service, and that compensation and conditions of employment must be sufficiently attractive to recruit and retain qualified employees.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Highland does hereby resolve to:

1. Implement on July 1, 2021 a 2% across the board adjustment for all employees (except interns) and,

2. Implement on July 1, 2022 a 2% across the board adjustment for all employees (except interns) and,

3. Create the following classifications and set the salary range for these positions effective July 1, 2021 (includes the 2% adjustment).

Position Title	Minimum Monthly	Maximum Monthly
Engineering Technician I	$3,926	$4,772
Engineering Technician II	$4,328	$5,261
Planning Technician III	$4,772	$5,800
Accounting Supervisor	$6,989	$8,495

PASSED, APPROVED AND ADOPTED this 8th day of June 2021.

_____
Penny Lilburn, Mayor

Attest:

_____
Betty Hughes, City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

SUBJECT: Resolution No. 2021-____ amending Resolution No. 2021-006 establishing personnel system rules.

RECOMMENDATION: That the City Council approve Resolution No 2021-__ amending Resolution No. 2021-006 establishing personnel system rules.

FISCAL IMPACT: The fiscal impact of the adjustment to the City of Highland Premium Only Plan would be $25,800 for Fiscal Year 2021-2022 and $25,800 for fiscal year 2022-2023. There are adequate funds in the budget to cover these costs.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: The City currently provides $1,350 per month for employees and City Council members under the City of Highland Premium Only Plan. These dollars are used for the purchase of health, dental and vision insurance. For fiscal year 2021-2022, the adjustment being proposed is $50 per month per employee, an increase of 3.7%. The new monthly allowance would therefore be $1,400.

The adjustment equals $25,800 for fiscal year 2021-2022. There are sufficient funds in the budget to cover this. For fiscal year 2022-2023, the adjustment being proposed is also $50 per month per employee. The new monthly allowance for fiscal year 2022-2023 would be $1,450. This adjustment equals $25,800 for fiscal year 2022-2023. There are sufficient funds in the budget to cover this also.

This item was presented to the Finance/Personnel Subcommittee on April 6, 2021. The Finance/Personnel Subcommittee recommends that the City Council adopt the proposed Resolution.

Approved _____ Motion _____ Second _____ Agenda Item No. 9

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING RESOLUTION NO. 2021-006 ESTABLISHING PERSONNEL SYSTEM RULES

WHEREAS, the City Council is authorized and directed under the provisions of Ordinance No. 39 to adopt rules for the administration of the personnel system created in said ordinance; and

WHEREAS, the objectives of these rules are to facilitate efficient and economical services to the public and to provide for an equitable system of personnel management in the municipal government; and

WHEREAS, these rules set forth in detail those procedures which insure similar treatment for those who compete for original employment and promotion, and define many of the obligations, rights, privileges, and prohibitions which are placed upon all employees in the competitive service of the City; and

WHEREAS, at the same time, within the limits of administrative feasibility, considerable latitude shall be given the City Manager and the Personnel Director in the interpretation of these Rules.

NOW THEREFORE, BE IT RESOLVED that effective July 1, 2021, the City Council of the City of Highland does hereby amend Resolution No. 2021-006 to read as follows:

RULE XV. EMPLOYEE BENEFITS

SECTION L. HEALTH/LIFE INSURANCE PROGRAM:

The City shall provide a health/life insurance plan for all full-time continuous salaried employees. Life Insurance in the amount of the annual salary of each eligible employee shall be provided by the City based on a life insurance plan selected by the City, to a limit of one-hundred fifty thousand dollars ($150,000). Eligibility shall be determined in accordance with the Plan provider's requirements. The City shall make available up to one thousand four hundred dollars ($1,400) per month for fiscal year 2021/2022 and one thousand four hundred fifty dollars ($1,450) per month for fiscal year 2022/2023 towards employee benefits to full-time and approved eligible part-time employees under the City of Highland Premium Only Plan. This amount shall be first applied to health and dental insurance coverage for the eligible employee. The City shall provide the City Council Members an amount equal to that provided to employees under the City of Highland Premium Only Plan (Section 125 Plan). These funds shall be available for the purchase of health, dental, and vision insurance or any other benefits available to employees. At no time shall the City Council Member benefits be converted to salary. For eligible retirees, the City shall contribute two hundred dollars ($200) per month toward health insurance.

PASSED, APPROVED AND ADOPTED this 8th day of June 2021.

_____

Penny Lilburn, Mayor

Attest:

_____

Betty Hughes, City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer

SUBJECT: Agreement with the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for the Collection of Special Taxes, Fees and Assessments for Fiscal Year 2021-2022.

RECOMMENDATION: The City Council approve the Agreement with the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for the Collection of Special Taxes, Fees and Assessments for Fiscal Year 2021-2022.

FISCAL IMPACT: None.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: The San Bernardino County Auditor-Controller/Treasurer/Tax Collector requires a contract (renewed annually) with the City for the Collection of Special Taxes, Fees and Assessments.

Currently, staff places the following items on the tax roll through the Auditor-Controller/Treasurer/Tax Collector:
Paramedic Tax.
CFD 90-1 Special Tax.
CFD 2001- Special Tax.
CFD 2007-1 Special Tax.
Solid Waste Program Fee.
Lighting & Landscaping District Special Assessments (includes Parks & Trails).
Street & Storm Drain Maintenance District Special Assessments.
Liens as they arise such as Substandard Housing Liens.

This agreement is renewed annually.

Approved _____	Motion _____	Second _____	Agenda Item No. 10
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

B Hughes
City Clerk

City Manager

SAN BERNARDINO COUNTY

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
AGREEMENT FOR COLLECTION OF SPECIAL
TAXES, FEES, AND ASSESSMENTS
FISCAL YEAR 2021-22

THIS AGREEMENT is made and entered into this _____ day of _____, 2021, by and between the COUNTY OF SAN BERNARDINO, hereinafter referred to as "County" and the_____, hereinafter referred to as "City".

WITNESSETH:

WHEREAS, Government Code Sections 29304 and 51800 authorize the County to recoup its collection costs when the County collects taxes, fees, or assessments for any city, school district, special district, zone or improvement district thereof; and

WHEREAS, the City and County have determined that it is in the public interest that the County, when requested by City, collect on the County tax rolls the special taxes, fees, and assessments for City.

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

1. County agrees, when requested by City as hereinafter provided to collect on the County tax rolls the special taxes, fees, and assessments of City, and of each zone or improvement district thereof.

2. When County is to collect City's special taxes, fees, and assessments, City agrees to notify in writing the Auditor-Controller (268 W. Hospitality Lane, 4TH floor, San Bernardino, CA 92415) of the County on or before the 10th day of August of each fiscal year of the Assessor's parcel numbers and the amount of each special tax, fee, or assessment to be so collected. Any such notice, in order to be effective, must be received by the Auditor-Controller by said date.

3. County may charge City an amount per parcel for each special tax, fee, or assessment that is to be collected on the County tax rolls by the County for the City, not to exceed County's actual cost of collection.

4. City warrants that the taxes, fees, or assessments imposed by City and collected pursuant to this Agreement comply with all requirements of state law, including but not limited to, Articles XIIIC and XIIID of the California Constitution (Proposition 218).

5. City hereby releases and forever discharges County and its officers, agents, and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of City's responsibility under this

agreement, or other action taken by City in establishing a special tax, fee, or assessment and implementing collection of special taxes, fees or assessments as contemplated in this agreement.

6. The County Auditor-Controller has not determined the validity of the taxes or assessments to be collected pursuant to this contract, and the undersigned City hereby assumes any and all responsibility for making such a determination. The undersigned City agrees to indemnify, defend, and hold harmless the County and its authorized officers, employees, agents, and volunteers from any and all claims, actions, losses, damages, and/or liability arising out of this contract or the imposition of the taxes or assessments collected pursuant to this contract, and for any costs or expenses incurred by the County on account of any claim therefore, except where such indemnification is prohibited by law. If any judgment is entered against County or any other indemnified party as a result of action taken to implement this Agreement, City agrees that County may offset the amount of any judgment paid by County or by any indemnified party from any monies collected by County on City's behalf, including property taxes, special taxes, fees, or assessments. County may, but is not required to, notify City of its intent to implement any offset authorized by this paragraph.

7. City agrees that its officers, agents and employees will cooperate with County by answering inquiries made to City by any person concerning City's special tax, fee, or assessment, and City agrees that is officers, agents, and employees will not refer such individuals making inquiries to County officers or employees for response.

8. City shall not assign or transfer this agreement or any interest herein and any such assignment or transfer or attempted assignment or transfer of this agreement or any interest herein by City shall be void and shall immediately and automatically terminate this agreement

9. This agreement shall be effective for the 2021-22 fiscal year.

10. Either party may terminate this agreement for any reason upon 30 days written notice to the other party. The County Auditor-Controller shall have the right to exercise County's right and authority under this contract including the right to terminate the contract.

11. County's waiver of breach of any one term, covenant, or other provision of this agreement, is not a waiver of breach of any other term, nor subsequent breach of the term or provision waived.

12. Each person signing this agreement represents and warrants that he or she has been fully authorized to do so.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

City: _____

By: _____

Printed Name: _____

Title: _____

Date: _____

ENSEN MASON CPA, CFA,
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

By Authorized Deputy: _____

Printed Name: Linda Santillano

Title: Chief Deputy, Property Tax

Date: _____

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director & Larry
Kim Stater, Assistant Community Development Director KS

PREPARED BY: Salvador Quintanilla, Associate Planner SNQ

SUBJECT: Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program for the commercial and residential development within the Greenspot Village & Marketplace Specific Plan (GVMSP).

LOCATION: The project site is located on four (4) vacant parcels of approximately 20.37-acres, north of Greenspot Road and east of 210 Freeway. Assessor's Parcel Numbers: 1201-331-01, 1201-341-01, -08, and -09

Approved _____	Motion _____	Second _____	Agenda Item No. 11
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

B Hughes
City Clerk

City Manager

OWNER / APPLICANT: Thomas N. Robinson, TREH Partners XV, LLC.

RECOMMENDATION: The Planning Commission recommends the City Council:

1) Find under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;

2) Introduce Ordinance No. ____, to Amend the Greenspot Village & Marketplace Specific Plan (SPR No. 06-01A), to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; and

3) Adopt City Council Resolution No. 2021 – ____, to approve Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse, subject to the Conditions of Approval and Findings of Fact;

4) Adopt City Council Resolution No. 2021 – ____ for associated Alcohol Beverage Control licenses, to approve Conditional Use Permit (CUP No. 20-006) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center, subject to the Conditions of Approval and Findings of Fact;

5) Adopt City Council Resolution No. 2021 – ____, to approve Conditional Use Permit (CUP No. 20-007) for the construction of gas station with eight fuel pumps, convenience store, and carwash, subject to the Conditions of Approval and Findings of Fact;

6) Adopt City Council Resolution No. 2021 – ____, to approve Tentative Parcel Map (TPM No. 20-002) to increase the number of parcels from four (4) parcels to

eight (8) parcels, subject to the Conditions of Approval and Findings of Fact;

7) Adopt City Council Resolution No. 2021 – ____, to approve Accessory Sign Review (ASR No. 20-013) to establish a Sign Program for the commercial and residential development within apportion of the Greenspot Village & Marketplace Specific Plan, subject to the Conditions of Approval and Findings of Fact.

FISCAL IMPACT: In accordance with the City's Resolution, the Applicant submitted a *Planning Division Applicant Deposits and Fees* in the amount of $34,035.00 to cover the cost of processing the subject applications. Staff time spent working on the Applications and reviewing the prerequisite water quality management plan (PWQMP) was charged to these deposits. The subject entitlements will help facilitate approximately 85,000 square feet of retail and entertainment space and up to 200 new multi-family housing units with amenities and clubhouse for approximately 668 new residents within the Greenspot Village and Marketplace Specific Plan area.

Development Impact Fees & Inclusionary Housing Funds:

It is estimated the proposed project will generate $6.1 million in Development Impact Fees in addition to construction permit fees estimated in the amount of $275,000.00. The project will also contribute to the City's Inclusionary Housing Fund in the estimated amount of $750,000.00 which will be used by the City's Housing Authority to help construct affordable housing in the City.

Jobs:

At full buildout the subject project will generate approximately 170 to 180 new retail and entertainment type jobs with 129 of those jobs being full-time jobs.

Sales and Property Tax:

At full buildout of the project, there will be taxes generated annually for sales and property tax but the amount is unknown until the uses are established.

PUBLIC NOTICE: As required by the City Council, notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, mailed to interested parties, and published in the Highland Community News on May 28, 2021.

PREVIOUS ACTION: The subject property was initially part of a 2008 Memorandum of Understanding (MOU) between the City of Highland Redevelopment Agency (former Agency) and the San Bernardino County Flood Control District identifying the property as an important economic development opportunity within the City's Golden Triangle Policy Area.

On April 22, 2014, the City of Highland Redevelopment Agency and TREH Partners, LLC executed an Exclusive Negotiating Agreement (ENA) committing the City to negotiate exclusively with TREH Partners, LLC on a Purchase and Sale Agreement related to the subject property.

On April 17, 2017, the Oversight Board of the Successor Agency to the Highland Redevelopment Agency authorized the Successor Agency to assign to the City all the Agency's rights, interests, duties, and obligations under the MOU (OBSARDA 2017-003).

Similar to the action taken for the MOU above, on April 17, 2017, the Oversight Board of the Successor Agency to the Highland Redevelopment Agency authorized the Successor Agency to assign to the City all the Agency's rights, interests, duties, and obligations under the ENA with TREH Partners, LLC (OBSARDA 2017-003).

On September 12, 2017, the City Council adopted two City Council Resolutions effectuating a double escrow between the City of Highland and the San Bernardino County Flood Control District (CC Resolution No. 2017-040), and between the City of Highland and TREH Partners, LLC (CC Resolution No. 2017-041) to purchase the subject property for the sum of $4.5 million.

On January 17, 2018, a Double Escrow was opened for the subject properties (Escrow Numbers 30005781 & 30007078). The property was reconfigured into a southerly 11-acre parcel for commercial and a northerly 8.61 acres for residential. As a condition for closing escrow, a supplemental Environmental Impact Report was required to be completed to address the discovery of the endangered San Bernardino Kangaroo Rat (SBKR) on a portion of the property (PSA Section 4.10(a)(2) and 4.7.2.5 respectively). The Supplemental EIR was completed and certified by the City Council on June 25, 2019 (SCH Number 2008031058 and Notice of Determination recorded on June 26, 2019).

Amendment to the Purchase and Sales Agreement & SBKR Mitigation Reimbursement Agreement:
In December 2019, an Amendment to the Purchase and Sales Agreement was approved by the San Bernardino County Flood Control District and the City of Highland City Council related to the costs to remove berms on the property and to mitigate the endangered San Bernardino Kangaroo Rat (SBKR). A SBKR Mitigation Reimbursement Agreement entered into by the San Bernardino County Flood Control District and the City of Highland took effect on January 28, 2020. The SBKR Mitigation

Reimbursement Agreement specifically authorizes the City (through its buyer, TREH Partners, LLC) to perform all mitigation necessitated by any related ground disturbance, and to authorize the Flood Control District to reimburse the City (TREH Partners, LLC) for the costs associated with the SBKR mitigation at an amount not to exceed $1.5 million. To date, the San Bernardino County Flood Control District has reimbursed the City and TREH Partners, LLC, $19,693.04 for environmental consultant work related to the SBKR.

On February 28, 2020, the Double Escrow closed on the southerly 11-acre parcel making TREH Partners, LLC the current property owner.

Escrow on the northerly 8.61 acres of planned residential is pending due to the on-going SBKR mitigation consultation with US Fish and Wildlife and California Fish and Wildlife Services (property currently owned by San Bernardino County Flood Control District). Staff anticipates a Federal and State Take Permit could be finalized by both resource agencies later this year followed by the close of Escrow.

DESCRIPTION OF SITE: The 20.37 acre site is located on the north side of Greenspot Road, east of the 210 Freeway. It is a part of the 104-acre Greenspot Village & Marketplace Specific Plan (see Attachment No. 1 – GVMSP). It has a triangular shape with 576 feet of frontage on Greenspot Road, tapering to the north as it converges between City Creek and the adjacent ownership.

The site is vacant with no on-site improvements and historically used by the San Bernardino County Flood Control District for dirt stockpile and rock crushing related to District maintenance efforts, as well as a training area for District Staff. The property has a Greenspot Village & Marketplace Specific Plan Zoning designation (Ordinance No. 380, adopted on June 11, 2013) and the General Plan designation is Planned Development (City Council Resolution No. 2013-009, adopted May 14, 2013).

Surrounding Land Uses

North: City Creek Flood Control Channel
South: Lowe's-anchored Shopping Center
East: Vacant Parcel
West: 210 Freeway

Location	General Plan	Zoning
North:	Open Space (OS)	Open Space (OS)
South:	Planned Development (PD)	Planned Development (PD)
East:	Planned Development (PD)	Greenspot Village & Marketplace Specific Plan (SPR 06-001)
West:	210 Freeway	210 Freeway

PROJECT REVIEW: TREH is seeking approval of a mixed use commercial and residential project within the Greenspot Village & Marketplace Specific Plan. The proposed entitlements include:

1. Specific Plan Amendment (SPR No. 06-01A) to reduce the commercial area (acres) in Planning Area No. 1 from 43.6 acres to 39.7 acres and increase the residential area in Planning Area No. 2 from 29.8 acres to 33.7 acres. The amendment will also remove the Village Paseo greenspace originally designed to buffer the residential uses from commercial uses in the two Planning Areas. The Amendment also includes the elimination of the 50 square foot requirement for private open space for studio units.

2. Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial use (Greenspot Crossings) in Planning Area No. 1 and 200 residential units and clubhouse in Planning Area No. 2 at the northeast portion of the site. The 200-unit residential complex includes 14 multi-family buildings and one stand alone leasing/clubhouse/fitness 1-story building. The multi-family buildings include a mix of 2-story multi-family townhomes (36 units) with 2-car garages and 3-story multi-family buildings (164 units) with stairs enclosures and tuck under single-car garages. The proposed building density is at 22.75 dwelling units per acre.

3. Conditional Use Permit (CUP No. 20-006). for the construction of an 11,877 square foot gas station, convenience store, carwash, and gas canopy with eight (8) fuel pumps.

4. Conditional Use Permit (CUP No. 20-007) for the establishment of the State of California Alcohol Beverage Control (ABC) licenses for the commercial center. The licenses (ABC License Type 20 and 21) will include three (3) off-sale licenses (gas station convenience store, retail store, and other similar uses etc.) and five (5) on-sale licenses (ABC Type 41 and 47) for food and retail establishments.

5. Tentative Parcel Map (TPM No. 20-002) will adjust the current property lines and establish eight (8) new parcels, seven parcels for the commercial center and one (1) parcel for the multi-family residential development.

6. Accessory Sign Review (ASR 20-013). to establish a Sign Program for the commercial and residential development called Greenspot Crossings Sign Program.

The Greenspot Village & Marketplace Specific Plan established development standards by which commercial and residential uses are constructed. The proposed project must include site designs and architectural plans that abide by the approved types illustrated within the Specific Plan.

Specific Plan Amendment

When Greenspot Village & Marketplace Specific Plan (Scenario No. 1) was adopted in 2013, it established 43.6 acres of commercial use within Planning Area No. 1. Planning Area No. 2 was designated for residential uses with a development density range of 20-30 dwellings per acre. Planning Area 3 was designated mixed use, allowing a range of 25-40 dwellings per acre within its residential envelope.

The total number of dwelling units within the Greenspot Village & Marketplace Specific Plan is anticipated to have a buildout of 800. The Specific Plan permits a range of 500-700 units in Planning Area 2 and 100-300 units in Planning Area 3.

The Greenspot Village & Marketplace Specific Plan was amended by Rexco Development in September 2021, reducing the residential development density from 25-40 dwelling units per acre to 18-40 dwelling-units per acre for Planning Area No. 3 facilitating the development of a 200-unit townhome style apartment complex on 10 acres.

The Amendments proposed by the Applicant at this time include an increase in the size of Planning Area No. 2 from 29.8-acres to 33.7-acres (an increase of 3.9 acres); a decrease in the size of Planning Area 1 (Commercial) from 43.6-acres to 39.7-acres (a reduction of 3.9 acres); removal of the Village Paseo trail that is anticipated to traverse east and west through Scenario No. 1; and the elimination of the 50 square foot standard for private open space for studio units.

The transfer of acreage between Planning Areas 1 and 2 will accommodate the layout of proposed mixed use project, bringing residential uses further south. The paseo has been replaced with alternative recreational amenities such as resort style pool, elevated spa, outdoor kitchens, fire tables, satellite bbq/dining areas, decorative seating areas along the open space, picnic tables, open play turf, multi-age equipment, shade cabana, courtyards, half-court basketball court, and picketball court. The elimination of private open space, such as a balcony or patio, is being requested because the studios are smaller, efficiency units intended for 1 to 2 tenants whose open space will be in the public recreation areas such as the pool, trails, recreation room, basketball courts, etc.). Amendments to the Specific Plan have been highlighted, strikethrough or bolded for easy reference (see Attachment No. 4 – Proposed Amendments).

Housing Density

Page No. 9 of the Greenspot Village & Marketplace Specific Plan states that the plan "serves as a mechanism to implement the City's 2006-2014 Housing Element," with Planning Area No. 2 identified as High Density Residential with 20-30 dwelling units per acre by rights which is consistent with the Residential High Density Special Zoning Overlay with 20-30 units per acre by right adopted by the City prior to the adoption of the Greenspot Village & Marketplace Specific Plan. This Application is not proposing

any changes to the density in Planning Area No. 2, however the Amendment proposes to increase the acreage from 29.8 acres to 33.7 acres (increase of 3.9 acres).

Design Review Application for the Commercial Development (DRA No. 20-012)

This is a unique commercial development that offers the benefits of various commercial uses within one central location, a "one stop shopping area with easy freeway access and visibility." The objective of the Application is to provide a high quality planned commercial center that compliments the surrounding residential land uses while creating a vibrant, attractive, cohesive combination of architectural styles, landscaping and courtyards that will be maintained by the management team which will satisfy the needs of the entire city and nearby residential community.

The Design Review Application includes the residential site plan and conceptual landscape plan and the commercial site plan and landscape plan for the 11.02 acres. It also includes the building elevations for Pad No. 4, the Plaza, and Shop No. 1 within the commercial area.

Commercial Site Plan

As shown on the commercial site plan (see Exhibit No. 1), the layout of the commercial plaza includes two major tenant buildings located at the rear of the property. Major Tenant No. 1 is 37,000 square feet and Major Tenant No. 2 is 19,000 square feet in size.

There will be five (5) Commercial Pads with multiple tenants. Pad No. 1 will be located at the southeast portion of the project site and include a gas station with 5,200 square-foot convenience store, 1,525 square-foot car wash, and 5,052 square-foot gas canopy with eight (8) fuel pumps. Pad No. 2 is located at the central southerly portion of the site and will include a 4,591 square-foot multi-tenant building with drive-thru lane. Pad No. 3 is located at the southwesterly portion of the project site. It is a stand-alone building of approximately 3,000 square feet with a drive-thru lane. Pad No. 4 and Shop No. 1 are located on the southwest corner of the project site. The building in Pad No. 4 will be approximately 2,500 square-foot with a drive-thru lane. Shop No. 1 is a multi-tenant building approximately 6,000 square feet. Pad No. 5 is located at the westerly portion of the project site, approximately 6,000 square feet in area.

The Site Plan depicts two decorative outdoor dining plazas; one between Shop No. 1 and Pad No. 4 and one adjacent to Pad No. 5. The plazas will be accessible to all project patrons and furnished with amenities described below. The project site will have decorative walkways between Major Tenant No. 1 to Pad No. 3 and decorative pavement at the main entrance of the commercial shopping center.

Access and Circulation in the Commercial Development

Primary access will be provided from Greenspot Road. An additional cross lot access will be provided to the east, at such time the parcel to the east is developed. In addition, the installation of internal drive aisles within the commercial complex will be in accordance with the Specific Plan standards for a commercial shopping center. The City of Highland will be responsible for maintaining public streets, street lighting and sidewalks within the public right-of-way. Meanwhile, the commercial complex management shall be responsible for the internal roads, plaza areas, and landscape buffers.

Elevations in the Commercial Development

The Applicant is proposing a Spanish Craftsman style of architecture. The characteristics include decorative cornices with exposed rafters, lattice front patios, charcoal blend concrete "S" tile, gable roofs, tower elements, rock veneer and a two-tone stucco color exterior (see Exhibit No. 2). The typical front elevations will have a light to medium brown exterior colors with dark veneer which complements the proposed architectural design of the building. The buildings will have broken roof lines with exposed rafter, various pop-outs and tower element to complement the architectural style of the buildings. The commercial buildings will have metal canopies and decorative trellis to further enhance the design and the overall architecture of the building and have covers.

The Applicant will be installing a decorative water fountain and mural at the plaza that is located between Pad No. 4 and Shops No. 1. The project will have metal trellises on the backside of the mural to soften mass along the length of the wall. The proposed trash enclosure will have the same earth tone colors as the proposed buildings.

This DRA application is requesting that the Planning Commission approve the aesthetics for Pad No. 4, the Plaza, and Shop No. 1 and the remaining buildings shall be approved under a separate DRA application.

Parking in the Commercial Development

The Greenspot Village & Marketplace Specific Plan established site-specific parking requirements for its commercial uses. Based on the Specific Plan, retail, commercial, entertainment, office, and restaurant mix, the Plan calls for a minimum of four (4) parking spaces per 1,000 square feet of commercial use. Therefore, based on the size of the commercial shopping center (85,316 square feet) the center will need 342 parking spaces. The Applicant is providing 362 parking spaces including the appropriate mixture of standard size spaces, compact spaces, landscape islands, and loading zones.

Landscaping in the Commercial Development

The Applicant is providing approximately 17% of landscaping throughout the project site. The landscape plan (see Exhibit No. 3) is consistent with the Specific Plan landscape guidelines. Perimeter landscaping along the street-adjacent portions of the front of the development will feature groundcover that is comparable to the flora found along the Greenspot Corridor.

The southern portion of the project which is facing Greenspot Road will have a variety of groundcover, shrubs, and trees that complement the landscaping guidelines from the Specific Plan.

The responsibility and cost of ongoing maintenance of improvements is vital to the City of Highland. TREH Partners XV shall maintain all landscaping onsite and within the right-of-way. They shall also establish a shell Landscape Maintenance District (LMD) in the event they fail to keep it in good condition.

Walls and Fences in the Commercial Development

The development of the walls and fences will meet the guidelines of the Specific Plan. This will be achieved by the Applicant providing a six-foot (6) block wall at the rear of the property, a wall separating the gas station and the residential development, and a five-foot (5) high wrought iron fence that will be installed at the west and east side of the commercial site. The finish of the wall and fences will incorporate a decorative reveal and painted to match the exterior color and finish of the building.

Design Review Application for the Residential Development

For the proposed 200-unit residential development, the Applicant will utilize a combination of the Specific Plan's 'Single-Family Attached' (Townhouse) and 'Multi-Family' housing standards, as referenced on pages 97 & 103 of the Greenspot Village & Marketplace Specific Plan (see Exhibit No. 4). This is a unique housing development that offers the benefits of multi-family with attached garage while also offering the community amenities such as parks, courtyards, recreation areas, clubhouse, pool, wading pool and communal guest parking. All units will be for-rent products, available to the public at market rate.

Eight (8) of the fourteen (14) buildings are classified as "Multi-Family" buildings (see Exhibit No. 5). They are three-story with three different types of floor plans (Type B, C and D). Building Type B will be utilized in four (4) buildings with a total of 80 units. Building Type B will have three different floor plans that include a one-bedroom and one-bath, two-bedroom and two-bath, and three-bedroom and two-bath units. In addition, this building will have 16 one-car garages on the ground floor.

Type C building will be utilized in three (3) buildings with a total of 45 units. The Type C building will have units that include one-bedroom, one-bath and a den, and a two-

bedroom and two-bath. In addition, this building will have 12 one-car garages on the ground floor.

Type D is used in one (1) building with 39 units. Type D building will have units that include a studio space with one-bath and a junior one-bedroom and one bath. Furthermore, this building will have laundry services in each floor.

The multi-family studio units range from 448 to 554 square feet; one-bedroom units are 731 square feet; two-bedroom units range between 908 and 1,022 square feet; and three-bedroom units are 1,283 square feet.

The remaining six (6) buildings are classified as "Single-Family" Townhome style multi-family units. They are two-story with total of 36 units and come in two floor plans and there are three-bedrooms units that range in size from 1,521 to 1,567 square feet.

Overall, the site has a density of 22.75 dwelling units per acre.

There is a 4-foot wide walking path through and around the perimeter of the property that provides easy access for exercise and walkability within the complex and shared social activity amongst the neighbors and connectivity to the recreation areas. As indicated on the proposed site and landscape plan, each cluster of residences meets the setback required Multi-Family development standards in the Greenspot Village & Marketplace Specific Plan.

Access and Circulation in the Residential Development

Primary access to the development will be provided from Greenspot Road and through the commercial complex. The Applicant is proposing two (2) emergency access points on the east side of the residential area. The commercial and residential complex management shall be responsible for the internal roads, common open spaces, commercial plazas, courtyards, landscape buffers, and community recreation areas.

Elevations in the Residential Development

The proposed residential development includes two architectural styles; Spanish Colonial and Monterey influence with arched front patios, medium-brown tone concrete "S" tile roof, single-tone stucco color and a two-tone stucco exterior which enhances and complements the architectural design of the buildings (see Exhibit No. 6).

The two-story (Single-Family Attached style multi-family) is designed with a Spanish Colonial architectural style also in compliance with the Greenspot Village & Marketplace Specific Plan Design Guidelines. As depicted by the architectural elevations, the color patterns of the buildings help to provide both aesthetic variety from different angles but also the appeal of a cohesive development.

The three-story (Multi-Family Attached) units are designed with a Monterey architectural style compliant with the Greenspot Village & Marketplace Specific Plan Design Guidelines.

Additionally, as specified by the plans, a decorative split-face 8-foot-tall wall will be located at the perimeter of the residential development, a height that is compliant with the Specific Plan. The vehicular entry gate will have a slumpstone block wall with a decorative cap (Terracotta Tile Cap) and decorative Telescopic tubular steel motor gate. The interior of the residential complex will have various wall types throughout the development, for example it will include six-foot "Spanish Theme Wall" and a three-foot to five-foot screen wall that will have a stucco finish with a Terracotta Tile Cap. The complex will have decorative low/seat wall and a six-foot high tubular steel fence at the pool area. Finally, the dog park will include vinyl clad (black) chain link fence with different dog breeds sign boards. All fences and pilasters shall be designed and constructed to incorporate design features and colors that complement the decorative accents on the building clusters for the overall cohesiveness.

Landscaping in the Residential Development

Perimeter landscaping along the street-adjacent portions of the side of the development will feature groundcover that is comparable to the flora found along the rest of the Greenspot Corridor (see Exhibit No. 7). The main entrance to the residential complex will have Olive Trees, Date Palm, Mexican Fan Palm, a variety of shrubs and ground cover to enhance the area of the residential complex.

Parking in the Residential Development

Based on the Specific Plan requirements, the 200-unit residential development requires 368 parking spaces; 200 covered and 168 uncovered (see calculation below).

Residential Parking			
Number of Units	Required Ratio per the Specific Plan	Required Number of Spaces per the Specific Plan	Number of Spaces Proposed
Studio Units - 39	1 covered	39 covered	
1 Bedroom Units – 51	1 covered .4 uncovered	51 covered 21 uncovered	
2 Bedroom Units – 74	1 covered 0.9 uncovered	74 covered 67 uncovered	
3 Bedroom Units - 36	1 covered 1.1 uncovered	36 covered 40 uncovered	
Guest Parking	0.2 x 200-units	40 uncovered	
Total covered and uncovered spaces		200 covered	180 garage spaces 58 carports
		168 uncovered	142 uncovered (the

			remain 16 spaces have been provided as covered parking spaces)
Overall Total Parking spaces		368 parking spaces	380 parking spaces

The Applicant is proposing 380 parking spaces; 72 within two-car garages, 100 within one-car garages, eight (8) within large 12' x 22' garages, 58 carports, 130 open parking spaces, and 12 compact spaces. The project has a surplus of 12 parking spaces for the residential portion.

Amenities in the Residential Development

The proposed development offers a variety of amenities for the community. The Applicant is proposing a walkable pathway that goes through the whole residential development. The Applicant is proposing central community area for the residents, this area includes a resort style community pool that includes 60 feet of swim lane, elevated spa with tile mural backdrop wall, 15 square foot wading pool, decorative tile seating area throughout the pool areas, two canopies structures with an arch design to complement the architectural style of the buildings, focal raised planter with decorative Spanish tile and large accent palm trees, Terra Cotta paving adjacent to the pool, outdoor kitchen, and fire table.

Additionally, the Applicant is proposing approximately 104,000 square feet of open space area which, in part, replaces their prior paseo. The open space will have Spanish style courtyards that include partial enclosed garden space, pedestal barbecues, enhanced paving fireplace, and theme tile seats. Other amenities will include an open play turf area, tot lots with multi-age play equipment, shade cabanas with pedestal barbeques, half-court basketball court, pickleball court, and a dog park. The leasing office will have a fitness room, computer lounge, private party room, and a lounge area as seen in the floor plan of the clubhouse (see Exhibit Nos. 9 and 10).

Design Review Fire Condition related to the Three-Story Residential Development

The Applicant is opposed to the City's implementation of Planning Conditions No. 75 and 76 related to aerial ladder truck service. By way of background the City of Highland is rated bi-annually by the Insurance Services Office who determine the adequacy of fire services city-wide. When certain criteria are triggered by new development, ladder truck service will need to be provided to maintain a good rating. Ladder truck service is currently provided via an agreement with the San Manuel Band of Mission Indians. Should that agreement ever cease, the City will require the project to maintain their own private agreement or pay a portion of the costs necessary for the City to staff its own ladder truck. The Conditions proposed by Staff read as follows, Design Review, Planning Conditions Numbers 75 and 76:

"75. Should the Applicant fail to maintain a private Temporary Fire Service Contract (TFSC), then for the purposes of these Conditions, the Ladder Truck Service date shall be defined as the date of issuance of the building permit for the structure that is either:

a. The fourth (4th) structure in the Project that is either twenty-eight feet (28') in height or taller (ground to eaves) or three (3) stories in height or taller; or

b. The fourth (4th) structure in the Project that would require a consistent fire-flow of 3,500 gallons per minute or greater; or

c. The fourth (4th) structure in any combination of four such structures in the Project (collectively, the "Ladder Truck Service Date)".

The City will endeavor to maintain a TFSC in effect at the Applicant/Developer's expense from the Ladder Truck Service Date until the earlier of:

i. the first day of the first calendar quarter following the date the City's net property tax, sales and use tax and transient occupancy tax ("TOT") revenues from within the Specific Plan any other structure within the City, entitled after the effective date of this Project's approval, that triggers Conditions 75 a-c above ("Qualifying Property") to exceed five hundred fifty thousand dollars ($550,000.00); or

ii. the date a fully equipped City-owned and staffed ladder truck is put into service at the City station serving the Site.

Prior to the City's issuance of building permits, the Applicant/Developer shall deposit with the City a cash deposit in an amount equal to the City's Finance Director's estimate of the City's full costs for the TFSC for the first two (2) years of the TFSC. The City shall hold the deposited funds in a separate interest bearing account to be used only to fund the TFSC's costs. Interest shall be re-deposited in the account and used to partially pay future years' TFSC's costs. If TFSC's are in effect following the year that the Applicant/Developer's deposit is exhausted, City shall request, and the Applicant/Developer or the Applicant/Developer's successor in interest shall make, further deposits to cover each subsequent year's TFSC's costs. If the TFSC is terminated prior to the time the Applicant/Developer's TFSC's cost deposit is exhausted, City shall promptly refund to the Applicant/Developer any excess amounts including accrued interest, if any.

76. If the City is unable to secure and/or maintain in effect appropriate, fiscally sound Temporary Fire Services Contracts ("TFSC") with one or more adjacent local agencies to provide staffed ladder truck fire protection service prior to the Ladder Truck Service Date and thereafter OR if the Applicant/Developer fails to pay any TFSCs cost deposit when due, the Applicant/Developer shall pay to the City its proportional share of an annual Fire Fund Shortfall Payment ("FFSP") of $550,000 on or before the Ladder Truck Service Date, less the taxes and fees collected in Condition 75.c.i. The Applicant's proportional share shall be considered their percentage of all buildings within the City that trigger 75a, 75b or 75c at the time of the annual calculation. The Applicant/Developer shall make annual payments of the FFSP to the City each calendar year on the anniversary of the Ladder Truck Service Date as defined above. Notwithstanding the foregoing, the Applicant/Developer shall not be required to pay the TFSC on and after the Ladder Truck Service Date immediately following end of the City fiscal year in which the City receives five hundred fifty thousand dollars ($550,000) or more in net property tax, sales and use and transient occupancy tax revenue from development in within the Specific Plan or other Qualifying Property combined."

The Applicant requests the Council to remove these conditions. The Applicant reasons are referenced within the May 18, 2021, Planning Commission minutes (Attachment No. 5 – Planning Commission Minutes)

Conditional Use Permit No. 20-006 – ABC Licenses

The Applicant is requesting (8) eight State of California Alcohol Beverage Control (ABC) licenses for future speculative commercial tenants. These include five (5) On-Sale ABC licenses for uses such as restaurants and bars and three (3) Off-Sale ABC licenses for uses such as a grocery store or gas station. If approved, future businesses will not need to request individual CUPs. Additionally, staff contacted ABC and they were in support the CUP with multiple ABC licenses.

The project site is located within census tract 76.04. The census tract is approximately 2.8 square miles, and it has a population of approximately 4,806. The census tract is located south of Base Line, east of Central Avenue, north of the city limits and west of Boulder Avenue. Pursuant to ABC, this census tract permits three (3) On-Sale ABC licenses (for example an eating establishments) and three (3) Off-Sale ABC license (for example convenience stores). Currently, ABC has approved seven (7) On-Sale license and seven (7) Off-Sale licenses.

Any new ABC license could lead to an "undue concentration" of ABC licenses within this census tract. Based on the "undue concentration" the City Council must approve a finding for Public Convenience or Necessity to allow the additional licenses.

The project site is a vacant parcel that has no reported crimes at this time. The Sherriff's Department was provided a Project Notice and they did not have any comments regarding any crimes of concern within this area. Based on the vacant site, there is not an "undue concentration" of crimes per the Sherriff's Department review and a finding of "public convenience or necessity" is recommended. Therefore, providing this opportunity at these locations allows for the public convenience and necessity to shoppers. These opportunities would be served by the issuance Alcohol Beverage Control licenses, along with providing an economic benefit to the businesses and the City.

Conditional Use Permit No. 20-007 – Gas Station

Land use standards within The Greenspot Village & Marketplace Specific Plan, Planning Area No. 1 (Highland Marketplace), require the approval of a Conditional Use Permit for the establishment of a vehicle fueling station. The project proposal includes a 5,200 square foot convenience store with alcohol sales, 1,825 square-foot carwash, and a 5,052 square foot fuel canopy with eight (8) pumps. The gas station and the carwash will be opened 24 hours and seven (7) days a week.

The fuel station is located at the southeast corner of the project site. A 10-foot landscape setback is provided to screen the proposed activity from the gas station. The gas station site will have a loading area and decorative trash enclosure that will be constructed per city standard. The gas station will have one (1) ADA parking space, three (3) employee parking spaces, and 23 standard customer parking spaces. The carwash will be located north of the convenience store with a 12-foot-wide drive-thru lane and adequate stacking distance per the requirement of the specific plan. The carwash will be an automatic rollover/tunnel type of carwash with ten (10) vacuum stations. The carwash will operate similar to the gas station. The employees of the gas station will be supervising the carwash.

A commercial fuel tenant has not been identified. Future design review may be needed by the Planning Commission if the tenant requires amendments to the exterior elevations or sign program to promote their corporate image.

Tentative Parcel Map No. 20-002

Prior to the start of construction at the project site, it is necessary to increase the number of parcels from the four (4) existing parcels into eight (8) new parcels through Tentative Parcel Map No. 20382 to support the independent development of the commercial shopping center and the residential complex. The parcel map will create eight numbered parcels: Parcel Nos. 1 through 7 will incorporate the commercial development and range between .57 and 5.93 acres, and Parcel No. 8 will incorporate the commercial development with 8.73 acres. (See Exhibit No. 8 – Tentative Parcel Map No. 20382). The residential complex will have a reciprocal access with the commercial center.

The configuration of the new parcels for Tentative Parcel Map has met the requirements of the Highland Municipal Code, Specific Plan and the Subdivision Map Act.

Accessory Sign Review No. 20-013

The Specific Plan contains a conceptual sign program from which the Applicant has derived additional, more specific standards. The objective of the updated Sign Program is to provide standards and specifications that assure consistent quality, size, variety, and placement for tenant signs throughout the project site (see Exhibit No. 11).

Commercial

The commercial portion of the sign program proposes two (2) double-sided freeway signs; one (1) double-sided freestanding sign; one (1) double-sided multi-tenant monument signs; and one (1) double-sided fuel pricing sign.

Freeway Signs

The freeway signs are 28' wide x 90' tall with an overall sign area of 1,200 square feet. The top of the sign will have a decorative cornice that complements the design of some

of the proposed buildings and the bottom portion of the sign will have a decorative base with rock veneer to enhance the design of the sign (similar to rock veneer proposed on the retail buildings). The freeway signs will be located at the westerly side of the property facing the on-ramp of the SR210 Freeway. One of the freeway signs is proposed to have a digital board/screen and the other sign will be non-digital. In accordance the Greenspot Village & Marketplace Specific Plan, Section 5.8.1 (Freeway Pylon Signs) these signs shall not exceed ninety feet (90') in height, and the electronic message board may be used for on-premise and off-premise advertising with an electronic board measuring no more than 24 feet high by 18 feet wide.

In accordance with the Greenspot Village & Marketplace Specific Plan, Section 6.5.1 (Freeway Pylon Sign), prior to a Comprehensive Sign Program approval, a 'Flag Test' must be conducted to determine the maximum height and location. A 'Flag Test' is scheduled, and it will take place at a date yet to be determined. Until a Test is conducted, the exact location and height of the signs should be undetermined by the Planning Commission and City Council.

Multi-Tenant Monument Sign

The multi-tenant monument sign is 13' wide x 22' tall with an overall sign area of 180 square feet. A gas price monument sign is 6'-10" wide x 11' tall with an overall sign area of 48 square feet, a tenant monument sign is 7'-6" wide x 8'-6" tall with an overall sign area of 36 square feet. All freestanding signs are double sided. The tenant monument sign will be located at the southwest corner of the commercial complex, the multi-tenant monument sign will be located approximately 130 feet west of the intersection of 210 freeway and Greenspot Road. The gas price/ convenience store monument sign is located at the east side of the main entrance of the commercial complex.

Building Mounted Signs

In addition to freestanding signs, the Sign Program permits commercial tenants to install building mounted signs. These include storefront ID signs with logo above individual storefronts and each elevation facing a street, parking lot, and freeway. The tenants will be allowed to have a sign area of 1.5 square feet per linear foot of tenant's store frontage. It also allows pedestrian-oriented projecting blade signs attached to the storefront of the business and projecting into the walkway. These will be 3' wide x 3' tall with an overall sign area of nine (9) square feet.

Window Signs

Businesses will be permitted to have window display graphics signs. Each tenant may have two (2) square feet of company vinyl name and/or logo in each storefront window or nine (9) square feet of a company logo in any one window of tenant's storefront, a 14" wide x 14" tall sign for the hours of operation for the business, and an alcohol and tobacco advertisements with the approval of the landlord.

Residential

Residential Gateway Signs

The residential portion of the Sign Program proposes four (4) residential gateway signs that are 3' wide x 6' tall with an overall sign area of eight (8) square feet. All the monument signs will have a decorative cornice that matches the design of the buildings of the commercial complex and the bottom portion of the sign will have a decorative based with rock veneer to further enhance the design of the sign. The sign face will be internally illuminated and display the various business name and logos. The four residential gateway signs will be located at different locations, one at the main entrance of the commercial complex, the second will be north of the gas station, the third will be at the main entrance of the residential complex, and the fourth will be located at the northly (exit) gate of the residential complex.

ENVIRONMENTAL REVIEW: The Certified Environmental Impact Report (ENV No. 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan was certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The EIR and SEIR anticipated commercial and residential developments similar to those proposed in the subject applications.

Staff has determined that the project is exempt from further environmental review under Government Code Section 65457 which provides that:

a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 provide that when an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.

b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.

c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The project seeks to amend the Specific Plan in the follow manner: 1) increase the residential area (Planning Area No. 2) from 29.8 acres to 33.7, 2) reduce the commercial area (Planning Area No. 1) from 43.6 acres to 39.7 acres, 3) remove the Village Paseo from Scenario Area No. 1; and eliminate the private open space requirements for studio housing units.

The proposed project is compatible with the approved Specific Plan and the proposal will not increase the level of impacts identify in the EIR because the proposed development has is reducing the amount of square footage of retail that was originally approved by the EIR and the subsequent EIR, therefore, this project is not increasing the impact that was approved under the EIR and subsequent EIR. Furthermore, the proposed project is proposing to develop 200 residential units and the EIR and subsequent EIR of the Specific Plan allows for the development of 800 units for all Planning Areas. At this time, only 200 units have been entitled and 200 units are being the proposed as part of this project, therefore, the number of residential units is still within the threshold that was approved within the EIR and the subsequent EIR. As such, the scope of the project was previously analyzed and none of the events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger further environmental review.

In compliance with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV No. 09-003 and ENV No. 19-002, a current project-specific Noise Study and Biological Resource Study were prepared as required by the MMRPs to provide details on sound levels and to check for the presence of the endangered San Bernardino Kangaroo Rat.

The noise study analyzed noise created by the project during construction and post-development as well as noise impacts to future residents by generators such as mining operations, vehicular traffic and the airport. All impact will be mitigated to a less than significant level.

Mitigation Measures in the Supplemental Environmental Impact Report included a requirement for a Small Mammal Trapping Survey, a Biological Impact Analysis was issued after the project site was identified as a potential home for the San Bernardino Kangaroo Rat. The Applicant is currently in consultation with both the California Fish and Wildlife Services and U.S. Fish and Wildlife Service concerning mitigation for the endangered Kangaroo Rat.

PLANNING COMMISSION REVIEW: On May 18, 2021, the Planning Commission held a public hearing at which Staff conducted its presentation on the proposed amendment to the Greenspot Village & Marketplace Specific Plan and subsequent commercial and residential development (Attachment No. 6 – Draft Planning Commission Minutes from 5/18/2021 Meeting). The Planning Commission deliberated at length, provided design directives to the Applicant, and ultimately recommended the City Council approve the project (Attachment No. 7 – Planning Commission Directives). Should the Council approve the project, the Applicant will revise the plans subject to the directives for review by City Staff.

PUBLIC COMMENT: Staff received three public comment letters (see Attachment No. 5) from surrounding neighbors. The comments were in regard to emergency access, fire safety, design of the block walls, noise, drainage, the gas station being close to residential apartments, the water table, and the additional modifications to the Greenspot Village and Marketplace Specific Plan that the Planning Commission and City Council should consider. Two public comments have been addressed by the Applicant with some modifications to the entitlement plans and the conditions of approval that are attached for the Planning Commission considerations.

The third comment letter was presented to the Planning Commission at the May 18, 2021, public hearing. The letter requested the Planning Commission add additional amendments to the Specific Plan, such as increasing the "cap" (maximum number of permitted) for residential units and lower the minimum density in Planning Area No. 2. Staff recommends these amendments be requested by the commenting party via a separate Specific Plan Amendment Application.

ANALYSIS: The proposed mixed-use development offers a vibrant commercial development and communal benefits of living in a Multi-Family residential complex. The proposed modifications to the Specific Plan will only facilitate the construction of the commercial and housing project. Furthermore, this development will meet the General Plan Land Use Element, Goal No. 2.1, Policy No. 1, by "Actively plan and promote the development of the Town Center, Golden Triangle and other designated mixed-use areas." Additionally, this project complies with the Specific Plan requirements and development standards for the Commercial and Single-Family Attached homes and Multi-Family Attached and provides a superior level of community amenities, swimming pools, barbeque pedestals, dog park, basketball court, clubhouse, tot-lot, recreation areas, and more desirable living environment. The Planning Commission recommends approval of the Specific Plan Amendment and all related entitlements for the proposed development of Greenspot Crossings.

Attachments:

1. Ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR No. 06-01A)
2. Resolution No. 2021 – ____ for Design Review Application (DRA No. 20-012)
    A. Conditions of Approval
    B. EIR, Supplemental EIR, and MMRP
3. Resolution No. 2021 – ____ for Conditional Use Permit Application (CUP No. 20-006)
    A. Conditions of Approval
4. Resolution No. 2021 – ____ for Conditional Use Permit Application (CUP No. 20-007)
    A. Conditions of Approval
5. Resolution No. 2021 – ____ for Tentative Parcel Map Application (TPM No. 20-002)
    A. Conditions of Approval
6. Resolution No. 2021 – ____ for Accessory Sign Review Application (ASR No. 20-013)
    A. Conditions of Approval
7. Existing Specific Plan Conceptual Site Plan
8. Proposed Amendments
9. Public Comment Letters
10. May 18, 2021 – Draft Planning Commission Minutes
11. Planning Commission Directives

Exhibits:

12. Commercial Site Plan
13. Commercial Elevations
14. Commercial Landscape Plan
15. Residential Site Plan
16. Residential Floor Plan
17. Residential Elevations
18. Residential Landscape Plan
19. Tentative Parcel Map No. 20382 (TPM No. 20-002)
20. Clubhouse Floor Plan
21. Clubhouse Elevations
22. Greenspot Crossings Sign Program
23. Noise Study
24. Conceptual Grading Plan
25. Conceptual Utility Plan

Attachment No. 1:

Ordinance to Amend the

Greenspot Village & Marketplace Specific Plan (SPR No. 06-01A)

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (SPR 06-001) AND MAKING A DETERMINATION THAT THE ADOPTION OF THIS ORDINANCE IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457.

APPLICANT: TREH PARTNERS XV, LLC

WHEREAS, on December 22, 2020, the Applicant submitted a Specific Plan Revision Application for the Greenspot Village & Marketplace Specific Plan, Scenario No. 1;

WHEREAS, the applicant is proposing to reduce the commercial area from 43.6 acres to 39.7 acres in Planning Area No. 1, increase the residential area in Planning Area No. 2 from 29.8 acres to 33.7 acres, and remove the Village Paseo within Scenario No. 1 of the Specific Plan;

WHEREAS, the approximate 19.81 acres in Scenario No. 1 of the Greenspot Village & Marketplace Specific Plan is located north of Greenspot Road and East of 210 Freeway is referred to as Planning Area No. 1 and 2;

WHEREAS, a re-evaluation of the Greenspot Village & Marketplace Specific Plan will be helpful for future developments, both residential and commercial in Planning Area No. 1 and No. 2;

WHEREAS, the Planning Commission did hold a duly noticed public hearing on May 18, 2021, at 6:00 P.M. to consider the environmental review and the proposed ordinance. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 2021-007 recommending to the City Council to introduce an ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001);

WHEREAS, the City Council did hold a public hearing over a public hearing meeting on June 8, 2021, at 6:00 P.M. with a second reading held on June 22, 2021, and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Greenspot Village & Marketplace Specific Plan, and investigate the findings and recommendations in connection therewith; and amend said Specific Plan.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HIGHLAND does ordain as follows:

Section 1. Findings and Intent

The findings and recitals set forth herein above are true and correct.

Section 2. General Plan Consistency Finding

The Specific Plan amendment is consistent with the General Plan as the General Plan designation for this area is Planned Development. The proposed Specific Plan amendment to the overlaying Greenspot Village & Marketplace Specific Plan does not modify the planned total number of dwellings or planned uses within the Specific Plan.

Section 3. Specific Plan Revision

Based upon the aforementioned findings, the City Council hereby makes the following amendments to the Greenspot Village & Marketplace Specific Plan (SPR 06-001):

1. Reduce the commercial acres in Planning Area No. 1 from 43.6 acres to 39.7 acres and increase the residential acres in Planning Area No. 2 from 29.8 acres to 33.7 acres, and remove Village Paseo (trail) from the Specific Plan within Scenario No. 1 on pages 23, 29, 33, 40, 43, 49, 55, 57, 103, and 219.

2. The layout of Planning Area No. 1 and 2 on page 33 will be modified to resemble the layout of the proposed mixed-use development, attached hereto as 'Attachment A'.

Section 4. Specific Plan Revision Findings of Fact

a) The proposed change of zone or revision is consistent with the goals, objectives, policies, and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan.

Response: The proposed revision is consistent with the goals, objectives, policies, and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan. This revision will allow for a commercial development to construct a retail center and a residential complex which will offer the privacy aspect of living in a Multi-Family and Attached Single-Family residential units while also offering the communal benefits of living in a Multi-Family complex. Decreasing the commercial area in Planning Area No. 1 and increasing the residential area in Planning Area No. 2, will allow the development of the proposed project to be constructed in the Greenspot Village & Marketplace Specific Plan. Additionally, the Specific Plan Amendment will remove the Village Paseo and replace with much needed residential homes and eliminate the requirement for private open space for multi-family studio units. This development will not create unfavorable conditions for the future development of Planning Area No. 2 and Planning Area No. 3.

b) The proposed change of zone or revision will not adversely affect public health, safety, and welfare or result in an illegal land use pattern.

Response: The proposed revision will not adversely affect public health, safety, and welfare or result in an illegal land use pattern. Fire protection of people, property, and the natural environment are provided by the California Department of Forestry and Fire Protection (CalFire) through a cooperative agreement with the City of Highland. Impacts on Fire protection due to the adaptive reuse of the project are negligible as service connections are already provided. Law enforcement protection of the City's residents, visitors, businesses, and property from crime shall be provided to the City of Highland through its contract with the San Bernardino County Sheriff Department. Impacts on Police protection due to the adaptive reuse of the Project are negligible as service connections are already provided. While the project may overall result in an increase of visitors and residents to the City, the increase in traffic volumes as a result of the project will not reduce the surrounding streets to a less than acceptable Level of Service (LOS).

c) The proposed change of zone or revision is consistent with the purpose and intent of the remainder of this title not under consideration.

Response: The proposed revision is consistent with the purpose and intent of the remainder of this title not under consideration. The proposed project would not have cumulatively considerable environmental impacts. Any potential significant impacts have been mitigated to a level of insignificance by the previous Environmental Impact Reports. The project would have no additional cumulatively considerable environmental impacts.

d) The potential environmental impacts of the proposed change of zone or revision are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The potential environmental impacts of the proposed revision are insignificant or the are established mitigation measures in the EIR and SEIR address potential impacts. Noise and biological studies were updated and determined that potential impacts on human beings were deemed to have a less than significant impact.

Section 5. Environmental Review

On May 14, 2013, the City Council adopted Resolution No. 13-008, certifying the Environmental Impact Report for the Greenspot Village & Marketplace Specific Plan (ENV 09-003). The City Council more recently adopted Resolution No. 19-036 on June 25, 2019, certifying the Supplemental Environmental Impact Report for the Greenspot Village & Marketplace Specific Pan (ENV 19-002). The City Council adopted Findings of Fact, the Mitigation Monitoring Reporting Program, and Statement of Overriding Considerations at the same time that it adopt the EIR and Supplement EIR. Resolutions No. 13-008 and 19-035 are incorporated herein by this reference as though set forth in full.

The Specific Plan amendment was analyzed in compliance with CEQA. It is hereby determined that the project is exempt from further environmental review under Government Code Section 65457 which provides that:

a) Any commercial and residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 provide that when an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.

b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.

c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The project seeks to amend the Specific Plan to decrease the commercial area, increase the residential area and remove the Village Paseo from the Specific Plan. This will allow for the construction of 85,316 square of commercial retail and construct 200

residential units within Planning Area No. 1 and 2. This type of development was previously analyzed in the certified EIR and Supplemental EIR. Therefore, this project will not be negative impact to the area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

Section 6. Publication and Posting

Within fifteen (15) days following the passage of this Ordinance, the City Clerk shall publish an/or post this Ordinance as required by state law and City resolution.

Section 7. Execution

The Mayor is hereby directed to attest to the adoption of this Ordinance by signing where indicated below and the City Clerk shall publish and/or post this ordinance according to applicable law.

PASSED, APPROVED and ADOPTED this 8th day of June, 2021

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

ATTACHMENT A

Table 2-1: Planning Areas and Land Uses, Scenario 1

Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Non-Residential Gross Square Feet
1	Highland Marketplace	~~43.6~~ 39.7	N/A	N/A	595,600 sf
2	Residential Villages Open Space / Parks	~~29.8~~ 33.7	20 – 30 du/ac	500-700 du	N/A
3	Village Center	30.6	18 - 40 du/ac	100-300 du	174,000 sf
TOTAL		104 acres		Total shall not exceed 800 units	769,600 sf

Notes: du/ac = dwelling units per acre; sf = square feet

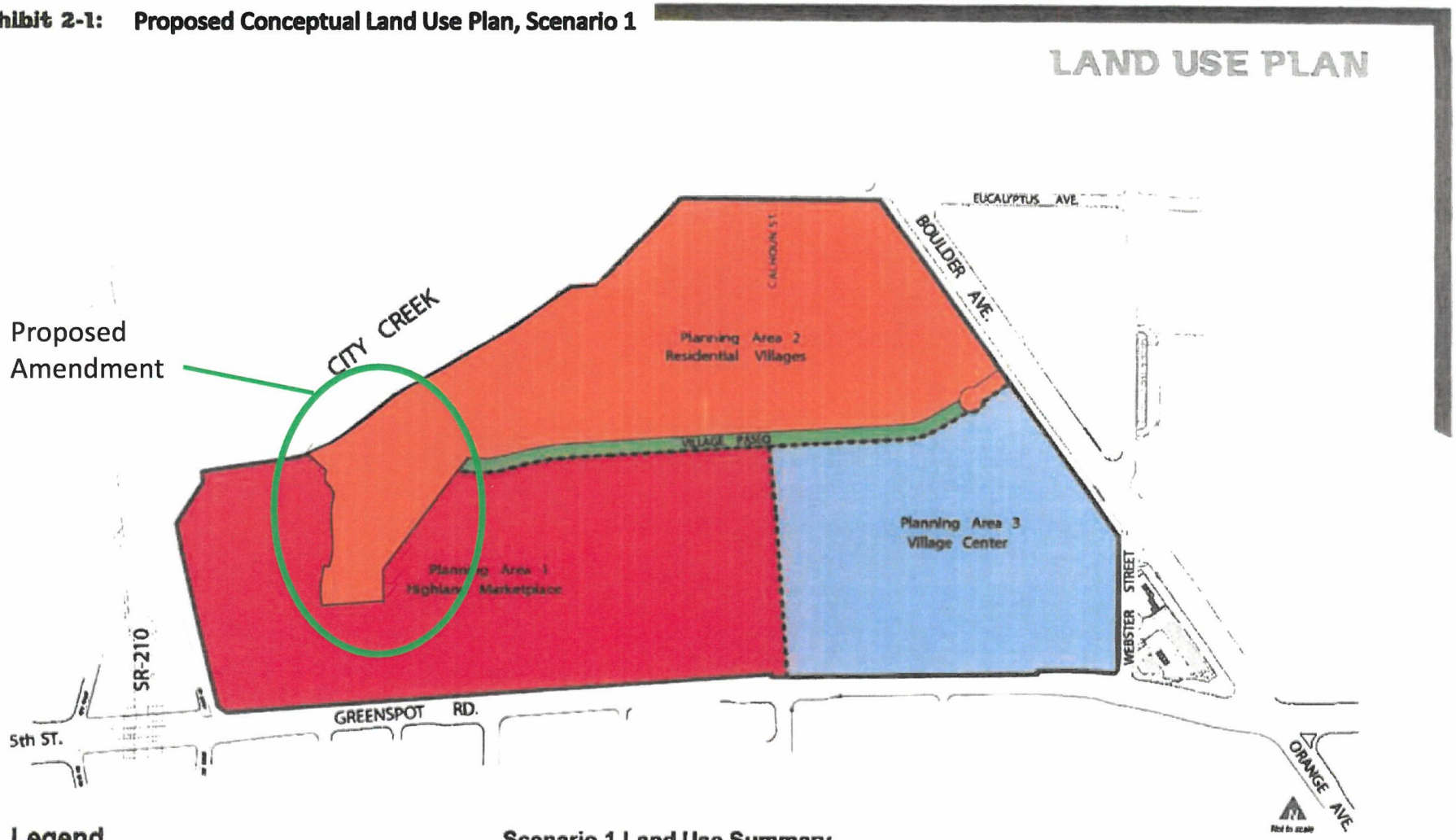
* Dwelling units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800.

The following provides a more detailed description of each Planning Area.

2.4.2. Planning Area 1 - Highland Marketplace

Planning Area 1 - Highland Marketplace consists of approximately ~~43.6~~ 39.7 acres and is located along the southwestern boundary of the Specific Plan area, bordered by Greenspot Road to the south, the Village Paseo to the north and Planning Area 3 to the east. The Planning Area's size and configuration provide extensive exposure to travelers on SR210. Planning Area 1 permits uses such as major promotional retail tenants, complementary specialty retail goods and services, dining venues, and other freeway-oriented commercial uses. Up to 595,600 gross square feet of commercial uses is allowed.

Exhibit 2-1: Proposed Conceptual Land Use Plan, Scenario 1



Legend

- PA 1 - Highland Marketplace
- PA 2 - Residential Villages
- PA 2 - Village Paseo
- PA 3 - Village Center
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

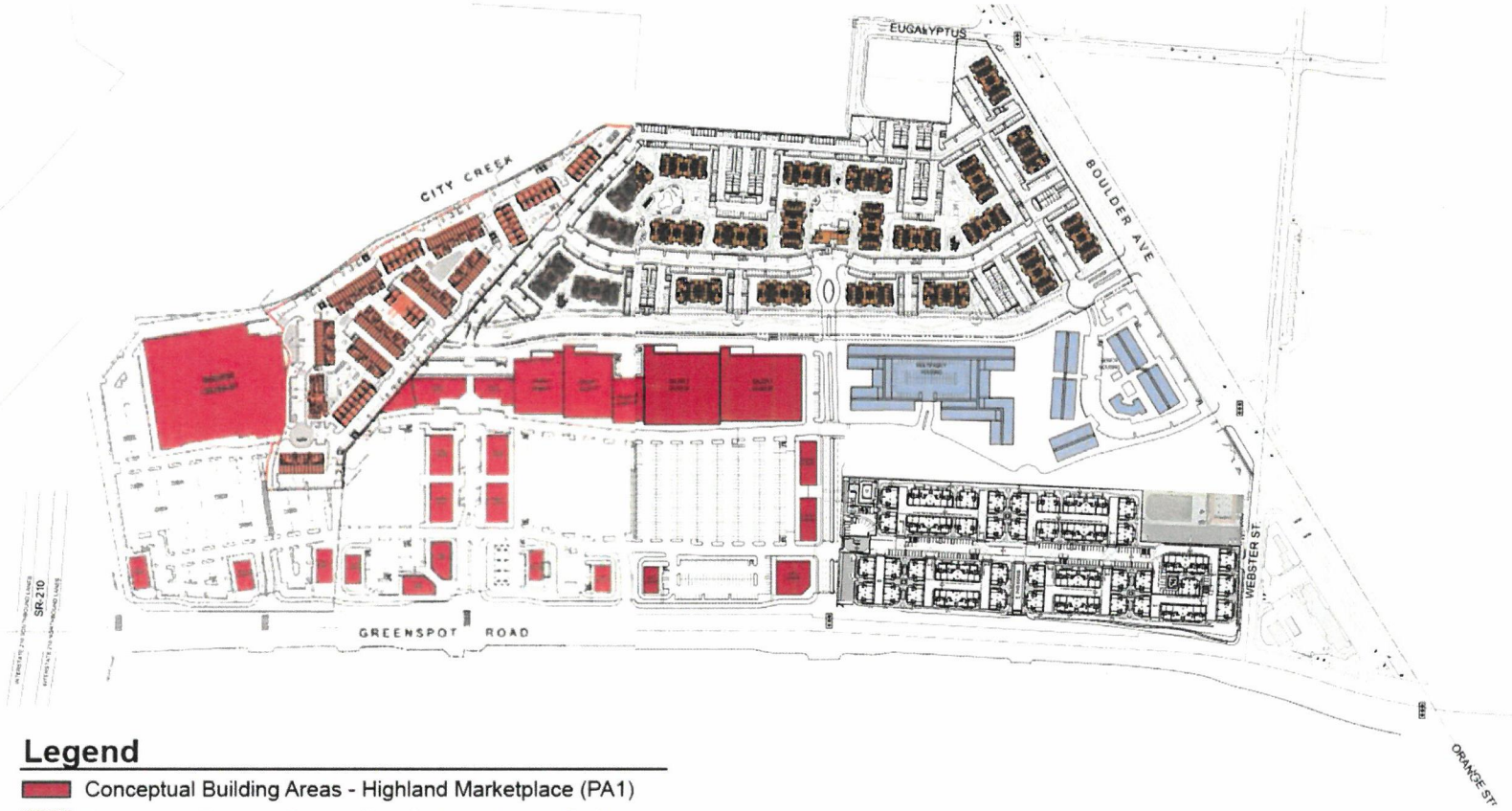
Scenario 1 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Maximum Density	Number of Dwelling Units	Gross Square Feet
1	Commercial	~~43.6~~ 39.7 ac	N/A	N/A	595,600 sf
2	High Density Residential Open Space/Parks	~~26.8~~ 33.7 ac ~~3.0 ac~~	30 du/ac N/A	500-700 du N/A	N/A N/A
3	Mixed Use	30.6 ac	40 du/ac	100-300 du	174,000 sf
Total		**104 ac**		**800 du[1]**	**769,600 sf**

1 Dwelling Units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800.

Exhibit 2-3: Conceptual Site

LAND USE PLAN



Legend

- Conceptual Building Areas - Highland Marketplace (PA1)
- Conceptual Building Areas - Residential Villages (PA2)
- Conceptual Building Areas - Village Center (PA3)
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

Calhoun Street. Interim right-of-way widths for Calhoun Street may exist until all parcels in Planning Area 2 are acquired for build-out of the Specific Plan.

- **Residential Streets – Private, Non-Classified**
  All interior neighborhoods will have a minimum of two (2) points of access. The residential portions of the Specific Plan may be gated communities.

3.3. Non-Vehicular Circulation & Access

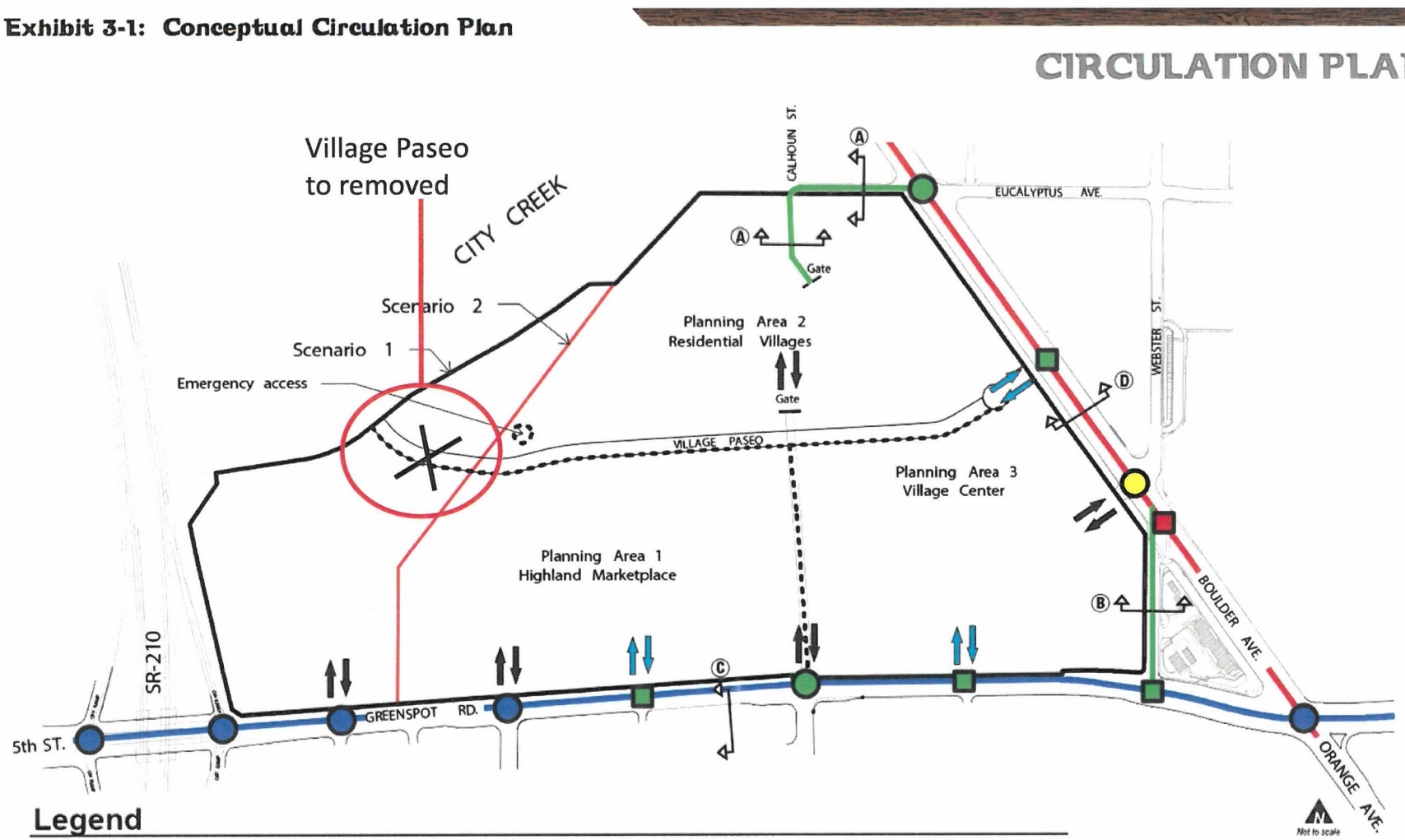
In addition to the vehicular circulation plan, a non-vehicular circulation system is incorporated into the Specific Plan. This non-vehicular circulation system consists of a combination of multi-purpose trails, paseos and sidewalks adjacent to roads and within residential neighborhoods and non-residential areas. All sidewalks along roadways will be constructed per City of Highland standards unless otherwise specified herein. Exhibit 3-4, Conceptual Trails Plan, shows the location of the trails within the Specific Plan area. The Village Paseo provides bicycle and pedestrian connections to the Planning Areas and is an important element of the "walkable" community concept.

3.4. Village Paseo/Multi-Purpose Trails

The Village Paseo is a unique element within the Specific Plan. It is approximately ~~0.5~~ 0.4 mile long and approximately fifty-five feet (55') in width and is within Planning Area 2. It consists of a minimum ten foot (10') wide multi-purpose trail. This multi-purpose trail accommodates hikers, joggers, and bicyclists and provides a connection and access between the residential villages in Planning Area 2 and the Highland Marketplace and Village Center in Planning Areas 1 and 3. . A multi-purpose trail is also allowed along Boulder Avenue, which serves as the northeastern boundary of the Specific Plan.

The substantial landscape planting around the Village Paseo creates an attractive and desirable setting for this recreational opportunity, creating a linear greenbelt. The Village Paseo may

Exhibit 3-1: Conceptual Circulation Plan



Note: This circulation plan is conceptual in nature; the party responsible for roadway improvements will be determined upon adoption of a Development Agreement between the City and the developer(s).

Exhibit 3-4: Conceptual Trails Plan

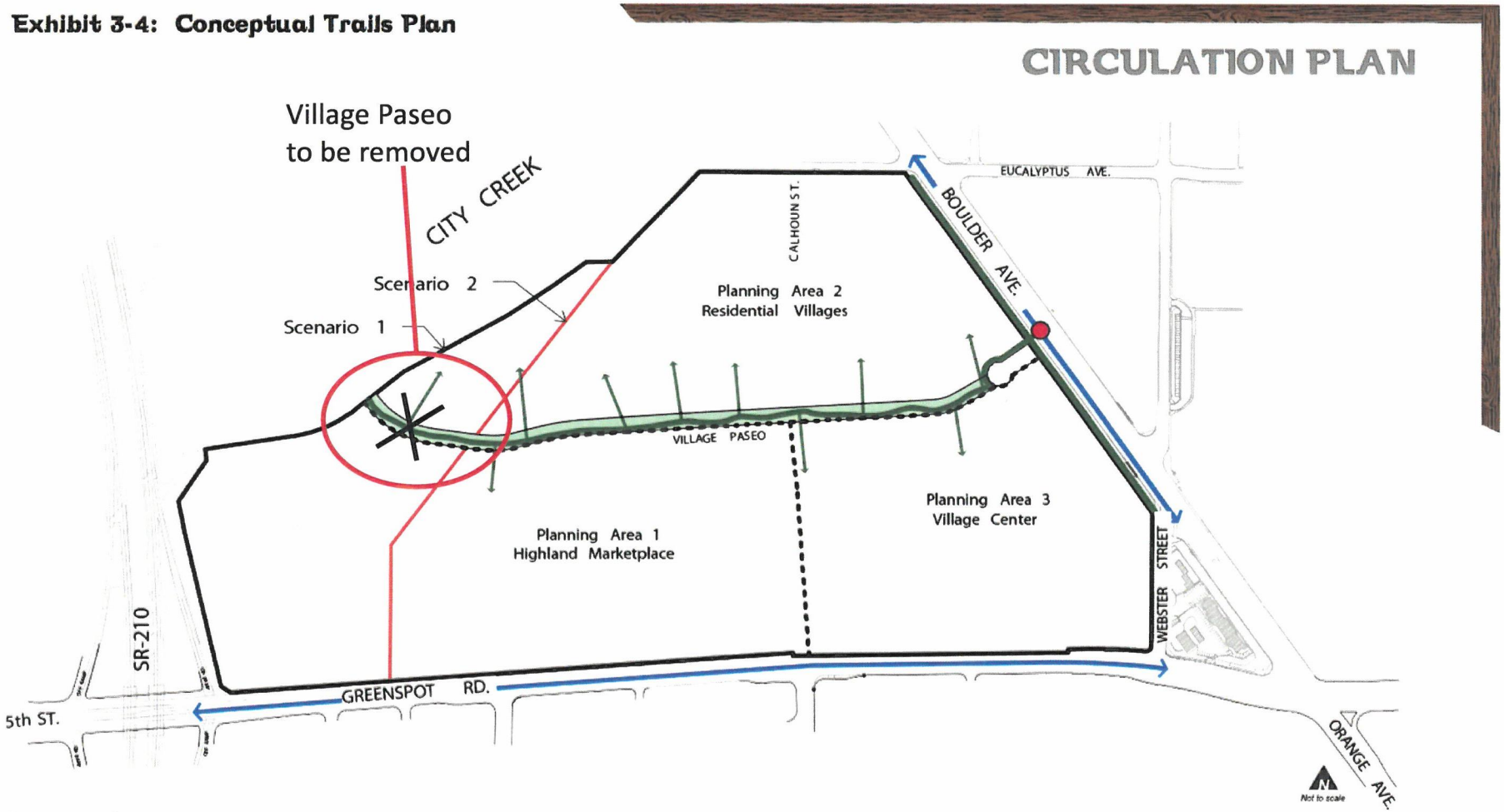
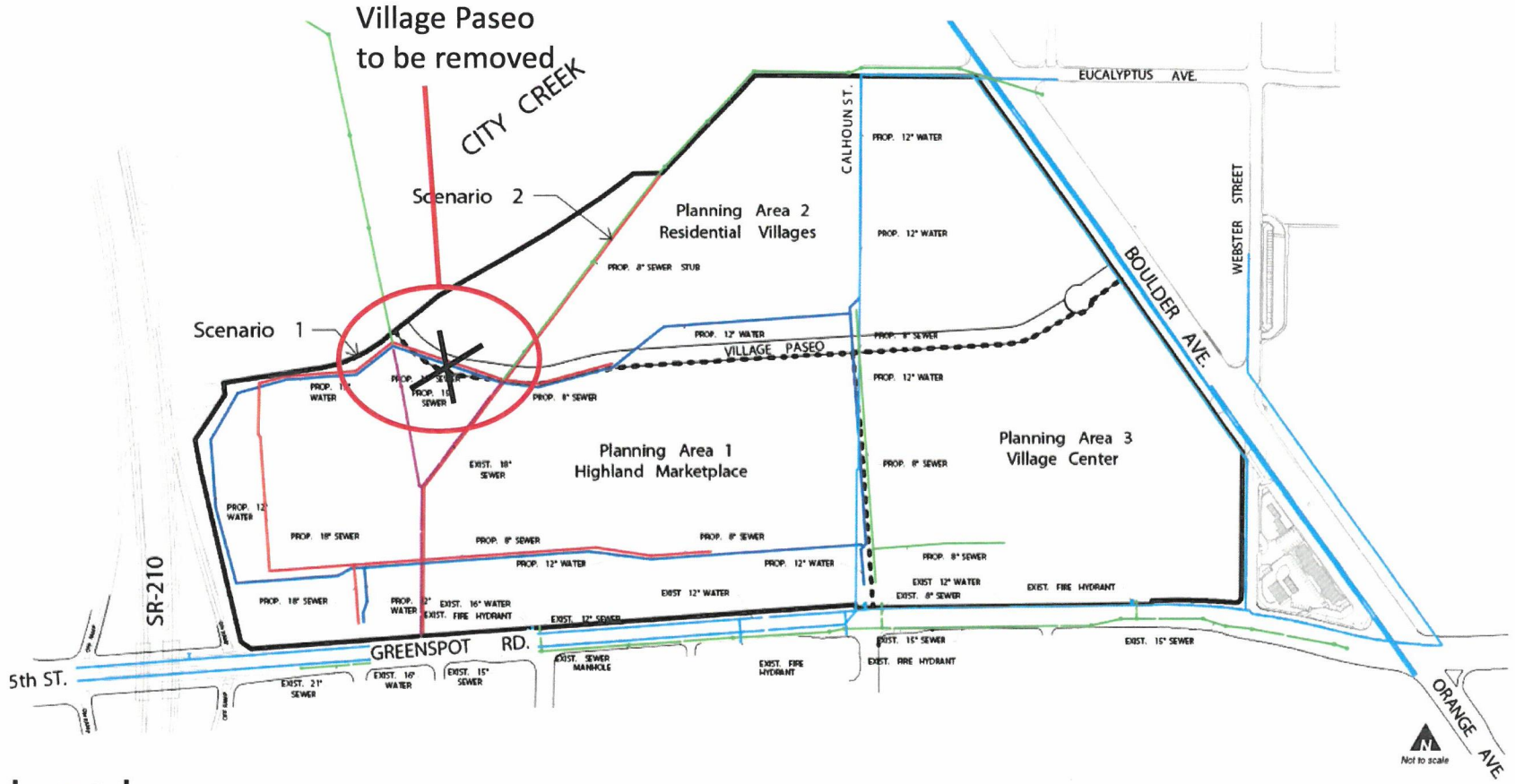


Exhibit 4-1: Conceptual Infrastructure: Water and Sewer Plan

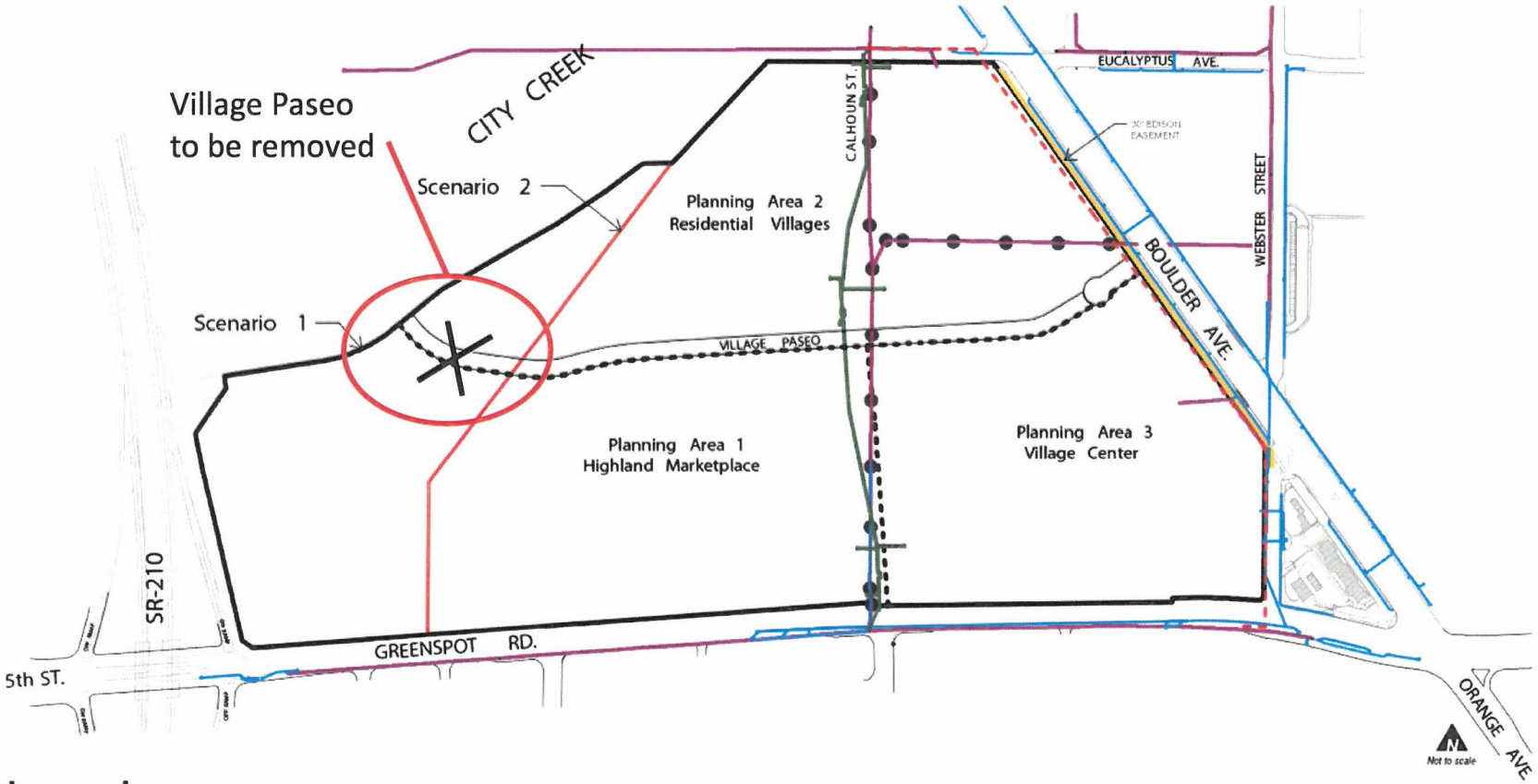


Legend

- Existing Sewer Lines to Remain
- Existing Sewer Lines to be Removed
- Proposed Sewer Lines
- Existing Water Lines
- Proposed Water Lines
- Planning Area Boundary
- Specific Plan Area

Source: Development Resource Consultants, Inc.

Exhibit 4-2: Conceptual Infrastructure: Gas and Electrical Plan



Legend

- Existing Overhead Electrical Lines
- Existing Underground Electrical Lines
- Proposed Underground Electrical Lines
- Proposed Gas/Electrical Lines
- Existing Power Poles
- Edison Easement (Proposed)
- Planning Area Boundary
- Specific Plan Area

Source: Development Resource Consultants, Inc.

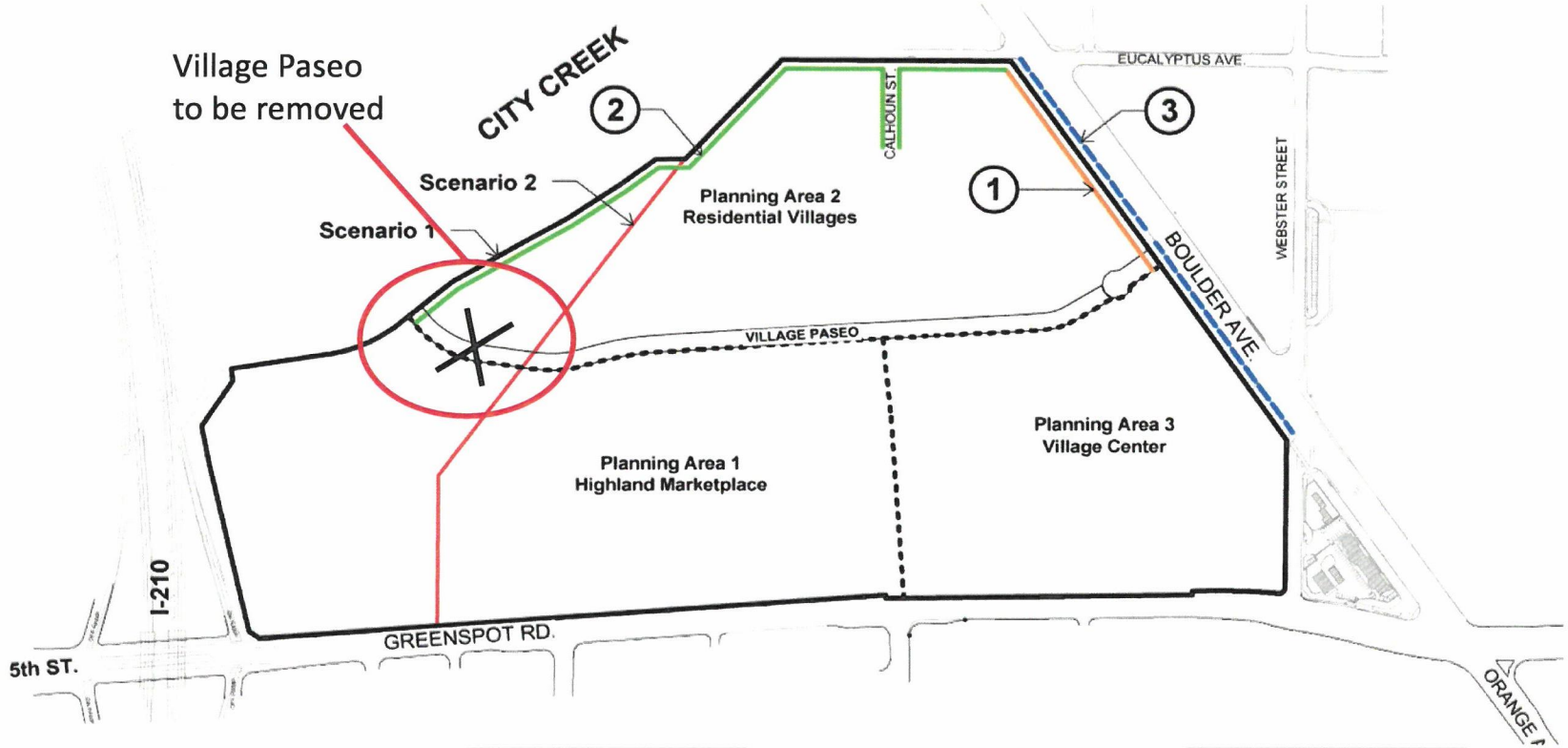
Table 5-7: Multiple-Family Attached

Development Standard	Multiple-Family Attached
Density Range	≤ 20-40 du/ac
Maximum building height	3 stories / 40'
Building Separation	
Side to Side	15'-0"
Rear to Rear	15'-0"
Front to Rear	15'-0"
Front to Front	15'-0"
Interior Court Space	15'-0"
All Others	15'-0"
Minimum Front Yard Setback	75'
Minimum Side Yard Setback	20'
Maximum Setback Encroachment for Architectural Projections*	5'
Minimum Rear Yard Setback	Conditional
Minimum Private Storage Space (per unit)	81 cubic feet
Private Open Space Required***	50 sf. minimum for ground and upper floors
Minimum Open Space Required**	40% Required setbacks measuring more than 15' included

*Architectural projections include but are not limited to balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops.
**The Village Paseo may be utilized to meet open space requirements for residential uses.
***Not Required for Studio Units

Exhibit 5-9 illustrates examples of multiple-family attached dwelling product types.

Exhibit 7-6: Perimeter Fence and Wall Plan



Legend

- Perimeter Theme Wall
- Perimeter View Fence
- Split Rail Fence
- Planning Area Boundary
- Specific Plan Area



(1) Perimeter Theme Wall



(2) Perimeter View Fence



(3) Split Rail Fence

Attachment No. 2:

Resolution No. 2021-____ for

Design Review Application (DRA No. 20-012)

RESOLUTION NO. 2021 – _____

A RESOLUTION OF THE CITY COUNCIL TO APPROVE DESIGN REVIEW APPLICATION (DRA NO. 20-013) PROPOSING THE CONSTRUCTION OF AN 85,316 SQUARE FOOT COMMERCIAL RETAIL CENTER AND A 200-UNIT SINGLE-FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL COMPLEX WITH A 6,214 SQUARE-FOOT CLUBHOUSE AT THE NORTHEAST CORNER OF GREENSPOT ROAD AND 210 FREEWAY IN PLANNING AREA NO. 1 AND 2 OF SCENARIO NO. 1 WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APNS NO.: 1201-331-01, 1201-341-01, -08, and -09).

APPLICANT: TREH PARTNERS XV, LLC

A. RECITALS

1. On December 22, 2020, the Applicant submitted a Design Review Application (DRA No. 20-012) for the construction of an 85,316 square foot commercial retail center and 200-unit single-family and multifamily residential complex at the northeast corner of Greenspot Road and 210 freeway in Planning Area No. 1 and 2 of Scenario No. 1 within the Greenspot Village Specific Plan ("Subject Application").

2. The project site has a Zoning Designation of Highland Marketplace, per Planning Area No. 1 and a zoning of Residential Villages, per Planning Area No. 2 of the Greenspot Village & Marketplace Specific Plan Scenario No. 1.

3. On May 18, 2021, the Planning Commission of the City of Highland, conducted a duly notice public hearing on the Subject Application and recommended approval of Design Review Application (DRA No. 20-012) to the City Council.

4. On June 8, 2021, the City Council of the City of Highland, conducted a duly notice public hearing on the Subject Application.

5. 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 as follows:

1. The City Council 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 City Council 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 City Council dated June 8, 2021, and 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 for DRA No. 20-012:

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

Response: The proposed project is consistent with the Specific Plan because the Specific Plan identified that Planning Area No. 1 and 2 would allow for development of approximately 174,000 square feet of commercial retail uses and approximately 500 to 700 residential units. The proposed project seeks to construct an 85,316 square foot commercial retail center and 200 residential units consistent with the Specific Plan.

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 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 because the objective of the project is to provide a vibrant commercial use and a high-quality planned residential community that compliments the surrounding commercial land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities maintained by the management team that will satisfy the needs of the commercial tenants and residents. The project plans show the appropriate water quality, landscape and design features consistent with the development policies on the City.

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

Response: The proposed use is in compliance with city design and landscape standards and criteria because the development will be required to initiate the process to establish a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping in the median and right-of-way and frontage along Greenspot Road. The project's commercial residential developments shall be required to provide the costs to maintain the LMDs. The proposed outdoor landscape area with underground water quality infiltration system shall be maintained directly by the development. The project will meet the design guidelines/criteria of the Specific Plan by providing a Spanish Craftsman architectural style for the commercial and two architectural styles, Spanish Colonial and Monterey, for the residential development.

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 uses, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare because the proposed project is a commercial and residential development that is designed to offer various commercial retail uses that will support residential development. Also, the residential development will provide a Single-Family Attached and Multi-Family homes with the communal benefits of living in a Multi-Family complex including recreation, open space, parking, and landscaping. The proposed project will be constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Design Review Application (DRA No. 20-012) to allow the construction of an 85,316 square foot commercial retail center and construct 200-unit townhomes and multi-family residential complex, and clubhouse in Planning Area No. 1 and 2, Scenario No. 1 of the Greenspot Village Specific Plan subject to the Conditions of Approval attached hereto and incorporated by reference:

Exhibit:

A – Conditions of Approval
B – EIR, Supplemental EIR, and MMRP

PASSED, APPROVED AND ADOPTED this 8th day of June, 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: June 8, 2021
Applicant: TREH Partners XV, LLC.
File/Index: Design Review Application (DRA 20-012) – "Greenspot Crossing"
Proposal: Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and 200 residential units with 6,214 square-foot clubhouse.
Location: The project site is located on four (4) vacant parcels of approximately 19.81-acres, north of Greenspot Road and east of 210 Freeway within the Greenspot Village & Marketplace Specific Plan. Assessor's Parcel Numbers: 1201-331-01, 1201-341-01, -08, and -09
Related Entitlements: Specific Plan Revision No. 06-01A, Conditional Use Permit No. 20-006 (ABC), Conditional Use Permit No. 20-007 (Gas Station), Tentative Parcel Map No. 20-002, & Accessory Sign Review No. 20-0013 (Sign Program)

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 include Building and Safety, Engineering, and the Fire Department conditions of approval. 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 (DRA No. 20-012) is 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 / all Conditions at any time shall result in initiating revocation of the subject permit.

Residential and Commercial (Conditions of Approval 1-46 apply to both Residential and Commercial component of the Entitlement)

1. This entitlement shall become null and void:

    a. Unless all conditions have been complied with and the substantial 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, 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 (in one-year increments).

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 community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The proposed entitlements permit the development of an 85,316 square foot commercial retail center and a gated 200-unit residential townhome/multi-family complex. Entitlements includes a site plan, architectural elevations, grading plans, and landscaping plans.

3. The Applicant shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Marshall. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission and City Council, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

8. If the property will remain undeveloped for longer than 18 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust

control. Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.

9. The Applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.

10. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.

11. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only per the project's Mitigation Monitoring and Reporting Program. 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.

12. The project site has been reviewed and approved for specific commercial and residential uses of a certain size. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City Planning Division for review and approval, which identifies location of use, letter of intent and parking requirements.

13. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. A minimum of 342 parking spaces are required on-site for the commercial parcel and a minimum of 368 parking spaces are required for the residential parcel.

    a. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary.

    b. Compact car parking spaces shall be not less than seven and one-half (7½) 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% of the required parking.

    c. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.

    d. Loading Zones shall be properly striped and signed.

14. Lighting 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. The Development Impact Fees shall be paid in accordance with City policy as may be amended from time to time.

16. The Project shall comply with the City's Inclusionary Housing Ordinance (Ordinance No. 306).

17. Pursuant to the Specific Plan (Section 5.7.1.D) and the Highland Municipal Code (Section 16.16.040.E.3.I) Security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.

18. Pursuant to the Greenspot Village & Marketplace Specific Plan, Landscape Guidelines, in an area of long walls, the walls shall be offset and/or broken every 25 feet with theme pilaster to avoid visual monotony or as approved by the Planning Commission.

19. Drive aisles meeting both the City's Land Use and Development Code and Fire Department requirements shall be permanently maintained throughout the interior of the site.

    a. One-way drive aisles shall be a minimum 12 feet in width and two-way drive aisles shall be a minimum twenty-four feet (24').

20. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

21. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from Greenspot Road and the interior of the project site. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment.

22. A photometric plan shall be provided to the Planning Division for review and approval prior to issuance of a grading plan in compliance with the following standards:

    a) Lighting shall comply with the Mitigate Monitor Reporting Program (MMRP) and meet the following HMC standards from Table 16.40.160.A for low activity commercial uses or other similar Standards, as approved by the Planning Commission:

        - Maintained Footcandles - 0.2 min.

- Uniformity Avg.: Min - 5.9 : 1
- Average Foot-candle – 1.1
- Building entrances - 5.0 avg.
- Illumination levels are defined as maintained horizontal footcandles on the task.
- Average illumination values should not exceed minimum values by more than the product of the minimum value and the specified ratio.
- In no case should illumination exceed 0.5 footcandles measured at the property line

b) Parking lot light standards shall be a maximum of twenty-five feet (25') in height measured from grade or not taller than the adjacent building.

c) All lighting fixtures shall be adjusted or designed to shine diagonally / downwards to avoid spillover and glare on the surrounding community with average of 0.5 footcandles to avoid spillover and glare impacts on the surrounding community and roadways.

d) Security lighting shall be installed to adequately illuminate the facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

e) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

23. No floodlights or other up-lighting shall be permitted for the purpose of illuminating the building or large open areas unless approved by the Community Development Director.

24. The photometrics plan shall also be reviewed and approved by the Project's Biologist to ensure that the on-site lighting does not detrimentally effect the nearby endangered and sensitive biological populations or their surroundings. (Mitigation Measure No. 4-1)

25. The project shall also adhere to the Conditions of Approval for Tentative Parcel Map No. 20-002 (TPM No. 20382).

26. The project shall continue to adhere to the EIR, Supplemental EIR, and the Mitigating Monitor Reporting Program (MMRP).

Landscaping

27. The Applicant / Developer shall submit three (3) copies of a final landscape / irrigation plan along with appropriate fees, to the City Planning Division for plan check. Said landscape plan shall show the type, size, and location of landscaping materials and a date by which time the planting is expected to be completed. Said landscape plan shall be signed by a landscape architect and incorporate the following criteria:

    a. All landscaping and irrigation systems shall be permanently maintained.

    b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

    c. Landscape plans shall show any proposed walls or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.

    d. One hundred percent (100%) of all landscape areas or exposed soil shall be covered with either shrubs or groundcover as approved by the City Planner and City's Landscape Architect.

28. Conceptual Landscape Plan submitted for review by the City's Landscape Architect shall include the following:

    a. The type and location of all trees, shrubs and groundcover.

    b. All garden and retaining walls noted on the project plans. 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. Landscape plans in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code (HMC). A minimum of 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) calculations.

    d. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.

29. In addition to the hedgerow currently depicted along the northern property line Applicant shall provide screening trees, upright and/or columnar in habit, at 30' maximum on-center spacing, from a minimum container size of 15 gallon at installation. Tree dimensions at 10 years establishment shall be at least 30 feet tall by 15 feet wide shade canopy, and maintained in a manner where tree branches are trimmed clear of semi-trailer height (15 feet above parking lot finish surface, when measured at vertical prolongation of perimeter curb face). Modifications may be approved by the City's Landscape Architect and Community Development Director.

30. The watering and maintenance of all landscaped areas shall be the continuous responsibility of the property owner. All landscaped areas shall be maintained as approved on the final landscape plan and kept in good repair at all times.

31. Coordinate clear traffic sight lines for ingress / egress points with Engineering Department. To ensure all street trees, do not obstruct the view of vehicles entering and exiting the Project.

32. Shrubs and/or decorative screen walls located in front of parking stalls shall be planted / constructed approximately two feet (2') from the curb face to prevent possible damage from vehicle overhang.

33. Planting and irrigation plans shall conform to Section 16.40.390 "Water efficient landscape" requirements of the City of Highland Land Use and Development Code.

34. All trees in planter islands or within six feet (6') of curbs or hardscape, shall be planted with root barriers.

35. Headers between shrub beds and groundcover areas shall be a minimum six inch (6") wide molded concrete mow curb.

36. Required trees shall be a minimum 15-gallon size; except that 25 percent of the required trees shall be 24-inch box or larger.

37. The Applicant shall screen from adjacent public plazas, streets, and driveways with combination of earth berms and landscape or with a three (3) foot high landscape hedge along the frontage (Greenspot Road) of the property as reviewed and approved by the Planning Commission.

38. All landscaping and parking lot maintenance shall occur between 7:00 a.m. and 7:00 p.m. only.

39. In the commercial development, the Applicant shall provide curb-protected landscape planters with self-clinging vines and/or shrub hedges between trash

enclosure walls and adjacent parking spaces on each side of the enclosures, except where access aisles provide a 5' minimum buffer width between the parking space and the enclosure walls. Modifications may be approved by the Landscape Architect and Community Development Director. (There are still two plan locations where there is zero buffer provided between enclosures and the adjacent parking space.)

40. ~~In the residential complex the fencing provided between Dog Park area and adjacent retail back-of-house shall be consistent in materials with the remainder of the secured residential perimeter, which is shown as either decorative block wall or tubular steel fencing. Tubular steel fencing, if used, shall be supplemented with additional mid-pickets (puppy pickets) to a minimum of 16" above finish grade to prevent unintended escape of smaller dog breeds.~~ **(Removed by Planning Commission on May 18, 2021)**

41. All front, side and rear setback areas shall be landscaped subject to the approval of the City's Landscape Architect, except where walkways, drive-aisles and parking are necessary.

42. No more than eight (8) parking spaces shall be permitted in a single row which is not separated by a landscape island, or as adjusted by the Planning Commission.

    a. Landscape islands shall have a minimum interior dimension of five feet by sixteen feet (5' x 16') of interior area, exclusive of the curb and any twelve inch (12") wide "step out" or as approved by the Planning Commission.

43. All proposed retaining walls and screening walls shall be constructed of decorative concrete block (i.e., split face block or similar material as the buildings) and planted with clinging vines as approved by the City's Landscape Architect.

Agency Conditions

44. The property owner shall record an Avigation Easement as required by the San Bernardino International Airport Authority prior to issuance of a building permit.

Commercial Conditions (Conditions 47-67 apply to the commercial component of the entitlement Planning Area No. 1)

45. The frontage and perimeter landscaping, perimeter walls shall be constructed in advance of the first residential Certificate of Occupancy.

46. The courtyards, mural, and fountain shall be constructed prior to the certificate of occupancy of the adjacent buildings (Shop No. 1, Pad No. 4).

47. The courtyards/plaza shall be constructed prior to the certificate of occupancy of the adjacent building (Pad No. 5).

48. Install enhanced paving at the drive aisle of the Major Project Entry on Greenspot Road. The enhancement, as required by the Specific Plan, shall be colored, stamped concrete or other material as approved by the City Engineer/Public Works Director.

49. Sidewalk should not be adjacent to the street unless approved by the Community Development Director and Public Works Director. Sidewalks along Greenspot Road should be redesigned with a meandering parkway matching the south side of Greenspot Road consistent with approved street improvement plans.

50. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.

51. Prior to issuance of a certificate of occupancy by the City, all adjacent landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

52. In the event, the heating, venting and air conditioning (HVAC) are installed as ground mounted, the mechanical units shall incorporate sufficient structural or landscape screening with shrubs and bushes, to the satisfaction of the Community Development Director.

53. The proposed "wall murals" shall be approved by Planning Commission prior to the installation.

54. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

55. Exterior roof access ladders are prohibited. All roof access ladders shall be located inside the building.

56. All rooftop down drains shall be installed on the interior of the building. Roof drains shall not drain onto pedestrian walkways.

57. The operation of searchlights for advertising purposes or similar outdoor lighting is prohibited.

58. Outdoor trash receptacles shall be provided on-site. A trash receptacle shall be provided adjacent to each drive-through exit for any Drive-through Restaurant, or as otherwise approved by the Community Development Director.

59. Truck loading bays and doors shall be screened with a combination of screen walls, ornamental landscaping, and/or portions of the building such that loading doors and delivery trucks are not readily visible from pubic view as approved by the Landscape Architect and Community Development Director.

60. If applicable, parking lot planter "diamonds" shall have a minimum dimension of twenty-five (25) square feet of interior area. Where "diamond" type planters are used within the interior of the parking lot, one (1) "diamond" planter shall be provided between every three (3) parking stalls or as approved by the Planning Commission.

    a. If filtration/infiltration swales are used in lieu of diamonds as part of Water Quality Best Management Practices then the same number and spacing of trees shall be provided or as approved by the Planning Commission and the City's Landscape Architect.

61. Proposed Freeway Pylon Signs shall be reviewed in accordance with Greenspot Village and Marketplace Specific Plan Section No. 6.5.1.

    a. The Applicant/Developer shall comply with Federal Aviation Regulation, Part 77, and any other analysis required by law, regarding the location and height of proposed Freeway-oriented Signs. The Freeway-oriented sign shall be reviewed and approved through a separate entitlement. In accordance with San Bernardino International Airport Interagency Cooperative Agreement, said Federal Aviation Regulation, Part 77, findings received from FAA shall be forwarded to the San Bernardino International Airport by the City of Highland prior to final determination of allowable height.

62. All Major Anchor Stores and other uses requiring shopping carts shall provide a screened area along the front entrance of the building for the storage of shopping carts. Standardized shopping cart collection locations throughout the parking lot shall be provided and shown on the "Final" Grading Plans and "Final" Landscape Plans for City Planner and the City Landscape Architect approval.

    a. Abandoned shopping carts found off-site by City shall be retrieved within 24 hours of notice.

63. Parking of semi-trucks and/or trailers, except during on-site deliveries, shall be prohibited.

64. Overnight parking of non-tenant vehicles on-site shall be prohibited. The prohibition shall also include semi-trailers with or without the truck tractor who are not delivering to an on-site business.

65. The Applicant shall submit a separate Design Review Applicant for the architectural review of the buildings for Pad No. 1, Pad No. 2, Pad No. 3, and Pad No. 5, Major No. 1, and Major No. 2.

Residential Conditions (Conditions 68-76 apply to the residential component of the entitlement Planning Area 2)

66. The residential portion of the project shall be and always remain a Gated Community.

67. To avoid fragmentation of ownership and maintenance, the residential development shall remain under a single ownership.

68. The property shall be vetted through the City's Crime-Free, Multi-Family Housing Program (Ordinance No. 402).

69. All garages, walkways, and driveways shall be lighted during the hours of darkness as follows:

    a. Garages. At least one 60-watt (or equivalent 800 Lumens CFL or LED) light for each two spaces, located inside the garage;

    b. Walkways from Parking Areas to Dwelling Units. One 100-watt (or equivalent 1,600 Lumen CLF or LED) light per 35 linear feet of walkway;

    c. Driveways and Alleys. One 100-watt (or equivalent 1,600 Lumen CLF or LED) light per 50 linear feet of alley or driveway; and

    d. Fixtures for all lights shall be of the type that are protected from breakage.

70. Automatic garage door openers are required for each garage door. All garage doors shall be of a roll-up type design. The garage doors shall be constructed with wood or metal with wood like features/design and shall include trim pieces that give the garage door depth and texture complementing the architecture of the Buildings or as approved by the Planning Commission.

71. Security Devices. Each door providing ingress and egress to any dwelling unit shall be equipped with the following devices:

    a. A peephole allowing a person inside the unit to see, at a wide angle, persons outside of the unit at the door, without the person inside being seen.

b. A deadbolt lock attached to the construction studding. Attachment to the door jamb or trim shall not be sufficient to comply with the terms of this Condition.

72. Prior to issuance of a Certificate of Occupancy by the City, window treatments (i.e. window blinds, shutters, etc.) shall be installed on the interior of all windows in each unit.

73. Prior to occupancy of the first residential unit in Phase 1, the main vehicular/pedestrian access improvements between the main entry and Greenspot Road shall be installed, inclusive of landscaping and lighting and other facilities.

74. The Applicant shall create a valet trash pickup service agreement for the residential complex to the satisfaction of the Public Service Manager. If the valet trash pickup service agreement is not provided, the Applicant shall construct the adequate amount of trash enclosure per the Greenspot Village and Marketplace Specific Plan Section No. 5.7.2.

75. Should the Applicant fail to maintain a private Temporary Fire Service Contract (TFSC), then for the purposes of these Conditions, the Ladder Truck Service date shall be defined as the date of issuance of the building permit for the structure that is either:

a. The fourth (4th) structure in the Project that is either twenty-eight feet (28') in height or taller (ground to eaves) or three (3) stories in height or taller; or

b. The fourth (4th) structure in the Project that would require a consistent fire-flow of 3,500 gallons per minute or greater; or

c. The fourth (4th) structure in any combination of four such structures in the Project (collectively, the "Ladder Truck Service Date)".

The City will endeavor to maintain a TFSC in effect at the Applicant/Developer's expense from the Ladder Truck Service Date until the earlier of:

i. the first day of the first calendar quarter following the date the City's net property tax, sales and use tax and transient occupancy tax ("TOT") revenues from within the Specific Plan any other structure within the City, entitled after the effective date of this Project's approval, that triggers Conditions 75 a-c above ("Qualifying Property") to exceed five hundred fifty thousand dollars ($550,000.00); or

ii. the date a fully equipped City-owned and staffed ladder truck is put into service at the City station serving the Site.

Prior to the City's issuance of building permits, the Applicant/Developer shall deposit with the City a cash deposit in an amount equal to the City's Finance Director's estimate of the City's full costs for the TFSC for the first two (2) years of the TFSC. The City shall hold the deposited funds in a separate, interest bearing, account to be used only to fund the TFSC's costs. Interest shall be re-deposited in the account and used to partially pay future years' TFSC's costs. If TFSC's are in effect following the year that the Applicant/Developer's deposit is exhausted, City shall request, and the Applicant/Developer or the Applicant/Developer's successor in interest shall make, further deposits to cover each subsequent year's TFSC's costs. If the TFSC is terminated prior to the time the Applicant/Developer's TFSC's cost deposit is exhausted, City shall promptly refund to the Applicant/Developer any excess amounts including accrued interest, if any.

76. If the City is unable to secure and/or maintain in effect appropriate, fiscally sound Temporary Fire Services Contracts ("TFSC") with one or more adjacent local agencies to provide staffed ladder truck fire protection service prior to the Ladder Truck Service Date and thereafter OR if the Applicant/Developer fails to pay any TFSCs cost deposit when due, the Applicant/Developer shall pay to the City its proportional share of an annual Fire Fund Shortfall Payment ("FFSP") of $550,000 on or before the Ladder Truck Service Date, less the taxes and fees collected in Condition 75.c.i. The Applicant's proportional share shall be considered their percentage of all buildings within the City that trigger 75a, 75b or 75c at the time of the annual calculation. The Applicant/Developer shall make annual payments of the FFSP to the City each calendar year on the anniversary of the Ladder Truck Service Date as defined above. Notwithstanding the foregoing, the Applicant/Developer shall not be required to pay the TFSC on and after the Ladder Truck Service Date immediately following end of the City fiscal year in which the City receives five hundred fifty thousand dollars ($550,000) or more in net property tax, sales and use and transient occupancy tax revenue from development in within the Specific Plan or other Qualifying Property combined.

Building and Safety Division Conditions of Approval

Date:	January 14, 2021
Project:	Specific Plan Revision - Mixed Use Development North of Greenspot Rd. and East of the 210 Freeway in the Greenspot Village Marketplace Specific Plan.
Site Location:	North of Greenspot Rd. and East of the 210 Freeway
Project Numbers:	**SPR:** 06-01A, **DRA:** 20-012, **CUP:** 20-007, **CUP:** 20-006, **TPM:** 20-002, **ASR:** 20-013
APN:	1201-331-01 & 1201-341-08

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

    (3) Architectural Plans
    (3) Structural Plans
    (2) Structural Calculations
    (3) Plot/Site Plans
    (3) Electrical Plans
    (3) Electrical Load Calculations
    (3) Plumbing Plans/Isometrics
    (3) Mechanical Plans
    (3) HVAC Duct Layout Plans
    (2) Roof and Floor Truss Plans
    (2) Title 24 Energy Calculations
    (2) Geology Report
    (2) Soils Report
    (3) Precise Grading Plans
    (3) Site Disabled Access Plan
    (3) Condition of Approval Packages (Include within Plan Sets)
    (3) Temporary Fence Plan
    (1) Approved Health Department Plans
    (2) Energy Commissioning Plan

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, basic wind speed 96 MPH, at exposure "C", and Energy Climate Zone 10.

3. All new and existing overhead utility lines in conjunction with the development project(s) are to be underground. Appurtenances and associated equipment including but not limited to surface mounted transformers, pedestals, meters, and cabinets may be exempted as listed under Highland Municipal Code Section 16.40.380

4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

6. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.

7. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

8. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.

9. Projects requiring County Health and/or San Bernardino Environmental Control, such as restaurants, need to obtain those permits prior to building permit issuance.

10. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-2136, Ext 228.

11. In accordance with Policy 335, a construction fence shall be installed and maintained for any on-site projects prior to the commencement of any grading. All development projects shall submit a construction fencing plan with the construction design plans for approval by the Planning Division. Construction projects that have phased

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

12. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.

13. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.

14. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

15. 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.

16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.

17. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
    (Redlands Unified School Districts)

18. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.

19. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.

20. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

21. All deferred plan items are to be identified on the plans cover sheet.

22. Final approvals from all applicable outside agencies and internal departments and divisions are required prior to Building and Safety permit final and occupancy approval.

23. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.

24. All dead and removed trees and foliage is to be properly removed from the site.

25. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

26. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.

27. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the preliminary drawing plans:

- Note some of these comments can be addressed once plans are submitted for plan review. Comments that should be addressed prior to submitting for plan review are:
    - Conditions that change the layout of the units such as making units accessible and adaptable where the unit sizes may increase in size.
    - Conditions that reflect the overall parking area, which considers the number of accessible parking spaces.
    - Conditions that change the overall layout in order to comply with accessible path of travel to all facilities and making the facilities accessible. Facilitates shall include, but not limited to trash enclosure, pool area, BBQ areas, fire pits, and playground areas.

28. Accessibility for the recreational building and swimming pool shall comply with CBC Chapter 11B, while the townhome units shall comply with CBC Chapter 11A.

29. Multi-family units without elevators:
    - All dwelling units on the ground floor shall be adaptable. (see definition of adaptable, and requirements for adaptability) Clearly indicate on the plans. CBC sec. 1119A
    - All dwelling units on the ground floor shall be located on an accessible route (when site tests are not a factor). CBC sec. 1107A.12, 1107A.13

30. Site development and grading shall be designed to provide access to all buildings or portions of buildings required to be accessible or adaptable. Accessible building entrances and exterior ground floor exits shall be located on an accessible route. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material.

31. When installing paver stones along the accessible path of travel, over time the stones may shift and move where they are no longer in compliance with CBC

32. Provide and detail an accessible route to the play area. Play area ground surfaces shall comply with ASTM standards CBC sec. 11B-1008.2.6

33. All common areas, which includes fire pits, BBQ, courts, picnic, play areas shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.

34. Provide the minimum number of disabled accessible parking spaces for each building as follows:
    - 2% of total number of Covered Dwelling Units
    - 5% of total number of visitor parking spaces provided. (Identify on the site plan the number of visitor parking spaces to be provided & accessible parking spaces for visitors).
    - Indicate van accessible parking. (ratio of 1 van accessible space for each 8 accessible parking spaces).
    - Accessible parking spaces shall be dispersed throughout the site and dispersed between open parking areas and covered parking areas. CBC Section 1109A.5

35. Bathrooms within accessible dwelling units shall be designed to comply with Option 1 or Option 2 per CBC sec. 1134A.2.
    - Specify which option is to be applied.
    - Provide dimensioned details in compliance with CBC sec. 1130A to demonstrate compliance.
    - Reference notes and details to the architectural floor plans. The bathroom on the ground floor accessible unit shall meet the following:
        - Adaptable bathrooms, provide a clear floor space of 48" parallel x 30" perpendicular at the side of the bathtub located from the foot/ control end of the bathtub. CBC sec. 1134A.5

- A clear floor space of 30" x 48" shall be provided within the bathroom beyond the swing of the door. Sec. 1134A.4
- Dimension the required 36" clear floor space in front of the water closet. Sec. 1134A.7(1)
- The minimum clear floor space (width) for a water closet is 36". Sec. 1134A.7, exception.
- Provide details for grab bar support backing at bathtub and water closet. CBC sec. 1134A.5, sec. 1134A.7.

36. Bathrooms and bathing facilities located on the ground floor shall be adaptable. Provide dimensioned details on the plans. Address the following:
    a. Reference notes and details to the architectural floor plans.
    b. Provide details for grab bar support backing at shower stalls, and water closets. CBC sec. 1134A.6(4) & sec. 1134A.7(2)
    c. A clear floor space of 30" x 48" shall be provided within the bathroom beyond the swing of the door. CBC sec. 1134A.4
    d. A clear floor space of 48" parallel x 30" perpendicular at the side of the shower stall. CBC sec. 1134A.6(3)
    e. Provide a 36" clear floor space in front of the water closet. CBC sec. 1134A.7(1)
    f. Provide a 48" clear floor space (width) for the water closet. CBC sec. 1134A.7(1)
    g. Dimension lavatory counter top (plan view), maneuvering space, knee and toe clearances. CBC sec. 1134A.8
    h. Provide shower stall floor type, & floor slope, threshold, controls, enclosure. CBC sec. 1134A.6

37. Adaptable bathrooms within dwelling units when using option #2, (one complying bathroom), all additional bathrooms shall comply with items 8 thru 12 per CBC sec. 1134A.2.
    a. Accessible route into and through the bathroom.
    b. Accessible route shall be 36" in width. sec. 1130A.2
    c. Landings at doors. sec. 1132A.5
    d. 18" strike edge clearance on swing side of doors. sec.1132A.5.2
    e. Switches and outlets. sec. 1142A
    f. Grab bar backing. sec. 1134A.5, thru 1134A.7.

38. Provide a range of 17" min. to 18" max. from the center line of the accessible water closet to the adjacent side wall or partition. Provide dimensions on plans and details. CBC sec. 1134A.7.

39. Provide a dimensioned, detailed bathroom(s) floor plan to demonstrate compliance with accessibility standards. Show/ dimension locations of all accessible plumbing fixtures such as: water closets, lavs, tub and shower compartment. Detail required fixture clearances, door clearances and minimum clear floor areas. (maneuvering space, sec. 1134A.4) CBC sec. 1134A

40. Provide notes, details, and dimensions for gates located on an accessible route as follows: CBC sec. 1126A
    a. Width and height
    b. Maneuvering clearance/ Landings

c. Floor or Ground surfaces
d. Type of lock and latch
e. Opening force
f. Smooth surface (kick plate) sec. 1126A.7

41. Provide notes, details, and dimensions for the accessible stairs on the plans. Address the following:

a. Rise and run of stairs.	CBC sec. 1009.4.2
b. Open risers not permitted	CBC sec. 1115A.2
c. Contrasting color strip on treads	CBC Sec. 1115A.5
d. Handrails 1115A.6.2.5	CBC Sec. 1115A.6.2.1, 1115A.6.2.3,
e. Guards	CBC sec. 1013

42. Kitchens shall be accessible. Provide details on the plans. Reference details to the floor plans. Kitchens shall comply with CBC sec. 1112 A

43. Ten percent of multi-story dwelling units shall be located on an accessible route and be adaptable. Identify the required adaptable units on the plans. CBC sec. 1102A.3.1

44. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests per section 1119A.

45. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route and shall comply with the provisions of sec. 1109A.

46. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions of chapter 11A.

47. Rooms or spaces located on the primary entry level and subject to chapter 11A may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.

48. When glazed openings are provided within rooms or spaces for operation by occupants (dwelling units) at least one glazed opening shall comply with 1138A.4. Provide notes / details on the plans. CBC sec. 1126A.8

49. The trash enclosures shall be accessible to persons with disabilities and located on an accessible route. Detail accessibility on the plans. CBC Sec. 1110A.1(2)

50. The trash enclosure door or gate shall be provided with a level area 60" in length in the direction of door or gate swing and a length of 48" in the opposite direction of door swing. CBC sec. 1126A.3.1

51. Private garages shall comply with CBC Section 1109A.2.1.

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

DATE : April 13, 2021 **Page 1 of 9**

APPLICANT : TREH Development

APN : 1201-331-01 & 1301-341-08

SITE LOCATION: NEC of Greenspot Road and 210 Freeway

FILE / INDEX No.: SPR 06-01A DRA 20-012 CUP 20-006 20-007 TPM 20-002 ASR 20-013

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

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

Fire Department Review of all projects is required.

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**

4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

6. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

7. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

8. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

9. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings. **CFC; CBC; CMC**

10. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

11. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

12. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

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

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

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

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

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

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

19. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
    An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
    Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**

20. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**

21. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**

22. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

23. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

24. **HF61:** Aerial fire apparatus access roads. **Where required**: buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

25. **HF25:** Minimum required fire flow, shall be determined by California Fire Code Appendix 'B'
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

26. **HF29:** Fire hydrant spacing shall be:

Single family residential:	500 FEET
Multi-family residential:	300 FEET
High density residential:	300 FEET
Commercial retail:	300 FEET

CFC / APPENDIX B AND C.

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

27. **HF26:** Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**

28. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

29. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

30. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

31. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

32. **HF21:** **Commercial** and **multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8"** height, 3/4" stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC

33. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, 1/2" stroke, on contrasting background. **CFC**

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

35. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC**
Note: Permanent signage shall meet City standards as required by Planning.

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

37. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 3/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 3/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

38. **HF35:** Automatic fire sprinklers shall be installed according to **NFPA 13R** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

39. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

40. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
    Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

41. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three **(3)** sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**

42. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC**; **NFPA**

43. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year.
    CFC; T-19

44. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

45. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC**

46. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC**

47. **HF46:** **SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**

48. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with a class i standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.

49. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.

50. **HF61**: **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

51. **HF62**: Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.

52. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

53. Adjacent southerly/easterly parcel to be required to connect to emergency access to allow fire department and emergency ingress / egress.

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

City of Highland

Engineering Department
Conditions of Approval
(SPR 006-001A – DRA 20-012) TREH Golden Triangle

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

GRADING

E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.

B 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.

E 3. Submit 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.

B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.

E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, 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 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration basins and to accommodate overflows as necessary.

E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.

D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basins until the site is stabilized for erosion and sedimentation.

B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

C* 14. Construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, a 56-foot wide drive aisle at the Westerly Access, a 150' southbound left-turn lane, a 250' southbound through/ right-turn lane, and a 5-foot wide landscaped median, and a private lighting system. Align the project entrance with the existing entrance south of Greenspot Road. If modification to the existing traffic signal is required, submit a signal modification plan to the City Engineer for review and approval.

C 15. In accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, (1) construct and maintain the private street improvements northerly of Greenspot Road right of way to project boundary including, but not limited to, stamped concrete at the Westerly Access entry within City right of way, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, and a private lighting system.

E 16. Submit engineering plans for street improvements, traffic signal modification at Westerly Access traffic signal and interconnect if required, and striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.

C 17. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer. Modify Greenspot Road striping to provide a second right turn lane to westbound SR 210 on-ramp, per City Standards.

B 18. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

B 19. Design and construct public improvements including temporary fire access gate 20-foot wide with Knox box lock at Access A, north of the intersection within City right of way.

C 20. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

E 21. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 22. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Runoff from the proposed entrance road shall be captured and conveyed to the proposed pretreatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 23. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

C* 25. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to the stubbed out existing Lateral S (48" HDPE) storm drain located on the north side of the signalized Westerly Access.

B 26 At each underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.

C 27 Register the underground chambers with EPA as a Class V Injection Well.

E* 28. As per the C-WQMP and final design of the F-WQMP, construct hydrodynamic separators such that all flows into proposed underground system are pretreated by a system rated by the Washington State TAPE/ GULD for removal of sediments, oil and grease, and trash.

E* 29. Construct on-site grading to drain the entire site to the south and to the existing Lateral S (48" HDPE). If entire site does not drain to the south then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings. Design the total peak discharge from Project and tributary areas from the remainder Planning Area 1 and 2 into Lateral S (48" HDPE) such that it does not exceed 50 cfs peak flow rate, which is the design flow rate used in the hydrology study of the existing storm drain in Greenspot Road constructed and stubbed out by the City at the existing signalized intersection ("Westerly Access").

E 30. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.

E 31. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

E* 32. If a Letter of Map Revision (LOMR) to amend the Flood Insurance Rate Map (FIRM), to eliminate the need for the City Creek levee, and to protect the project (commercial and/ or residential) from potential flooding has not been issued by the Federal Emergency Management Agency (FEMA), then design and construct flood control and/ or flood protection measures required to remove the project from Special Flood Hazard Area Zone A on the FIRM in accordance with the FEMA requirements. Obtain a Conditional Letter of Map Revision from FEMA prior to issuance of a grading permit. The FIRM map and applicable revised insurance rates for these properties will not be adjusted until the LOMR is obtained from FEMA.

DEDICATION/ANNEXATION

C* 33. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along Greenspot Road. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. The City acknowledges the "annexation" is in fact a requested easement for the area not an annexation, taking or a change on title of the fee interest. Landscaping along the Project frontages shall be maintained by the property owner. The owner will be given a sixty (60) day repair period by written notice of the City's determination that adequate maintenance of the landscaping is not being performed and will also be given a Cure period of an additional thirty (30) days after the sixty (60) day notice period to make the necessary repairs. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner and the owner was not able to restore the landscaping before the end of the Cure period. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system. The City understands the installed site improvements may need to be modified and or relocated in the future and agrees to allow developer to encroach into the 10-foot landscape easement area to make such modifications.

C* 34. Apply to the City to annex the Project into the City's Consolidated Landscape District (LMD) for maintenance of the median and streetscape along the Project's Greenspot Road frontage. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. Landscaping within the median shall be maintained by the City.

B* 35. Dedicate an irrevocable offer of dedication, which the City acknowledges is an easement only not a taking or change on title of the fee interest, document, (1) a 10-foot wide minimum landscape easement across the Greenspot Road frontage, in addition to the required street right-of-way, as approved by the City Engineer, (2) a temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B* 36. Acquire a private easement across Planning Area 1 and/ or 2 if needed for construction and maintenance of offsite drainage facilities.

E* 37. In accordance with the Greenspot Village and Marketplace Specific Plan, grant a reciprocal private easement in favor of the parcels within Planning Area 1 and 2, easterly adjoining properties, for ~~drainage, utilities, and~~ pedestrian and vehicular access, including emergency access from the southwest corner of Planning Area 2 and the west side of the remainder of ~~Parcel 1~~Planning Area 1.

A* 38. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within TREH's ownership.

B 39. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 40. 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.

A 41. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

B* 42 Record an easement by separate instrument for Public sewer improvements purposes in favor of the EVWD within TREH's ownership for the realigned trunk sewer line.

E* 43. In the event the developer, after a verifiable good faith effort, fails to acquire, if any, required off-site property interests, the developer shall, prior to approval of the Final Map, enter into an agreement with the City to complete the improvements pursuant to Government Code Section 66462 et seq. at such time as the City acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by the City to acquire the off-site property interests (drainage easements, drainage acceptance letters, and permission to grade and construct as applicable) required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount estimated by the City based on an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.

FEES/PERMITS

C* 44. Pay Post 2030 fair share traffic mitigation fees for all locations inside or outside of the City of Highland impacted by development of the Specific Plan as identified in the traffic study prepared for the Specific Plan. The amount of mitigation fees required of the Specific Plan shall be based on (1) the percentage of project traffic as calculated in the traffic study, and (2) cost estimates of the improvements as initially calculated and periodically updated by the City. The amount of traffic mitigation fee applicable to each phase of development shall be calculated based on the area within that phase as a percentage of area within the entire Specific Plan, regardless of land use designation of said phase. Pay the traffic mitigation fee for the entire phase prior to occupancy of the first building located in that phase. Provide, for City review, updated tables in the traffic study showing the locations of the mitigation improvements and the project fair share percentage. Also include the Greenspot Road/Church Street intersection in the fair share calculation.

C* 45. In lieu of restriping the eastbound approach to provide a left-turn lane, and a shared left/through/right-turn lane on the eastbound freeway off ramp in accordance with Exhibit J of the traffic study (Interim Year Minimum Improvements) pay the equivalent dollar amount for the City's future use to construct the ultimate improvements at this location according to the City's Greenspot Road Master Plan. The equivalent dollar amount, as initially calculated and periodically updated by the City, shall be applicable to Project and shall be paid incrementally based on the percentage of area of development within the overall Specific Plan.

B* 46. Reimburse the City of Highland for the off-site improvements constructed as conditioned by Engineering Condition of Approval #57 of CUP 007-003/ Highland Crossings. Prior to issuance of the first building permit reimburse the City for the project share advanced by the City on behalf of the applicant for the existing traffic signal at the Westerly Access.

C* 47. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.

D 48. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, hydrology study 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 49. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way and obtain permit from Caltrans prior to any construction within or impacting Caltrans Access Control areas.

E 50. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

A 51. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

E 52. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 53. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 54. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.

C 55. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 56. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

E 57. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.

B 58. 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 59. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 60. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 61. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.

B* 62. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.

Exhibit B:

EIR, Supplemental EIR, and MMRP

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS					
1-1	In conjunction with the submittal of a site plan for any phase of the proposed project, the project applicant shall submit a lighting and photometric plan for that phase for review and approval by the City of Highland Planning Division. The lighting plan shall include the amount, location, height and intensity of street and parking-area lighting limited to the minimum necessary for public safety in order to reduce potential for light and glare and incidental spillover into adjacent properties and/or roadways. The lighting plan shall also include a description and details of the proposed lighting fixtures.	Project Applicant	Prior to the approval of a site plan for any phase of the project	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-2	Perimeter lighting fixtures proposed along State Route 210 (SR-210) shall be consistent with the Illuminating Engineering Society of North America "sharp cut-off" fixtures and shall be fitted with flat glass lenses and internal and external shielding. Rood lighting shall not be permitted to spill onto SR-210.	Project Applicant	Prior to the approval of a site plan tor development in Planning Area 1	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-3	The lighting levels within the commercial (Planning Area 1) and mixed-use (Planning Area 3) areas shall be appropriately designed to fall within the Illuminating Engineering Society of North America recommendations for retail commercial centers.	Project Applicant	Prior to the approval of a site plan for development in Planning Areas 1 and 3	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-4	Site lighting systems shall be grouped into control zones to allow for open. closing, and night light/security lighting schemes. All control groups shall be controlled by an automatic lighting control system utilizing components such as a time clock, photocell, and low-voltage relays.	Project Applicant	Prior to the approval of a site plan for any phase of the project	City of Highland Planning Division in coordination with Building and Safety/Building Official	
5.3 AIR QUALITY					
3-1	**Fugitive Dust** Ongoing during demolition, grading, and construction. the construction contractor shall implement the following measures in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM_{10} and $PM_{2.5}$ emissions. To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections:	Project Applicant/Construction Contractor	Ongoing during demolition, grading. and construction activities	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• During all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering as quickly as possible. This would achieve a minimum control efficiency for PM_{10} of 5 percent • During all construction activities, the construction contractor shall sweep streets with Rule 1186 compliant PM_{10}-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. • During active demolition and debris removal and grading, the construction contractor shall suspend demolition and grading operations when wind speeds exceed 25 miles per how. This would achieve an emissions control efficiency for PM_{10} under worst-case wind conditions of 98 percent. • During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means. This would achieve a control efficiency for PM_{10} of 91 percent. • During all construction activities. the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day. This would achieve an emissions reduction control efficiency for PM_{10} of 61 percent • During active demolition and debris removal the construction contractor shall apply water to disturbed soils at the end of each day. This would achieve an emissions control efficiency for PM_{10} of 10 percent. • During all construction activities, the construction contractor shall limit on-site vehicle speeds on unpaved roads to no more than 15 miles per hour. This would achieve a control efficiency for PM_{10} of 57 percent • The construction contractor may apply chemical soil stabilizers to reduce wind erosion. This would achieve a control efficiency of up to 80 percent.				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	The construction contractor shall apply water every four hours to the area within 100 feet of a structure being demolished to reduce vehicle trackout. This would achieve a control efficiency of 36 percent.				
3-2	**Exhaust Emissions** Ongoing during demolition, grading and construction, the construction contractor shall implement the following measures to further reduce construction exhaust emissions of NO_x, PM_{10}, and $PM_{2.5}$. To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections: • The construction contractor shall use construction equipment rated by the United States Environmental Protection Agency as having Tier 2 or higher exhaust emission limits for construction equipment with engines over 50 horsepower. Tier 3 engines are available for 2006 to 2008 model year construction equipment A list of construction equipment by type and model year shall be maintained by the construction contractor onsite and verified by the City of Highland. A copy of each unit's certified tier specification shall be provided at the time of mobilization of each applicable unit of equipment. • The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions. The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes.	Project Applicant/Construction Contractor	Ongoing during demolition, grading, and construction activities	City of Highland Public Works Department/City Engineer	
3-3	**Architectural Coatings** The construction contractor shall use paints with a volatile organic compound (VOC) content of 100 grams/liter or less tor all exterior and interior surfaces in order to minimize VOC emissions from painting.	Project Applicant/Construction Contractor	Ongoing during construction activities	City of Highland Building and Safety/Building Official	
3-4	**Energy Efficiency** Prior to the issuance of a building permit for residential, commercial, or office structures. development plans for these structures shall be required to demonstrate that buildings exceed the 2008 Building and Energy Efficiency Standards (Title 24) for energy efficiency by 25 percent Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, compact fluorescent and/or light emitting diode light bulbs, low-e window glazing or double-paned windows, and specifying energy-efficient appliances (e.g., EnergyStar® appliances).				
3-5	Development plans for residential, commercial, or office structures shall include roofing systems, such as "cool' roofs, that reduce roof temperatures significantly during the summer and therefore reduce the energy requirement for air conditioning. Building permits shall not be issued until such plans meet the satisfaction of the City. A list of energy- efficient building materials and suppliers can be found at http://eetd.lbl.gov/CoolRoofs/.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
3-6	Development plans for residential, commercial, or office structures shall include cool pavement materials such as lighter-colored pavement materials, porous materials, or permeable or porous pavement for all roadways and walkways not within the public right-of-way, excluding frequently traveled access-ways, to minimize the absorption of solar heat and subsequent transfer of heat to its surrounding environment Building permits shall not be issued until such plans meet the satisfaction of the City. A list of cool pavement materials is available at http://www.eoa.gov/heatisld/images/extra/level3 pavingproducts.html.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with the City's Public Works Department/City Engineer	
3-7	**Water Conservation and Efficiency** In order to increase energy efficiency and therefore reduce on-site emissions, all toilets, urinals, sinks, showers, and other water fixtures installed on-site shall be low-flow fixtures.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
3-8	**Land Use** Prior to the issuance of a building permit for residential, commercial, or office structures. landscape plans for these building types shall include water-efficient shade trees strategically located near building structures. including along the south-facing building facade, in order to reduce energy usage at residential. commercial, and office buildings. The location and number of trees shall be determined by the landscape architect.	Project Applicant	Prior to issuance of building permits	City of Highland Planning Division in coordination with the City's Landscape Architect	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-9	**Transportation and Motor Vehicles** The applicants of future commercial, office, and retail development within the specific plan area shall provide the following features to reduce project-related mobile-source air pollutant emissions: • Preferential parking for carpools and vanpools. • Preferential parking for alternative-fuel vehicles (e.g., compressed natural gas [CNG] or hydrogen). • Secure bicycle parking and storage facilities for employees and visitors. • Commuter information boards identifying bicycle paths and public transit routes and schedules.	Project Applicant	Prior to the execution of respective lease agreements	City of Highland Planning Division in coordination with the City's Public Works Department/City Engineer	
5.4 BIOLOGICAL RESOURCES					
4-1	Pre-construction presence/absence surveys for burrowing owls shall be conducted for all properties within the Specific Plan area within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to current recommended guidelines established by the California Department of Fish and Wildlife (CDFW). In the event this species is not identified within the project limits, no further mitigation is required. If during the pre-construction survey burrowing owls are identified, then the following shall be implemented: • Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. • If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. • If relocation of the owls is approved for the site by CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following: o The location of the nest and owls proposed for relocation. o The location of the proposed relocation site.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	○ The number of owls involved and the time of year when the relocation is proposed to take place. ○ The name and credentials of the biologist who will be retained to supervise the relocation. ○ The proposed method of capture and transport for the owls to the new site. A description of site preparation at the relocation site (e.g. enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).				
4-2	A California horned lark and migratory nesting bird survey shall be conducted for all properties within the Specific Plan area by a qualified biologist within 30 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented. At a minimum the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked by a qualified biological monitor as recommended by the biologist. The approved buffer zone shall be visually marked in the field, which no vegetation clearing, or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the monitoring biologist.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	
4-3	Protocol presence/absence trapping surveys in accordance with current guidelines established by the US Fish and Wildlife Service (USFWS) for the San Bernardino kangaroo rat (SBKR) shall be	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division and USFWS	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	completed on all areas within the Specific Plan Area that are proposed for development unless written concurrence from the USFWS is obtained that the survey is not required, and that the given property is deemed unsuitable and non-occupied by USFWS. If protocol presence/absence trapping surveys for SBKR have negative results for a given property, then no additional mitigation measures are required and there would be no anticipated impacts. Protocol presence/absence trapping surveys are valid for one year. If protocol presence/absence trapping surveys for SBKR are positive then the occupied portion of the property shall be determined utilizing protocol trapping surveys and one or more of a combination of the following shall be implemented, as reviewed and approved by the City and USFWS: o Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS. o Enhancement of on-site avoided SBKR habitat as determined by USFWS. o Conservation of off-site suitable habitat as determined by USFWS for impacts to on-site occupied habitat from the project.				
4-4	Prior to discharge of any fill into either of the channels adjacent to the project site, the developer shall obtain regulatory permits from the California Department of Fish and Wildlife and the Santa Ana Regional Water Quality Control Board. Areas within the channels that experience discharge of fill or streambed alteration (estimated to be 0.15 acre of the streambed of City Creek) shall be compensated by creation of 0.45 acre of comparable habitat within the project site; at an alternative location approved by the regulatory agencies; or through purchase of mitigation credits at a mitigation bank acceptable to the regulatory agencies. If the agencies that issue permits for this project specify a different mitigation plan than is provided in this measure, the City will ensure implementation of such mitigation as long as it is not less protective than what is specified in this measure.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
4-5	Night lighting shall be sized (light standard height), located, oriented, and shielded to avoid any light spillover into the adjacent creek channel. A lighting plan shall be submitted to the City for review and approval that demonstrates light from night lighting on the property will not spill over into the adjacent creek channel.	Project Applicant/Engineer in coordination with the Project Biologist	Prior to the approval of a site plan for development in Planning Area 1 or 2 that is adjacent to the creek channel	City of Highland Planning Division in coordination with Building and Safety/Building Official	
4-6	Fencing shall be installed between the project site and the creek channel. A minimum eight-foot wall, combined berm and wall, or wrought iron view fence shall be installed. Access through the fence shall meet safety requirements, but shall minimize access to the channels for people and domestic animals. The fence design shall be submitted to and approved by the City, and any alternative acceptable to the City that provides access control to the Creek can be implemented.	Project Applicant/Engineer in coordination with the Project Biologist and California Department of Fish and Game	Prior to the approval of a site plan for development in Planning Area 1 or 2 that is adjacent to the creek channel	City of Highland Planning Division in coordination with Building and Safety/Building Official	
5.5 CULTURAL RESOURCES					
5-1	If buried cultural materials are discovered during any earth-moving activities associated with the project, all work within 100 feet of the find shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Specimens shall be identified, curated. and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens. shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Highland, would signify completion of the program to mitigate impacts to cultural resources.	Project Applicant/Construction Contractor in coordination with the Project Archaeologist	During excavation and grading activities	City of Highland Public Works Department/City Engineer	
5-2	The excavation of areas identified as likely to contain paleontologic resources shall be periodically monitored by a qualified paleontological monitor. Monitoring shall be restricted to Pleistocene alluvial sediments. The monitor shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The monitor shall also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the power to temporarily hilt or divert grading equipment to allow for	Project Applicant/Construction Contractor in coordination with the Project Archaeologist/ Paleontologist	During excavation and grading activities	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	removal of abundant or large specimens. Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that \hey can be identified and permanently preserved. Specimens shall be identified, curated, and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of \he steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Highland, would signify completion of the program to mitigate impacts to paleontologic resources.				
5.6 GEOLOGY AND SOILS					
6-1	The project applicant shall comply with the recommendations in the geotechnical investigation completed by Moore Twining Associates on February 19, 2008, the Addendum No. 1 to the Geotechnical Engineering Investigation Report completed by Moore Twining Associates on April 29, 2008, as well as the Geologic/Geotechnical Impact Investigation completed by CHJ on September 14, 2005; subject to approval by the City of Highland City Engineer. The reports at these investigations, including recommendations. are included in Appendix I.	Project Applicant/Construction Contractor in coordination with the Geotechnical Consultant	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
6-2	During project design, the project applicant shall provide data from corrosivity tests to manufacturers or suppliers of materials that would be in contact with soils, such as pipes and other copper or ferrous metal objects, to assist in the selection of such materials and corrosion protection for those materials. If the manufacturers or suppliers cannot determine if materials are compatible with the soil corrosion conditions. then the applicant shall consult a professional corrosion engineer to assist in selection of materials and of corrosion protection.	Project Applicant/ Construction Contractor	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
5.7 HAZARDS AND HAZARDOUS MATERIALS					
7-1	Prior to issuance of demolition permits, the developer shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Route 1403. The SCAQMD rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (AC\11). The	Project Applicant/Construction Contractor	Prior to issuance of demolition permits	City of Highland Building and Safety/Building Official	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures. and storage, disposal. and landfill disposal requirements for asbestos-containing waste materials. In addition, the developer shall adhere to the requirements of Title 17 California Code of Regulations, Division 1. Chapter 8, which identifies procedures for accreditation, certification and work practices for lead-based paint and lead hazards.				
5.11 NOISE					
11-1	Individual project applicants proposing commercial/retail uses within the regional commercial center in the immediate vicinity or existing and/or proposed residential developments shall retain a qualified acoustic engineer to design project acoustical features to limit noise generated by activity within the proposed project site to levels that are below 55 dBA L_{eq} between 10 PM and 7AM and below 60 dBA L_{eq} between 7 AM and 10 PM.	Project Applicant in coordination with future tenants	Prior to issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-2	Prior to the approval of final building plans, the applicant shall demonstrate that the exterior noise level at sensitive residential outdoor areas (i.e., backyards) shall not exceed 65 dBA CNEL and interior noise levels in habitable rooms (residential, hotel rooms, and offices) shall not exceed 45 dBA CNEL, as defined by the California Building Code. Balconies on multifamily residential units are exempt from the City's 65 dBA CNEL noise compatibility standards. Acoustical design features incorporated into the proposed project design, which may include exterior features to reduce noise, such as berms/walls or architectural features such as Sound Transmission Class rated windows, doors, and attic battling, shall be shown on all building plans and shall be incorporated into construction of the proposed project City inspectors shall verify compliance with the noise mitigation report.	Project Applicant/Construction Contractor	Prior to approval of building plans	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-3	The construction contractor shall properly maintain and tune all construction equipment to minimize noise emissions.	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-4	The construction contractor shall fit all equipment with property operating mufflers, air intake silencers, and engine shrouds no less	Project Applicant/ Construction	Prior to and during construction and	City of Highland Planning Division in	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	effective than as originally equipped by the manufacturer to minimize noise emissions.	Contractor	grading activities	coordination with Building and Safety/Building Official	
11-5	The construction contractor shall locate all stationary noise sources (e.g., generators, compressors. staging areas) as far from noise-sensitive receptors as is feasible.	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-6	Material delivery, soil haul trucks. and equipment servicing, shall be restricted to the hours set forth in the City of Highland Municipal Code. Title 15, Building and Construction. Chapter 15.48, Section 15.48.030.	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-7	The rock crusher shall be placed a minimum of 150 feet from occupied noise-sensitive land uses.	Project Applicant/ Construction Contractor	Prior to issuance of grading permits and during construction and grading activities	City of Highland Public Works Department/City Engineer	
5.12 PUBLIC SERVICES					
12-1	The primary land management entity shall provide on-site private security personnel and equipment throughout the proposed project's construction phase(s), implement a surveillance camera system installed at various appropriate locations throughout the construction site, and submit a plan to the HPD Police Chief to coordinate security efforts in order to minimize crime related to construction activities.	Project Applicant/Construction Contractor in coordination with the Highland Police Department	Prior to issuance of grading permits and during construction and grading activities	City of Highland Planning Division in coordination with the City's Planning Division	
5.13 TRANSPORTATION/TRAFFIC					
13-1	Prior to approval of final landscape and street improvement plans, the sight distance at each project entrance shall be reviewed to ensure compliance with standard Caltrans/County/City sight distance standards.	Project Applicant/Construction Contractor in coordination with the Project Engineer and Landscape Architect	Prior to approval of final landscape and street improvement plans	City of Highland Public Works Department/City Engineer	
13-2	Prior to building occupancy. on-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.	Project Applicant/Construction Contractor in coordination with the	Prior to issuance of building occupancy permits	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		Project Engineer			
13-3	*Scenario One Mitigation Measures* Prior to building occupancy for each phase of the project, the project applicant shall either construct the following circulation and on- and off-site intersection improvements for each project phase, If such improvements have not been constructed by other development projects or by the City, or prior to issuance of building permits, the project applicant shall pay project fair share for such improvements as set forth in the traffic study, and/or City development impact fees for the project: • Construct Greenspot Road adjacent to the project (from the western project boundary to Webster Street) at its ultimate half-section width as a Primary Arterial (6D) in conjunction with the development. • For the intersection of Westerly Access at Greenspot Road, construct a signal in con1unction with the detailed construction plans for the project site. It should be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left tum pocket and 350 feet of southbound through/right tum pocket are needed. • For the intersection of Access A at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 125 feet of eastbound left tum pocket, 150 feet of southbound left tum pocket, 200 feet of westbound left turn pocket. and 275 feet of southbound right tum pocket are needed. • For the intersection of Access B at Greenspot Road, construct a left/right-in and right-out only access. Based on 95th percentile, about 100 feet of eastbound left tum pocket, 75 feet of westbound left tum pocket. and 275 feet of southbound right tum pocket are needed. • For the intersection of Access C at Greenspot Road,	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer	

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the future development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket, 150 feet of southbound left turn pocket, and 250 feet of southbound right turn pocket are needed. • For the intersection of Access D at Greenspot Road, construct a left/right-in and right-out only access. Based on the 95th percentile queuing analysis, about 100 feet of eastbound left turn pocket and 100 feet of westbound left turn pocket are needed. • For the intersection of Webster Street at Greenspot Road, construct a left/right-in and right-out only access. Based on the 95th percentile queuing analysis. about 25 feet of eastbound left turn pocket and 425 feet of southbound right turn pocket are needed. • Install "Keep Clear" signing and striping for the intersections at Greenspot Road and at key on-site intersections (3) on Figure 5.13-10 of the DEIR. • Construct Boulder Avenue adjacent to the project (from Eucalyptus Avenue to Webster Street) at its ultimate half-section width as a Modified Primary Arterial (4D) in conjunction with the development. • For the intersection of Webster Street at Boulder Avenue, close Webster Street's existing north leg, realign Webster Street with Access G, and move its current traffic signal. Webster Street south leg access shall be converted to right turn in/out only access. Also provide a minimum of 400 feet of northbound left turn pocket. • For the intersection of Access E/Eucalyptus at Boulder Avenue, construct a traffic signal with exclusive eastbound and westbound left turn lanes and eastbound/westbound shared through light turn lanes. The northbound left turn pocket shall be a minimum of 100 feet to accommodate 95th percentile queuing requirements.				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• For Boulder Avenue at Access F, the northbound left turn pocket shall be at least 25 feet based on 95th percentile queuing requirements. *Scenario Two Mitigation Measures* The following improvement would not be required for Scenario Two: • For the intersection of Westerly Access at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It should be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 125 feet of eastbound left turn pocket, 75 feet of southbound right turn pocket and 300 feet of southbound left turn/through pocket are needed. Changes to the turn pocket lengths have been modified for the following improvements for Scenario Two: • For the intersection of Access A at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket, 125 feet of southbound left turn pocket, and 200 feet of separate right turn pocket are needed. • For the intersection of Access C at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It should be aligned with the access for the future development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 175 feet of eastbound left turn pocket, 225 feet of southbound left turn pocket, and 200 feet of southbound right turn pocket are needed.				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Off-Site Improvements					
The project applicant shall either: construct improvements within a quarter mile of the project needed to mitigate direct project-related impacts for the interim year; or pay the project's fair share contributions toward improvements within a quarter mile of the project included in the traffic study; and/or pay the City development impact fee for the project. A direct project impact has been defined as an improvement required for with-project conditions that is not necessary for without-project conditions for the same time frame interim year or post-2030). Interim year is defined as buildout or the proposed project, and for purposes of the EIR and traffic report has been assumed to be 2017. The project applicant shall contribute toward the cost of improvements needed to mitigate direct project impacts: 1) in the interim year for locations more than a quarter mile from the project and 2) post-2030 for all locations impacted by the project. The project applicant shall contribute on a fair-share or "pro rata" basis by paying fair-share contributions toward improvements included in the traffic study, and City development impact fees for locations not included in the traffic study.				
13-4	*Scenario One Mitigation Measures* Direct Impact Mitigation – 2017 Prior to building occupancy, the project applicant shall either construct the following improvements within a quarter mile of the project as determined by the City, if such improvements have not been constructed by the City or other development project, or, prior to the issuance of building permits, the project applicant shall pay the project fair share traffic mitigation fee, and/or City development impact fees • SR-210 Southbound Ramps (NS) at 5th Street (EW) o Southbound – Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane. • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound – Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) o Eastbound – Provide a 3rd Through Lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound – Construct 2nd Exclusive Left Turn Lane o Southbound – Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	southwest corner of this intersection) o Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane o Westbound – Construct 3rd Through Lane Prior to the issuance of building permits, the project applicant shall contribute toward the cost of improvements needed to mitigate direct project impacts in the interim year for locations more than a quarter mile from the project. The project applicant shall contribute on a fair-share or "pro-rata" basis by paying fair-share contributions toward improvements Included in the traffic study for this improvement, and/or City development impact fees for the project: • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) o Westbound- Construct 3rd Through Lane (this improvement is not required if minimum green times of 10 seconds are used, resulting in less than 20 seconds of green time for the westbound through movement)				
13-5	Direct Impact Mitigation – Post 2030 Prior to issuance of building permits for each phase, the project applicant shall pay the lair share traffic mitigation fee, and/or pay City Development Impact fees tor the following improvements as determined by the City: • Tippecanoe Avenue (NS) at 3rd Street (EW) o Northbound – Construct 3rd Through Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Southbound – Construct 2nd Exclusive Left Turn	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Lane (also identified as a 2017 direct project impact) o Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact)				
13-6	Cumulative Project Impacts - 2017 Prior to building occupancy, the project applicant shall either construct the following improvements within a quarter mile of the project as determined by the City, or prior to issuance of building permits, pay project fair share traffic mitigation lee and/or City development impact fees for the project: • SR-210 Southbound Ramps (NS) at 5th Street (EW) o Southbound – Construct 1st Exclusive Left Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound – Construct 1st Exclusive Left Turn Lane o Northbound – Construct 2dn Exclusive Right Turn Lane o Westbound – Construct an additional Through Lane o Eastbound – Construct an additional Through Lane	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	
13-7	Cumulative Project Impacts – 2017 Prior to issuance of building permits for each phase, the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact Fees for the following improvements as determined by the City: • Tippecanoe Avenue (NS) at 3rd St (EW) o Eastbound – Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o Northbound – Provide a right turn overlap signal for the Right Turn Lane	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• Palm Avenue/Alabama Street (NS) at San Bernardino Avenue (EW) o Northbound – Construct 3rd Through Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 3rd Though Lane • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct Exclusive Right Turn Lane with overlap phase o Eastbound – Construct 2nd and 3rd Through Lanes o Westbound – Construct 2nd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) o Westbound – Construct 1st Exclusive Right Turn Lane • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) o Northbound – Construct 2nd Left Turn Lane o Northbound – Construct 1st Exclusive Right Turn Lane o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct 1st Exclusive Right Turn Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Weaver Street (NS) at Greenspot Road (EW) o Install a traffic signal • Boulder Avenue (NS) at Greenspot (EW) o Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane o Westbound – Construct 2nd Exclusive Left Turn Lane				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Widen 5th Street/Greenspot Road between SR-210 ramps to accommodate the three added lanes under the overcrossing. Make additional improvements on the ramps and adjacent roadway to bring the interchange to the City's Master Plan Configuration (Appendix N).				
13-8	Cumulative Project Impacts – Post 2030 Prior to issuance of building permits for each phase. the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact Fees for the following improvements as determined by the City: • Tippecanoe Avenue (NS) at 3rd St (EW) o Northbound- Construct 2nd Exclusive Left Turn Lane o Northbound - Add right turn overlap phase o Southbound- Construct 1st Exclusive Right Turn Lane o Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Eastbound - 1st Exclusive Right Turn Lane o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 2nd Exclusive Left Turn Lane • Palm Avenue (NS) at 3rd St (EW) o Northbound- Construct 2nd Exclusive Left Turn lane o Eastbound- Reconstruct existing Right Turn Lane as a free Right Turn Lane • Palm Avenue/Alabama Street (NS) at San Bernardino Avenue (EW)	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
○ Northbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) ○ Northbound - Construct 2nd Exclusive Left Tum Lane ○ Northbound - Add right turn over1ap phase ○ Southbound - Construct 2nd Exclusive Left Tum Lane ○ Southbound - Construct 3rd Through Lane ○ Eastbound - Construct 2nd Through Lane (Also identified as a 2017 cumulative project impact) ○ Eastbound - Construct 2nd Exclusive Left Tum Lane ○ Eastbound - Construct 3rd Through Lane ○ Westbound – Construct 2nd Left Turn Lane (and 2nd receiving lane) • Church Avenue (NS) at 5th Avenue (EW) ○ Northbound - Construct 1ree Right Tum lane (3rd Street Extension) ○ Eastbound - Construct a free Right Tum Lane (3rd Street Extension) ○ Eastbound- Construct a 2nd Through Lane • SR-21 O Southbound _Ramps (NS) at 5th Street (EW) ○ Southbound -Construct a Left Tum Lane and restripe the southbound approach to provide a left Turn Lane, a shared left, Through, Right Turn Lane, and a Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Eastbound- Construct 2nd Exclusive Right Turn Lane and 2 additional Through Lanes (also identified as a 2017 direct project impact) • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound-Construct 1st Exclusive Right Tum Lane ○ Southbound - Construct 2nd Left Tum Lane (also identified as a 2017 cumulative project impact)				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
○ Southbound - Construct Exclusive Right Tum Lane with overlap phase (also identified as a 2017 cumulative project impact) ○ Eastbound -Construct 2nd and 3rd Through Lanes (also identified as a 2017 cumulative project Impact) ○ Eastbound -Construct 2nd Exclusive left Tum lane (and 2nd receiving lane) ○ Westbound- Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) and 3rd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) ○ Westbound - Construct free Right Tum Lane ○ Westbound- Construct 3rd Through lane • SR-21 0 Northbound Ramps (NS) at Greens pot Road (EW) ○ Northbound- Construct 1st Exclusive Left Tum Lane (also identified as a 2017 cumulative project impact) ○ Northbound - Construct 2nd Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Westbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact) ○ Eastbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact) • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Northbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Southbound - Construct 2nd Exclusive Left Tum				

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Lane (also identified as a 2017 cumulative project impact) o Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenario 1 impact) • Boulder Avenue (NS) at Base Line (EW) o Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane o Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) o Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound - Construct 2nd Exclusive Lett Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified.as a 2017 cumulative project impact) o Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact) o Southbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane (also				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	identified as a 2017 cumulative project impact) o Westbound – Construct 2nd Left Turn Lane • Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW) o Northbound – Construct 2nd Right Turn Lane • Church Street (NS) at Greenspot Road (EW) o Southbound – Add right turn overlap phase • Weaver Street (NS) at Greenspot Road (EW) o Install a Traffic Signal (also identified as a 2017 cumulative project impact)				
13-9	Direct Impact Mitigation – 2017 The project applicant shall either construct the following improvements needed to mitigate the cumulative project impacts for the interim year at locations within a quarter mile of the project prior to building occupancy, if such improvements have not been constructed by other development projects or the City, or, prior to the issuance of building permits, pay project lair share traffic mitigation lee and/or City development impact fees for the project. • SR-210 Southbound Ramps (NS) at 5th Street (EW) o Southbound - Restripe the two existing southbound approach lanes lo provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) o Eastbound - Provide a third through lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound- Construct 2nd Exclusive Left Turn Lane o Southbound - Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the				

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	southwest corner of this intersection) o Eastbound- Construct 2nd Exclusive Left Turn Lane and 3rd Through Lane o Westbound - Construct 3rd Through Lane				
13-10	Direct Impact Mitigation – Post 2030 Prior to Issuance of building permits, the project applicant shall pay the project fair share traffic mitigation fee for the following improvements as determined by the City, and/or pay City development impact fees for the project • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Westbound - Construct 1st Exclusive Right Turn Lane (also identified as a 2014 direct project Impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Southbound- Construct 2nd Through Lane *Scenario Two Mitigation Measures* 2017 and Post – 2030 Cumulative Project Impacts Same as Mitigation Measures 13-6 to 13-8 above for Scenario One	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	
5.15 GLOBAL CLIMATE CHANGE					
Operation – Scope 1 and Scope 2 Mitigation Measures 3-4 to 3-8 apply here. Please refer to pages 3 to 4 for a detailed description of these mitigation measures and information on the responsible party and reviewer and the timing of implementation.					
Operation – Scope 3 Mitigation Measures: Mitigation Measure 3-9 applies here. Please refer to page 5 for a detailed description of this mitigation measure and information on the responsible party and reviewer and the timing of implementation.					

Attachment No. 3:

Resolution No. 2021-____ for

Conditional Use Permit (CUP No. 20-006)

RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 20-006 TO PERMIT THE ESTABLISHMENT OF STATE OF CALIFORNIA ALCOHOL BEVERAGE CONTROL (ABC) LICENSES INCLUDING FIVE (5) ON-SALE ALCOHOL LICENSES AND THREE (3) OFF-SALE ALCOHOL LICENSES FOR A COMMERCIAL RETAIL CENTER, NORTH OF GREENSPOT ROAD AND EAST OF 210 FREEWAY AND MAKING A DETERMINATION THAT THE PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457. ASSESSOR'S PARCEL NUMBERS: 1201-331-01, 1201-341-01, -08, AND -09

A. RECITALS

1. On December 22, 2020, the Applicant submitted a Conditional Use Permit Application (CUP No. 20-006) to establish a blanket CUP for the future businesses that may need a State of California Alcohol Beverage Control (ABC) license ("Subject Application").

2. The project site has a Zoning Designation of Highland Marketplace, per Planning Area No. 1 of the Greenspot Village & Marketplace Specific Plan Scenario No. 1.

3. On May 18, 2021, the Planning Commission of the City of Highland, conducted a duly noticed public hearing on the Subject Application and recommended approval of Conditional Use Permit (CUP No. 20-006) to the City Council.

4. On June 8, 2021, the City Council of the City of Highland, conducted a duly noticed public hearing on the Subject Application.

5. 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 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 June 8, 2021, 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. Findings of Fact (Conditional Use Permit)

a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland general plan, and with the applicable development policies and standards of the city.

Response: The project site is located within the Greenspot Village and Marketplace Specific Plan, Planning Area No. 1 which allows for the establishment of various uses such as restaurants, grocery stores and convenience markets that could benefit from a State of California Alcohol Beverage Control (ABC) license. The Applicant is proposing five (5) on-sale (Type 41 and 47) ABC licenses and three (3) off-sale (Type 20 and 21) ABC licenses within the proposed mixed-use project which are allowed upon approval of a Conditional Use Permit. The proposed businesses that will have ABC licenses will comply with all of the applicable provisions/objectives of this Specific Plan by establishing a well-balanced and carefully planned collection of specialized and general retail uses that can take full advantage of the site's visibility and accessibility from State Route (SR210). The future commercial uses will be consistent with the goals, policies, and objectives of the Highland General Plan and the applicable development policies and standards of the city. The future businesses with an ABC license will be consistent with the General Plan, Land Use Element, Goal 2.1, Policy 4, which "Encourages future development to provide functional public spaces that foster social interaction" of people within central location." Furthermore, these businesses will be consistent with the General Plan, Land Use Element, Goal 2.4, Policy 1, to maximize sales-tax-generating uses through the strategic location of commercial areas, particularly at freeway interchanges, at major intersections, and within the Town Center and Golden Triangle. The businesses with ABC licenses will provide a public benefit to the City.

b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: The establishment of various uses that would need an ABC license (for the sale and/or consumption of alcohol) in this portion of the city will not impair the integrity and/or character of the Specific Plan or its surroundings. The future uses will be appropriate in nature and in

keeping with the development standards of Planning Area No. 1. For example, the establishment of restaurants, retail stores, convenience store on the project site with an ABC license will not negatively affect the surrounding businesses as it is a multi-tenant commercial center, and it is not uncommon for similar uses to be within close proximity from each other or for alcohol to be sold at restaurants, retail stores or convenience stores. Therefore, no significant impacts to the existing quality of the site or its surroundings would occur as a result of the project.

c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The project site is suitable for the type and intensity of use or development which is proposed and permitted in Planning Area No.1 within the Specific Plan. The Specific Plan would allow a restaurant, retail store, convenience store or other similar uses to have an ABC license which will provide a public benefit to the surrounding community and visitors. Based on the public benefit to the community, the intensity of the use will not cause a negative impact to the community, since similar uses are already established within the area and have not been a negative impact. Additionally, the project will meet intent of General Plan Land Use Element, Goal No. 2.1, Policy No. 1, which requires the city to "Actively plan and promote the development of the Town Center, Golden Triangle and other designated mixed-use areas" for the benefit of the residents and visitors of the City. The subject application has been reviewed in compliance with the Highland Municipal Code, Specific Plan and appropriate conditions of approval have been applied to the project to meet the findings of a public convenience or necessity.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The project site is already being served by water, sewer, public utilities, as well as served by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The Applicant is proposing to establish five (5) on-sale ABC licenses and three (3) off-sale licenses within the proposed mixed-use project which are conditionally permitted within the Specific Plan. The sale of alcohol is ancillary to a restaurant use, retail use or gas station

and is allowed within the Greenspot Village and Marketplace Specific Plan. The associated Conditional Use Permit will establish the ABC licenses, subject to approval of the conditional use permit. The subject application has been reviewed in compliance with the Highland Municipal Code, Specific Plan and appropriate conditions of approval that have been applied to the project.

f. The proposed use would not result in a significant effect on the environment.

Response: The various uses will be contained within the proposed commercial buildings. The future uses will not result in a significant effect on the environment because the EIR and the supplemental EIR have anticipated the future uses for this shopping center and for some uses to sell alcohol beverages.

g. Business and Professions Code Section 23958 finding of "public convenience or necessity":

Response: The Applicant is proposing to establish five (5) on-sale ABC licenses and three (3) off-sale ABC licenses within the proposed mixed-use project which are conditionally permitted within the Specific Plan. Based on ABC standards, Census Tract 76.04 is considered overconcentrated with seven off-sale licenses and seven on-sale licenses which would typically be limited to three on-sale and three off-sale. According to the Business and Professions Code, a jurisdiction must make a finding of "public convenience or necessity" if there is an overconcentration of similar liquor licenses within the census tract associated with the project. The City Council hereby finds that a granting of "public convenience or necessity" is appropriate for this project because the additional licenses provide a one stop shopping experience and enhance the full dining experience for customers within the project site and provide economic opportunity for the on-site businesses.

Section 4. Based on the findings of fact and conclusions set forth above, the City Council approves CUP No. 20-006 to permit a blanket CUP to establish five (5) on-sale (Type 41 and 47) ABC licenses and three (3) off-sale ABC licenses (Type 20 and 21) within the proposed mixed-use project, located at the northeast corner of Greenspot Road and the 210 freeway, Highland, CA 92346 (APNs: 1201-331-01, 1201-341-01, -08, and -09) subject to the Conditions of Approval attached hereto and incorporated by reference:

Exhibit:

A – Conditions of Approval

PASSED, APPROVED AND ADOPTED this 8th day of June, 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: June 8, 2021
Applicant: TREH Partners, XV LLC.
Project No: Conditional Use Permit No. 20-006
Proposal: A proposal to establish five (5) on-sale State of California Alcohol Beverage Control (ABC) licenses and three (3) off-sale ABC licenses within the proposed mixed-use development project; License types include one (1) Type 20, two (2) Type 21, three (3) Type 41, and two (2) Type 47.
Location: Northeast corner of Greenspot Road and the 210 freeway within Planning Area No. 1 of the Greenspot Village & Marketplace Specific Plan. (APN: 1201-331-01, 1201-341-01, -08, and -09)
Related Entitlements: Specific Plan Revision No. 06-01A, Design Review Application No. 20-012, Conditional Use Permit No. 20-007 (Gas Station), and Tentative Parcel Map No. 20-002.

PLANNING CONDITIONS

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

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

1. This Conditional Use Permit approval 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 approval has occurred within thirty-six (36) months from the approval date of said conditional use permit.

   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 conditional use permit approval. Such application shall be filed together with the city's processing fee, as established by the City Council.

2. This approval is to establish five (5) on-sale ABC licenses and three (3) off-sale ABC licenses within the proposed mixed-use development. License types include one (1) Type 20, two (2) Type 21, three (3) Type 41, and two (2) Type 47. The licenses shall be available individually within Planning Area No. 1 of the Greenspot Village and Marketplace Specific Plan. The assignment of their location shall be determined by the property owner.

3. 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 its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

4. Any revisions, modifications to the ABC Licenses, as prepared by the State of California Department of Alcoholic and Beverage Control or any modifications to any conditions listed herein, must be submitted to the Planning Division; additional review and approval may be required by the Planning Commission.

5. All requirements of the Department of Alcohol and Beverage Control shall be complied with and such requirements shall become part of these conditions of approval by reference.

6. "Loitering is Prohibited" signs shall be posted on and around the subject premises. Size and location shall be approved by the property owner and the City of Highland Planning Division.

7. The hours of operation allowed for the sale of alcoholic beverages shall be determined by the California Department of Alcohol Beverage Control (ABC).

Attachment No. 4:

Resolution No. 2021-____ for

Conditional Use Permit (CUP No. 20-007)

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP NO. 20-007), TO CONSTRUCT AN APPROXIMATELY 11,877 SQUARE FOOT GAS STATION, CONVENIENCE STORE, CAR WASH AND GAS CANOPY WITH EIGHT FUEL PUMPS WITHIN PLANNING AREA NO. 1 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN, LOCATED AT THE NORTHEAST CORNER OF GREENSPOT ROAD AND 210 FREEWAY, AND MAKING A DETERMINATION THAT THE PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457. (APNS NO.: 1201-331-01, 1201-341-01, -08, and -09).

APPLICANT: TREH PARTNERS XV, LLC

A. RECITALS

1. On December 22, 2020, the Applicant submitted a Conditional Use Permit (CUP No. 20-007) to construct an approximately 11,877 square foot gas station, convenience store, carwash, and gas canopy with eight fuel pumps located at the northeast corner of Greenspot Road and 210 freeway in Planning Area No. 1, Scenario No. 1 within the Greenspot Village Specific Plan ("Subject Application).

2. The project site has a Zoning Designation of Highland Marketplace, per Planning Area No. 1 and a zoning of Residential Villages, per Planning Area No. 2 of the Greenspot Village & Marketplace Specific Plan Scenario No. 1.

3. On May 18, 2021, the Planning Commission of the City of Highland, conducted a duly noticed public hearing on the Subject Application and recommended approval of Conditional Use Permit (CUP No. 20-007) to the City Council.

4. On June 8, 2021, the City Council of the City of Highland, conducted a duly noticed public hearing on the Subject Application

5. 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 as follows:

1. The City Council 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 ity Council 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 City of Council dated June 8, 2021, 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 Conditional Use Permit (CUP No. 20-007):

   a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

      Response: The project is located within the Greenspot Village and Marketplace Specific Plan, Scenario No. 1, Planning Area No. 1 and is further located within the Golden Triangle Community Policy Area. The Specific Plan and the Golden Triangle was designated to "facilitate a master-planned, mixed-use type of development large enough to cater to residential, retail and office uses within a well-coordinated group of individually designed projects." Furthermore, the project will be consistent with the General Plan, Land Use Element, Goal 2.4, Policy 1, which will provide sales-tax-generating uses through the strategic location of commercial areas, particularly at freeway interchanges, at major intersections, and within the Town Center and Golden Triangle.

      The plan for a gas station with convenience store, car wash and gas canopy with eight (8) fuel pumps fits well within the commercial retail expectation for development in this area. The single-story design with Spanish Colonial architectural is in keeping with the nearby commercial development as well as the planned future development. The project plans show appropriate water quality, landscape and design features consistent with the development policies on the City.

   b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

      Response: The project is located within the Greenspot Village and Marketplace Specific Plan, Scenario No. 1, Planning Area No. 1. The

Applicant is proposing to comply with the Specific Plan as it relates to the development standards for commercial uses. Planning Area No. 1 will promote commercial uses including a gas station with convenience store with alcoholic beverages sales, carwash, and gas canopy with eight fuel pumps with the approval of a Conditional Use Permit. General Commercial uses are in keeping with the vision of the Specific Plan and the Golden Triangle and specifically along the north side of the Greenspot Road and the 210 freeway. The project's site plan, overall landscape plan, building elevations and conceptual grading plan meets the Specific Plan requirements for commercial uses. Therefore, the proposed use would not impair the integrity and character of the district/Planning Area No. 2 in which it is to be established or located.

c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The site is situated within a commercial corridor with most street, sidewalk, and utility improvements in place. There are similar retail and services uses within the vicinity on the southerly side of Greenspot Road. The site is fairly flat with good commercial visibility and adequately situated for the buildings and improvements proposed. The site is currently vacant and can support the type and intensity of use proposed.

The types of uses proposed are permitted within Planning Area No. 1 of the Specific Plan. This corner location is an integral part of the City's future commercial development and gateway entry for traffic coming from the 210 freeway. This type of development was anticipated in the Specific Plan and has provided the necessary site amenities and design requirements by the City's policies and guidelines. Therefore, the site is suitable for the type of use and intensity for the development that is proposed.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The existing water, public utilities and services for the proposed project are available to serve the proposed use and ensure public health and safety. Additionally, staff sent out project notices to the different public utility companies and they did not have any comments in regards to not being able to provide the adequate services for the projet site.

e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The proposed commercial use, as conditioned, will be in compliance with Specific Plan, Fire and Building codes. Each public safety and utility provider has been given an opportunity to comment and condition

the project. The necessary permits will be required prior to and during construction. Therefore, the project will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

f. The proposed use would not result in a significant effect on the environment.

Response: The potential environmental impacts of the proposed gas station, car wash and convenience store uses were analyzed in the EIR, SEIR, and updated Biology and Noise studies. Mitigation measures have been established and the project will be built and operated in a compliance with the Specific Plan. Furthermore, the EIR and SEIR have reviewed the impacts to this type of development and has created mitigation measures to reduce the impacts to the site, however, certain impacts could not be mitigated, therefore, a Statement Overriding Consideration was adopted.

4. Based on the Findings of Fact set forth above, the City Council approves Conditional Use Permit (CUP No. 20-007) to construct an approximately 11,877 square foot gas station, gas canopy and car wash within the propose mixed-use development of Greenspot Village & Marketplace Specific Plan, Planning Area No. 1, subject to the Conditions of Approval attached hereto and incorporated by reference:

Exhibit:

A – Conditions of Approval

PASSED, APPROVED, and ADOPTED this 8th day of June, 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: June 8, 2021
Applicant: TREH Partners XV, LLC.
File/Index: Conditional Use Permit (CUP No. 20-007)
Proposal: Construction of approximately 11,877 square foot gas station with convenience store, carwash, and gas canopy with eight (8) fuel pumps.
Location: The project site is located on four (4) vacant parcels of approximately 19.81-acres, north of Greenspot Road and east of 210 Freeway within the Greenspot Village & Marketplace Specific Plan. Assessor's Parcel Numbers: 1201-331-01, 1201-341-01, -08, and -09
Related Entitlements: Specific Plan Revision No. 06-01A, Design Review Application No. 20-012, Conditional Use Permit No. 20-006 (ABC), Tentative Parcel Map No. 20-002, and Accessory Sign Review No. 20-013.

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 include 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, except where noted.

This Conditional Use Permit (CUP No. 20-007) are 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/all Conditions at any time shall result in initiating revocation of the subject permit.

1. This entitlement 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 Conditional Use Permit.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance with the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of not to exceed an additional thirty-six (36) months (in one-year increments). Applications for such extension of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

2. 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 if the issuance of 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 his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

3. The subject Conditional Use Permit is for the construction and operation of a gas station with 5,200 square foot convenience store, 1,825 square foot carwash building, and eight (8) pump islands.

    a. The site plan, building elevations, conceptual plan, signs, and related design features are addressed in Design Review Application (DRA No. 20-012) and Accessory Sign Review (ASR No. 20-013). DRA No. 20-012 shall be approved prior to the issuance of building permits.
    b. The findings and mitigation measures associated with ENV No. 09-003 and ENV No. 19-002 shall applied to this site.

4. No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.

5. The facility is permitted to operate 24 hours per day, every day.

6. Landscaping. The service station site shall be landscaped pursuant to the following standards:

    a. A minimum of 10 percent of the site shall be landscaped including a planting strip at least five feet wide along all interior parcel lines, non-driveway and street frontages. Planters shall be surrounded by masonry or concrete curbs and so arranged as to preclude motor vehicles from driving across the sidewalk at locations other than access driveways. Permanent opaque landscaping or berming shall be provided and maintained in the planters at a height of not less than three feet above the average adjacent grade.

7. The trash enclosure shall be screened on at least three sides from public view by a solid decorative wall not less than five feet (5) in height as well as a solid roof. Permanent opaque panel gates shall be installed on all openings to the trash area. Exterior finish materials shall match those of the approved building elevations.

    a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.

b. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.

8. All lighting fixtures shall be adjusted or designed to shine horizontal / downwards to avoid spillover and glare on the surrounding community with average of 1.1 footcandles to avoid spillover and glare impacts on the surrounding community.

9. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

10. No lighting shall blink, flash, or be of unusually high intensity or brightness.

11. Parking lot light standards and building mounted fixtures shall not extend above building eaves as approved by the Community Development Director.

12. Provide a public restroom which is accessible to the general public and physically disable during all hours the service station is open to the public.

13. Air and water shall be provided at a convenient location during hours when gasoline is dispensed.

14. A security plan shall be developed by the Applicant and approved by the Police Department prior to the issuance of a building permit.

15. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain of a Construction Waste Diversion Plan, in accordance with City Ordinance No.269.

16. Revisions, modification, or deletions of associated Plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

Attachment No. 5:

Resolution No. 2021-____ for

Tentative Parcel Map (TPM No. 20-002)

RESOLUTION NO. 2021-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP APPLICATION (TPM NO. 20-002) FOR TENTATIVE PARCEL MAP NO. 20382 TO INCREASE THE NUMBER OF PARCELS FROM FOUR TO EIGHT PARCELS WHICH INCLUDE SEVEN COMMERCIAL PARCELS AND ONE RESIDENTIAL PARCEL IN ASSOCIATION WITH SPECIFIC PLAN REVISION APPLICATION (SPR NO. 06-01A), LOCATED ON THE NORTHEAST CORNER OF GREENSPOT ROAD AND 210 FREEWAY WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APNs: 1201-331-01, 1201-341-01, -08, and -09)

APPLICANT: TREH PARTNERS XV, LLC

A. RECITALS

1. On December 22, 2020, the Applicant submitted a Tentative Parcel Map No. 20382 (TPM No. 20-002) to increase the number of parcels from four to eight parcels which includes seven commercial parcels and one residential parcel for the construction of an 85,316 square foot commercial retail center and 200-unit townhomes and multi-family residential complex at the northeast corner of Greenspot Road and 210 freeway in Planning Area No. 1 and 2 of Scenario No. 1 within the Greenspot Village Specific Plan.

2. The project site has a Zoning Designation of Highland Marketplace, per Planning Area No. 1 and a zoning of Residential Villages, per Planning Area No. 2 of the Greenspot Village & Marketplace Specific Plan Scenario No. 1.

3. On May 18, 2021, the Planning Commission of the City of Highland, conducted a duly noticed Public Hearing on the Subject Application and recommended approval of Tentative Parcel Map Application (TPM No. 20-002) to the City Council.

4. On June 8, 2021, the City Council of the City of Highland, conducted a duly noticed Public Hearing on the Subject Application.

5. 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 as follows:

1. The City Council 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 City Council 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 City Council dated June 8, 2021, and 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. Tentative Parcel Map 20382 proposes to subdivide the approximately 19.8 acres into eight (8) parcels.

4. A duly noticed public hearing was held by the Planning Commission on May 18, 2021, in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Planning Commission took testimony, both written and oral, from various parties, including the Applicant.

5. Tentative Parcel Map No. 20382 complies with the provisions of Chapter 16.68 Land Divisions of the Highland Municipal Code.

6. Tentative Parcel Map No. 20382 complies with the Subdivision Map Act, Sections 66410-66499.58 of the Government Code of the State of California.

7. This 19.81 acre commercial and residential project was anticipated the Environmental Impact Report (ENV 09-003) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan Certified by the City of Highland City Council on June 11, 2013 & June 25, 2019 respectively. While this parcel had been designated by the California Resource Agency as Farmland of Statewide Importance, the two previous Environmental Impact Reports for the Specific Plan deemed that there were no feasible mitigation measures that would avoid or reduce the impact of converting these acres of farmland to a non-agricultural use. Additionally, the proposed project is within the development standards that were established as part of the Specific Plan. The project is reducing the square footage of commercial and is proposing 200 units of residential were 600 units are currently allowed. Therefore, the

proposed project will not have an impact on the EIR and the subsequent EIR that was previously approved. Regardless, the proposed project shall comply with the Mitigation Monitoring and Reporting Programs adopted concurrently with ENV 09-003 and ENV 19-002. A current project-specific Noise Study was done on the site to respectively provide details on sound levels and to check for the presence of the San Bernardino Kangaroo Rat. The Noise Study yielded results that showed adequate mitigation measures such as dual-pained windows would significantly reduce interior noise (Exhibit 23 – Noise Study). The previously approved Biological Resource Study yielded results that showed no presence of the San Bernardino Kangaroo Rat but the presence of the deer mouse and house mouse, neither of which are classified as endangered or threatened by the California Department of Fish and Wildlife.

8. Findings of Fact for Tentative Parcel Map No. 20-002 (TPM No. 20382):

a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The proposed site is within the Greenspot Village and Marketplace Specific Plan. The Tentative Parcel Map 20382 as designed and conditioned is consistent with Planning Area No. 1 and Planning Area No. 2. Furthermore, the proposed project is consistent with the goals and policies of the General Plan and the Specific Plan.

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

Response: The proposed design and improvements shown on Tentative Parcel Map No. 20382 are consistent with the General Plan and the Specific Plan. Lawful Conditions of Approval have been applied to the map to ensure compliance with applicable General Plan, Specific Plan and Development Code provisions.

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

Response: The project site is a vacant parcel that facing Greenspot Road which is a major corridor for the City. Tentative Parcel Map No. 20382 will create eight (8) private parcels with associated street access easements and reciprocal access agreements. The Site is generally flat and physically suitable for development as proposed with Design Review Application No. 20-012, Conditional Use Permit No. 20-006, Conditional Use Permit No. 20-007, and Accessory Sign Review No. 20-013 for the development of a mixed-use project. Based on the location

of the project, the site is physically suitable for the development of this project.

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

Response: Both lots will be of a suitable size to accommodate the respective commercial and residential development. This development meets the minimum width and depth requirements for the Greenspot Village and Marketplace Specific Plan. The proposed project will be meet the required density (20-30 du/ac) under Planning Area No. 2 of the Greenspot Village and Marketplace Specific Plan.

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.

Response: The Site lies in an urbanized area and has been vacant for many years. The configuration of the on-site circulation and access to the roadways limits the potential for traffic impacts on the local streets. Due to the nature of the mixed-used development operations noise impact will not impact the surrounding roadways and the adjacent uses include the residences to the north of the project site. The potential environmental impacts of the proposed gas station, car wash and convenience store uses were analyzed in the EIR, SEIR, updated Biology and Noise studies. Mitigation measures have been established and the project will be built and operated in a compliance with EIR and SEIR.

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

Response: The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will not cause serious 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 or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate 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 judgment 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 property within the proposed subdivision.

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. All point of access to this property can be taken from Greenspot Road. The proposed design of the subdivision is conditioned so as not to conflict with any easements of record or judgement of court.

Please note that Government Code section 66474.01 provides that "notwithstanding subdivision (e) of Section 66474, a local government may approve a tentative map, or a parcel map for which a tentative map was not required, if an environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report." So if these findings were made (which was somewhat alluded to in the draft resolution), the City could still approve the TPM.

2. If this project is in a high fire severity zone, the approving body would also need to make the findings set forth In Government Code section 66474.02.

3. Government Code section 66474.4 contains findings pertaining to the Williamson Act. This section provides that: "The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:

   (1) A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.
   (2) An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).
   (3) An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.
   (4) A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code."

So we should have the approving body make a finding that none of these apply.

4. Finally, Government Code section 66474.6 provides that the "the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision." So a finding should be made that the discharge of waste would not violation any regional water quality control board requirements.

9. Based on the Findings and Conclusions set forth above, the City Council approves Tentative Parcel Map No. 20382 (TPM No. 20-002) to increase the number of parcels from four (4) lots, comprising 19.81 acres, into eight (8) parcels, in conjunction with Specific Plan Revision (SPR No. 06-01A) for the development of a commercial shopping center and a residential development subject to the Conditions of Approval attached hereto and incorporated by reference:

Exhibits: A – Conditions of Approval

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: June 8, 2021
Applicant: TREH Partners XV, LLC.
File/Index: Tentative Parcel Map No. 20-002 (TPM No. 20382).
Proposal: An Application for a Tentative Parcel Map No. 20382 (TPM No. 20-002) increasing the number of parcels from four (4) existing parcels to eight (8) parcels which includes seven commercial parcels and one residential parcel on 19.81 acres.
Location: Northeast corner of Greenspot Road and the 210 freeway within Planning Area No. 1 of the Greenspot Village & Marketplace Specific Plan. (APN: 1201-331-01, 1201-341-01, -08, and -09)
Related Entitlements: Specific Plan Revision No. 06-01A, Design Review Application No. 20-012, Conditional Use Permit No. 20-006 (ABC), Conditional Use Permit No. 20-007 (Gas Station), Tentative Parcel Map No. 20-002, and Accessory Sign Review No. 20-013.

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 Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

The Tentative Parcel Map 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 developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

1. This Tentative Parcel Map shall become null and void:

   a. Unless all conditions have been complied within thirty-six (36) months from the approval date of this tentative parcel map, this tentative parcel map 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 (in one-year increments). 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 community development department no less than 30 calendar days nor

more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The Applicant 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.

3. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

4. Pursuant to the project site all future development shall comply with Greenspot Village & Marketplace Specific Plan, as may be amended from time to time.

5. The proposed Tentative Parcel Map permits the subdividing of the project property into eight (8) parcels which coincides with SPR No. 06-01A and DRA No. 20-012 for the construction of an 85,316 square foot of commercial retail center with associate parking spaces, landscaping, and off-site improvements along Greenspot Road within Planning Area No. 1 and construct 200 units that include Single-Family Attached and Multi-Family units within Planning Area No. 2.

6. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director and City Engineer. 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.

7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

8. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, 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.

9. All development on this property will be subject to Development Impact Fees per City Council Policy.

10. A reciprocal access agreement shall be recorded on each parcel to permit shared cross property access for vehicle circulation to all points of ingress and egress onto Greenspot Road.

11. The Conditions of Approval for DRA No. 20-012 shall also apply, inclusive of Engineering Division Conditions.

Attachment No. 6:

Resolution No. 2021-____ for

Accessory Sign Review Application (ASR No. 20-013)

RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL, APPROVING ACCESSORY SIGN REVIEW (ASR NO. 20-013), TO ESTABLISH A SIGN PROGRAM, EXCLUDING THE HEIGHT AND LOCATION OF THE FREEWAY SIGNS, FOR THE FUTURE DEVELOPMENT OF THE GREENSPOT CROSSINGS COMMERCIAL SHOPPING CENTER AND RESIDENTIAL DEVELOPMENT AT THE NORTHEAST CORNER OF GREENSPOT ROAD AND 210 FREEWAY IN PLANNING AREA NO. 1 AND 2 OF SCENARIO NO. 1 WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APNS NO.: 1201-331-01, 1201-341-01, -08, and -09).

APPLICANT: TREH PARTNERS XV, LLC

A. RECITALS

1. On December 22, 2020, the Applicant submitted an Accessory Sign Review (ASR No. 20-013) for the establishment of a sign program for the future development of the Greenspot Crossings commercial shopping center and residential development located at the northeast corner of Greenspot Road and 210 freeway in Planning Area No. 1 and 2 of Scenario No. 1 within the Greenspot Village Specific Plan.

2. The project site has a Zoning Designation of Highland Marketplace, per Planning Area No. 1 and a zoning of Residential Villages, per Planning Area No. 2 of the Greenspot Village & Marketplace Specific Plan Scenario No. 1.

3. On May 18, 2021, the Planning Commission of the City of Highland, conducted a Public Hearing on the Subject Application and recommended approval of Accessory Sign Review (ASR No. 20-013) to the City Council.

4. On June 8, 2021, the City Council of the City of Highland, conducted a Public Hearing on the Subject Application.

5. 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:

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 Planning Commission during the June 8, 2021, Public Meetings, 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.

Section 3. Findings of Fact (Accessory Sign Review Application)

a. The Signs allowed by the comprehensive sign program will not adversely affect other nearby properties.

Response: Based on review of the surrounding development, the sign program will not adversely affect nearby properties such as Highland Crossings, Carino Plaza, Highland Crossroads, Glenrose Ranch and other commercial and residential developments. The signs proposed are reflective of the size, height, quantity, placement and materials of those located in the vicinity. The approval excludes the height and location of the proposed Freeway Signs until the prerequisite Flag Test is completed and evaluated by the Planning Commission.

b. The comprehensive sign program is consistent with the General Plan and the Highland Municipal Code.

Response: The comprehensive sign program is consistent with the Highland General Plan, specifically Goal 10.11 to "Promote attractive, appropriately scaled and well-coordinated signs." The proposed signs use modern materials and compliment the on-site and surrounding developments by using individual channel letters on the building, polycarbonate faces, metal trim and rock veneer. The overall size of the signs and their copy area are in scale with the size of the site, and proportional to the freeway and street frontages of Greenspot Road. The approval excludes the height and location of the proposed Freeway Signs until the prerequisite Flag Test is completed and evaluated by the Planning Commission.

c. The comprehensive sign program achieves the purpose of the City of Highland Land Use and Development Code, Chapter 16.56 (Sign Regulations).

Response: Section 16.56.180 "Comprehensive sign programs" of the chapter states that a project should integrate its signs with the overall design of the site and provide a unified architectural statement. Sign programs are meant to provide the means for a flexible application of sign regulations so long as they continue to reflect the purpose of the guidelines. The proposed program meets or significantly exceeds the standard in the code. The proposed sign program will provide vibrant and aesthetically pleasing signs that complements the design of the buildings.

d. It will not constitute the granting of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

Response: The sign program will not constitute a granting of special privilege nor provide more visibility or exposure than is available to similarly situated properties. The sign program will provide signs that are appropriate to this type of mixed-use development. The sign program will allow signs that are consistent with the sign program that is established across the street at the Highland Crossings shopping center. The approval excludes the height and location of the proposed Freeway Signs until the prerequisite Flag Test is completed and evaluated by the Planning Commission.

Section 4. Based on the Findings and Conclusions set forth above, the City Council Approves Resolution No. 2021- ___ for Accessory Sign Review (ASR) No. 20-013 to establish a new Sign Program for the future commercial shopping center and residential development within the Greenspot Village & Marketplace Specific Plan, Planning Areas No. 1 and 2, excluding the height and location of the proposed Freeway Signs until the prerequisite Flag Test is completed and evaluated by the Planning Commission. The new proposal would allow various signs to be established, subject to the Conditions of Approval attached hereto and incorporated by reference:

Exhibit:

A – Conditions of Approval

PASSED, APPROVED AND ADOPTED this 8th day of June, 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit A:

Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: June 8, 2021
Applicant: TREH Partners XV, LLC.
File/Index: Accessory Sign Review (ASR) No. 20-013
Proposal: A Sign Program for the future commercial shopping center (Greenspot Crossings) and residential development excluding the height and location of the proposed Freeway Signs.
Location: The project site is located on four (4) vacant parcels of approximately 19.81-acres, north of Greenspot Road and east of 210 Freeway located within the Greenspot Village & Marketplace Specific Plan. Assessor's Parcel Numbers: 1201-331-01, 1201-341-01, -08, and -09
Related Entitlements: Specific Plan Revision No. 06-01A, Design Review Application No. 20-012, Conditional Use Permit No. 20-006 (ABC), Conditional Use Permit No. 20-007 (Gas Station), and Tentative Parcel Map No. 20-002.

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 Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Accessory Sign Review Application (ASR) No. 20-013 is 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 / all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Accessory Sign Review Application 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 Sign Review has taken place within thirty-six (36) months after the approval of said Sign Review.

    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 (in one-year increments). 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 thirty (30) calendar days before the expiration.

2. 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,

2. 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 if the issuance of 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 his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

3. This Sign Review Application is to allow the placement/installation of signs in accordance with the Sign Program incorporated by reference.

    a. The location, size, design, and finish of these signs shall be consistent with plan presented and approved by the City Council and attached here to for reference.

4. The associated landscape shall be maintained in an esthetically pleasing fashion at all times.

5. Prior to building permit issuance for the Freeway Signs, a Flag Test or other suitable mechanism will be reviewed and approved by the Planning Commission for recommendation to the City Council.

6. Revisions, modifications, or deletions of this plan must be submitted to the Planning Division and/or approving authority for review and approval. Revisions may require additional review by the Planning Commission.

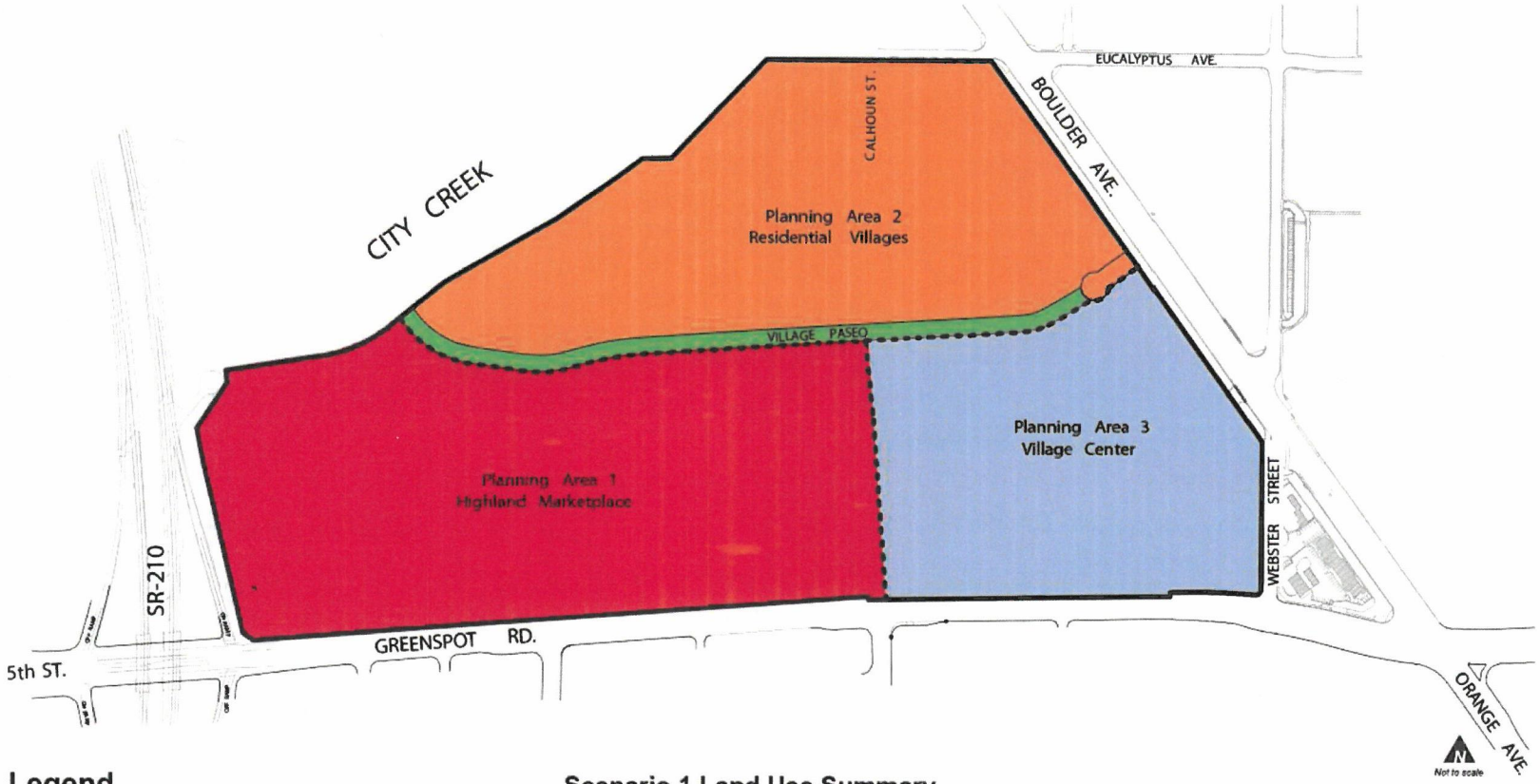
7. Obtain appropriate installation permits from Building and Safety Division for proposed signs prior to installation.

Attachment No. 7:

Existing Specific Plan Conceptual Site Plan

Exhibit 2-1: Existing Conceptual Land Use Plan, Scenario 1

LAND USE PLAN



Legend

- PA 1 - Highland Marketplace
- PA 2 - Residential Villages
- PA 2 - Village Paseo
- PA 3 - Village Center
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

Scenario 1 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Maximum Density	Number of Dwelling Units	Gross Square Feet
1	Commercial	43.6 ac	N/A	N/A	595,600 sf
2	High Density Residential Open Space/Parks	26.8 ac 3.0 ac	30 du/ac N/A	500-700 du N/A	N/A N/A
3	Mixed Use	30.6 ac	40 du/ac	100-300 du	174,000 sf
Total		**104 ac**		**800 du[1]**	**769,600 sf**

1 Dwelling Units may be transferrred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800.

Attachment No. 8:

Proposed Amendments

Table 2-1: Planning Areas and Land Uses, Scenario 1

Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Non-Residential Gross Square Feet
1	Highland Marketplace	~~43.6~~ 39.7	N/A	N/A	595,600 sf
2	Residential Villages Open Space / Parks	~~29.8~~ 33.7	20 – 30 du/ac	500-700 du	N/A
3	Village Center	30.6	18 - 40 du/ac	100-300 du	174,000 sf
TOTAL		104 acres		Total shall not exceed 800 units	769,600 sf

Notes: du/ac = dwelling units per acre; sf = square feet

* Dwelling units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800.

The following provides a more detailed description of each Planning Area.

2.4.2. Planning Area 1 - Highland Marketplace

Planning Area 1 - Highland Marketplace consists of approximately ~~43.6~~ 39.7 acres and is located along the southwestern boundary of the Specific Plan area, bordered by Greenspot Road to the south, the Village Paseo to the north and Planning Area 3 to the east. The Planning Area's size and configuration provide extensive exposure to travelers on SR210. Planning Area 1 permits uses such as major promotional retail tenants, complementary specialty retail goods and services, dining venues, and other freeway-oriented commercial uses. Up to 595,600 gross square feet of commercial uses is allowed.

Exhibit 2-1: Proposed Conceptual Land Use Plan, Scenario 1



Legend

- PA 1 - Highland Marketplace
- PA 2 - Residential Villages
- PA 2 - Village Paseo
- PA 3 - Village Center
- Planning Area Boundary
- Specific Plan Area

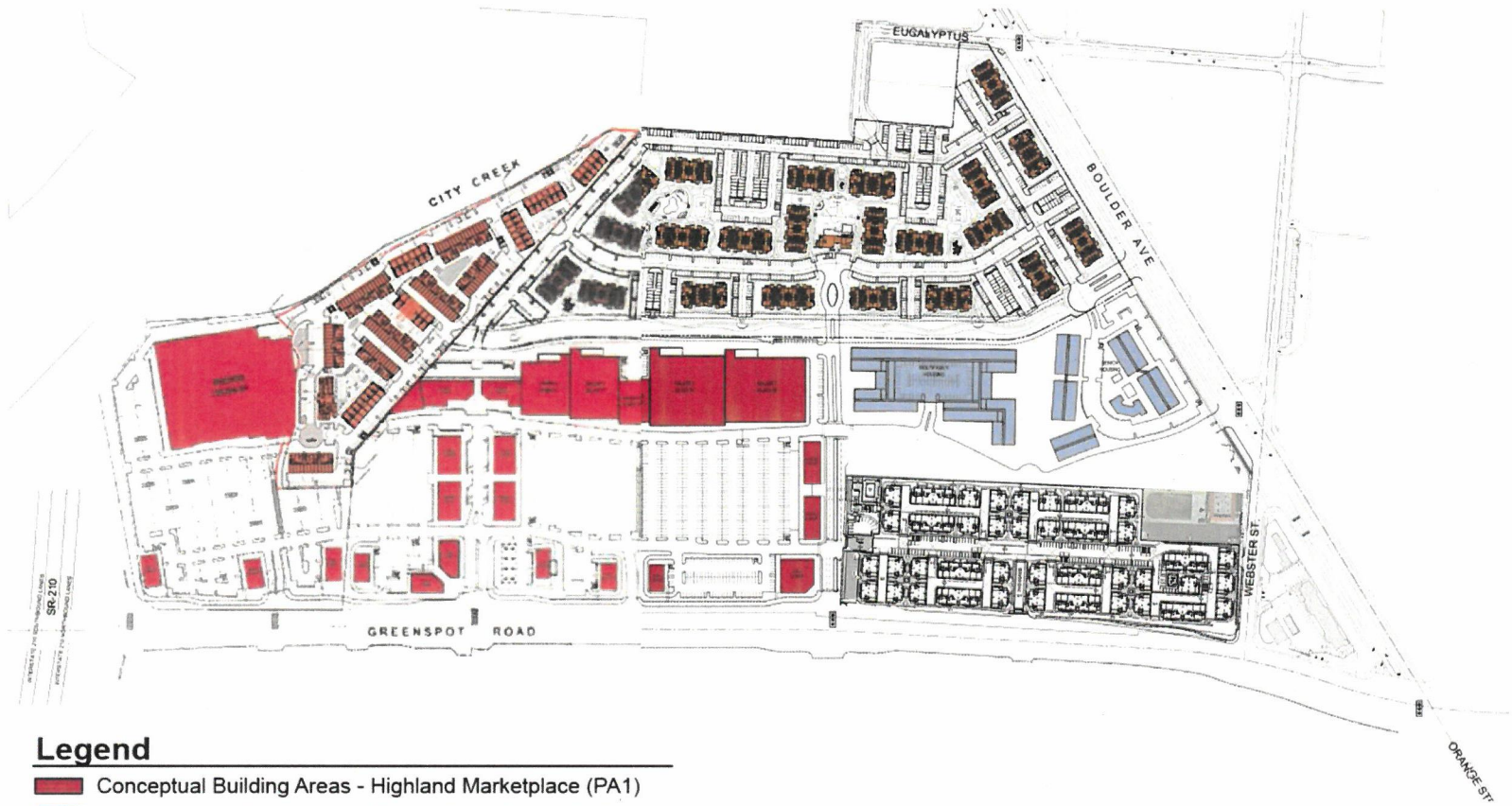
Source: Architects Orange

Scenario 1 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Maximum Density	Number of Dwelling Units	Gross Square Feet
1	Commercial	~~49.6~~ 39.7 ac	N/A	N/A	595,600 sf
2	High Density Residential Open Space/Parks	~~26.8~~ 33.7 ac ~~3.0 ac~~	30 du/ac N/A	500-700 du N/A	N/A N/A
3	Mixed Use	30.6 ac	40 du/ac	100-300 du	174,000 sf
Total		**104 ac**		**800 du[1]**	**769,600 sf**

1 Dwelling Units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800.

Exhibit 2-3: Conceptual Site



Legend

- Conceptual Building Areas - Highland Marketplace (PA1)
- Conceptual Building Areas - Residential Villages (PA2)
- Conceptual Building Areas - Village Center (PA3)
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

Calhoun Street. Interim right-of-way widths for Calhoun Street may exist until all parcels in Planning Area 2 are acquired for build-out of the Specific Plan.

- **Residential Streets – Private, Non-Classified**
  All interior neighborhoods will have a minimum of two (2) points of access. The residential portions of the Specific Plan may be gated communities.

3.3. Non-Vehicular Circulation & Access

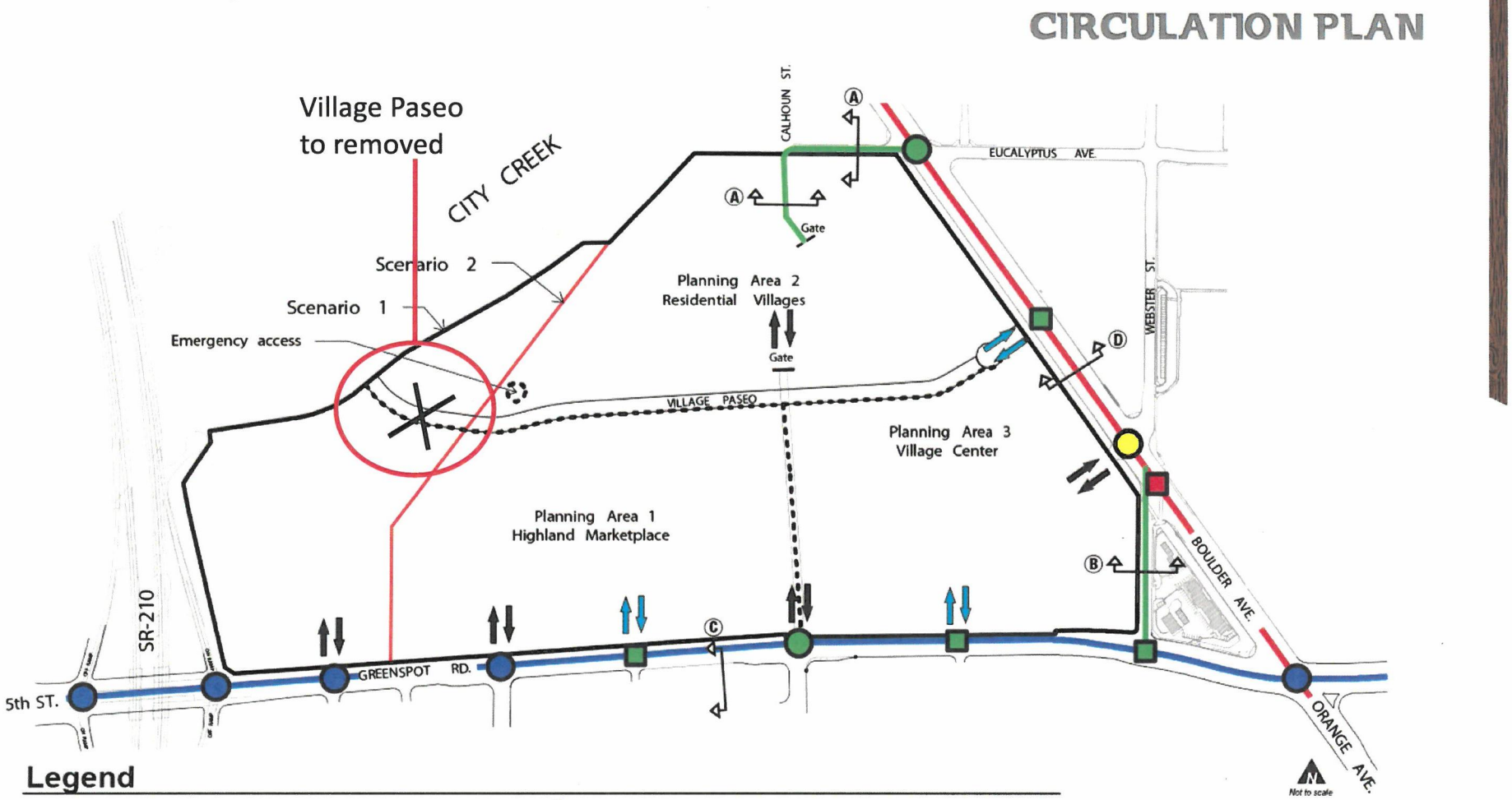
In addition to the vehicular circulation plan, a non-vehicular circulation system is incorporated into the Specific Plan. This non-vehicular circulation system consists of a combination of multi-purpose trails, paseos and sidewalks adjacent to roads and within residential neighborhoods and non-residential areas. All sidewalks along roadways will be constructed per City of Highland standards unless otherwise specified herein. Exhibit 3-4, Conceptual Trails Plan, shows the location of the trails within the Specific Plan area. The Village Paseo provides bicycle and pedestrian connections to the Planning Areas and is an important element of the "walkable" community concept.

3.4. Village Paseo/Multi-Purpose Trails

The Village Paseo is a unique element within the Specific Plan. It is approximately ~~0.5~~ 0.4 mile long and approximately fifty-five feet (55') in width and is within Planning Area 2. It consists of a minimum ten foot (10') wide multi-purpose trail. This multi-purpose trail accommodates hikers, joggers, and bicyclists and provides a connection and access between the residential villages in Planning Area 2 and the Highland Marketplace and Village Center in Planning Areas 1 and 3. . A multi-purpose trail is also allowed along Boulder Avenue, which serves as the northeastern boundary of the Specific Plan.

The substantial landscape planting around the Village Paseo creates an attractive and desirable setting for this recreational opportunity, creating a linear greenbelt. The Village Paseo may

Exhibit 3-1: Conceptual Circulation Plan



Note: This circulation plan is conceptual in nature; the party responsible for roadway improvements will be determined upon adoption of a Development Agreement between the City and the developer(s).

Exhibit 3-4: Conceptual Trails Plan

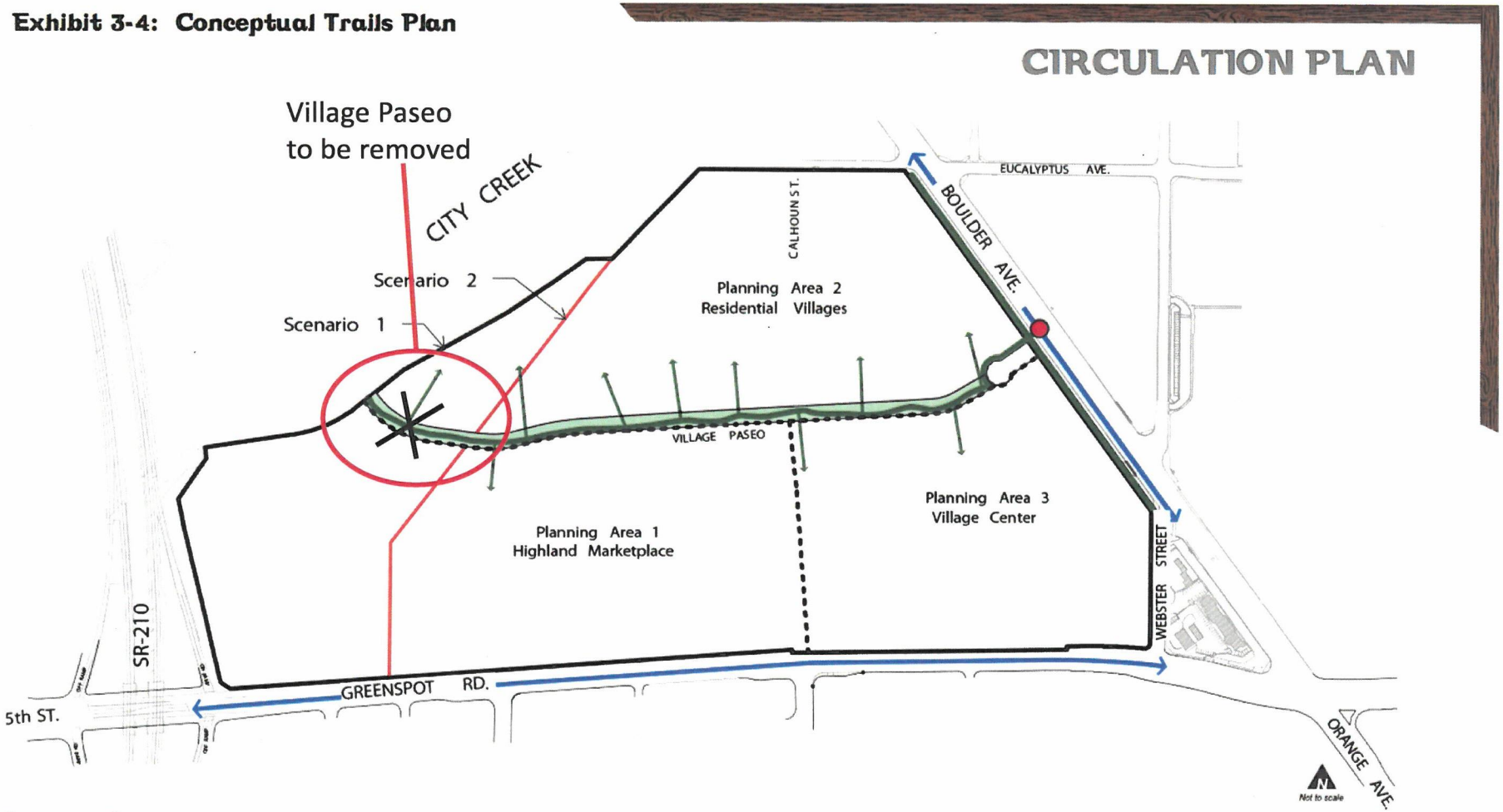
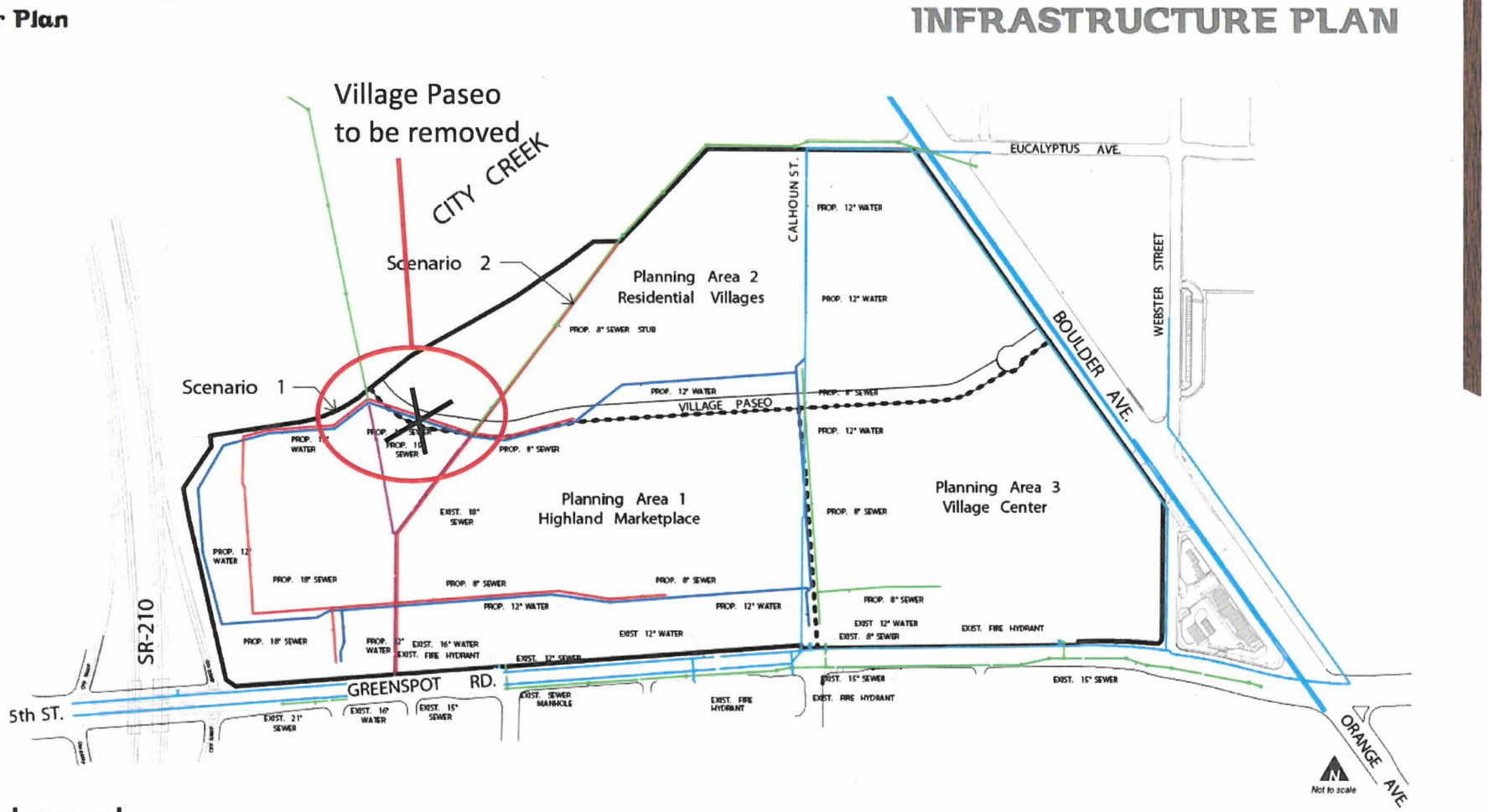
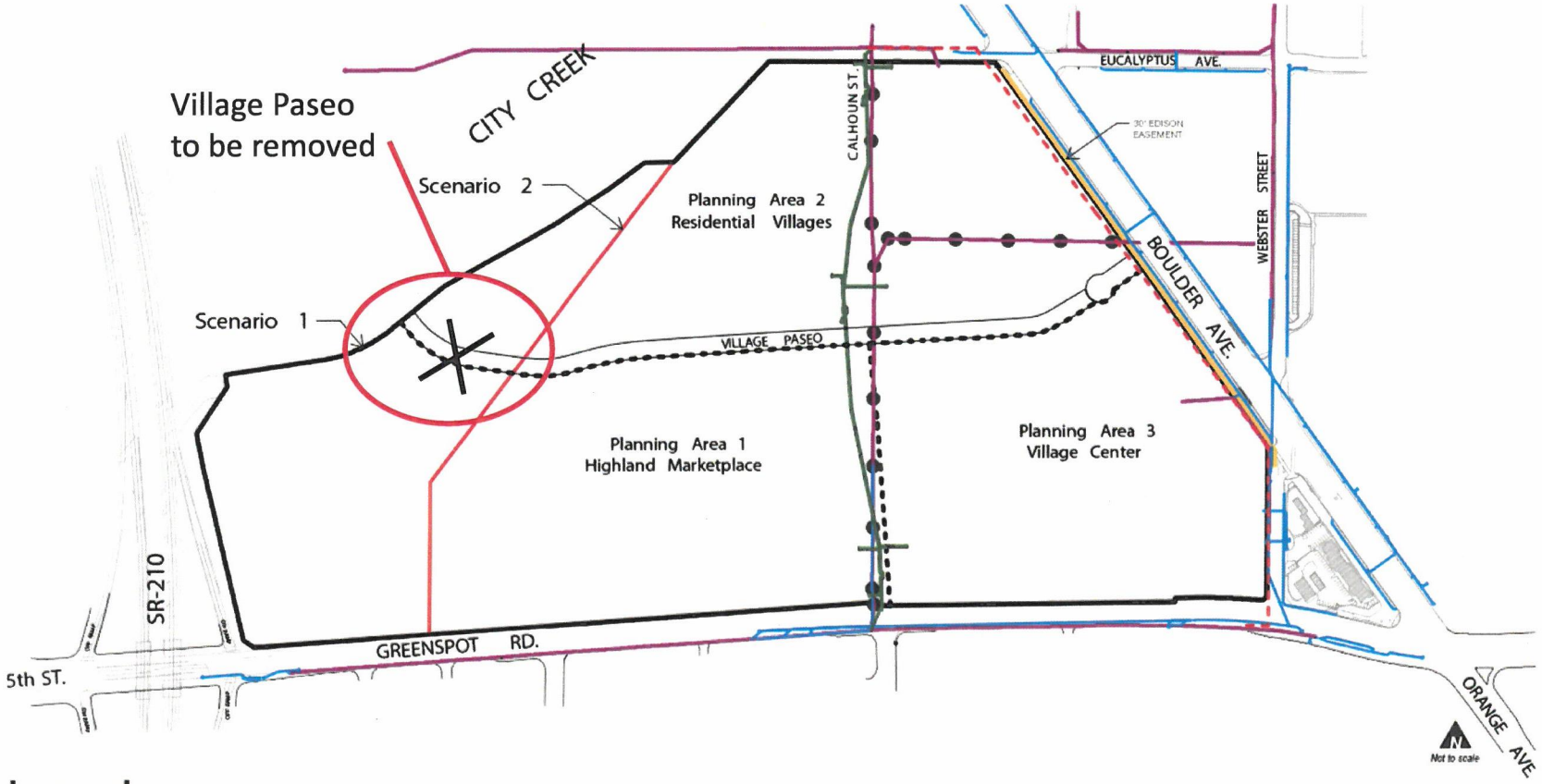


Exhibit 4-1: Conceptual Infrastructure: Water and Sewer Plan



Source: Development Resource Consultants, Inc.

Exhibit 4-2: Conceptual Infrastructure: Gas and Electrical Plan



Legend

- Existing Overhead Electrical Lines
- Existing Underground Electrical Lines
- Proposed Underground Electrical Lines
- Proposed Gas/Electrical Lines
- Existing Power Poles
- Edison Easement (Proposed)
- Planning Area Boundary
- Specific Plan Area

Source: Development Resource Consultants, Inc.

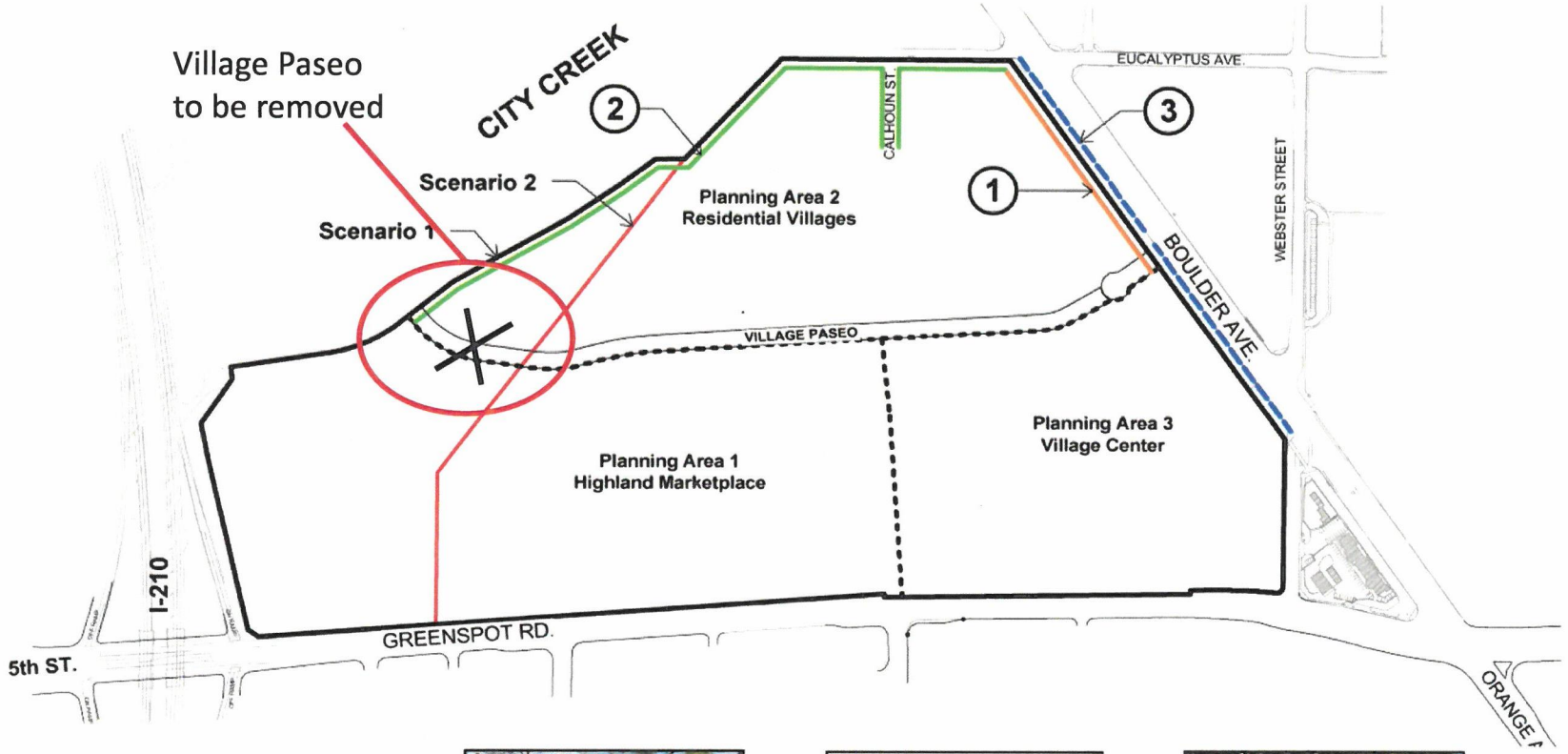
Table 5-7: Multiple-Family Attached

Development Standard	Multiple-Family Attached
Density Range	≤ 20-40 du/ac
Maximum building height	3 stories / 40'
Building Separation	
Side to Side	15'-0"
Rear to Rear	15'-0"
Front to Rear	15'-0"
Front to Front	15'-0"
Interior Court Space	15'-0"
All Others	15'-0"
Minimum Front Yard Setback	75'
Minimum Side Yard Setback	20'
Maximum Setback Encroachment for Architectural Projections*	5'
Minimum Rear Yard Setback	Conditional
Minimum Private Storage Space (per unit)	81 cubic feet
Private Open Space Required***	50 sf. minimum for ground and upper floors
Minimum Open Space Required**	40% Required setbacks measuring more than 15' included

*Architectural projections include but are not limited to balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops.
**The Village Paseo may be utilized to meet open space requirements for residential uses.
***Not Required for Studio Units

Exhibit 5-9 illustrates examples of multiple-family attached dwelling product types.

Exhibit 7-6: Perimeter Fence and Wall Plan



Legend

- Perimeter Theme Wall
- Perimeter View Fence
- Split Rail Fence
- Planning Area Boundary
- Specific Plan Area



(1) Perimeter Theme Wall



(2) Perimeter View Fence



(3) Split Rail Fence

Attachment No. 9:

Public Comment Letters

Linda McKeough
P.O. Box 942
Highland, CA 92346

January 15, 2021

City of Highland
Attn: Salvador Quintanilla, Associate Planner
27215 Base Line
Highland, CA 92346

Re: Plan revision # 20-003(TREH Development)

These are the following concern of the proposal commercial and residential development located on the north side of Greenspot Road and East of the 210 Freeway.

1.Primary and secondary emergency exit for the proposed commercial and residential development for the emergency services i.e. Sheriff Department, EMTs, Fire Department, ect.

2.Regarding the ladder fire truck, for the proposed 3-story residential development, would the developer pay for the ladder fire truck, as well as additional staff that would man it.

3.What are the design(s) and height(s) for the proposed boundary wall(s) between the existing residential properties north and east of the proposed development.

4.Reassure that the noise level is no louder the 55 decibels during the day hours from 6AM to 9PM and at a 45 decibel level or lower after 9PM.

My family has resided at 7712 Calhoun Road since 1949.

Linda McKeough
APN 1201-341-02-000

Linda McKeough

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-8732, x 259 Fax: (909) 862-3180
Contact: Salvador Quintanilla, Associate Planner, squintanilla@cityofhighland.org

PROJECT NOTICE

The proposal listed below has been filed with the City of Highland Planning Department. You are invited to comment because you may own property or have a regulatory interest in development in the area.

FILE/INDEX: Specific Plan Revision (SPR) No. 20-003, Design Review Application (DRA) No. 20-012, Conditional Use Permit (CUP) No. 20-007, Conditional Use Permit (CUP) No. 20-006 (ABC License), Tentative Parcel Map No. (TPM) No. 20-002 and Accessory Sign Review (ASR) No. 20-013 (Sign Program), TREH Development

APPLICANT: TREH Partners, LLC, Thomas Robinson

LOCATION: NEC of Greenspot Road and 210 Freeway, Highland, CA. (APNs: 1201-331-01 & 1201-341-08)

PROPOSAL: The Applicant is requesting to construct a Mixed-Use Development to construct a retail shopping center that includes restaurants (including sit down and drive-thrus), retail service, convenience store, gas station, and the construction of residential apartments on vacant parcels of approximately 19.81-acres. The project site is located north of Greenspot Road and east of 210 Freeway in the Greenspot Village Marketplace Specific Plan.

COMMENTS REGARDING SPECIFIC PLAN REVISION NO. 20-003 (TREH Development):

Your comments must be received by this office no later than **January 18, 2021**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

See two attached documents

Lynda Schubert
PRINTED NAME

01/14/2021
DATE

SIGNATURE

(Location Map on reverse.)

January 14, 2021

City of Highland
Salvador Quintanilla, Associate Planner
27215 Base Line
Highland, CA 92346

Re: Specific Plan Revision No. 20-003
APN: 1201-331-01 & 1201-341-08
Applicant: TREH Partners, LLC, Thomas Robinson

Our family has the following concerns about the development:

1. See attached diagram. The water from several properties flows to the property in question. In the past when the water flow was blocked, the water backed up into our property. 1201-331-01 & 1201-341-08 were originally part of the flood control and designed to continue the natural water flow that is now blocked by the water dyke. The development needs to allow for natural rain water flow so the properties above the east of them do not flood due to development.

2. The residential development is going to be 3 stories and the City of Highland does not have a fire truck for 3 stories. Who is going to pay for the truck and the maintenance of the extra equipment and man power? It would be terrible if people died due to lack of access to the third story in a fire.

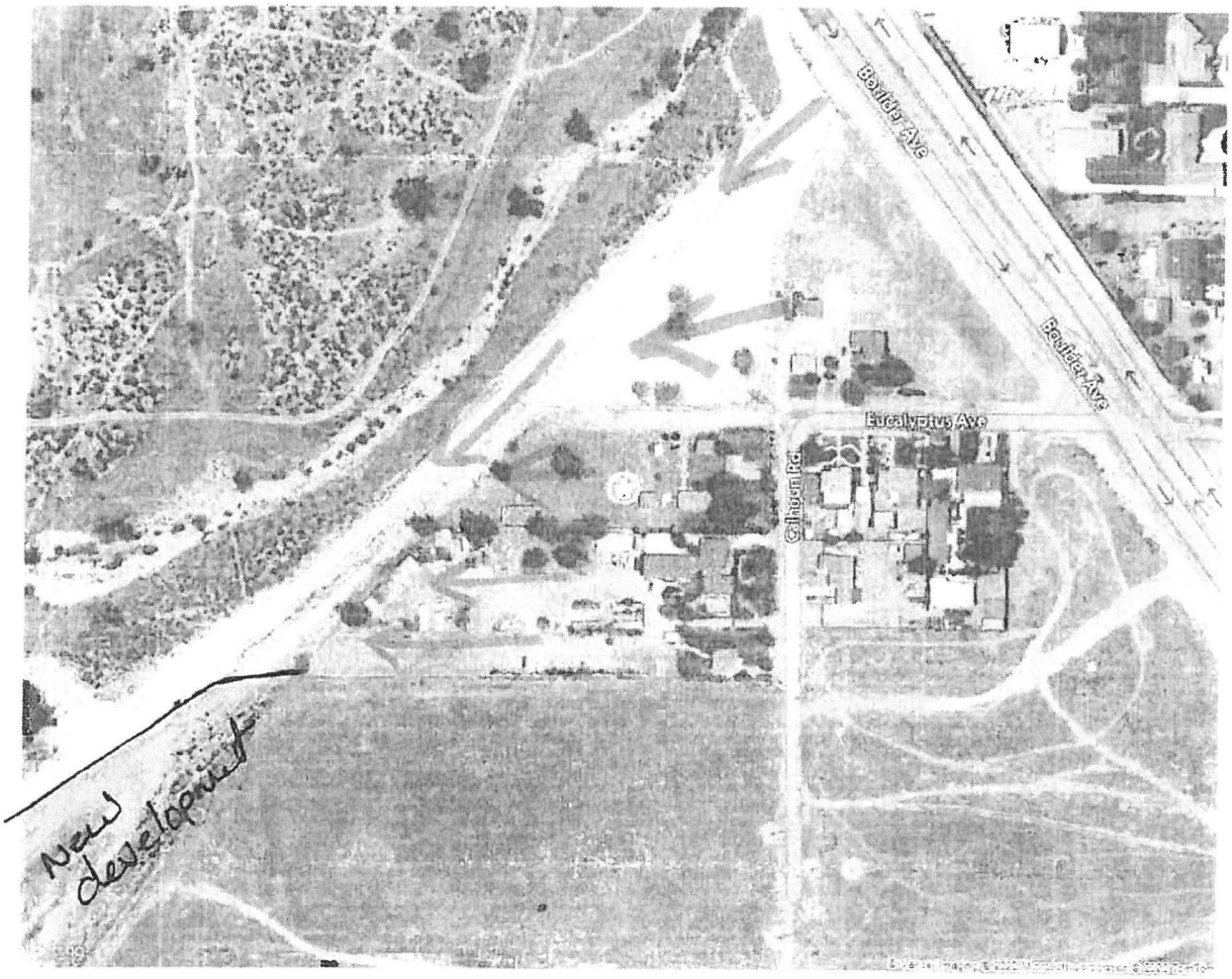
3. The commercial development is going to have a gas station. It would be very close to residential apartments and the water table is very high in the area. The stream near by is used for drinking water and to replenishing the natural under ground water table. It could an environment disaster if the gas tanks leaked or seeped.

Thank you in advance for addressing these issues,

The Schubert Family 909-208-5218 Cell

1201-341-04-0000 and 1201-341-03-0000
7740 Calhoun Road and 7750 Calhoun Road
Highland, CA 92346 Highland, CA 92346

AERIAL PHOTOS



7712 CALHOUN RD
HIGHLAND, CA 92346-3809

pink arrows show water flow

Data Deemed Reliable, But Not Guaranteed.
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01/06/2021 14:47:41 PM Customer Service Rep: Melanie Murphy

Greenspot Village & Marketplace, LLC
26699 Beaumont Ave.
Redlands, CA 92373

May 18, 2021

Planning Commission
City of Highland
27215 Base Line Avenue
Highland, CA 92346

Dear Honorable Members of the Planning Commission,

Greenspot Village and Market Place, LLC would like to address the Specific Plan impacts to our land holdings because of Specific Plan Revision (SPR No. 06-01A). If this revision is approved, it will cause ambiguity and inconsistencies for the remaining land in the Specific Plan. We believe the solution is to insert a statement of findings that automatically revises the number of units allowed in the Specific Plan Area and reduces the minimum number of acres or total units needed to satisfy the state housing element as a result of the reduction of commercial acreage and square footage along with the addition of residential units onto commercial land that was originally contemplated in the Specific Plan. Lastly, when projects within the Specific Plan come before the City, the unintended impacts on neighboring land need to be addressed as part of a project's approval.

Background:

Along with the number of units that Specific Plan Allows, 800 units maximum, the area is embraced by the Housing Elements High Density Overlay. In addition, the land encompassing Planning Area 2 requires a minimum of 20-30 units per acres. The High Density Overlay for the same area states this as well and in fact grants this by right. When both the TREH project and the Rexco project are combined the following inconsistency occurs on Greenspot's land. 400 units remain for the Specific Plan. However, the 25 acres Greenspot owns in Planning Area 2 MUST have a minimum of 500 units but could allow up to 750 units. Further, Greenspot's land in Planning Area 3 would not be allowed to have ANY units as the cap of 800 would be reached. Further, per the Housing Element, PA 3 and part of PA 1 have by rights the ability to develop a minimum of 20 units per acre.

The Housing Element V targets up to 650 units of 20-30 units per acre. Rexco's project's land was not included in the overlay and neither is Approximately 4-5 acres of TREH's residential land, nor does it appear to be included in the actions under consideration tonight. If TREH has approximately 100 units in the High Density Overlay than nearly 550 units could be built on the remaining land in the High Density Overlay Area. When combined with Rexco's 200 units nearly 950 units could be allowed to be built in the Specific Plan.

Solutions:

Greenspot believes that the EIR assessment of the overall impacts would accommodate the increase in the total number of units caused by the TREH and Rexco projects. Furthermore, by also revising the minimum density allowed the unintended consequence that renders our land out of compliance because of the two projects would be remedied as it allows for consistency to remain. In other words, the reduction in commercial and residential land traffic usage should be automatically shifted to the residential uses to allow the void of inconsistencies to be filled. Further, as the total number of units in the housing element is reached, reduction of minimum densities would allow for a broader menu of options of the various housing types also allowed in the specific plan to be constructed.

I have attached several exhibits for you review and understanding of our concerns and solutions.

Sincerely,

Glenn Elssmann
Manager
Greenspot Village & Marketplace, LLC

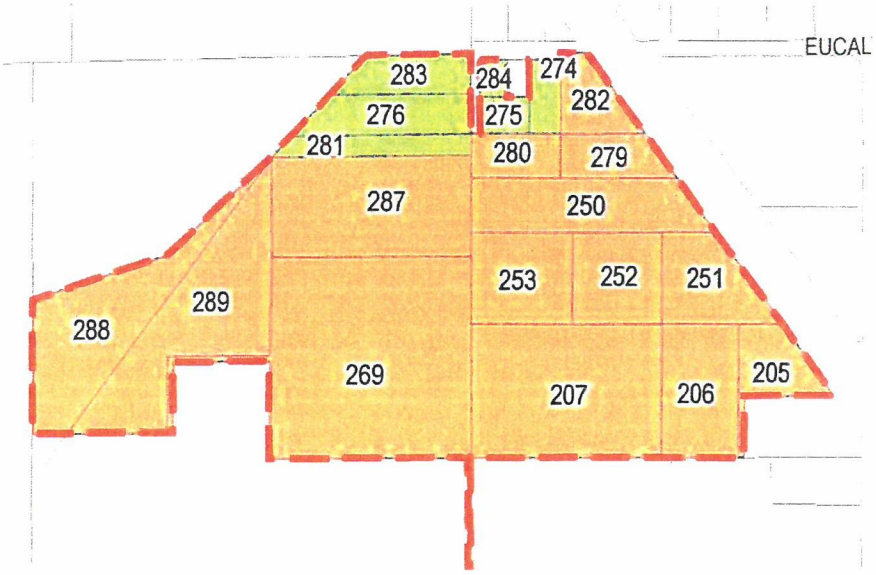
CURRENT SPECIFC PLAN RESIDENTIAL DISTRIBUTION



SPECIFC PLAN UNIT COUNT EXHIBIT



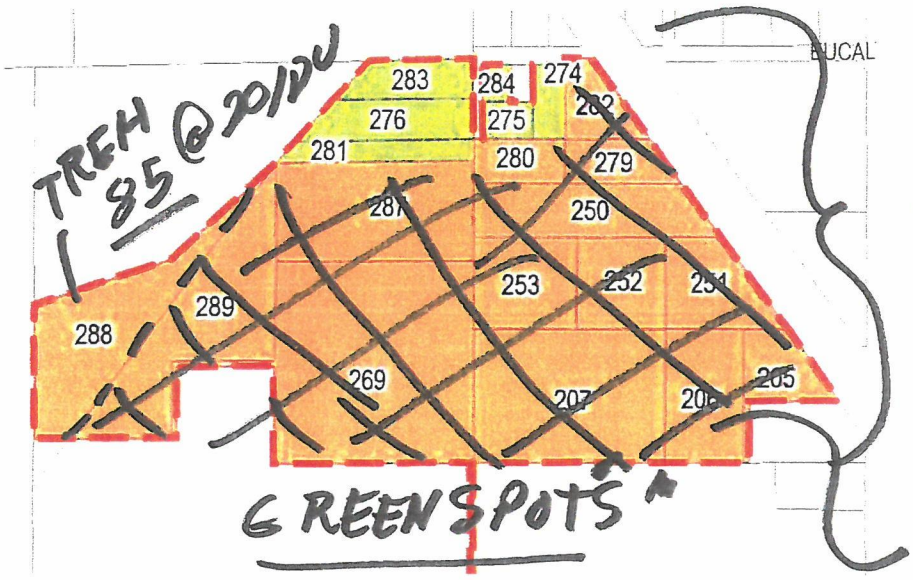
allows up to 650 multifamily units at a minimum density of 20 units per acre. The Overlay allows multifamily uses permitted by right, without a CUP, specific plan, planned unit development, or other similar discretionary action.



Underutilized site 52 is 1.0 acre zoned for R1. The underutilized parcel was once developed with a drinking and dining establishment that is no longer in use. The structure is required to be demolished through code enforcement proceedings. Adjacent uses include vacant residential to the east and west, single-family residential to the south, and an elementary and junior high school to the north.



allows up to 650 multifamily units at a minimum density of 20 units per acre. The Overlay allows multifamily uses permitted by right, without a CUP, specific plan, planned unit development, or other similar discretionary action.



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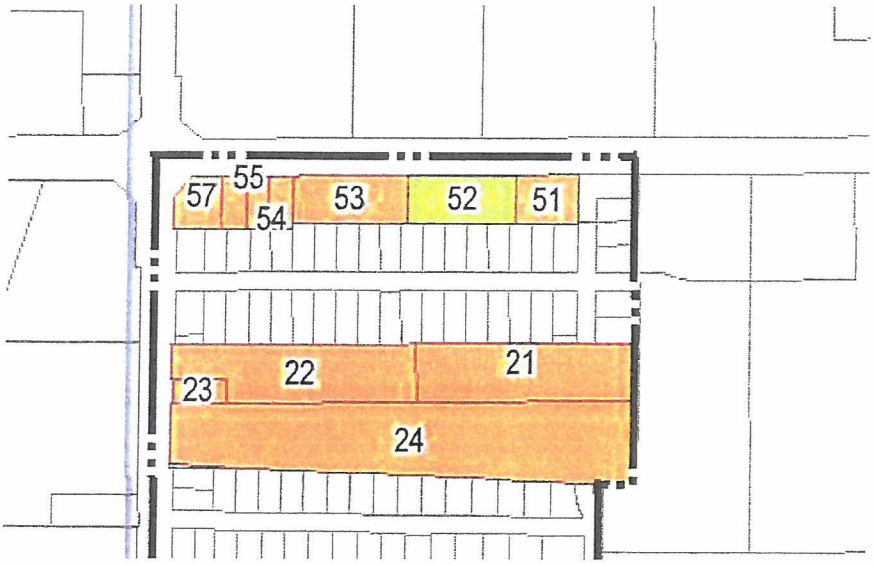
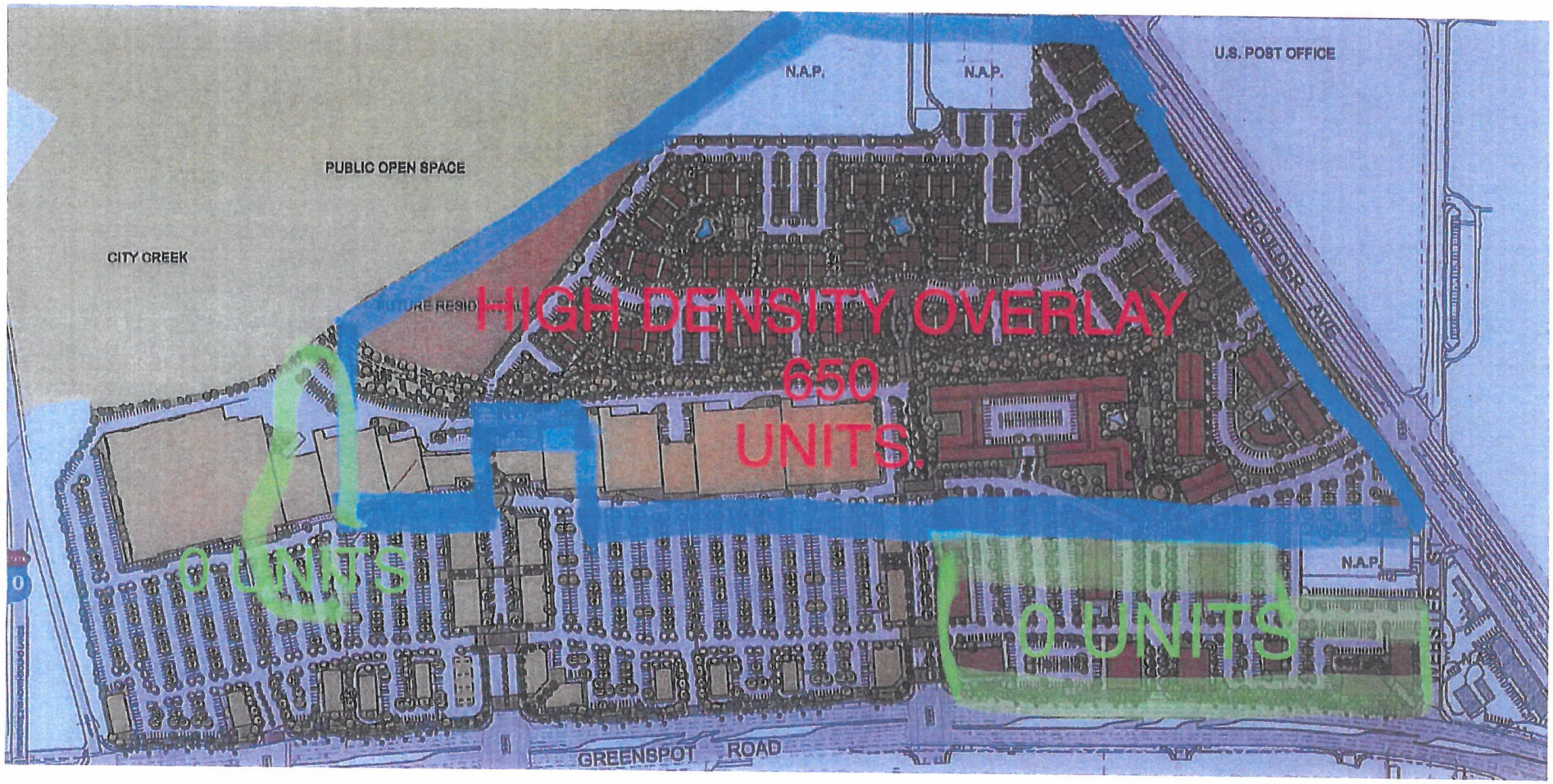


HIGH DENSITY OVERLAY AREA



Attachment No. 10:

May 18, 2021
Draft Planning Commission Minutes

MINUTES
PLANNING COMMISSION REGULAR MEETING
May 18, 2021 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:02 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrod Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Salvador Quintanilla, Associate Planner
Carlos Zamano, City Engineer
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III
Scott Rice, Landscape Architect

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the May 4, 2021 Regular Meeting.

A MOTION was made by Commissioner Sutorus, seconded by Vice Chair Thomas, to approve the minutes, as submitted. Motion carried, 4-0-1.

PUBLIC HEARING

2. Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5)

on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program, excluding freeway sign heights and locations, for the commercial and residential development within the Greenspot Village & Marketplace Specific Plan (GVMSP). **(Continued from May 4, 2021)**

Chair Hamerly opened the public hearing.

Associate Planner Quintanilla presented the Staff Report.

Commissioner Miller asked how much is the square footage of the paseo that is being removed? Have we considered any opportunity to incorporate pervious pavement to address the offsets from having little disperse treatment through the removal of the paseo?

Tom Robinson, Applicant stated we started working with the City of Highland in 2007. The paseo was first designed in 2005 which was a different time and since then the city-built storm drains in the street and that is where the water is drained now. We currently have 17% of landscaping on the site, and a normal developer would have about 10% percent. In 2007 regarding the paseo, looking back would have been a nightmare with the homeless population if it were built. We do not need it for water quality. We put a lot of thought and landscaping in for this apartment complex. We went through three different architects because they were not listening to our requests. Our mission was to design a project where we would want to live at.

Commissioner Miller suggested to look at Citrus Plaza and East Valley Water District Headquarters landscaping for great examples regarding the project. I see a potential for us to lose some value of treatment by taking that portion of the paseo out and hope we can mitigate that by making use of further opportunities on the site.

Tom Robinson replied that is a great point.

Chair Hamerly stated one of the coprimary targets of the paseo is to link the respective communities within the Greenspot Village and Marketplace when choosing to make the residential component on the western end a gated community, how are we creating that linkage that was predominantly addressed in the Specific Plan?

Tom Robinson stated when I first looked at this plan, I sat with staff Ernie Wong and Bruce Meikle and allowed only one traffic signal on Greenspot Road, and we knew it would never work. Linking all the projects together was a good concept back in 2007, but the project failed. It was a completely different time. We have agreed to link our project with the east next door. There will be a connection point, but the connection will be mostly on Greenspot Road, and you are going to have to traverse through. It is not what

was dreamed up in 2007. That project and even the paseo is dead, and if we want to go back to that we are going to be sitting here for 15 more years. I want the connectivity. We have put a Condition in here which we will connect to the project directly to the east.

Chair Hamerly stated there are multiple shallow points where it seems like it would be logical to put a gate there, but I think it would be a missed opportunity if there was not at least a potential linkage. That way people will have access to go to the shops or restaurants.

Tom Robinson replied I agree with you. We want our apartments on the east wall to have areas where you could go through our site to the other side. We do not know what the site next door is going to do, but we do have linkage for vehicle traffic behind the gas station from the apartments that you can go through.

Chair Hamerly stated I saw that; however, I did not see the opportunities for creating gateways from the residential components of your development to the residential components to the east development. I think that would be an opportunity for an additional gateway theme.

Associate Planner Quintanilla stated answering to Commissioner Miller's question, the size of the paseo is 0.6 acres.

Commissioner Miller asked is that the amount being proposed to be removed?

Associate Planner Quintanilla stated yes.

Commissioner Amaya thanked TREH Partners. Was there any thought on bringing in a large retail company such as Target?

Tom Robinson stated we have had conversations with Target throughout the years, we will not give up on any retailer, but we are looking to add value to the community. We developed the first Chick-fil-A, Cracker Barrel, and A ground-up Lowes in California. We developed the first Sprouts in Inland Empire. We look for those type of tenants that will add value. We need quality housing to acquire quality retailers. The way we have designed this project and all the amenities is a market rate project. We have some smaller units, and it might put some people in the marketplace that may not want to rent a 1,200 square foot apartment for $1,800 or $2,400. It will not be affordable to everyone, but it will bring more marketplace to the area.

Vice Chair Thomas asked if there was a separate area that was planned for the smaller units on the site?

Tom Robinson stated it is the building furthest to the south and closest to the gas station.

Commissioner Amaya asked is that enough distance from a gas station to residential area?

Tom Robinson replied yes, it is.

Vice Chair Thomas asked how many parking spaces are tenants allowed based off square footage of their house? Do the studios count as a one bedroom or are those excluded?

Associate Planner Quintanilla stated the studio have a different count. The studio requires one cover parking space, which are carports.

Vice Chair Thomas stated I appreciate the apartments and having different options of variability for an affordable option for others. I appreciate the connection that Chair Hamerly mentioned regarding connecting the residential project. This is important for our walkability. Greenspot Road is an extremely busy road; therefore, it would be convenient for people to walk to the commercial complex. I look forward to that.

Commissioner Miller asked do we know the timing between completing the extension to City Creek and completion to this project?

City Engineer Zamano stated we are working with United States Fish and Wildlife (USFW) services to approve the Habitat Conservation Plan (HCP) that was prepared for that location. The HCP has been approved, now we are waiting on the next steps to proceed. We are currently in the process of getting the design finalized. Once that is complete and we have the permits in place we can move forward. We would like to construct those improvements prior to November's timeframe.

Commissioner Sutorus asked has there been plans on constructing covered parking solar onsite?

Tom Robinson stated we have not decided yet on the overhang and if we are going to put solar there or not. There will be Electric Vehicle (EV) chargers throughout the projects.

Commissioner Sutorus stated great, it is a beautifully designed project.

Vice Chair Thomas asked for more of an explanation regarding the Alcohol Beverage Control (ABC) license.

Associate Planner Quintanilla stated each census track has certain amount of license they allow which is based on population. For this census track it allows three alcohol licenses for on and off sale. Now, you may receive additional licenses or ABC will allow licenses as long as the City can make a public convenience and necessity finding.

Vice Chair Thomas stated if we approve the project now, will this go forward or City Council for approval?

Associate Planner Quintanilla replied this will go to City Council for final approval, however whatever the sign program is, the tenants will follow the guidelines listed.

Chair Hamerly stated the freeway signs are being excluded because there must be a flag test.

Associate Planner Quintanilla stated that is correct.

Chair Hamerly stated we would have to pull the conceptual sign plan from the Design Review Application (DRA) portion of approval that they are seeking tonight.

Tom Robinson stated we could not match up with our flag test with our sign company this evening. In my opinion, the signs in the Specific Plan are supposed to be 90 feet and the sign across the street is about 84 feet.

Commissioner Miller stated we have many gas stations and car washes in Highland. What value do you think having an additional gas station and car wash associated with this project will have for this city?

Tom Robinson stated I think it would be a great impact. It is going to be very convenient being right off the freeway for people getting ice before going up to the mountains. Chevron sells a tremendous amount of ice. For example, people would stop and fill up their ice chest when they are traveling up the hill and when they come back down the hill, they fill their ice chest again. It is catering to the freeway traffic.

Vice Chair Thomas asked do we have any other project approved with the electronic signs like this that is being proposed tonight?

Assistant Community Development Director Stater stated we had looked at one for San Manuel on Boulder Avenue and Highland Avenue that was not constructed.

Commissioner Amaya asked from the freeway are there two monument signs being proposed?

Assistant Community Development Director Stater stated correct.

Tom Robinson stated there is two conditions that we want to discuss tonight. Item number 37 in the Engineering Conditions. We have an issue with the way it is worded. There is federal and state law that has to do with drainage issues, and we are willing to take on any drainage that comes across our neighbor's property onto ours that they cannot handle post development. We are not willing to give a blanket easement across the property for drainage it must be more specific. It states Planning Area 1 and 2 easterly adjoining properties for drainage. This needs to be more specific which staff agreed to work with us over the next couple days. The ownership to the east of it should not have a right taken away from them and for me to be able to put a utility on their property anywhere I want. That is basically what it states. If they need a utility across my property or if I need a utility across their property than we need to negotiate. I cannot have them going under my building or coming in my shopping center anytime tearing up the easement which that specific Engineering Condition does not address. I have told Staff I do not want my neighbor to have this requirement on them nor I want it on me.

There are no limitations or insurance. They can come on my property anytime and I can go on theirs anytime and that is the issue we have. Another issue we have is Planning Condition number 75 and 76 which has to do with an additional $550,000 for a fire truck and employee. We do not see where that is fair for us. We currently have an agreement with San Manuel ourselves, however they can cancel it and the City has an agreement also. The fire truck issue came about years ago when the overall Specific Plan was, and the developer was negotiating for a development agreement and this is how this transpired. There is sales, property, use, and gas tax that are coming in. It is not our responsibility as an individual as a small developer or a Specific Plan to buy something for the entire City that they are going to utilize. $6,874,000 is how much we are paying the City of Highland in Development Impact Fees (DIF). Apart of those 12 items that go into the DIF, two specific items go for equipment and fire. We cannot go forward with this project spending $550,000 when the City has the power to keep those agreements in place. I would like to point out that we are not in agreement with that either. Staff is great to work with, everyone is very friendly, we are comfortable here and we are glad to be in Highland. We want to build this project and we want to see the projects to the east happen. Sometimes projects do fail and for whatever reason we still want to see a success here. We believe by building high quality projects will help in the future. I am excited about REXCO too. We would like to have that consideration to take out Planning Conditions 75, 76 and Engineering Condition 37. We will continue to work with staff to amend that.

Chair Hamerly clarified that type of issue is one of the reasons why the Planning Commission is not the final determiner of those type of issues because they are financial, and the City Council makes those determinations. We might be able to make a recommendation to consider it, but we would not be able to make a recommendation to strike that.

Community Development Director Mainez stated that is correct. Purely financial the agreement with San Manuel was approved by City Council; therefore, we should defer this to City Council.

Chair Hamerly opened the public hearing.

Glenn Elssmann, Public Speaker stated I have a handout I would like to pass to Staff and Planning Commissioners. Congratulations to Tom and Ed it has been a long journey working on this project and it is exciting to see the vibrancy and the opportunity for both the commercial and residential. Our project failed because we were denied on the condition Mr. Robinson brought up. The Environmental Impact Report (EIR) never addressed this need for an added person for a ladder truck. Unfortunately, we cannot come to resolution, we had a 532-unit three story garden apartment with over 43% open space so sadly that did not happen. We survived the great recession and as mentioned we are excited REXCO is graded and TREH Partners is coming forth. We are preparing to move forward with some exciting plans, the market, and retailers are coming up, however we are left with uncertainty. I am trying to obtain clarification on some key

points. We have another underlying objective which is the high density overlay to satisfy the Housing Element 5 of the City's approved Housing Element. If you calculate the math, we are concerned that the unintended consequences that there will be inconsistencies that we are going to be left with. It makes it hard to plan and go forward. We are not suggesting that REXCO and TREH Partners intended to have that ambiguity caused nor Staff, but we have a reality that we are trying to deal with. The Specific Plan allows up to 800 residential units and in this scenario being described there would be 200 that REXCO has and 200 that TREH Partners has, and what remaining is 400. The problem is that we have 25 acres in Planning Area 2 which is also covered by the high density overlay and by rights we have a minimum 200 units per acre. In the Specific Plan we must have a minimum of 20-30 units per acre. My math states 25 x 20 = 500 which 400 is remaining and we cannot do less than 500 units. Another element that we are concerned about is the high-density overlay covers an area greater than Planning Area 2, it spills down into Planning Area 3 which is about 12 acres and a portion of our retail. The objective of the last Housing Element cycle was to have 650 units. Apart of the Specific Plan amendment is these types of amendments. The way we see the map is that TREH Partners may have 100-120 units that would go into the high density overlay which then would leave 500-550 units that we would have by right. Add 200 of TREH's and REXCO's and that will leave us 950 units, however the Specific Plan only allows up to 800 units, so we have this inconsistently. The unintended consequences are the exhibits that show the tables, and the densities need to have language that says if these criteria met the density can come down. The Specific Plan allows a variety of housing types, but because of this conflict between the Specific Plan, count, and the high density overlay we are literally in handcuffs. Again, we do not think this is an intended consequence. Our recommendation in our letter is to have findings that would allow as an example because REXCO reduced a percentage of 170,000 square feet of the commercial space that was on the Planning Area 3. We are saying the analysis of the traffic impacts could allow that balloon to stay the same, however allow for an increase offset of the number of units, so we do not have this inconsistency. In conclusion, allow the cap to be raised because in essence we believe the other projects unintendedly are dictating and necessitating a raise of a cap. I am assuming the freeway signage was going to have other property owners beside the TREH Partners, but I did not look into the details. I appreciate Mr. Robinson bringing up the issue on the reciprocal easement. Thank you for your time Commissioners.

Chair Hamerly stated if the Specific Plan essentially creating the overlay and ground rules for development of the entire property along north of Greenspot Road, it seems that the vehicle is amending the Specific Plan. Did you have specific language that you were wanting to insert as a Specific Plan amendment as part of your future application?

Glenn Elssmann stated we are saying is that other applications have boxed us in and have caused inconsistency. Their revision should address that, so we have clarity.

Chair Hamerly replied I understand that, but as part of their application they are proposing certain things to amend the Specific Plan which is under consideration this

evening. If the Specific Plan needs to be amended to make your component work, wouldn't that be something you would propose as part as your development?

Glenn Elssmann stated if the project is approved tonight, we are left with a total inconsistency. What we decide to do in terms of what we are going to propose with housing types and variations is a future issue.

Chair Hamerly stated I understand. We really cannot make a decision about a future unfiled development that may or may not be impacted by the application that has been filed tonight because it is not on the agenda.

Glenn Elssmann stated however, you have guidelines that now they do not work. The guidelines fail with the approval tonight and we cannot develop per the Specific Plan. The unintended impact to us is if we go through a review project, I need to make sure my impact to my neighbors is addressed. Even though they did not cover the Specific Plan identically in our area their tables cover our land. The high-density overlay covers our land, so it seems logical that would be addressed in other people's application. As we apply people are going to look at our impacts on the surrounding neighbors and communities. We have suggested prior to this meeting to be addressed in this revision, otherwise we are left with a gap and a void of clarity.

Chair Hamerly asked what would be the Specific mechanism for achieving that?

Glenn Elssmann stated one is to change the table that has the minimum density on Planning Area 2 to allow it to be up 30 units per acre. For Planning Area 3 to be up to 40 units per acre. That would by default say, you do not have to have all your land at 20 units per acre because we are going to run out of units. I am asking staff to change table to up to 30 on Planning Area 2 and 3. Secondly, there is findings that say because REXO and TREH Partners reduced commercial, and there is a finding that the cap can be raised.

Chair Hamerly asked what type of mechanisms do we have for findings? Has staff had an opportunity to consider this or the developer who is before us this evening had an opportunity to consider this as well?

Assistant Community Development Director Stater stated yes, we have met numerous times with Mr. Elssmann and his team. We have received his comments and questions for consideration. The application that is before you this evening is an application from TREH Partners for the items that are presented by Associate Planner Quintanilla and the team. We do not think it is the appropriate time to consider additional adjustments to the Specific Plan. We feel others have mentioned that is a future application whether we are raising or lowering overall caps. There are implications to doing that, we do not feel that is TREH Partners request nor an appropriate time to the modify other portions of the Specific Plan.

Chair Hamerly stated it was more a point of order because it does make me a bit nervous to have future projects that are impacted both this and REXCO. I understand

that however, the same token we have the public noticing and being able to address issues adequately. Staff need time to prepare, and Planning Commissioners need time to be able to study the relevant tables and potential ramifications to those changes. First thing to come to mind is having some sort of analysis of traffic data to say what will be the offsets. Yes, we greatly reduce the commercial that is to reduce vehicle trips per day, but we are increasing the residential component which could increase numbers of trips per day. It would have more of an impact in terms of square footage.

Assistant Community Development Director Stater replied we are in full agreement and again, not the request you have before you to do that. The Specific Plan is a zoning document, so it is saying within these 105 acres we expect certain square footage of commercial, a certain number of units. It is somewhat flexible within the plan itself between Planning Area 2 and 3. As Mr. Elssmann mentioned we have 800 units which is the cap in the Specific Plan. REXCO is in Planning Area 3 and had a bubble of 100-300 units. When REXCO went for the recommendation for approval the question was, is the development plan in compliance with the Specific Plan? It permitted with the development with 200 units which was their request. At the time, the plans stated 25-40 units an acre, REXCO said we cannot get that; however, we can get 18 acres. They asked for an amendment to the plan that stated at 18 units per acre we can built 200 units and capture 200 of those units within our 100-300 bubble. So, next is the TREH Partners development and they are asking for 200 units in Planning Area 2 which they are asking for a modification of that boundary. They are not asking a reduction in the commercial, because they think within the plan itself, they could get that synergy and commercial square footage. They are asking for a modification of the boundaries so they could bring the residential down partially into Planning Area 1. The number of units they are asking for was considered within the EIR and supplemental EIR and we did consider that, and we feel the project is in compliance without additional review at this time. Now, if we were to modify tables that states we are going to increase the cap to a number and at this time we do not know what that number would be. That additional work has not been done. What are the Environmental implications of going from 800, 950, to 1,000? Again, this is not TREH Partners application. We are looking at the zoning document to say, does this comply? We prepared our findings and recommend approval.

Chair Hamerly asked so the vehicle for doing a future Specific Plan amendment to address density and Planning Area 2 and 3 be a supplemental EIR or would it be to study traffic impacts?

Assistant Community Development Director Stater stated we would consult to determine the exact answer to that question. It is something we would look at with our California Environmental Quality Act (CEQA) consultant and our City Attorney to determine exactly what that is because it has rolling consequences when we move that.

Chair Hamerly stated you can immediately rule out that it is not going to affect endangered species because you are developing the same number of square feet of dirt, same thing with historic resources. There would be things for consideration, which

states that would be a targeted impact by changing the density of the residential component. Noise factor would also be something to consider because the residential has a lower noise threshold. I am not comfortable taking up issues like this on the fly.

Assistant Community Development Director Stater replied right, and again, we have met with Mr. Elssmann and absolutely understand his concern. We have talked in length about a proposal that is in draft form at this time. We have spoken about the Housing Element and as you are aware the City is moving into its sixth round. Some of the earlier discussion when we approved the Specific Plan it was the City attempting to have our Housing Element certified by placing the high density overlay on this project which we worked with Mr. Elssmann. He was very helpful to the City in determining what part of the project should be subject to this high-density overlay. It was the 20-30 units to the acre which in part of this project and REXCO is not even in the high density overlay but is adjacent to it. There is a lot of pieces at play, we of course are always going to want credit for any medium and high-density units that build in the City. We will continue to work with the State and Housing Element to make sure that the City receives credit for and the Planning Commissioners receiving credit for approving and building these projects. It is our responsibility to make sure that all the densities are provided in our community and they are accounted for. As we go into the sixth round, we are not going to ignore TREH Partner's, REXCO, and future projects by Mr. Elssmann to state have we met the intent that high density overlay. Do we move forward in the future with all 52 acres that were a part of the high-density overlay? What does that look like and what are the programs? This is an opportunity for us to keep the lines of communication open with all the developers within the Specific Plan, to say what is best for the future for the City and the densities that are provided here? We are a few months premature for that and we hope to be certified in October 2021 and send something to the State by September 2021.

Chair Hamerly stated the first item is the Tentative Tract Map (TTM) which is dividing the four parcels into eight. I do not see a boundary that goes around the efficiency units that are at the southernmost edge and it does not show that it is a part of lot eight. It looks like they are included in lot one.

Tom Robinson stated all the apartment units are within one parcel.

Chair Hamerly stated so they are in lot eight?

Tom Robinson stated yes.

Chair Hamerly stated there is bulb line that cuts right between the club house and that block of units.

Tom Robinson stated that block of units is within the apartments as one parcel.

Chair Hamerly replied so, that is not a property line that I am looking at?

Tom Robinson stated that should not be a property line.

Commissioner Amaya asked the emergency exit between Pad 2 and 3 was still a plan to do that?

Tom Robinson stated yes.

Chair Hamerly stated the sport courts that are at the extreme north end. They have very limited visibility for many of the units. What are potential solutions for security in that area since it is only a six-foot wall. It is by the wash, and it is an attractive target from the northside for graffiti, but it is also an attractive target to jump over to play basketball. This is supposed to be a gated community, and it is a security issue. Did you have any thoughts or resolutions for that?

Tom Robinson stated yes, we put placed it at the end of the property because of noise and we want it to be used. We are going to put cameras out there. If there is ever an issue where it is not being properly used, we will take the basketball hoops down. I do not think the pickleball will be an issue. We have active management and if we need a bigger wall, I am happy to put an eight-foot wall up.

Chair Hamerly stated I would like to suggest putting an eight-foot wall there and modify that one exhibit in the landscape plan for the fence and wall plan. The west of Shop 1 that is sandwiched between the onramp to the 210, that is a long blank space and there is no way to exit out if there are any issues that develop. There is no visible exposure along there, the first window there is on the southside of Pad 4. The recommendation is a reasonable barrier at the property line between the California Department of Transportation (Caltrans) right of way to keep pedestrians from getting into that area and that it is well lighted.

Tom Robinson stated yes, we will have that well-lit.

Chair Hamerly stated concerns regarding looking at the site circulation at the south end of the property. We have four conflicting travel patterns where we are entering the queue for Shop 1. Someone like Chick-fil-A or In-N-Out that queue is going to lock those vehicles in, and they are never going get out until the dinner rush is over.

Tom Robinson stated it is a good point. We are building a Chick-fil-A in Yucaipa and it has 43 stacking and a double drive-thru. That specific tenant going in that location which I cannot disclose is not a drive-thru, it is a pickup window.

Chair Hamerly stated if it is a pickup drive-thru it seems there would be more of a sit down, plaza dining option. So much of that Pad has been taken up with drive-thru's. Would there be an option maybe eliminate the parking spaces to the north to create a pass-through drive lane for pick up and delivery. The entire south end, east, or west would be a nice isolated outdoor dining area.

Tom Robinson stated every tenant is unique in what they are looking for. I believe in Pad 3, they want two exclusive pickup slots in front, and it is a quick serve restaurant, but

they need the drive thru because of COVID-19 and the way the market is going. They want less patio than more patio.

Chair Hamerly asked if there was a queuing analysis was done for the gas station? We have a lot of pumps, and then we have what I am interpreting as the entrance to the pumps.

Tom Robinson stated the purveyor of the gas station will be able to control the fuel trucks somewhat. It is not 100% accurate, but they are not delivering in peak times. We did look at the queuing analysis and the truck routes.

Chair Hamerly asked would this convert to rapid charge for an EV station?

Tom Robinson stated yes.

Chair Hamerly asked why the planter areas are not widening to ensure those walkways to run parallel including the jogs with that arterial? That would make it safer and clearly defined if they did follow the right of way through there. Those walkways run from the south end residential component to the car wash, and they parallel the four lanes that are running east and west. There are multiple jogs, and some of those walkways stop at the main arterial, but they do not align and do not parallel the traffic flow which means they are going in and out of the planter areas.

Tom Robinson stated I think the drive isles are not all sequential either, it must be Americans with Disabilities Act (ADA) compliant.

Chair Hamerly stated if those are cross hatched and showing accessible paths of travel that you do want to have those as protected, and it seems easy to widen those planters. You are not increasing or decreasing the parking spaces, you are shifting that walkway to make a straight, unbroken line instead of having jogs and offsets.

Tom Robinson stated if we can widen those without losing parking, I will do that.

Chair Hamerly stated what caught my eye was the enhanced paving pattern that is at the signalized intersection. It is critical for the accessibility and for pedestrians traveling east/west along there to have a clearly defined pedestrian path that goes through enhanced paving patterns. I see the swell that runs through there, but if somebody is vision impaired and they are walking with a cane there needs to be clues where they can stay within the accessible path of travel.

Tom Robinson stated yes, and we have the grooves. I think that might be on the civil plan, but we are required to do that.

Chair Hamerly stated is there anything done to enhance the landscape?

Tom Robinson stated we try stay within the Specific Plan and same pattern throughout.

Chair Hamerly stated I liked the outside dining area where you have Shop 1. What caught my eye was immediately adjacent to that outside dining area, and it is showing as an open canopy and it has a 90-foot-tall monument sign that is electronic. That might be something that would ruin the mood for outdoor dining. My suggestion is adding a bigger canopy of trees or add a canvas screen, so you do not see the sign hovering over you.

Tom Robinson stated okay.

Chair Hamerly stated the plaza area that is on the south side of Major 1 and 2, I am reading that is four little trees which are the crepe myrtles and that is going to be the southern edge of that building. I am assuming those are going to be tall which means it is going to be reflecting heat and if we could put additional shade there. I recommend introducing awnings to create the shade or a landscape canopy there.

Tom Robinson stated okay, we will see if we can get something in there.

Commissioner Sutorus stated along the ridge where is above the brick tile, I want to confirm that is going to be stone and not styrofoam covered stucco?

Tom Robinson replied all the front is real stone.

Associate Planner Quintanilla showed the Commissioners the color boards and material for the residential and commercial property.

Chair Hamerly stated since we are going for the Spanish Craftsman style, the gables and corbels would be prominently featured in most of your higher elements.

Tom Robinson stated I think the south elevation is facing in the patio area.

Chair Hamerly stated yes, that one is the south plaza that has the tiny corbels, so the opposite side of that would be the north.

Tom Robinson stated correct and that has a trellis coming off it.

Chair Hamerly stated the south plaza elevation as the patio area that we needed something to screen because that is where the big monument sign was, which is the big dining area right there.

Chair Hamerly stated I know it is Spanish Craftsman and it is going contemporary, but if you look at the side profile of that it looks like a flat plant on. Whether is it foam or polyvinyl chloride (PVC) but looks like it is one board thickness and it sticks out. I am wondering if there was a way to dress that up a little bit.

Ed Horovitz, Applicant stated when he first drew those with those number of corbels on the east elevation it seemed like it would be too much. It was an architectural comment where he thought it was an excessive amount of corbels coming across and then adding the signage seemed too busy.

Vice Chair Thomas stated we still have a large area in the center where we have abundance of area for signage. If it is going to be a corner statement, I recommend enhancing that because the sign will not be mounted in the corner. Just those pairs, I recommend doing something to dress that up if we are going for Craftsman, it usually accentuates the craftsmanship and it has more flare to it.

Ed Horovitz stated yes, we will look into that.

Chair Hamerly stated on the west elevation on page 201, that is the facade for the cueing for the drive-thru, and it looks like we have done a good job breaking that up with arches and green walls. Approximately what is the depth of the arches and the recesses along there?

Ed Horovitz stated between 18 and 24 inches. It will be in the construction document.

Chair Hamerly asked what is the material on the brown boarder that is going around each of those arches?

Ed Horovitz replied it was supposed to be recessed.

Chair Hamerly asked so it is an intermediate step?

Ed Horovitz replied yes, sir.

Chair Hamerly asked would that be a trim element out of the stone or a stucco element?

Ed Horovitz stated it is intended to be a stucco element, and it would show up on the construction document for review.

Chair Hamerly stated on the landscape plan does not have any planting area around any of those perimeters and typically the masonry enclosures we like to see vines growing on that. It does not look like there is much opportunity on the east or north side. Where there will be a possibility to get some vine pockets in there?

Tom Robinson stated I think there were two areas that did not. We were going to put vines on there.

Chair Hamerly suggested if we could make similar detailing architecturally to articulate between the post beam connection to pull in the same detailing you have for the trellis elements out in the plaza. It would tie it in all together to ensure it does not look dramatically different from the architecture that is going on. That shows on the east elevation and there is a little bit of an accent band and a step in the fascia of those.

Tom Robinson stated okay.

Commissioner Miller asked did we have an availability of a purple pipe in this area to tie to for recycled water?

Tom Robinson stated I was onsite a few days ago and they were pulling a big purple pipe up the street on Greenspot Road, so hopefully.

Chait Hamerly asked if the west/northern most wall is not being used a debris wall.

Tom Robinson stated correct.

Commissioner Miller stated if possible, we would like to avoid using any of the metal underground facilities. I know we have some options that are galvanized and supposedly do not leach, but over the long term there is some evidence that we do get some leaching of metal.

Ed Horovitz stated they will not be a metal, it will be Polyvinyl Chloride (PVC) and some will be concrete. I agree with you, we did not use any metal in the Lowe's center, and we do not do it in any other centers.

Chair Hamerly called a brief recess at 8:45 p.m.

Chair Hamerly called the meeting back to order at 8:55 p.m.

Commissioner Amaya asked if the buildings B, C, and D are the three-story building?

Associate Planner Quintanilla stated correct.

Commissioner Amaya stated I know that triggered the issue with the fire ladder.

Tom Robinson stated you can either make the units smaller or go wider and lose area, so you have that conundrum. It affects the quality of the project. Not all the buildings are three story, but also you must have the density that is required by the Specific Plan. The fire issue started with someone agreeing with something and it went to development agreement and there was no going back once it was on the table. It has negatively affected the Golden Triangle for a while. In 2010 I wrote a letter the City Council and City Manager stating this is going the wrong way, businesses are going to end up going to Mountain Grove Plaza in Redlands. We need to get this started. We bought property across the street from Mountain Grove Plaza, and we developed the Amazon building. Originally it was going to be retail, but there was not enough retail at the time.

Chair Hamerly stated majority of those retail clients want to see more population.

Tom Robinson stated the project needs to start and we want to ensure quality for the community.

Chair Hamerly stated regarding the parking space it does not look like there is T-space to back out and make a three-point turn. You are looking at an 11-foot stall in the garage. I know we are locked into the footprint of the buildings, but there is anyway to squeeze another six inches out of those, because 10.3 is about tight as you can get.

Commissioner Amaya asked if there are 380 parking spaces overall in the residential area?

Associate Planner Quintanilla stated correct.

Commissioner Amaya asked approximately how many guests parking spaces are onsite?

Associate Planner Quintanilla stated the applicant requires 142 guest parking spaces onsite.

Tom Robinson stated the other good thing about our project is we are directly adjacent to a shopping center parking lot, so we have 24 tenants in there too. We have extra parking there as well.

Chair Hamerly stated Condominium Owner's Association (COA) have a restriction on overnight parking, though. It might just be trucks, but I read something regarding the overnight parking even it is unhitched.

Tom Robinson stated yes it was only for trucks.

Chair Hamerly stated the parking unit ratio is 1.9.

Vice Chair Thomas stated I understand your comment regarding the fire truck not being fair for your development to pay an additional truck with ladder. I have no issue with who pays for it, however, that truck company with the engine is needed in this type of development for the City of Highland. My concern is what would happen with San Manuel having a full response with a fire in their area in this situation.

Tom Robinson stated my understanding is there is sister agreements with the neighboring cities. The City of Highland should already have a hook and ladder, and I believe they are looking for means for financing that, and I agree with it. To burden one project is not feasible and even the person here before wished it would have gone forward because the sales and property tax would here. The issue I have is over this $550,000 amount, we cannot go forward with the project because of this. We are paying a lot of DIF.

Vice Chair Thomas stated DIF are divided for regular standard development and it is a tough burden for developer to pay. While we want the business and development in our city, it is challenging. Where the requirement came in was the third story building and it is requiring the ladder. I do know about the mutual aid agreements between cities, and it is a like for like situation. Without us having that type of truck with ladder company it is not a like for like situation. The first 24-hour period when another agency response there is no charge for local government. It is hard to put it on one developer.

Tom Robinson stated there will not be a project and that is the issue. What is the sacrifice there, not receiving $6.7 million? There are specific items in there close to a million dollars for the fire department. My point with the City is I cannot control San Manuel; I have a lot less power to control them than the City.

Vice Chair Thomas stated the $550,000 for a truck with that size of ladder is about half the price it would cost to buy that apparatus. On top of that, the cost of the fourth person required to operate that truck is challenging.

Tom Robinson stated I believe it is a City responsibility and I want to participate in that. We are participating across the street and are paying our property taxes. Everyone must remember; we are paying $6.8 million to the City which will go away if we cannot agree with this and a huge amount is going directly to the fire department.

Vice Chair Thomas stated that is true. That is intended to serve the regular needs of a community. It is apart of the DIF and I am not sure if they considered the extra circumstances.

Tom Robinson stated I think the City needs it right now, they needed it two years ago. They will need it whether I built three or five story buildings.

Vice Chair Thomas stated it will be the City Council that is making that determination based off the condition.

Tom Robinson stated yes, we like participating in the City, we have never tried to get out of anything.

Vice Chair Thomas stated you are creating tax revenue in a beautiful area. We are thankful for that.

Tom Robinson replied thank you.

Chair Hamerly stated on both the floor plan and roof plan is showing six ground mounted condenser units. Given how tight everything is at the ground level, it is an opportunity to mount some equipment on the roof. It is mansard all around, so it would be easy to screen. The only downside is to find a way to access the roof to service it.

Ed Horovitz stated that was the issue to figuring out how to get access to the roof. These are smaller condensed units.

Chair Hamerly stated this is a smaller building too. When the building has the units on the ground it is an issue because it is taking a lot of critical real estate. It is worth exploring because there are opportunities for finding creative ways to access the roof, whether it is through an alcove or stairwell.

Ed Horovitz stated I am happy to look at this once we start construction documents. I prefer not to commit to them accessing the roof now because, we spent a lot of time with the architect and engineers.

Chair Hamerly stated if it is completely screened the way it is conditioned, it runs the risk of impacting air flow. If it is packed too close together than it will not develop the air flow it needs for those units to operate efficiently. If a hedge is around that area it will cause

weeds, debris, and leaves which could be sucked into the units. There should be a three-foot clearance.

Commissioner Sutorus stated I checked the code, and they are required to have solar on all the projects as of January 1, 2021. I do not think it would be a good idea to put a Heating, Ventilation and Air Conditioning system (HVAC) on a roof.

Chair Hamerly stated it is a big roof area and I do not know how it breaks down for each individual unit, but a single-family residence would be 125 square foot requirement.

Commissioner Sutorus stated two watts per square foot.

Ed Horovitz stated I am happy to look at it. I think it is a multi-layered issue and the reality is for the units to stay ground floor for servicing and maintenance. We spoke about concrete pads with rock around there.

Chair Hamerly stated the Specific Plan guidelines starting on page 137 does a nice job of summarizing the Spanish Colonial style. I suggest adding more flavor to the elevations. There is a lot of repetition going on.

Ed Horovitz stated I think it is a good idea to increase the module size.

Chair Hamerly suggested working with the way the windows are articulated. When there are three windows in a row I suggest putting in a wrought iron pot shelf as an accent. The design guidelines have nice descriptions on how to break up the form and what to do with the walls. It is important to view the end conditions of the buildings. The way the site lays out the circulation when you are driving through the development most of the elevations you are seeing are the ends of the buildings.

Ed Horovitz stated that is a good point. That is the circulation and what people see.

Tom Robinson stated every time the architect would add it, it would take a little away from what he was trying to accomplish with the simple and clean look of the building. The architect would add more, and it would not look right because it is not the style we were going for.

Chair Hamerly stated there are certain rules for vernaculars so unless the architect is going for Contemporary or Spanish revival I can understand where the Contemporary would be more minimalist, however there are rules. If you are going to call it Spanish, go with Spanish. If you are going to call it Mediterranean, add more timber.

Vice Chair Thomas stated from a non-architect perspective it does look plain. If I were going to be living in this area, I would want something more decorative.

Chair Hamerly asked if the multi-family buildings more a Mediterranean style?

Associate Planner Quintanilla stated it is a Monterey style.

Chair Hamerly stated the Monterey style has a muted color pallet. We are not utilizing insets and offsets for decks; I think the color is going to be important. There is not a lot of relief there especially the left- and right-hand sides of the elevation for breaking up the mass of a tall building. If we are not going with the massing, we must go with color and material.

Ed Horovitz stated we will look at that.

Chair Hamerly stated I know with the Monterey style gets into some of the landscaping, however if you did a free-standing grid, something like a bougainvillea that is regionally appropriate. Maybe putting in an eight- to ten-foot-tall self-supported lattice work or wire frame. It is common see bougainvillea and those plant materials around Mediterranean and Monterey style housing. Maybe there is an opportunity at the arch openings.

Commissioner Amaya asked if the Monterey style is specifically for the three-story buildings?

Chair Hamerly replied yes. The biggest issue for the Monterey style is the garages. We have 14-16 doors facing each other in a couple locations. We have color changes, but that is a brutally repetitive element that is right below where everybody is going to see. If we can dress that up it would go a long way, because it is a tough element on those elevations.

Commissioner Sutorus stated I like that the mailboxes are inside the buildings.

Chair Hamerly the front elevation of the club house is almost exactly what I was stating regarding the multi-family units. The entrance is articulated right, that is perfect Spanish revival. It has the trim element, and it would not be uncommon to see a setback there where the summer hand painted tiles are and the trim which is stone. Good job on the wall mounted lights.

Ed Horovitz stated okay.

Chair Hamerly stated along the eastern edge of the property, there is very little plant cover, and it has been noted many times. You have no control over what happens on the next property over. One way to maintain privacy or shade is to plant a few more trees along there.

Commissioner Sutorus suggested to remove the Mexican Fan Palm and to select a different species. It is very invasive and will destroy infrastructure.

Ed Horovitz stated happy to do that.

Chair Hamerly stated along the western face of the studio units seems like it will be the highest traffic area in and out of the residential community. You have your two gateway trees that are crepe myrtles which does not have a very tall canopy. There are also palm trees which do not have a lot of screening or buffer right there. It is completely exposed.

Tom Robinson stated we put a 6-foot split face wall right there to block some of it and we did not want anyone from the back units doing anything through the wrought iron fence.

Chair Hamerly asked if the red line is a wall?

Tom Robinson and Ed Horovitz replied it is.

Chair Hamerly stated I was reading it as a curb.

Commissioner Amaya asked regarding the kid zones, are there any playground structures?

Tom Robinson stated we have the pool and the dog park. There are areas, we have the basketball and pickle ball court available. We did not put any tot lots in the community, we did not think that was our market here.

Commissioner Amaya stated I saw the artificial turf which is good.

Chair Hamerly stated in the pool area was there any thought to how you would provide shade for a lot of those lounge chairs?

Tom Robinson stated we will probably have umbrellas. Two of the areas have shade structure.

Chair Hamerly stated I encourage the eight-foot wall around the sport court area especially along the wash edge.

Landscape Architect Rice stated the perimeter of the project has either a block wall or tubular steel fence except the dog park section. I am not concerned about the fence between the dog park and inside the complex, however between the dog park and outside of the complex the material is out of place.

Chair Hamerly stated are you talking about the southern edge of the dog park that is adjacent to the major tenant 2.

Landscape Architect Rice stated that is correct.

Chair Hamerly asked do you think the wrought iron feels out of place?

Landscape Architect Rice stated I believe it shows a chain link fence.

Commissioner Amaya stated it shows a vinyl chain link fence.

Chair Hamerly stated that is a deal breaker for a gateway. That is the public edge of the property. If it is going to be completely concealed with landscaping that is one thing, however if it were a vinyl chain link that would seem to be out of place.

Landscape Architect Rice stated yes, that was our concern.

DRAFT

Chair Hamerly asked is it your anticipation that the monument signs along Greenspot Road would match in fashion with the other developments on the north side?

Tom Robinson stated I think they should match.

Chair Hamerly asked are you using your own exhibits you already have or the exhibits that are in the Specific Plan?

Tom Robinson stated yes, we would use our exhibit we have.

Chair Hamerly stated the subsequent development would have to be using your sign program if there was to any consistencies along Greenspot Road north side.

Tom Robinson replied or tie it in with some element, yes.

Chair Hamerly stated it seemed like most of the verbiage in the sign program was to give latitude to the individual tenants so they can insert their insignia on the building, which is completely understood. Most of the language in the document states the tenant is going to propose their signage and the landlord has the right to refusal or approval. That takes it out of the design review process. I know most of it is building mounted signage, but when we have pedestrian-oriented blade signage there is an opportunity of the continuity across the spectrum of the entire Specific Plan area. The unifying element would need to be the architectural statement that the bracket makes.

Tom Robinson stated I understand that. Each project that comes forward is going to be a little different. There could be an element that is tied together, but I think everyone is going to be different. I do not think it is bad if they stay within the Specific Plan and do something a little different in each way.

Chair Hamerly stated some places have extensive menu boards and drive-thru's. If there is a way, we can screen that from Greenspot Road to protect the right of way and the presentation from the street.

Tom Robinson replied okay.

Chair Hamerly stated we are looking forward to the flag test for the monument signs.

Commissioner Sutorus asked is the gas station going to have the option for a digital sign?

Tom Robinson stated the gas prices will be digital, but the rest of the sign will not be digital.

Chair Hamerly stated some of the signage that was in the Specific Plan both relates to the Spanish Craftsman style of architecture, but I think it also articulates in the composition and relates well to the architecture of your site. It could be as simple as changing out the stone veneer. The design guidelines for signage is found on page 175-

180 in the Specific Plan, I encourage the sign company to take a few more clues from those exhibits in there, because these signs look a little bit on the generic side.

Vice Chair Thomas asked where will the City of Highland logo be on the large freeway signs?

Tom Robinson stated it is on the top of the sign.

Vice Chair Thomas stated I am concerned about the electronic sign, I am not against it, but I wonder how the residents will feel about that.

Commissioner Sutorus stated the new electronic sign at Mountain Grove in Redlands has grown on a lot of people that were concerned. It looks very nice.

Tom Robinson replied I was surprised with that as well.

Commissioner Sutorus stated it is efficient because the plaza does not have to constantly change out signs and it is better marketing for the businesses.

Commissioner Miller stated a general comment I receive from the community is we need a really good sit-down restaurant and I hope you get us a good tenant.

Tom Robinson stated we are trying.

Chair Hamerly read into the record page 383, item 23 of Planning Conditions. Up lighting might be appropriate there in a controlled environment. The appropriate signage for the residential community would have an up lighted sign that has surface mounted characters as opposed to having an acrylic sign that is internally illuminated. Given the diversity of location I think it would be appropriate to have more than one bike rack on site. If we can modify it to state bike racks. Does this condition apply to every site within this site or is it treating it as an entire project for the purposes of Conditional Use Permit (CUP)?

Assistant Community Development Director Stater stated at the beginning of the conditions on page 379, it states residential and commercial conditions 1-46 apply to both residential and commercial. We have conditions that are strictly commercial that start with condition 45. When it talks about the bike rack, it is singular because it is referring to for example, building 1, 4, Pad 4.

Chair Hamerly asked on each Pad?

Assistant Community Development Director Stater stated in this particular design review we are approving the site plan, we only have the elevations for the two.

Chair Hamerly stated the conditions of approval are not tied to design review they are in all in compassing for the CUP.

Assistant Community Development Director Stater stated they are only design review conditions.

Chair Hamerly asked these are design review conditions?

Associate Planner Quintanilla stated yes.

Assistant Community Development Director Stater stated the beginning is both residential and commercial then it breaks into commercial and then into residential.

Chair Hamerly asked all the conditions in the 396 series are all design review conditions. They are not CUP conditions?

Associate Planner Quintanilla stated correct.

Assistant Community Development Director Stater stated you have two CUP's, one for the gas station and the ABC licenses.

Chair Hamerly asked for item number 7, are pulling that for the flag test or are we amending this?

Assistant Community Development Director Stater stated we have had a lot of discussion regarding this at the staff level. We conditioned the sign program, there is conditions of approval for the Accessory Sign Review (ASR) portion that says they shall come back provide that flag test to determine the height and location. It is in the plans, if it makes the Commissioners comfortable, we can add language into the plan itself.

Chair Hamerly asked the Commissioners if they feel appropriate keeping the sign program intact with a placeholder on the height and location or pull exhibits for the freeway-oriented signs as standalone element?

Planning Commissioners agreed for item number 7 to stay as is in the Staff Report.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Sutorus, to adopt Resolution 2021- 007, recommending to the City Council:

1) Find under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;

2) Introduce Ordinance No. ____, to Amend the Greenspot Village & Marketplace Specific Plan (SPR No. 06-01A), to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units;

3) Adopt City Council Resolution No. 2021 – ____, to approve Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse, subject to the Conditions of Approval and Findings of Fact;

4) Adopt City Council Resolution No. 2021 – ____ for associated Alcohol Beverage Control licenses, to approve Conditional Use Permit (CUP No. 20-006) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center, subject to the Conditions of Approval and Findings of Fact;

5) Adopt City Council Resolution No. 2021 – ____, to approve Conditional Use Permit (CUP No. 20-007) for the construction of gas station with eight fuel pumps, convenience store, and carwash, subject to the Conditions of Approval and Findings of Fact;

6) Adopt City Council Resolution No. 2021 – ____, to approve Tentative Parcel Map (TPM No. 20-002) to increase the number of parcels from four (4) parcels to eight (8) parcels, subject to the Conditions of Approval and Findings of Fact;

7) Adopt City Council Resolution No. 2021 – ____, to approve Accessory Sign Review (ASR No. 20-013) to establish a Sign Program for the commercial and residential development within apportion of the Greenspot Village & Marketplace Specific Plan, excluding freeway sign heights and locations, subject to the Conditions of Approval and Findings of Fact; and Directed Staff to continue to work with the Applicant to modify Engineering Condition No. 37 and Planning Condition Nos. 75 and 76 in advance of the City Council meeting.
Motion carried, 5-0.

RESOLUTION NO. 2021-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL: 1) ADOPT AN ORDINANCE TO AMEND THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (SPR NO. 06-01A); 2) APPROVE DESIGN REVIEW APPLICATION (DRA NO. 20-012) TO CONSTRUCT APPROXIMATELY 78,491 SQUARE FEET OF COMMERCIAL USES IN PLANNING AREA NO. 1 AND 200 RESIDENTIAL UNITS IN PLANNING AREA NO. 2; 3) APPROVE CONDITIONAL USE PERMIT NO. 20-006 TO ESTABLISH FIVE (5) ON-SALE AND THREE (3) OFF-SALE STATE OF CALIFORNIA ALCOHOL BEVERAGE CONTROL (ABC) LICENSES FOR THE COMMERCIAL COMPLEX; 4) APPROVE CONDITIONAL USE PERMIT (CUP NO. 20-007) TO ESTABLISH A GAS STATION WITH CONVENIENCE STORE AND CAR WASH; 5) APPROVE TENTATIVE PARCEL

MAP (TPM NO. 20-002) INCREASING THE NUMBER OF PARCELS FROM FOUR TO EIGHT; 6) APPROVE ACCESSORY SIGN REVIEW APPLICATION (ASR NO. 20-013) TO ESTABLISHED A SIGN PROGRAM, EXCLUDING THE HEIGHT AND LOCATION OF THE FREEWAY SIGNS, AND 7) MAKING A DETERMINATION THAT THE PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457 FOR A PROPERTY LOCATED ON THE NORTH SIDE OF GREENSPOT ROAD, EAST OF THE 210 FREEWAY (APN NOS. 1201-331-01, 1201-341-01, -08, and -09)

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled June 1, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 10:38 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

DRAFT

Attachment No. 11:

Planning Commission Directives

Directives from the May 18, 2021 Planning Commission Meeting

Tentative Parcel Map – no comments
Conditional Use Permit No. 20-006 (ABC Licenses) – no comments
Conditional Use Permit No. 20-007 (Gas Station) – no comments

Design Review Application Comments

Commercial Conceptual Landscape Plan

- Clearly define the path of travel.
- There should be enhanced "gateway" landscaping at the project's intersection at Greenspot Road.
- There should be a berm or wall near the "Dining Patios."
- The corner accent should be addressed near the monument sign.
- Increase the height of the water fountain so it helps to mitigate vehicular noise.
- Add more landscaping in from of Major 1 & 2 to reduce the heat island effect.
- Have more specimen sized trees in the Plaza.
- The LMD should contain 24"-36" box trees to help the north side of Greenspot match the more mature trees on the south side.
- Shop 1 – Add an opaque canopy or trellis along the front of the building.
- Provide additional landscaping to further minimize the noise from the freeway.
- Relocate the monument sign located at the southwest corner of the property to the east, so the propose landscaping is not blocking the sign.

Commercial Site Plan

- Between the Caltrans right-of-way and Pad 4, keep the area well lit and discourage pedestrians from entering the project at this location (reduce transient activity/egress from freeway).
- In the east-west drive located mid-project in the Commercial area, widen the landscape planters and straighten for pedestrian safety.
- The stamped concrete entrance must be consistent with the ADA requirements.
- Provide a minimum three-foot berm along Greenspot Road.
- Provide sufficient Queuing for Pad No. 3 (gas station) and the drive-thru lane.
- Covert some parking spaces to rapid charging station.

Commercial Elevations

- Page A200, east elevation, left side & center – should be more ornate. Provide additional architectural treatment on the building and dress up the foam trims.
- Page A201, west elevation – add recessed down light in arches, add art or specimen plants.
- Page A201, north elevation – add an accent band. Provide a depth of 18"-24" to the arches. Provide some recess elements on some portion of the building. On the north elevation, provide awnings or umbrellas to soften the unbroken façade of the building. Also, the corbel design must match to the proposed architectural design.

- Page A202, add vine pockets around all trash enclosure. Make a callout that the trash enclosure will be covered. Add some elements from the plaza to the trash enclosure.
- Provide awnings above the front door of the commercial buildings.

Grading Plan

- Route storm water through the landscaping before entering storm drain inlet if possible. If not, perhaps sumping the landscaping would help.
- Avoid metal pipes for the drainage.

Residential Site Plan

- Increase the wall height in the sports court to 8'. The sports court is located at the northeast corner of the property.

Residential Floor Plan

- Look at the garage widths. In some locations they are 10'3" which is very narrow and will be difficult to exit the vehicle. Widen the garages or consider alternative construction methods that would help gain space.
- Page A2.0, Can the AC condensers be placed on the roof?

Residential Elevations

- Insufficient massive breakup on all elevations.
- Page A2.1, Rear 3, break up the upper half of the building over the garages – add depth on the windows, perhaps widen rafter tails to 4x4, space out, add decorative carvings (Page No. 137 of the Specific Plan)
- Add pot shelf every 3 windows as an option to break up windows.
- Improve the articulation at the building ends and add more flavor to the building.
- Provide additional embellishments appropriate to "Craftsman Spanish" architecture to all side of the building. Specially to the right and left elevation because that is what the public is going to see when travel through the complex.
- Add recess lighting on the garage sides.
- Use the curve elements at different parts of the buildings to further complement the design of the Spanish Style.
- Page A2.7, break up the monotonous surface. Maybe add balconies, grids with bougainvillea, potted plants, tiled arches, lattice frames, hanging lighting, etc. Also, use the color palette to break up the massive of the building.
- Provide elements from Page No. 140-142 of the Specific Plan for the multi-family buildings.
- Page A2.8, do something with the garages at the rear of the building. Need to break up the rows of garages with some kind relief/element. The color change is not enough.
- Provide more features from Page 4.0 of the plans, especially callouts 1 and 2.
- Use some of the Spanish Colonial architectural elements from the clubhouse to the multi-family buildings.
- Review the FTC rating for the vinyl windows because the freeway noise will impact the windows.
- Provide 2 or 3 Monterey features on the ornamental metal railings.

Residential Conceptual Landscape Plan & Fencing

- Near the buildings, add taller trees that have a 30-40' height, but not a wide canopy.
- Add plant cover on the east side of the property to help screen the future unknown development.
- Replace Mexican Fan Palms on the palette.
- Add stucco pilasters on the slump stone wall to help blend the onsite stucco buildings with the fencing. This should happen at the main and secondary entry. Add lights on top of the pilasters.
- Add landscaping between the dog run and perimeter street to screen the chain link fencing.
- Provide additional shade structures that are closer to the resort pool.
- Provide an 8-foot wall on the northern area that is facing the wash.

Sign Program

- Provide a theme to the development.
- Provide a universal design to the brackets of the pedestrian oriented projecting blade signs.
- Incorporate the rock veneer from the commercial buildings to the monument signs.
- Incorporate the rock veneer from the commercial buildings to the residential gateway sign.
- Screen the menu boards signs from Greenspot Road with dense landscaping.

Exhibit No. 1:

Commercial Conceptual Site Plan

UTILITY PROVIDERS

WATER
EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
t: 909.889.9501

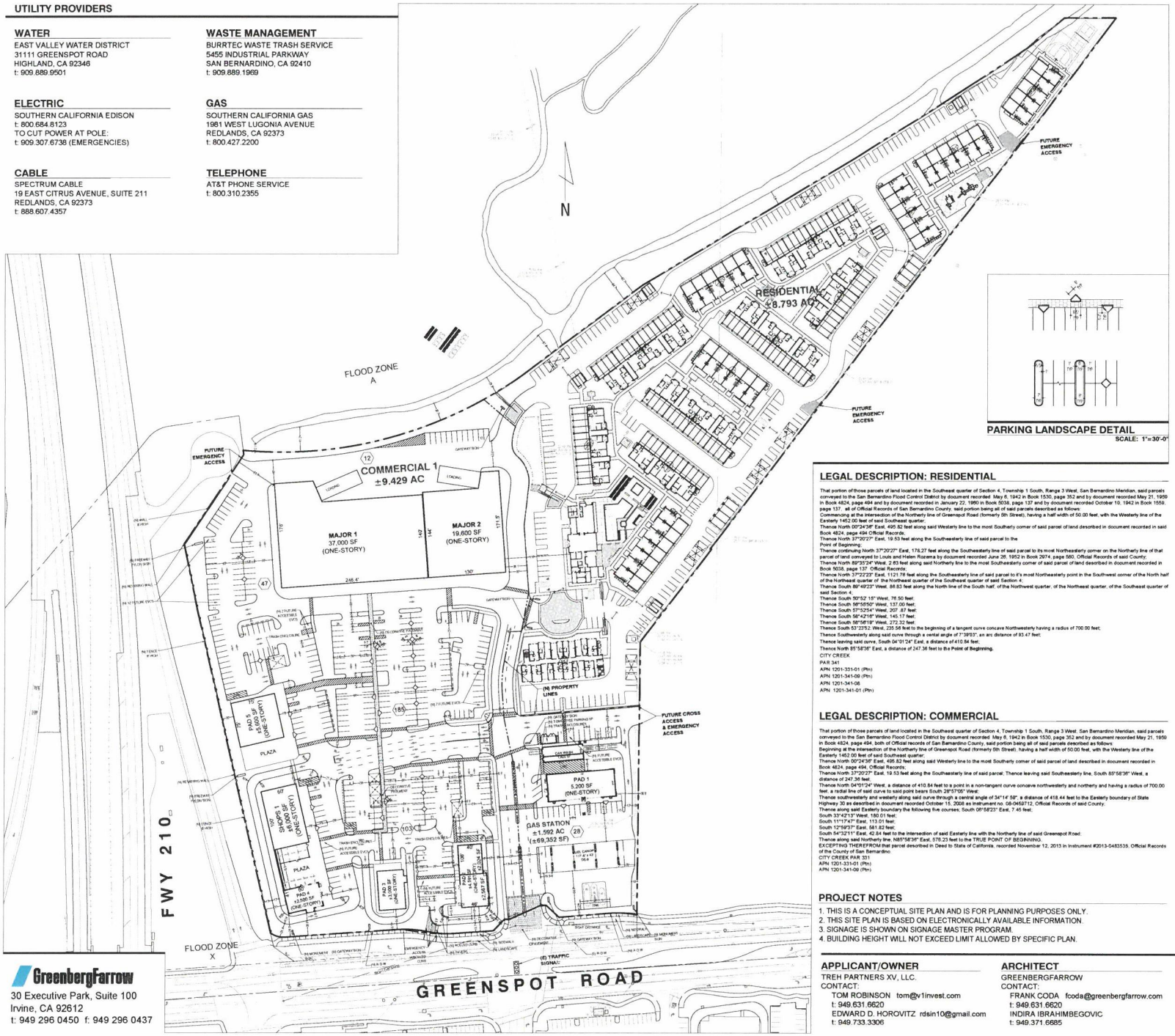
WASTE MANAGEMENT
BURRTEC WASTE TRASH SERVICE
5455 INDUSTRIAL PARKWAY
SAN BERNARDINO, CA 92410
t: 909.889.1969

ELECTRIC
SOUTHERN CALIFORNIA EDISON
t: 800.684.8123
TO CUT POWER AT POLE:
t: 909.307.6738 (EMERGENCIES)

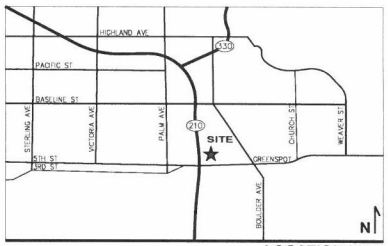
GAS
SOUTHERN CALIFORNIA GAS
1981 WEST LUGONIA AVENUE
REDLANDS, CA 92373
t: 800.427.2200

CABLE
SPECTRUM CABLE
19 EAST CITRUS AVENUE, SUITE 211
REDLANDS, CA 92373
t: 888.607.4357

TELEPHONE
AT&T PHONE SERVICE
t: 800.310.2355



PARKING LANDSCAPE DETAIL
SCALE: 1"=30'-0"



LOCATION MAP

LEGAL DESCRIPTION: RESIDENTIAL

That portion of those parcels of land located in the Southeast quarter of Section 4, Township 1 South, Range 3 West, San Bernardino Meridian, said parcels conveyed to the San Bernardino Flood Control District by document recorded May 6, 1942 in Book 1530, page 352 and by document recorded May 21, 1959 in Book 4824, page 494 and by document recorded in January 22, 1960 in Book 5038, page 137 and by document recorded October 19, 1942 in Book 1559, page 137, all of Official Records of San Bernardino County, said portion being all of said parcels described as follows:
Commencing at the intersection of the Northerly line of Greenspot Road (formerly 5th Street), having a half width of 50.00 feet, with the Westerly line of the Easterly 1452.00 feet of said Southeast quarter;
Thence North 00°24'39" East, 495.82 feet along said Westerly line to the most Southerly corner of said parcel of land described in document recorded in said Book 4824, page 494 Official Records;
Thence North 37°20'27" East, 19.53 feet along the Southeasterly line of said parcel to the
Point of Beginning;
Thence continuing North 37°20'27" East, 178.27 feet along the Southeasterly line of said parcel to its most Northeasterly corner on the Northerly line of that parcel of land conveyed to Louis and Helen Rozema by document recorded June 26, 1952 in Book 2974, page 560, Official Records of said County;
Thence North 89°35'24" West, 2.63 feet along said Northerly line to the most Southeasterly corner of said parcel of land described in document recorded in Book 5038, page 137, Official Records;
Thence North 37°22'23" East, 1121.76 feet along the Southeasterly line of said parcel to it's most Northeasterly point in the Southwest corner of the North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of said Section 4;
Thence South 89°49'23" West, 88.82 feet along the North line of the South half, of the Northwest quarter, of the Northeast quarter, of the Southeast quarter of said Section 4;
Thence South 50°52' 15" West, 76.50 feet;
Thence South 56°58'50" West, 137.00 feet;
Thence South 57°52'54" West, 207 .87 feet;
Thence South 58°42'16" West, 145.17 feet;
Thence South 58°58'19" West, 272.32 feet;
Thence South 53°23'52" West, 235.58 feet to the beginning of a tangent curve concave Northwesterly having a radius of 700.00 feet;
Thence Southwesterly along said curve through a central angle of 7°39'03", an arc distance of 93.47 feet;
Thence leaving said curve, South 04°01'24" East, a distance of 410.84 feet;
Thence North 85°58'36" East, a distance of 247.36 feet to the **Point of Beginning.**
CITY CREEK
PAR 341
APN 1201-331-01 (Ptn)
APN 1201-341-09 (Ptn)
APN 1201-341-08
APN 1201-341-01 (Ptn)

LEGAL DESCRIPTION: COMMERCIAL

That portion of those parcels of land located in the Southeast quarter of Section 4, Township 1 South, Range 3 West, San Bernardino Meridian, said parcels conveyed to the San Bernardino Flood Control District by document recorded May 6, 1942 in Book 1530, page 352 and by document recorded May 21, 1959 in Book 4824, page 494, both of Official records of San Bernardino County, said portion being all of said parcels described as follows:
Beginning at the intersection of the Northerly line of Greenspot Road (formerly 5th Street), having a half width of 50.00 feet, with the Westerly line of the Easterly 1452.00 feet of said Southeast quarter;
Thence North 00°24'39" East, 495.82 feet along said Westerly line to the most Southerly corner of said parcel of land described in document recorded in Book 4824, page 494, Official Records;
Thence North 04°01'24" West, a distance of 410.84 feet to a point in a non-tangent curve concave northwesterly and northerly and having a radius of 700.00 feet, a radial line of said curve to said point bears South 28°57'05" West;
Thence southwesterly and westerly along said curve through a central angle of 34°14' 59", a distance of 418.44 feet to the Easterly boundary of State Highway 30 as described in document recorded October 15, 2008 as instrument no. 08-0458712, Official Records of said County;
Thence along said Easterly boundary the following five courses: South 06°58'23" East, 7.45 feet;
South 33°42'13" West, 180.01 feet;
South 11°17'47" East, 113.01 feet;
South 12°59'37" East, 561.82 feet;
South 54°32'11" East, 42.64 feet to the intersection of said Easterly line with the Northerly line of said Greenspot Road;
Thence along said Northerly line, N85°58'36" East, 578.23 feet to the TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM that parcel described in Deed to State of California, recorded November 12, 2013 in Instrument #2013-0483535, Official Records of the County of San Bernardino
CITY CREEK PAR 331
APN 1201-331-01 (Ptn)
APN 1201-341-09 (Ptn)

PROJECT NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON ELECTRONICALLY AVAILABLE INFORMATION.
3. SIGNAGE IS SHOWN ON SIGNAGE MASTER PROGRAM.
4. BUILDING HEIGHT WILL NOT EXCEED LIMIT ALLOWED BY SPECIFIC PLAN.

PROJECT SUMMARY

ZONING

JURISDICTION:	CITY OF HIGHLAND, CA
ZONING:	GREENSPOT VILLAGE & MARKETPLACE SPA06-001

SITE AREA

COMMERCIAL 1 SITE AREA	± 9.429 AC
COMMERCIAL 2 SITE AREA	± 1.592 AC
TOTAL COMMERCIAL SITE AREA	± 11.021 AC
RESIDENTIAL	± 8.793 AC
TOTAL SITE AREA	± 19.814 AC

COMMERCIAL - BUILDING AREA

MAJOR 1	± 37,000 SF
MAJOR 2	± 19,600 SF
SHOPS 1	± 6,000 SF
PAD 1	± 5,200 SF
PAD 1 - CAR WASH	± 1,625 SF
PAD 2	± 4,591 SF
PAD 3	± 3,000 SF
PAD 4	± 2,500 SF
PAD 5	± 5,600 SF
TOTAL BUILDING AREA	± 85,316 SF
COMMERCIAL TOTAL NET SITE COVERAGE:	±17.77% (±7,741 SF/AC)

TOTAL BUILDING AREA:	± 85,316 SF
TOTAL HARDSCAPE AREA:	± 312,489 SF
TOTAL BUILDING & HARDSCAPE AREA:	± 397,805 SF
TOTAL BUILDING COVERAGE (75% MAX ALLOWED):	±17.7% (± 7,741 SF/AC)
TOTAL HARDSCAPE COVERAGE:	±65.1% (±28,561 SF/AC)
TOTAL LANDSCAPE AREA:	± 82,284 SF
TOTAL LANDSCAPE COVERAGE (10% MIN REQUIRED):	±17.1% (± 7,466 SF/AC)

PARKING SUMMARY - COMMERCIAL

USER	CITY REQD RATIO	SPACES REQD	SPECIFIC PLAN RATIO REQD	SPACES REQUIRED	SPACES PROVIDED
MAJOR 1	1 SP/250 SF	148			
MAJOR 2	1 SP/250 SF	79			
SHOPS 1	1 SP/ 75 SF*	48			
PAD 1	1 SP/200 SF +2	28	1 SP/250 SF	342	
PAD 2	1 SP/ 75 SF*	37			
PAD 3	1 SP/ 75 SF*	24			
PAD 4	1 SP/ 75 SF*	20			
PAD 5	1 SP/ 75 SF*	45			
TOTAL PARKING COMMERCIAL		429		342	362
DESIGNATED RESIDENTIAL PARKING					13
TOTAL					375

COMPACT SPACES ALLOWED	68 (20 % OF REQUIRED)
COMPACT SPACES PROVIDED	17 (5 % OF REQUIRED)
TOTAL PARKING RATIO PROVIDED	±4.35 SP/1000 SF

* PER MUNICIPAL CODE PARKING REQUIRED FOR EATING & DRINKING ESTABLISHMENTSIS 1 SP/75 SF OF GROSS DINING AREA (ASSUMED 60% OF TOTAL BLDG AREA) UP TO 6,000 SF OF GROSS PLUS 1 SP/55 SF OF GROSS DINING AREA OVER 6,000 SF GFA.

SCALE: 1"=60'-0"

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TREH XV-48

NEQ GREENSPOT ROAD & FREEWAY 210 HIGHLAND, CA

20140381.0 03.30.2021

Exhibit No. 2:

Commercial Elevations



NORTH (PLAZA) ELEVATION



SOUTH (PLAZA) ELEVATION

FINISH SCHEDULE	
1	STONE VENEER - RUSTIC LEDGE
2	STUCCO - SW 7048 URBAN BRONZE
3	STUCCO - SW 7045 INTELLECTUAL GRAY
4	STUCCO - SW 7102 WHITE FLOUR
5	STUCCO - SW 9100 UMBER RUST
6	BRICK VENEER
7	CANOPY - DARK BRONZE
8	AWNING/TRELLIS - CAVIAR SW 6990
9	STOREFRONT - DARK BRONZE
10	ROOF TILES - CHARCOAL BLEND
11	EXTERIOR WALL SCONE
12	DRIVE THRU WINDOW - DARK BRONZE



EAST ELEVATION

PAD 4, PLAZA, AND SHOPS 1 EXTERIOR ELEVATIONS - SPANISH CRAFTSMAN STYLE

A-200

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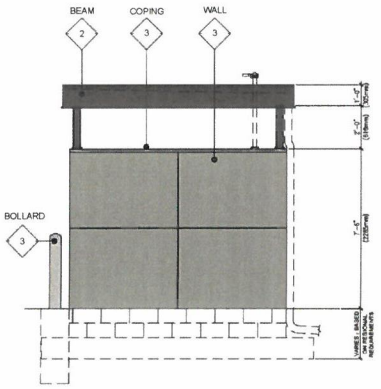
TREH XV
NEQ GREENSPOT ROAD & FREEWAY 210
HIGHLAND, CA

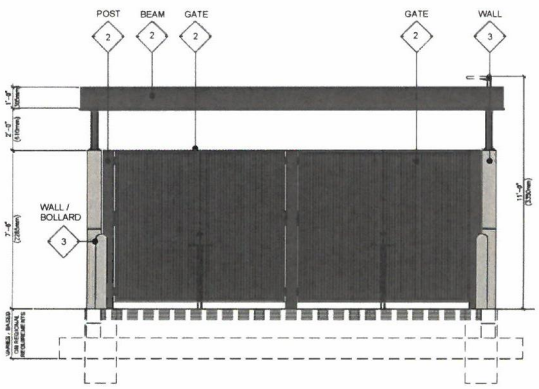
20140381.0

2021-03-31

FINISH SCHEDULE	
1	STONE VENEER - RUSTIC LEDGE
2	STUCCO - SW 7048 URBAN BRONZE
3	STUCCO - SW 7045 INTELLECTUAL GRAY
4	STUCCO - SW 7102 WHITE FLOUR
5	STUCCO - SW 9100 UBER RUST
6	BRICK VENEER
7	CANOPY - DARK BRONZE
8	AWNING - CAVIAR SW 6990
9	STOREFRONT - DARK BRONZE
10	ROOF TILES - CHARCOAL BLEND
11	EXTERIOR WALL SCONE
12	DRIVE THRU WINDOW - DARK BRONZE



4 TRASH ENCLOSURE SIDE ELEVATION



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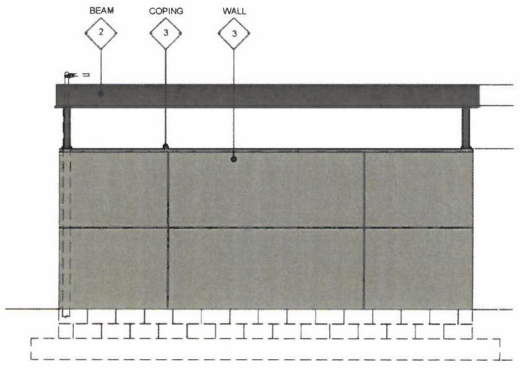
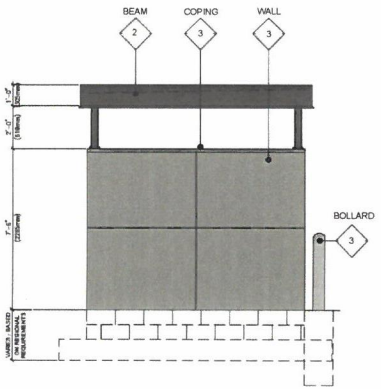


6 TRASH ENCLOSURE BACK ELEVATION



7 TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE- EXTERIOR ELEVATIONS

A-202

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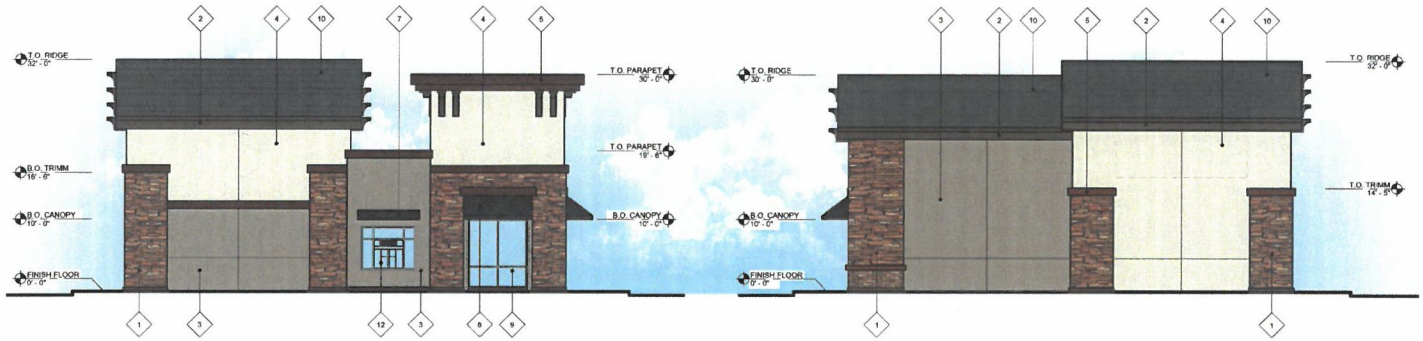
TREH XV
NEQ GREENSPOT ROAD & FREEWAY 210
HIGHLAND, CA
20140381.0
2021-02-15



SOUTH ELEVATION

NORTH ELEVATION

FINISH SCHEDULE	
1	STONE VENEER - RUSTIC LEDGE
2	STUCCO - SW 7048 URBAN BRONZE
3	STUCCO - SW 7045 INTELLECTUAL GRAY
4	STUCCO - SW 7102 WHITE FLOUR
5	STUCCO - SW 9100 UMBER RUST
6	BRICK VENEER
7	CANOPY - DARK BRONZE
8	AWNING/TRELLIS - CAVIAR SW 6990
9	STOREFRONT - DARK BRONZE
10	ROOF TILES - CHARCOAL BLEND
11	EXTERIOR WALL SCONE
12	DRIVE THRU WINDOW - DARK BRONZE



WEST ELEVATION

PAD 4, PLAZA, AND SHOPS 1 EXTERIOR ELEVATIONS - SPANISH CRAFTSMAN STYLE

A-201

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TREH XV
NEQ GREENSPOT ROAD & FREEWAY 210
HIGHLAND, CA
20140381.0
2021-03-31

FINISH SCHEDULE	
1	STONE VENEER - RUSTIC LEDGE
2	STUCCO - SW 7048 URBAN BRONZE
3	STUCCO - SW 7045 INTELLECTUAL GRAY
4	STUCCO - SW 7102 WHITE FLOUR
5	STUCCO - SW 9100 UBER RUST
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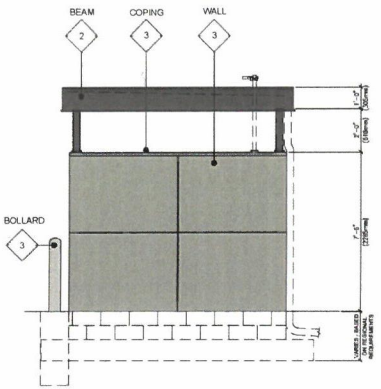
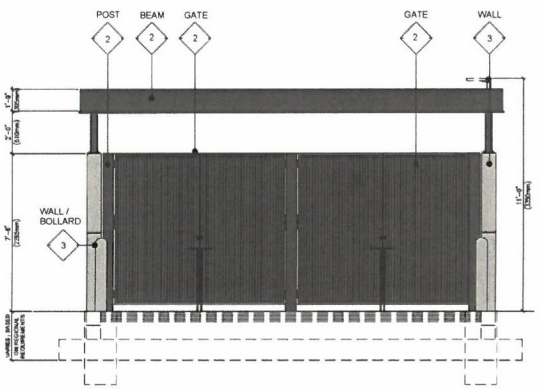
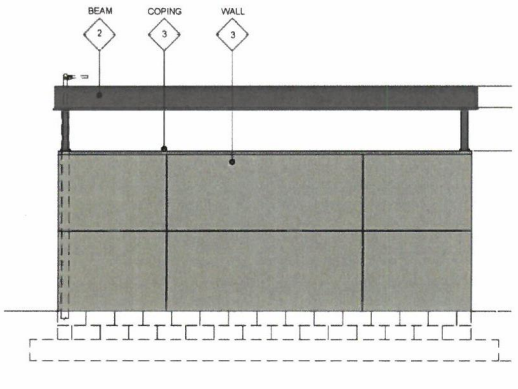
10	ROOF TILES - CHARCOAL BLEND
11	EXTERIOR WALL SCONE
12	DRIVE THRU WINDOW - DARK BRONZE



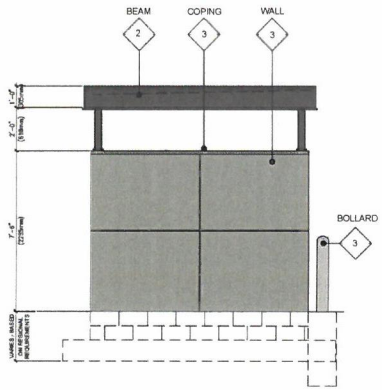
4 TRASH ENCLOSURE SIDE ELEVATION



5 TRASH ENCLOSURE FRONT ELEVATION



6 TRASH ENCLOSURE BACK ELEVATION



7 TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE- EXTERIOR ELEVATIONS

A-202

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TREH XV
NEQ GREENSPOT ROAD & FREEWAY 210
HIGHLAND, CA

20140381.0 **2021-02-15**

Exhibit No. 3:

Commercial Landscape Plans



CONCEPT PLANT SCHEDULE

GREENSPOT RD. FLOWERING STREET TREE
Pyrus calleryana 'Redspire' / Redspire Callery Pear — 24" Box, M

EVERGREEN BACKGROUND/SCREEN TREE
Cedrus deodara / Deodar Cedar — 24" Box, L
Fraxinus angustifolia 'Raywood' / Narrow-leaved Ash — 15 Gal., M
Pinus eldarica / Afghan Pine — 24" Box, M

FLOWERING ENTRY ACCENT TREE
Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle — 36" Box, M

PARKING LOT SHADE TREE
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust — 24" Box, L
Gleditsia triacanthos inermis 'Trueshade' / Thornless Honey Locust — 24" Box, L
Rhus lancea / African Sumac — 24" Box, L

PARKING LOT DRIVE ISLE TREE
Pistacia chinensis 'Red Push' / Red Push Chinese Pistache — 24" Box, M

PLAZA ACCENT TREE
Olea europaea 'Wilsonii' / Wilson Olive — 36" Box, L
Platanus x acerifolia 'Bloodgood' / London Plane Tree — 24" Box, L

HERITAGE TREE
Platanus racemosa / California Sycamore Multi-Trunk — 60" Box, M
Quercus lobata / Valley Oak — 60" Box, M

GREENSPOT RD. PALM TREE
Washingtonia filifera / California Fan Palm — 12 BTF, L

PLAZA TREE
Cercis occidentalis / Western Redbud — 24" Box, L

VERTICAL ACCENT TREE
Juniperus chinensis 'Spartan' / Spartan Juniper — 15 Gal., M

BACKGROUND/SCREENING SHRUBS

Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	15 Gal., L
Cistus x hybridus / White Rockrose	5 Gal., L
Cotoneaster lacteus / Red Clusterberry Cotoneaster	15 Gal., M
Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 Gal., M
Elaeagnus pungens / Thorny Eleagnus	5 Gal., L
Heteromeles arbutifolia / Toyon	15 Gal., L
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 Gal., L
Ligustrum texanum / Texas Privet	5 Gal., M
Myrtus communis 'Compacta' / Dwarf Myrtle	5 Gal., M
Prunus ilicifolia / Holly Leaf Cherry	15 Gal., VL
Rhus integrifolia / Lemonade Berry	15 Gal., L
Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 Gal., L
Xylosma congestum / Shiny Xylosma	5 Gal., M

VINES

Clytostoma callistegioides / Violet Trumpet Vine	1 Gal., M
Jasminum mesnyi / Chinese Jasmine	1 Gal., M
Vitis californica 'Roger's Red' / California Wild Grape	1 Gal., L

SHRUBS AND GROUNDCOVERS

Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 Gal., L
Dietes bicolor / Fortnight Lily	5 Gal., M
Echium fastuosum / Pride Of Madeira	5 Gal., L
Iris x 'Night Crossing' / Pacific Coast Hybrid Purple Iris	1 Gal., M
Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender	5 Gal., L
Rhaphiolepis indica / Indian Hawthorn	5 Gal., M
Rosa x 'Flower Carpet Red' / Rose	1 Gal., M
Rosa x 'Flower Carpet White' / Rose	1 Gal., M
Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	1 Gal., L
Salvia clevelandii 'Winifred Gillman' / Cleveland Sage	5 Gal., L
Salvia greggii 'Deep Red' / Autumn Sage	5 Gal., L
Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 Gal., L

GREENSPOT RD. PARKWAY SHRUBS AND GROUNDCOVERS

Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 Gal., L
Hemerocallis x 'Yellow' / Yellow Daylily	1 Gal., M
Lavandula angustifolia 'Hidcote Pink' / Hidcote Pink English Lavender	5 Gal., L
Rosa x 'Flower Carpet Red' / Rose	5 Gal., M
Salvia greggii 'Furmans Red' / Furman's Red Salvia	1 Gal., L

PARKWAY TURF
DOUGHT TOLERANT TURF BLOCK EMERGENCY ACCESS

GROUNDCOVERS

Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 Gal., L
Carex tumulicola / Foothill Sedge	1 Gal., L
Helictotrichon sempervirens / Blue Oat Grass	1 Gal., M
Hemerocallis x 'Yellow' / Yellow Daylily	1 Gal., M
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 Gal., M

ALL PARKING LOT AREAS VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.

TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH TOTAL MIN. EACH TREE)

ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING

0 40 80 120 160 feet
1" = 40'

Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

HIGHLAND MARKETPLACE
NEC GREENSPOT RD and 210 FWY

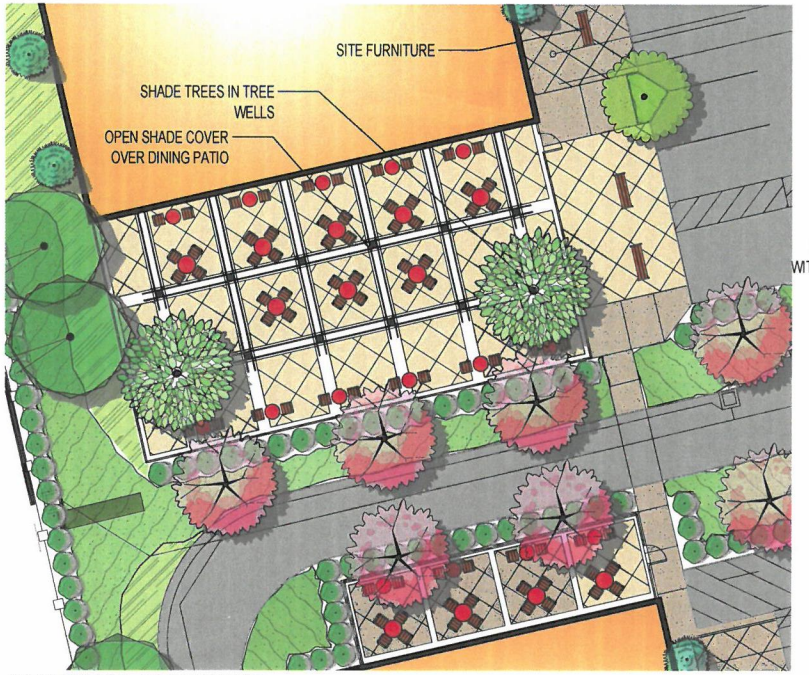
Vantagepoint Retail Investments, LLC, TREP Partners, LLC
4 Corporate Plaza Suite 210
Newport Beach CA 92660
(949) 631-8660

CONCEPTUAL LANDSCAPE

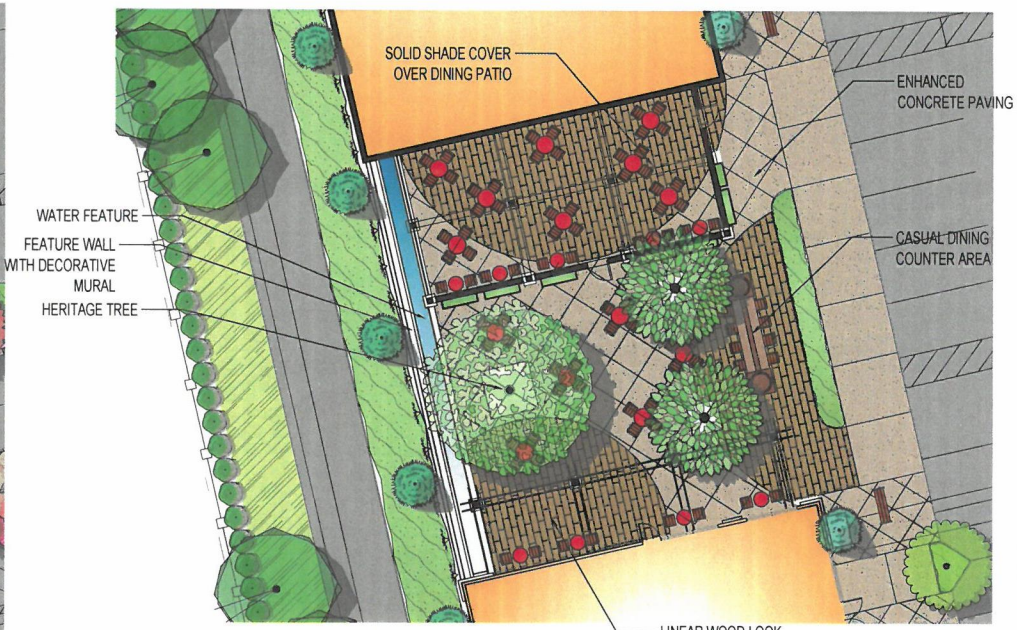
Drawn by: Wdst
Date: 02/16/21
Revisions:

20034

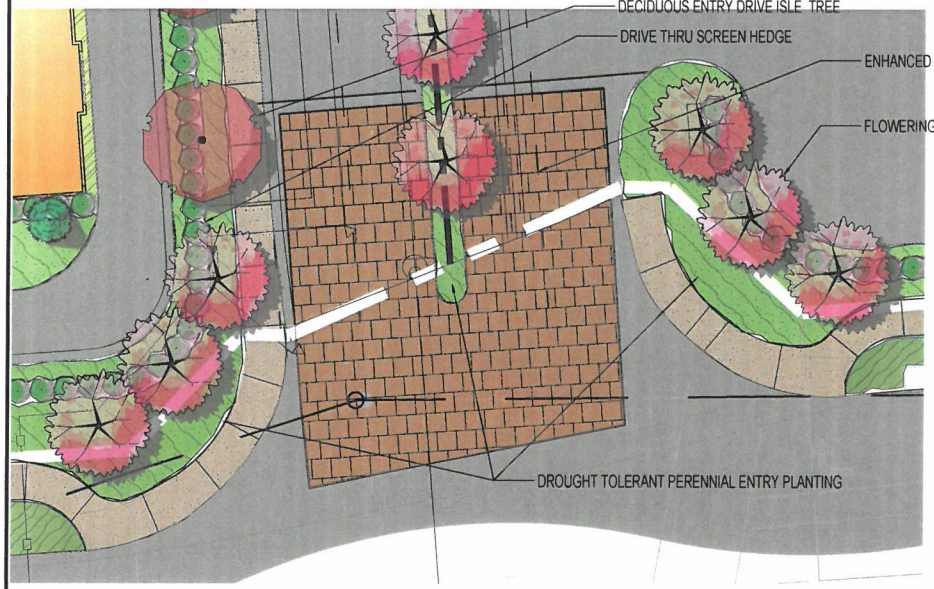
L1.0



DINING PATIOS



HERITAGE PLAZA



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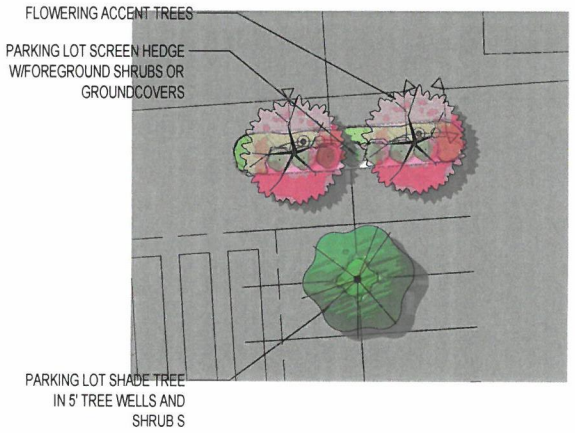

TYPICAL PARKING ISLANDS

0 8 16 24 32 feet
1/8" = 1'-0"

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Landscape Architecture
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HIGHLAND MARKETPLACE
NEC GREENSPOT RD. and I10 FWY

Vintage One Real Estate Investments, LLC, TREH Partners, LLC
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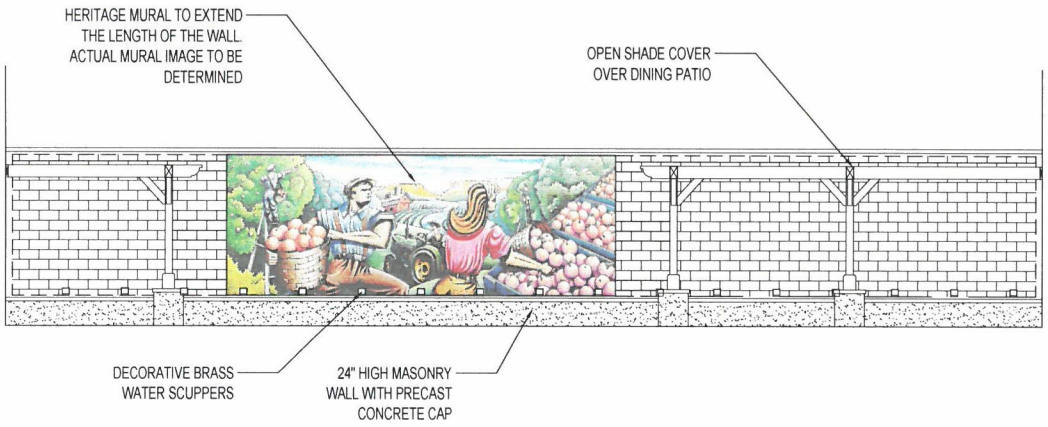
Newport Beach, CA 92660
(949) 631-8610

CONCEPTUAL LANDSCAPE

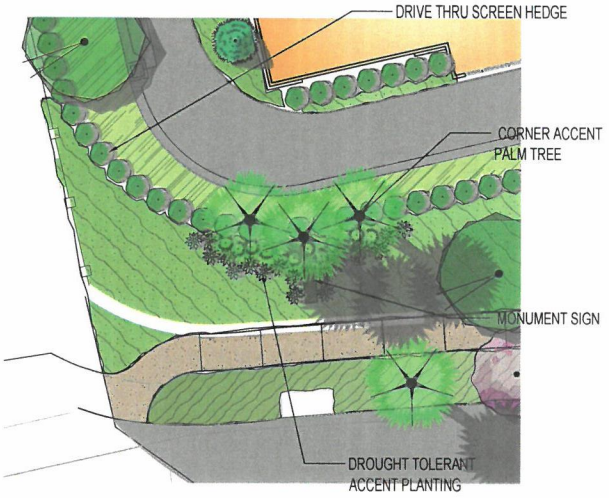
Drawn by: Wdal
Date: 02/16/21
Revisions:

20034

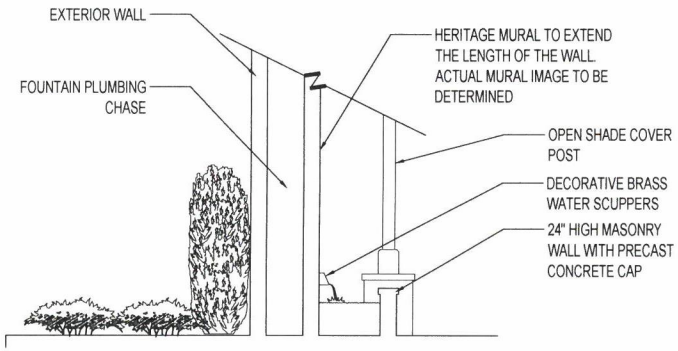
L1.1



WATER FEATURE ELEVATION



CORNER ACCENT LANDSCAPE FEATURE AT MONUMENT SIGN



WATER FEATURE SECTION

Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

HIGHLAND MARKETPLACE
NEC GREENSPOT RD. and 210 FWY
VantageOne Real Estate Investments, LLC, TREH Partners, LLC
4 Corporate Plaza, Suite 210
Newport Beach, CA 92660
(949) 631-6620

CONCEPTUAL LANDSCAPE

Drawn by: Wdal
Date: 02/16/21
Revisions:

20034

L1.2

Exhibit No. 4:

Residential Site Plan



SITE PLAN LEGEND

- # / TYPE — BUILDING NUMBER / BUILDING TYPE
- T — TRANSFORMER LOCATION
- 4 -BIN TRASH ENCLOSURE
- TYPICAL 90- DEGREE OPEN PARKING STALLS
- TYPICAL CARPORT DIMENSIONS
- TYPICAL GARAGE DIMENSIONS
- TYPICAL FINGER PLANTER DIMENSIONS
- TYPICAL VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE CARPORT DIMENSIONS
- TYPICAL COMPACT STALL DIMENSIONS
- STANDALONE ENLARGED GARAGE

NORTH

1"=50'-0" 0 25' 50' 100' 150'

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

SITE PLAN ENLARGED
200 UNITS
DATE: 03-30-21
JOB NO.: 2020-272

A1.2

TREH PARTNERS XV, Inc.
4 CORPORATE PLAZA DRIVE SUITE 210 NEWPORT BEACH, CA. 92660
(949) 631-6620

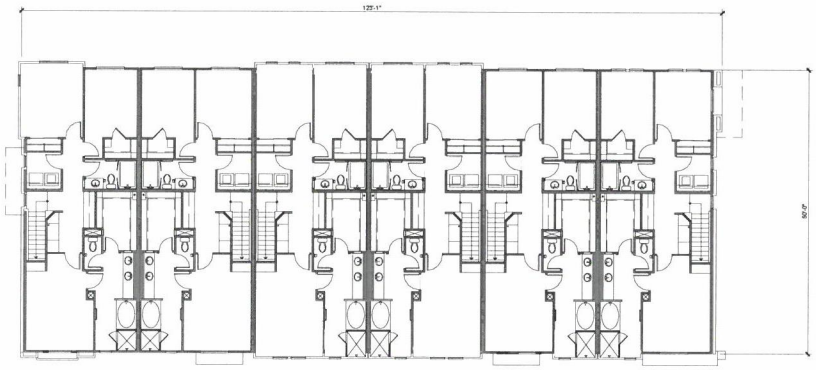
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

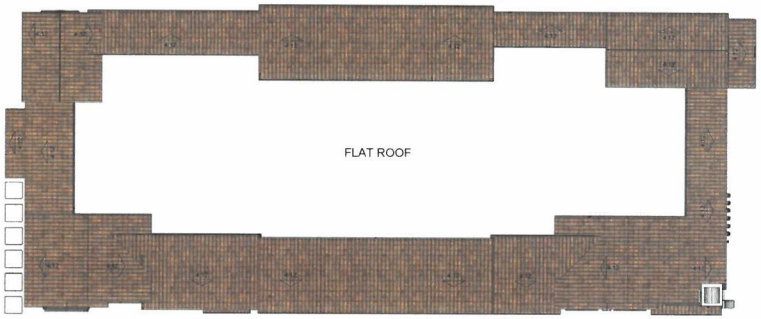
Thursday, April 15, 2021 2:30:58 PM
\\AO-33\PJRS\RESIDENTIAL\2020\2020-272 - TREH XV-3 RESIDENTIAL HIGHLAND\03 DESIGN\SHEMP\AUTOCAD\20-272_A1.2 SITE PLAN.DWG

Exhibit No. 5:

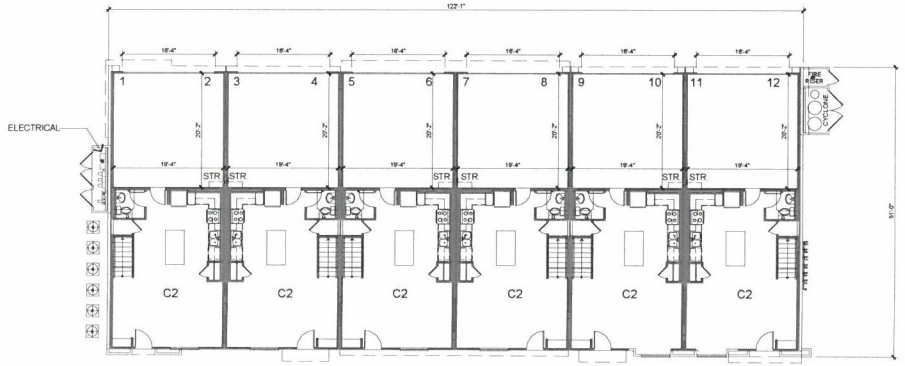
Residential Floor Plans



LEVEL 2



ROOF PLAN



LEVEL 1

1"=10'-0" 0 5' 10' 20' 30'

BUILDING TYPE A COMPOSITE PLAN

A2.0

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

DATE: 03-30-21
JOB NO.: 2020-272

TREH PARTNERS XV, Inc.
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AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

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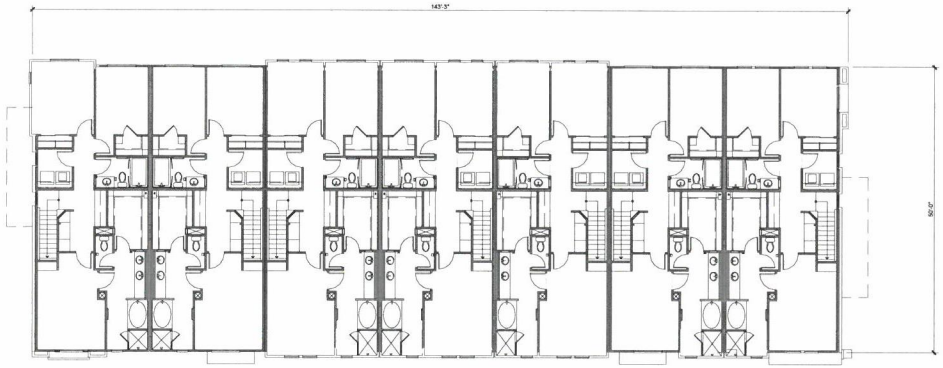
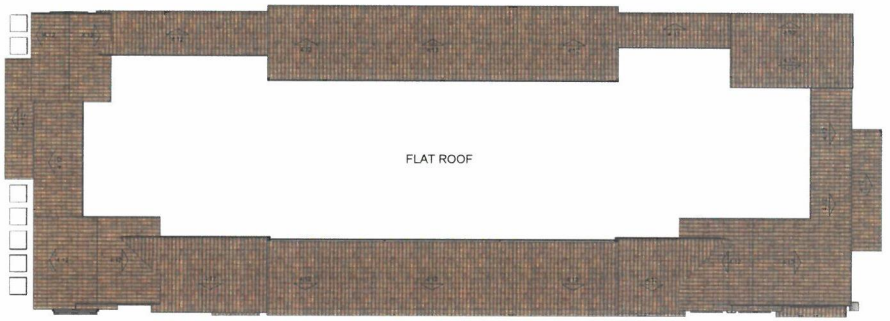
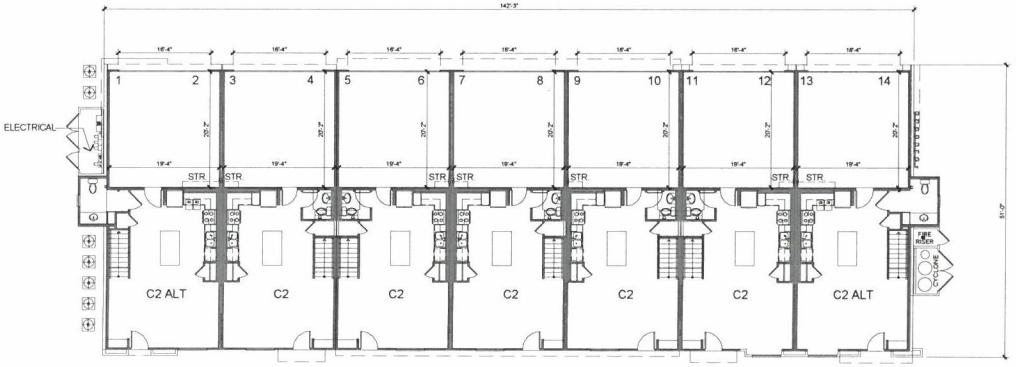
Tuesday, March 30, 2021 11:04:28 PM
\\AO-321FS\RESIDENTIAL\2020\2020-272 TREH XV-3 RESIDENTIAL HIGHLAND\03 DESIGN\SCHEM\AUTOCAD\20-272_A2.0 BUILDING A COMPOSITE PLANS.DWG



LEVEL 2



ROOF PLAN



LEVEL 1

1"=10'-0" 0 5' 10' 20' 30'

BUILDING TYPE A ALT 2 COMPOSITE PLAN

A2.2

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

DATE: 03-30-21
JOB NO.: 2020-272

TREH PARTNERS XV, Inc.
4 CORPORATE PLAZA DRIVE SUITE 210 NEWPORT BEACH, CA. 92660
(949) 631-6620

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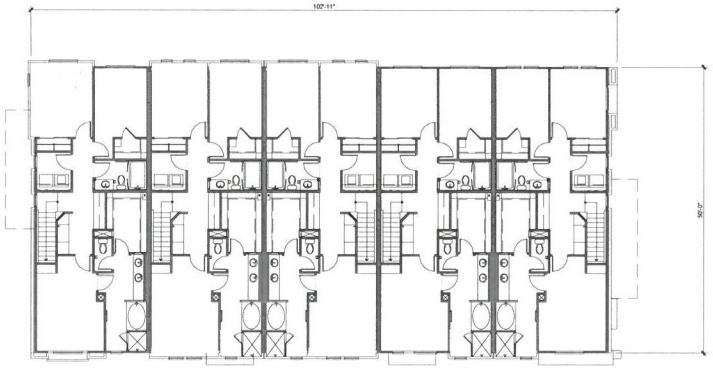
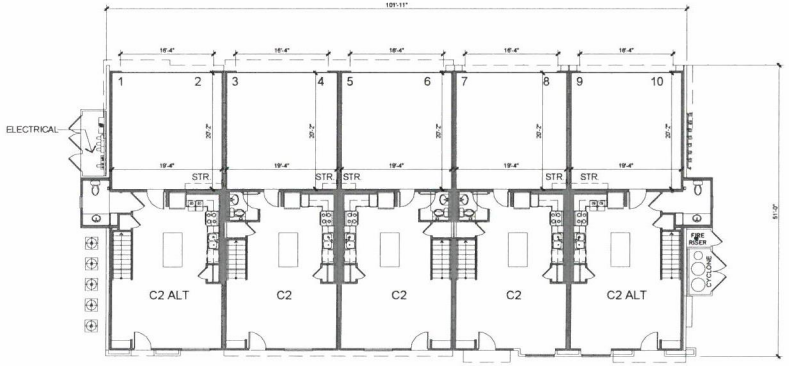
\\AO-321FS\RESIDENTIAL\2020\2020-272 TREH XV-3 RESIDENTIAL HIGHLAND\03 DESIGN\SCHEM\AUTOCAD\20-272_A2.2 BUILDING A ALT 2 COMPOSITE PLANS.DWG



LEVEL 2



ROOF PLAN



LEVEL 1

1"=10'-0" 0 5' 10' 20' 30'

BUILDING TYPE A ALT 3 COMPOSITE PLAN

A2.4

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

DATE: 03-30-21
JOB NO.: 2020-272

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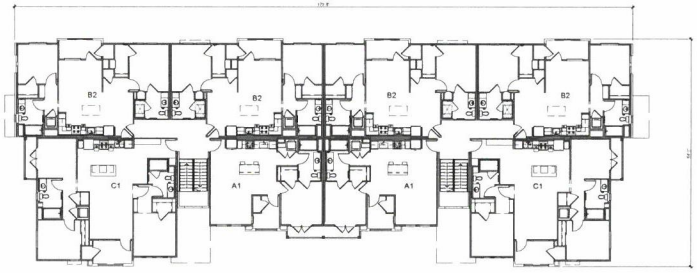

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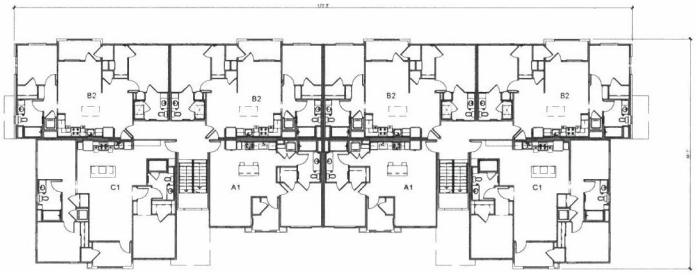

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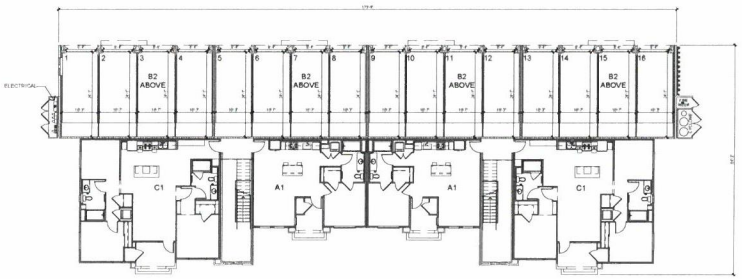
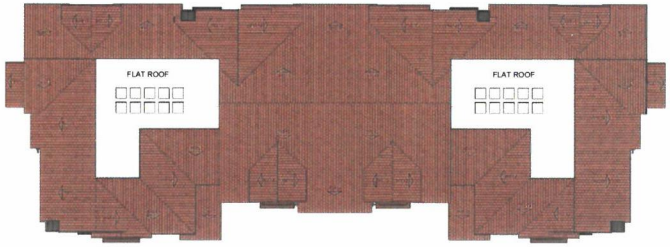


LEVEL 1



ROOF PLAN

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING TYPE B COMPOSITE PLAN

A2.6

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

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JOB NO.: 2020-272

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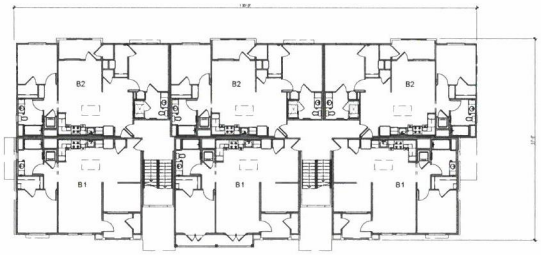

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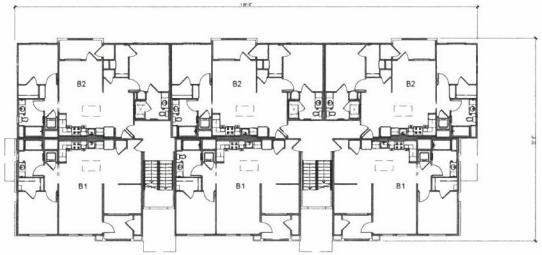

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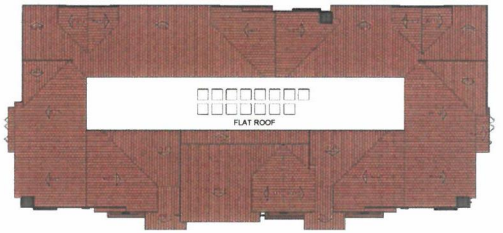
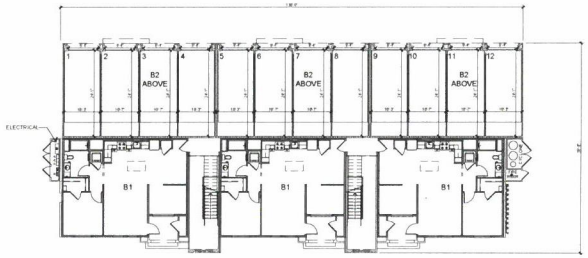


ROOF PLAN



LEVEL 1

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING TYPE C COMPOSITE PLAN

A2.9

TREH XV-3 RESIDENTIAL

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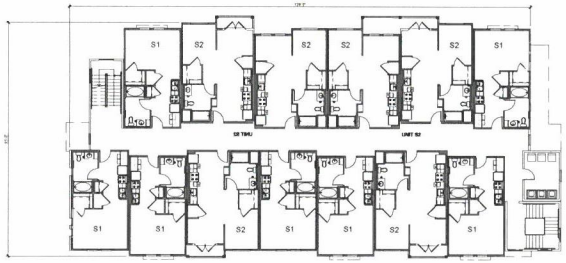
\\AO-371-FS\RESIDENTIAL\2020\2020-272 TREH XV-3 RESIDENTIAL HIGHLAND\03 DESIGN\SD+DD\AUTOCAD\2D-272_A2.9 BUILDING C COMPOSITE PLANS.DWG



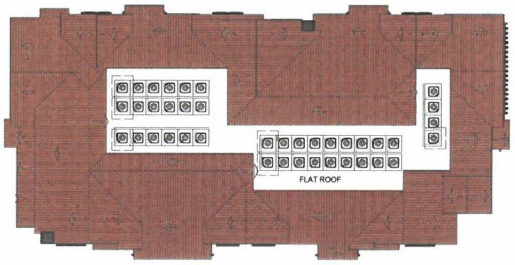
LEVEL 3



LEVEL 2



LEVEL 1



ROOF PLAN

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING TYPE D COMPOSITE PLAN

A2.12

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

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JOB NO.: 2020-272

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Exhibit No. 6:

Residential Elevations



FRONT 1



RIGHT 2

MATERIAL / COLOR LEGEND

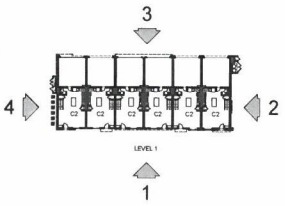
1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE " S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



REAR 3



LEFT 4



1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING TYPE A ELEVATIONS
SPANISH COLONIAL ARCHITECTURAL STYLE

A2.1

DATE: 03-30-21
JOB NO.: 2020-272

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FRONT 1



RIGHT 2

MATERIAL / COLOR LEGEND

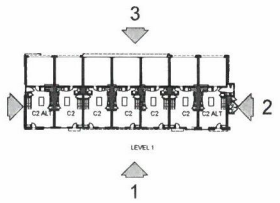
1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE " S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



REAR 3



LEFT 4



1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING TYPE A ALT 2 ELEVATIONS
SPANISH COLONIAL ARCHITECTURAL STYLE

DATE: 03-30-21
JOB NO.: 2020-272

A2.3

TREH XV-3 RESIDENTIAL

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FRONT 1



RIGHT 2

MATERIAL / COLOR LEGEND

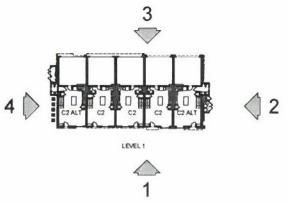
1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE "S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



REAR 3



LEFT 4



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BUILDING TYPE A ALT 3 ELEVATIONS
SPANISH COLONIAL ARCHITECTURAL STYLE

A2.5

DATE: 03-30-21
JOB NO.: 2020-272

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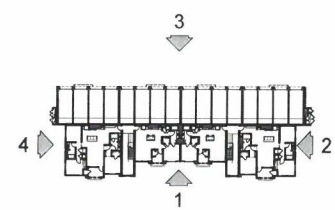
FRONT 1

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE " S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



RIGHT 2



1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING TYPE B ELEVATIONS
MONTEREY ARCHITECTURAL STYLE

A2.7

DATE: 03-30-21
JOB NO.: 2020-272

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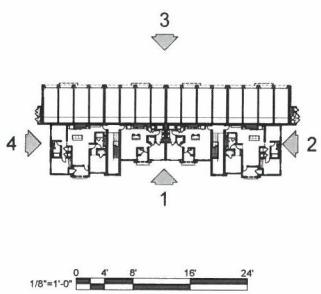
REAR 3

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE " S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



LEFT 4



BUILDING TYPE B ELEVATIONS
MONTEREY ARCHITECTURAL STYLE

A2.8

DATE: 03-30-21
JOB NO.: 2020-272

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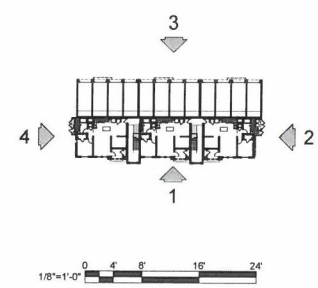
FRONT 1

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE " S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



RIGHT 2



BUILDING TYPE C ELEVATIONS
MONTEREY ARCHITECTURAL STYLE
DATE: 03-30-21
JOB NO.: 2020-272

A2.10

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REAR 3

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE "S" TILE ROOFING
9	METAL RAILING
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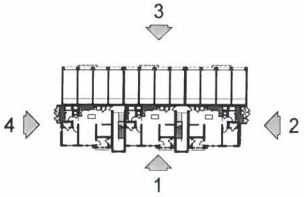
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



LEFT 4



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\\AO-33\TREHRESIDENTIAL\2020\2020-272 TREH XV-3 RESIDENTIAL HIGHLAND\DWG DESIGN\SCHEMAUTOCAD\20-272_A2.10-A2.11 BUILDING C ELEVATIONS.DWG

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BUILDING TYPE C ELEVATIONS
MONTEREY ARCHITECTURAL STYLE

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A2.11

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FRONT 1

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE " S" TILE ROOFING
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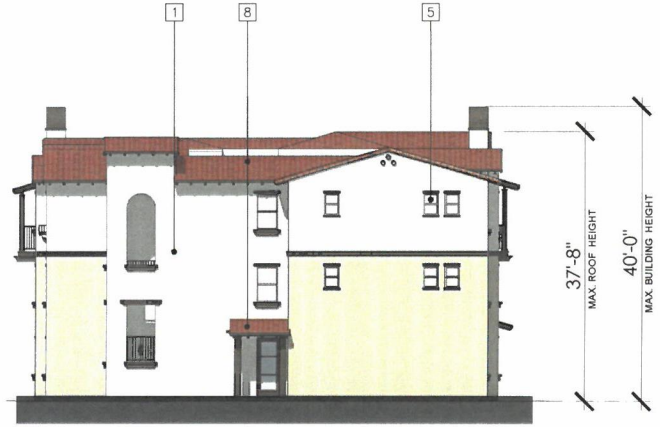
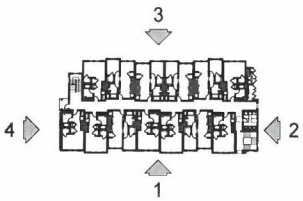
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



RIGHT 2



1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING TYPE D ELEVATIONS
MONTEREY ARCHITECTURAL STYLE

A2.13

DATE: 03-30-21
JOB NO.: 2020-272

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REAR 3

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
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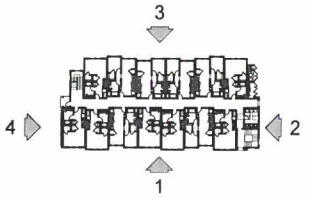
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



LEFT 4



1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING TYPE D ELEVATIONS
MONTEREY ARCHITECTURAL STYLE

DATE: 03-30-21
JOB NO.: 2020-272

A2.14

TREH XV-3 RESIDENTIAL

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Exhibit No. 7:

Residential Landscape Plan



PLANT LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME
	TREES	
	Jacaranda mimosifolia	Jacaranda
	Koelreuteria bipinnata	Chinese Flame
	Lagerstroemia hybrids 'Muskogee'	Crape Myrtle (Lavender)
	Strelitzia nicholai	Giant Bird-of-Paradise
	Olea europaea	Olive
	Citrus sinensis	Orange Trees
	Lagerstroemia hybrids 'Natchez'	Crape Myrtle (White)
	Podocarpus gracilior	Fern Pine
	Tristania conferta	Brisbane Box
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia
	PALMS	
	Phoenix dactylifera	Date Palm
	Washingtonia robusta	Mexican Fan Palm

SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave 'Blue Flame'	Blue Flame Agave
	Agave attenuata	Foxtail Agave
	Agave desmettiana 'Variegata'	Variegated Dwarf Century Pla
	Alyogyne huegelii 'Monlen'	Purple Delight Lilac Hibiscus
	Anigozanthos hybrids 'Bush Gold'	Dwarf Kangaroo Paw (Yellow
	Arbutus unedo 'Elfin King'	Elfin King Strawberry King
	Buxus microphylla japonica	Japanese Boxwood
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush
	Carex tumulicola	Foothill Sedge
	Dianella revoluta 'DR5000'	Little Rev Flax Lily
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Dietes grandiflora	Fortnight Lily
	Elaeagnus pungens	Silverberry
	Grevillea 'Noelii'	N.C.N.
	Ilex crenata 'Sky Pencil'	Sky Pencil Ilex
	Ilex vomitoria 'Stokes	Stokes Holly
	Lantana hybrids 'New Gold'	New Gold Lantana
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet
	Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush
	Monsa bicolor	Fortnight Lily
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly
	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass
	Phormium hybrid 'Gold Sword'	New Zealand Flax (Yellow)
	Pittosporum tobira	Tobira
	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood
	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne
	Rosa 'Flower Carpet var. Nontzrum'	Pink Carpet Rose
	Rosa f. 'Iceberg'	White Shrub Rose
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Rosemary Carpet
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
	Strelitzia reginae	Bird-of-Paradise
	Westringia 'Wynyabbie Gem'	Coast Rosemary
	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca
	GROUNDCOVER	
	Sod turf	Marathon II, Tall Fescue

1. ENCLOSED DOG PARK
2. GATED ENTRY
   - SLIDING GATE W/ STUCCO POCKET WALLS
   - ENHANCED PAVING
   - MATCHING PALM ACCENT TREES
3. ENTRY TOWER
   - 15' SQ. X 18' TALL STRUCTURE TO MATCH REC. BUILDING
   - PROJECT SIGNAGE
   - BOTTOM FLOOR AREA PROVIDES SHADE FOR DOG PARK
4. CENTRAL RECREATION AREA
   - RESORT STYLE POOL W/ 60 FT. SWIM LANES
   - ELEVATED SPA WALL W/ TILE MURAL BACKDROP WALL
   - KID ZONE W/ 15' SQ WADING POOL
   - FOCAL RAISED PLANTER W/ DECORATIVE SPANISH TILE AND LARGE ACCENT PALM
5. OUTDOOR ENTERTAINMENT AREA
   - OUTDOOR KITCHEN
   - TERRA COTTA PAVING
   - FIRE TABLE
6. SATELLITE BBQ/ DINING AREA (3 TOTAL)
   - PEDESTAL GAS BBQ
   - LOW STUCCO SEAT WALLS HELP DEFINE THE SPACE
   - ENHANCED PATH PAVING
7. SPANISH THEMED SHADE STRUCTURE
   - FIRE PLACE & SOLID SCREEN WALL
   - PICNIC TABLE UNDERNEATH
8. OPEN PLAY TURF AREA
9. TOT LOT W/ MULTI-AGE PLAY EQUIPMENT
10. SHADE CABANA W/ PEDESTAL BBQ
11. SPANISH COURTYARD
    - PARTIAL ENCLOSED GARDEN SPACE
    - (2) PEDESTAL BBQ
    - ENHANCED PAVING
    - THEMED TILE SEATS
12. ACTIVE PLAY AREA
    - HALF COURT BASKETBALL COURT
    - PICKET BALL COURT
    - FOB ACCESS GATING TO AREA
13. 6' SPLIT FACE PERIMETER WALL (TYP.)
14. EMERGENCY FIRE ACCESS WITH GATE & TURF BLOCK PAVING

0 40' 80'

L1

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

CONCEPTUAL LANDSCAPE PLAN

DATE: 03-30-21
JOB NO.: 20-022

TREH PARTNERS XV, Inc.
4 CORPORATE PLAZA DRIVE SUITE 210 NEWPORT BEACH, CA. 92660
(949) 631-6620

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Fax (714) 210-3140

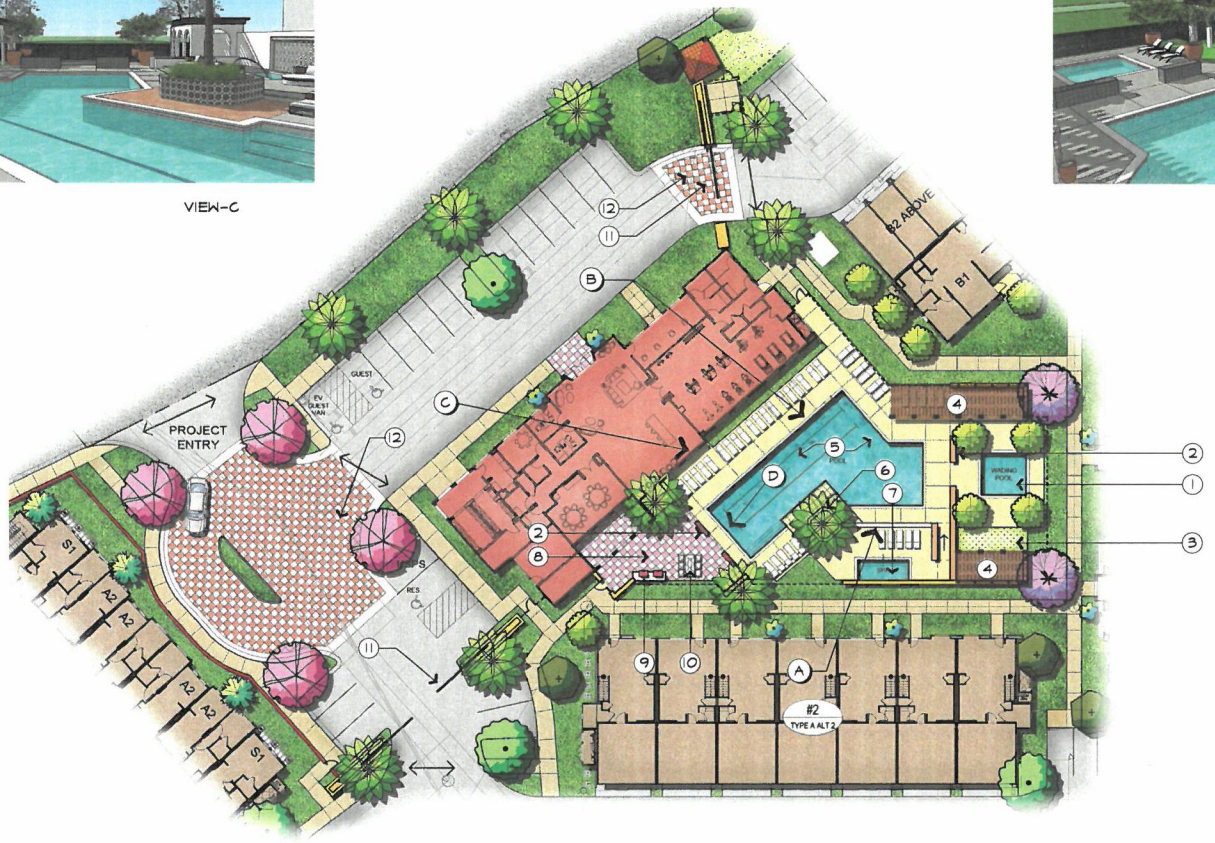
AO
Architecture.
Design.
Relationships.



VIEW-C



VIEW-B



LEGEND

1. 15' SQ. WADING POOL
2. DECORATIVE TILE SEATWALL
3. KID ZONE W/ ARTIFICIAL TURF
4. OVERHEAD STRUCTURES
5. RESORT STYLE POOL W/ 60 FT. SWIM LANE
6. FOCAL RAISED PLANTER W/ DECORATIVE SPANISH TILE & LARGE ACCENT PALM
7. ELEVATED SPA W/ TILE MURAL BACKDROP WALL
8. TERRA COTTA PAVING
9. OUTDOOR KITCHEN
10. FIRE TABLE
11. GATED ENTRY
12. ENHANCED PAVING AT ENTRY DRIVEWAY



VIEW-D



VIEW-A

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

REC AREA - ENLARGEMENT

DATE: 03-30-21
JOB NO.: 20-022

L2

TREH PARTNERS XV, Inc.
4 CORPORATE PLAZA DRIVE SUITE 210 NEWPORT BEACH, CA. 92660
(949) 631-6620

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, License # 2782
(949) 644-9370 FAX (714) 210-3140

AO
Architecture.
Design.
Relationships.

Exhibit No. 8:

Tentative Parcel Map No. 20382

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

TENTATIVE PARCEL MAP NO. 20382

LEGAL DESCRIPTION

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

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4;
THENCE EAST TO A POINT 1402 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4;
THENCE SOUTH TO THE NORTH LINE OF THE COUNTY ROAD (EAST THIRD STREET);
THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF THE COUNTY ROAD TO ITS INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 4; THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS DESCRIBED IN DEEDS TO THE STATE OF CALIFORNIA RECORDED DECEMBER 28, 2006 AS INSTRUMENT NO. 2006-0892029, DECEMBER 28, 2006 AS INSTRUMENT NO. 2006-0892030, AND NOVEMBER 12, 2013, AS INSTRUMENT NO. 2013-0483535, ALL OF OFFICIAL RECORDS.

ALSO EXCEPTING THAT PORTION CONVEYED TO THE CITY OF HIGHLAND, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED FEBRUARY 28, 2020 AS INSTRUMENT NO. 2020-0077920 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THOSE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PARCELS CONVEYED TO THE SAN BERNARDINO FLOOD CONTROL DISTRICT BY DOCUMENT RECORDED MAY 9, 1942 IN BOOK 1530, PAGE 352 AND BY DOCUMENT RECORDED MAY 21, 1959 IN BOOK 4824, PAGE 484, BOTH OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, SAID PORTION BEING ALL OF SAID PARCELS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF GREENSPOT ROAD (FORMERLY 5TH STREET), HAVING A HALF WIDTH OF 50.00 FEET, WITH THE WESTERLY LINE OF THE EASTERLY 1452.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°24'36" EAST, 495.82 FEET ALONG SAID WESTERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 4824, PAGE 484, OFFICIAL RECORDS;

THENCE NORTH 37°20'27" EAST, 19.53 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL;

THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 85°58'36" WEST, A DISTANCE OF 247.38 FEET;

THENCE NORTH 04°01'24" WEST, A DISTANCE OF 410.84 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND NORTHERLY AND HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 28°57'05" WEST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°14'59", A DISTANCE OF 418.44 FEET TO THE EASTERLY BOUNDARY OF STATE HIGHWAY 30 AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 15, 2008 AS INSTRUMENT NO. 08-0459712, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE COURSES;
SOUTH 06°58'23" EAST, 7.45 FEET;
SOUTH 37°47'37" WEST, 180.01 FEET;
SOUTH 11°17'47" EAST, 113.01 FEET;
SOUTH 12°56'37" EAST, 581.82 FEET;
SOUTH 54°32'11" EAST, 42.84 FEET TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF SAID GREENSPOT ROAD;

THENCE ALONG SAID NORTHERLY LINE, N85°58'36" EAST, 576.23 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED NOVEMBER 12, 2013 IN INSTRUMENT #2013-0483535, OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

PARCEL B:

THAT PORTION OF THE EAST 1452 FEET OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 0° 23'47" WEST TO THE SOUTHWEST CORNER OF SAID NORTH HALF;
THENCE SOUTH 42° 50'17" WEST A DISTANCE OF 466.80 FEET TO AN IRON PIPE MONUMENT;
THENCE SOUTH 72° 02'47" WEST A DISTANCE OF 468.65 FEET TO A POINT ON THE WEST LINE OF AFORE SAID EAST 1452 FEET OF THE SOUTHEAST QUARTER OF SECTION 4;
THENCE NORTH 0° 24'19" EAST A DISTANCE OF 775.85 FEET TO THE NORTHWEST CORNER OF AFORE-SAID EAST 1452 FEET OF THE SOUTHEAST QUARTER;
THENCE NORTH 89° 44'12"EAST A DISTANCE OF 791.15 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS LIES WEST OF A STRAIGHT LINE BEGINNING AT A

POINT ON THE NORTH LINE OF SAID NORTH HALF, DISTANT 310 FEET EAST OF THE NORTHWEST CORNER THEREOF, AND RUNNING THENCE SOUTHWESTERLY OF THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4.

PARCEL D:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, IN THE CITY OF HIGHLAND, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;
THENCE SOUTH 0° 29'18" EAST (RECORDED SOUTH 0° 33'15 WEST) ALONG THE EAST LINE OF SAID SECTION 4,1114.34 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF THE COUNTY ROAD (NOW EAST THIRD STREET A 100 FOOT STREET);
THENCE WESTERLY ALONG THE SAID NORTHERLY LINE OF SAID COUNTY ROAD 10.63 FEET;
THENCE NORTH 0° 29'18" WEST (RECORDED NORTH 0° 33'15 EAST) PARALLEL TO AND 10 FEET DISTANT WESTERLY FROM THE SAID EAST LINE OF SAID SECTION 4 A DISTANCE OF 455.14 FEET;
THENCE NORTH 89° 30'44"WEST (RECORDED NORTH 89° 26'45"WEST) 352.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89° 30' 44" WEST 117.42 FEET TO A POINT ON THE WEST LINE OF THE EAST 1452.00 FEET OF THE SOUTHEAST QUARTER OF THE SAID SECTION 4;
THENCE NORTH 0° 30'56"WEST (RECORDED 0° 24'17"EAST) ALONG THE SAID WEST LINE 436.85 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED OCTOBER 10, 1942, IN BOOK 1550 AT PAGE 137 OFFICIAL RECORDS OF SAID COUNTY;
THENCE NORTH 72° 07'49"EAST 468.84 FEET (RECORDED NORTH 73° 02'47"EAST 468.65 FEET ALONG THE SOUTH LINE OF SAID FLOOD CONTROL DISTRICTS PROPERTY;
THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 48° 56'04"EAST 467.06 FEET (RECORDED NORTH 47° 50'17"EAST 466.8 FEET;
THENCE SOUTH 30° 29'45"WEST 1120.07 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THAT PROPERTY AS CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED MAY 09, 1942, IN BOOK 1530 PAGE 352 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ALSO THE MOST NORTHWESTERLY CORNER OF PROPERTY AS CONVEYED TO LOUIS ROZEMA AND HELEN B. ROZEMA, BY DEED RECORDED JUNE 26, 1952 IN BOOK 2674, PAGE 580, OFFICIAL RECORDS;
THENCE SOUTH 0° 30' 58"EAST (RECORDED SOUTH 0° 24' 17" WEST) ALONG THE WEST LINE OF SAID ROZEMA PROPERTY 158.12 FEET;
THENCE NORTH 36° 24'55"EAST 195.22 FEET TO A POINT IN THE NORTH LINE OF SAID ROZEMA PROPERTY;
THENCE NORTH 89° 30' 44" WEST (RECORDED NORTH 89° 26' 45" WEST) 117.32 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION CONVEYED TO THE CITY OF HIGHLAND, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED FEBRUARY 28, 2020 AS INSTRUMENT NO. 2020-0077920 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THOSE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PARCELS CONVEYED TO THE SAN BERNARDINO FLOOD CONTROL DISTRICT BY DOCUMENT RECORDED MAY 9, 1942 IN BOOK 1530, PAGE 352 AND BY DOCUMENT RECORDED MAY 21, 1959 IN BOOK 4824, PAGE 484, BOTH OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, SAID PORTION BEING ALL OF SAID PARCELS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF GREENSPOT ROAD (FORMERLY 5TH STREET), HAVING A HALF WIDTH OF 50.00 FEET, WITH THE WESTERLY LINE OF THE EASTERLY 1452.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°24'36" EAST, 495.82 FEET ALONG SAID WESTERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 4824, PAGE 484, OFFICIAL RECORDS;

THENCE NORTH 37°20'27" EAST, 19.53 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL;

THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 85°58'36" WEST, A DISTANCE OF 247.38 FEET;

THENCE NORTH 04°01'24" WEST, A DISTANCE OF 410.84 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND NORTHERLY AND HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 28°57'05" WEST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°14'59", A DISTANCE OF 418.44 FEET TO THE EASTERLY BOUNDARY OF STATE HIGHWAY 30 AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 15, 2008 AS INSTRUMENT NO. 08-0459712, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE COURSES;
SOUTH 06°58'23" EAST, 7.45 FEET;
SOUTH 37°47'37" WEST, 180.01 FEET;
SOUTH 11°17'47" EAST, 113.01 FEET;
SOUTH 12°56'37" EAST, 581.82 FEET;
SOUTH 54°32'11" EAST, 42.84 FEET TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHERLY LINE OF SAID GREENSPOT ROAD;

THENCE ALONG SAID NORTHERLY LINE, N85°58'36" EAST, 576.23 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED NOVEMBER 12, 2013 IN INSTRUMENT #2013-0483535, OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

TOPOGRAPHY:
CONTOURS AND ELEVATIONS PROVIDED FROM PHOTOGRAMMETRIC METHODS IN CONFORMANCE WITH THE U.S. MAP ACCURACY STANDARD AND SUPPLIED BY INLAND AERIAL SURVEYS, INC., 7117 ARLINGTON AVE., SUITE A, RIVERSIDE, CALIFORNIA 92503, PHONE: (951) 687-4252 DATED: 7-12-20

ASSESSORS PARCEL NUMBER (APN):
1201-331-01-0-000, 1201-341-01-0-000, 1201-341-08-0-000, 1201-341-09-0-000

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL & RETAIL CENTER WITH LANDSCAPING AREAS, PARKING STALLS AND ASSOCIATED GARAGE SPACES

ZONING:
PD – PLANNED DEVELOPMENT,
OS – OPEN SPACE
D – TRAFFIC PATTERN ZONE – LOW RISK LEVEL

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FIFTH STREET AS SHOWN OF RECORD OF SURVEY 04-305, FILED IN BOOK 123, PAGE 37 OR RECORD OF SURVEY, BEING NORTH 85°58'10".

ZONING:
EXISTING ZONING:
PD-PLANNED DEVELOPMENT
GREENSPOT VILLAGE & MARKET PLACE SPECIFIC PLAN

PROPOSED ZONING:
PD-PLANNED DEVELOPMENT
GREENSPOT VILLAGE & MARKET PLACE SPECIFIC PLAN

PROPERTY INFORMATION:
OWNER/APPLICANT(S):
TOM ROBINSON
TREH PARTNERS XV, LLC
4 CORPORATE PLAZA, SUITE 210
NEWPORT BEACH, CA 92660
(949) 831-8620 OFFICE

ENGINEER:
DRC ENGINEERING, INC
180 S OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: RENE VARGA
(714) 685-6860 X337
(714) 685-6801
RVARGA@DRC-ENG.COM

FLOOD ZONE:
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (SHADED) & FLOOD ZONE "A", BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OD LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." ALSO DESCRIBED AS "NO BASE FLOOD ELEVATIONS DETERMINED" PER FLOOD INSURANCE RATE MAP (FIRM) – COMMUNITY PANEL NUMBER 06071C8705H, DATED AUGUST 28, 2008.

Line Table		
Line #	Length	Direction
L1	41.70'	N49°07'15.43"W
L2	7.45'	N6°58'17.37"W
L3	2.83'	S89°35'18.56"E

Curve Table			
Curve #	Length	Radius	Delta
C1	10.72'	180.99'	3.23°
C2	25.31'	35.00'	41.43°

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL & RETAIL CENTER WITH LANDSCAPING AREAS, PARKING STALLS AND ASSOCIATED GARAGE SPACES

EASEMENT NOTES:
(A) PROPOSED SEWER EASEMENT TO EAST VALLEY WATER DISTRICT PER SEPARATE INSTRUMENT

UTILITIES:
WATER & SEWER: EAST VALLEY WATER DISTRICT, 31111 GREENSPOT RD, HIGHLAND, CA 92346, (909) 888-8986
GAS: SO CAL GAS COMPANY, 1138 N. MT. VERNON AVE., #305, SAN BERNARDINO, CA 92411, (800) 427-2200
TELEPHONE: FRONTIER COMMUNICATIONS, 9 S. 4TH ST, REDLANDS, CA 92373, (855) 295-7926
ELECTRIC: SOUTHERN CALIFORNIA EDISON, 260 KANSAS ST, REDLANDS, CA 92373, (951) 249-8301
CABLE TV: TIME WARNER CABLE, 7337 CENTRAL AVE, RIVERSIDE, CA 92504, (833) 267-6097
SCHOOL DISTRICT: REDLANDS UNIFIED SCHOOL DISTRICT, 20 N. LUGONIA AVE, REDLANDS, CA 92374, (909) 307-5300

SYMBOL LEGEND:
EXISTING CONTOUR
GRADE BREAK/RIDGE LINE
PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT LINE

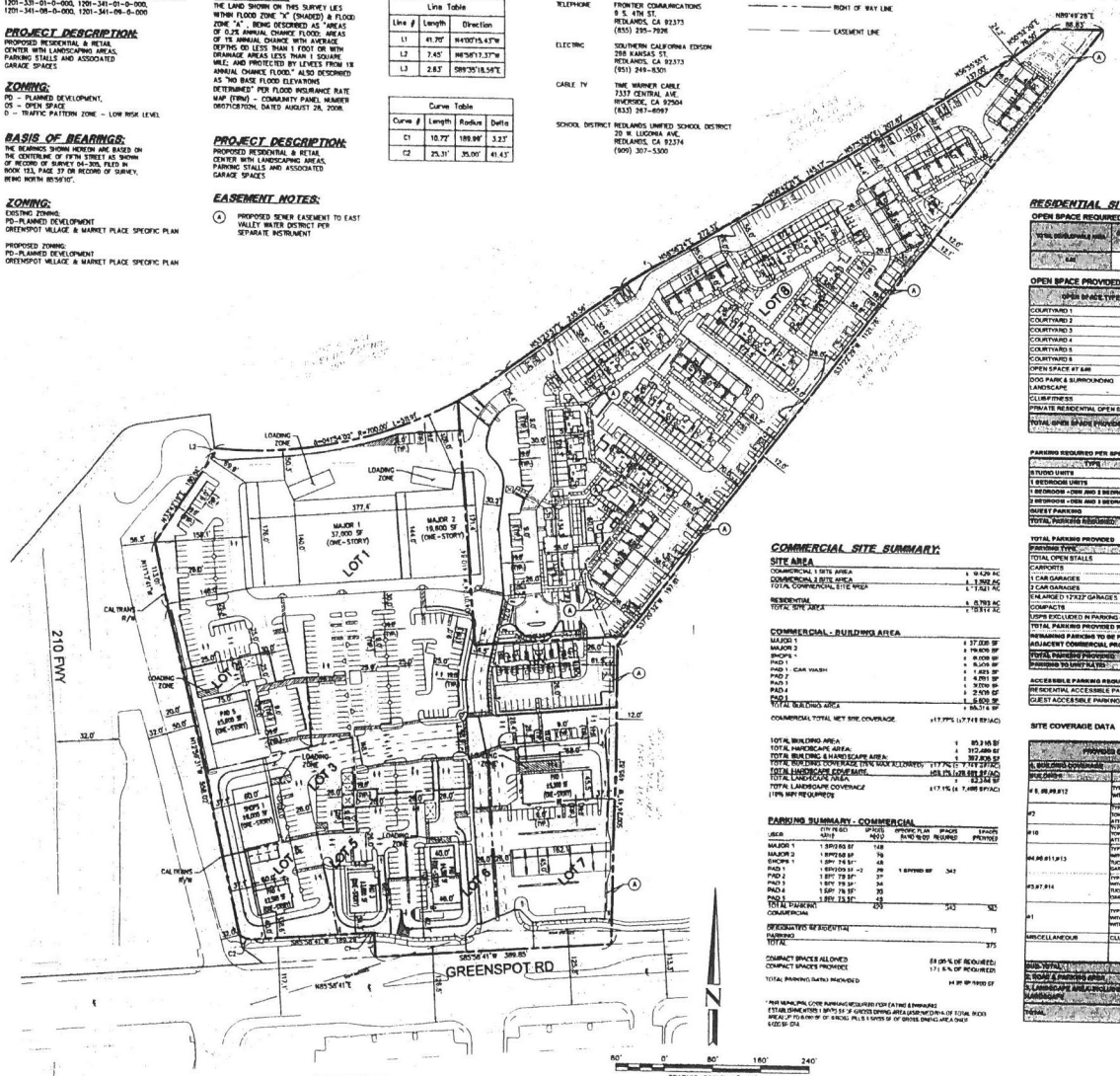
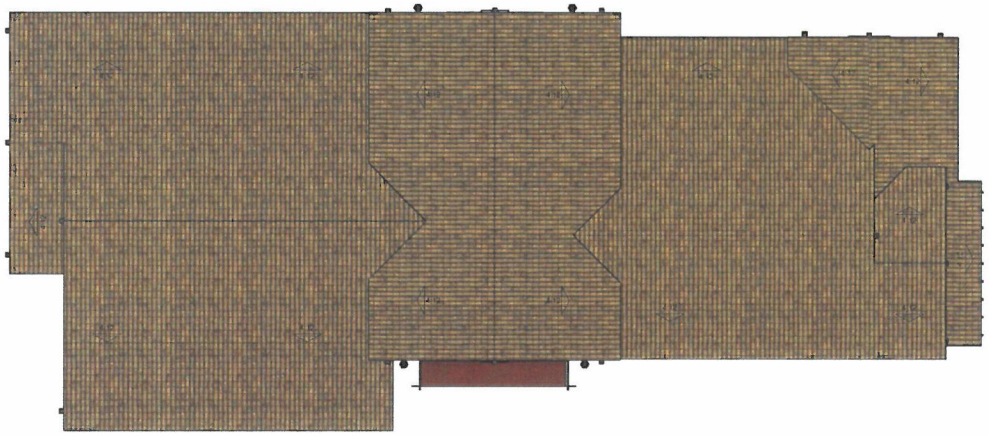
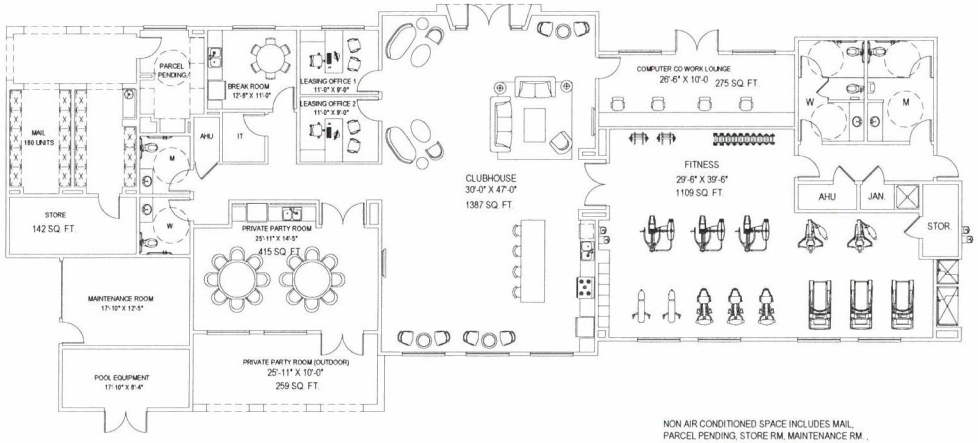

LOADING ZONE
MAJOR 1
37,000 SF
(ONE-STORY)
MAJOR 2
19,600 SF
(ONE-STORY)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
CALTRANS R/W
210 FWY
GREENSPOT RD
N85°58'41"E 389.85'
S85°58'41"W 389.85'
N05°56'41"E 195.22'
S05°30'56"E 436.85'
N89°44'28"E 791.15'
N89°29'18"E 30.83'
N05°30'56"W 1114.34'
S89°29'18"W 352.78'
N89°30'44"W 117.42'
S72°07'49"W 468.84'
S42°50'17"W 466.80'
S00°23'47"E 466.80'
N00°24'36"E 495.82'
S89°35'18"W 576.23'
S54°32'11"E 42.84'
S12°56'37"E 581.82'
S11°17'47"E 113.01'
S37°47'37"E 180.01'
S06°58'23"E 7.45'
N37°20'27"E 19.53'
S85°58'36"W 247.38'
N04°01'24"W 410.84'
R=700.00' L=418.44'
N85°58'36"E 576.23'
N89°44'12"E 791.15'
N00°24'19"W 775.85'
N72°02'47"E 468.65'
N42°50'17"E 466.80'
N89°30'44"W 352.78'
N00°29'18"W 455.14'
S00°29'18"E 1114.34'
N89°30'44"W 117.32'
N36°24'55"E 195.22'
S00°30'58"E 158.12'
N89°30'44"W 1120.07'
S30°29'45"E 1120.07'
N48°56'04"E 467.06'
N72°07'49"E 468.84'
S00°30'56"E 436.85'
N89°30'44"W 352.78'
N00°29'18"W 455.14'
S89°29'18"W 791.15'
N00°24'36"E 495.82'
S89°35'18"W 576.23'
S54°32'11"E 42.84'
S12°56'37"E 581.82'
S11°17'47"E 113.01'
S37°47'37"E 180.01'
S06°58'23"E 7.45'
N37°20'27"E 19.53'
S85°58'36"W 247.38'
N04°01'24"W 410.84'
R=700.00' L=418.44'
N85°58'36"E 576.23'
N89°44'12"E 791.15'
N00°24'19"W 775.85'
N72°02'47"E 468.65'
N42°50'17"E 466.80

Exhibit No. 9:

Clubhouse Floor Plan



ROOF PLAN



NON AIR CONDITIONED SPACE INCLUDES MAIL, PARCEL PENDING, STORE RM, MAINTENANCE RM , POOL EQUIPMENT & PRIVATE PARTY OUTDOOR SPACE = 1,454 SQ.FT.

GROSS SQ.FT. UNDER ROOF AREA = 6,214 SQ.FT.

LEVEL 1

1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE/FITNESS/LEASING FLOOR PLAN

A2.15

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

DATE: 03-30-21
JOB NO.: 2020-272

TREH PARTNERS XV, Inc.
4 CORPORATE PLAZA DRIVE SUITE 210 NEWPORT BEACH, CA. 92660
(949) 631-6620

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

Wednesday, March 31, 2021 5:30:12 AM
\\AO-32\FS\RESIDENTIAL\2020\2020-272 (TREH XV-3 RESIDENTIAL, HIGHLAND)\3 DESIGN\SCHEMATIC\2020-272_A2.15 CLUBHOUSE PLAN.DWG

Exhibit No. 10:

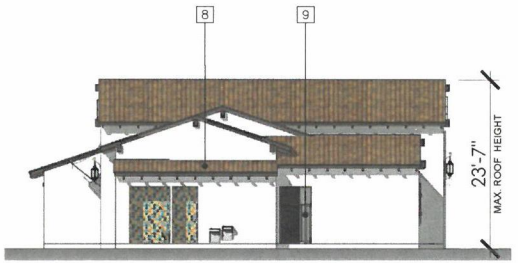
Clubhouse Elevations

MATERIAL / COLOR LEGEND

1	STUCCO
2	DECORATIVE TRIM
3	DECORATIVE CORBEL
4	DECORATIVE GABLE VENT
5	VINYL WINDOWS
6	DECORATIVE SHUTTERS
7	SECTIONAL GARAGE DOOR
8	CONCRETE "S" TILE ROOFING
9	METAL RAILING
10	UTILITY DOOR
11	DECORATIVE WOODEN POST
12	ALUMINUM STOREFRONT (AT THE CLUBHOUSE)
13	EXPOSED WOOD RAFTER TAILS
14	DECORATIVE CHIMNEY



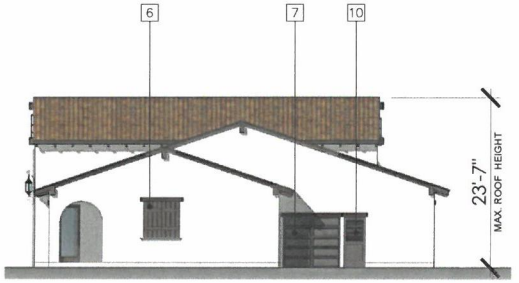
FRONT 1



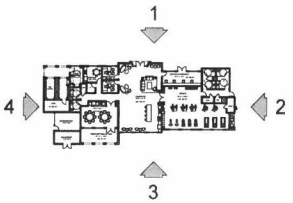
LEFT 2



REAR 3



RIGHT 4



1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A2.16

TREH XV-3 RESIDENTIAL

HIGHLAND, CA

DATE: 03-30-21
JOB NO.: 2020-272

TREH PARTNERS XV, Inc.
4 CORPORATE PLAZA DRIVE SUITE 210 NEWPORT BEACH, CA. 92660
(949) 631-6620

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

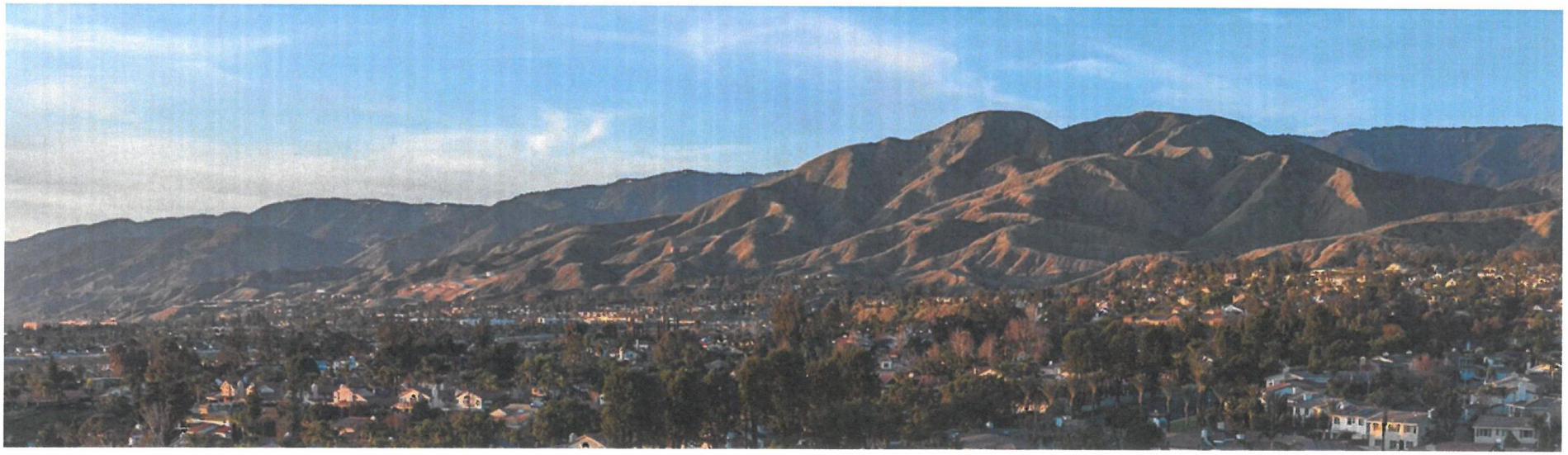
Architecture. Design. Relationships.

Wednesday, March 31, 2021 5:39:14 AM
\\AO-321FS\RESIDENTIAL\2020\2020-272 TREH XV-3 RESIDENTIAL HIGHLAND\03 DESIGN\SCHEMA\UTOCAD\20-272_A2.16 CLUBHOUSE ELEVATION.DWG

Exhibit No. 11:

Greenspot Crossings Sign Program

GREENSPOT CROSSINGS



COMPREHENSIVE SIGN PROGRAM

March 8th, 2021

ADS
SIGNAGE + DIGITAL SOLUTIONS

DEVELOPER / OWNER

TREH Partners XV, LLC
4 Corporate Plaza, #210
Newport Beach, CA 92660
949.631.6620 Contact: Tom Robinson

SIGN CONSULTANT

ADS
SIGNAGE + DIGITAL SOLUTIONS

1160 Railroad St.
Corona, California 92882
951.278.0680

GREENSPOT CROSSINGS

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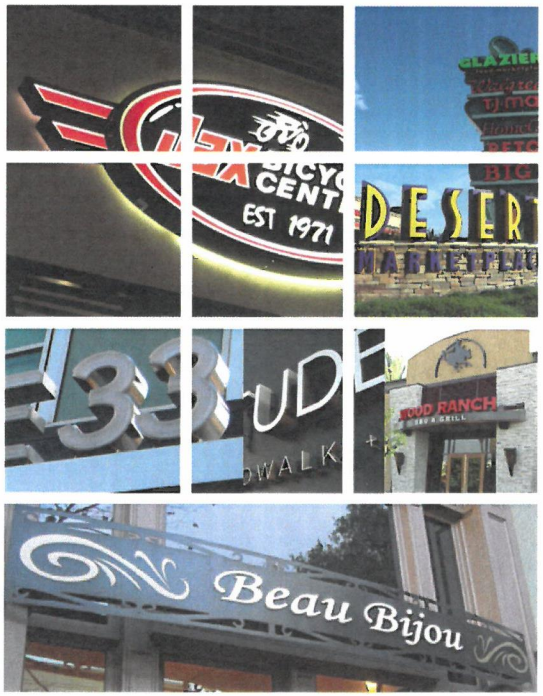


O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Greenspot Crossings, Highland, California is an integral part of the center's image and appeal, and a catalyst for the rest of the Greenspot Village & Marketplace Specific Plan so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and City relationship.

The Landlord will be responsible to:
a. Provide base building design and construction information requested by Tenant's sign design consultant.
b. Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:
Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Developer.

TENANT WALL SIGNS

Each Tenant is allowed storefront ID signs above their storefront and on each elevation facing a street, parking lot, or freeway.
Tenant allowable sign area shall be one and one half (1.5) square feet per linear foot of tenant's store frontage, calculated separately per elevation.

The maximum width of any Tenant's primary wall sign may not exceed eighty (80%) percent of the Tenant's leased storefront or their maximum allowable sign area, whichever is less. Major 1 is allowed 250 square feet of sign area. Major 2 is allowed 150 square feet of sign area. All other tenants are allowed a maximum of 120 square feet.

Tenants may have one or two lines of copy. Note that there is no restriction on the height of any letters, as this will be determined by the overall sign area allowed for each individual sign. The spacing between the two lines of copy is not included in the sign area.

Sign locations identified on the site plan are representative and subject to change and all final sign locations are subject to approval by Landlord.

In no case may a sign extend beyond the roof parapet or be installed on or against any roof structures.

All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.



Example of tenant sign area calculation

WALL SIGN STYLES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlord review/approval of all sign design submittals.

There are many acceptable sign treatments, however a **Mixed Media** * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters together with standard channel letters used with panels that have routed and or pushed through copy. Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total sign area. With the Landlord approval, complex shaped (i.e Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

Acceptable sign styles include:

1. Creative use of Standard illuminated channel letters.
2. Front and halo-illuminated channel letters.
3. Halo illuminated letters, 3" deep minimum.
4. Mixed media / dimensional signs using images, icons, logos, etc.

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord.
The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.
The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Light Emitting Diodes (LED's)
2. Fiber Optics
3. Cove Lighting (Indirect Illumination)
4. Incandescent light bulb
5. Goose Neck Lighting

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign or blade sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenant's signage. The project and the individual building facade will consist of a variety of colors and materials.
Signs may incorporate **regionally** and **nationally** recognized logo colors.
Sign colors should be selected to provide sufficient contrast against building background colors.
Sign colors should be compatible with and compliment building background colors.
Sign colors should provide variety, sophistication and excitement.
Neon accent colors should compliment related signage elements.
Bright colors such as " Hot Pink " will not be allowed.



PEDESTRIAN ORIENTED PROJECTING BLADE SIGNS

Each Tenant is permitted one (1) blade / under canopy sign per customer entrance. The blade sign program requires that each Tenant's graphic identity be transformed into a 3-dimensional double-faced sign.
The Landlord encourages the Tenant to propose blade / under canopy sign design, which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.

Blade / under canopy signs will be non-illuminated.

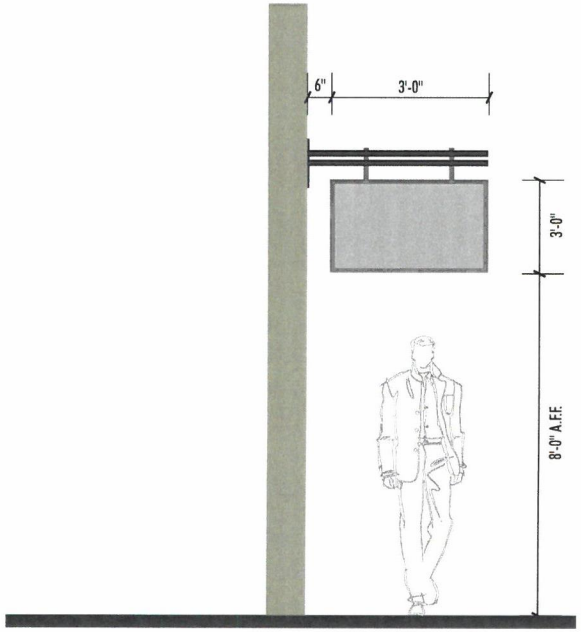
Blade / under canopy signs shall project no more than four feet (4'-0") from the building face, and shall be no more than three feet (3'-0") in height, with a maximum of ten (10) square feet of area for each face. Clearance from the underside of the blade sign to the finished common area paving shall be a minimum of eight (8'-0") feet.

The blade sign may not be the Tenant's primary store identification sign and will not be included in the calculation for the overall tenant wall sign area permitted.

The blade sign may use creative shapes and be 3-dimensional.

Landlord is not responsible for structural backing or the dedicated primary electrical power that may be required to support the blade sign. This must be coordinated with Tenant's Improvement Contractor prior to installation.





SCALE: 3/8" = 1' - 0"

WINDOW DISPLAY GRAPHICS

Each Tenant is allowed a limited amount of window signage on their storefront windows.
1. Two (2) square feet of company vinyl name and/or logo in each storefront window or nine (9) square feet of a company logo (illuminated or non-illuminated) in any one (1) window of a Tenant's storefront.
Note: Exposed neon is not permitted in windows.
2. 14" x 14" of company store hours, to be white vinyl non lit copy, applied second surface.
3. Alcohol & tobacco advertisements will not be permitted, unless specifically approved by Landlord and the City.
NOTE: All of the above requires approval from the Landlord and the content will be at the sole discretion of the Landlord.

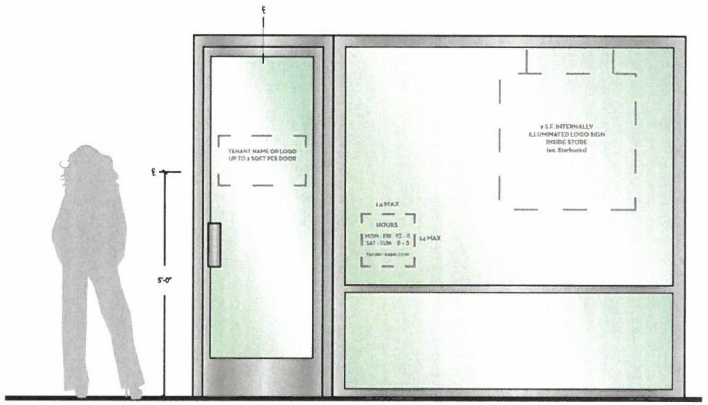
REAR ENTRY SIGNS

- 4" high vinyl numbers and 2" high vinyl tenant name on rear entry door.
- 2 square feet maximum sign area.
- Vinyl color to be contrasting to door color.

BUILDING ADDRESS NUMBERS

- Minimum 10" high by 1/2" thick painted acrylic address numbers per building to be pin-mounted into fascia.
- Address number color to be contrasting to the fascia.

Note: Stroke of letter to be no less than 1/2" in accordance to CBC Section 501.2.





MENU BOARDS & DRIVE-THRU DIRECTIONALS

Tenants featuring or having a drive-thru service, as approved by the City and the Landlord, shall be allowed signs necessary for the safe use and operation of the drive-thru. These signs shall be designed to easily and safely identify, navigate, and use the drive-thru, while maintaining a clean design which is in keeping with the Tenant's brand.

Directional signs identifying the drive-thru located along public roads are allowed.
These may be single or double-faced and internally illuminated. Signs shall not exceed 3'-6" in height, 3'-0" in width and 6 square feet in area.

Directional signs for tenants with drive-thru service within Greenspot Crossings shall not exceed 5'-0" in height, 3'-0" in width and 6 square feet in area.

Menu boards and preview boards are allowed per Landlord approval, and are allowed per the tenant's established standard menu board dimensions.
Boards shall not obstruct safe travel for vehicles.

Audio for menu boards and interactive display boards shall be able to be remotely programmed and kept to reasonable volume as approved by the Landlord, and in compliance with the City's Noise Ordinance.

Overhead signs, such as bang bars denoting maximum vehicle heights and entry signs shall be allowed, per the tenant's established standard dimensions.

Additional drive-thru equipment/structures subject to Landlord & City approval.

Drive-thru signs' square footage calculations shall not be counted towards the Tenant's allowable wall sign area.





THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, Pennants, Sale /promotional Banners, Inflatable displays or Sandwich boards, unless with specific prior approval from Landlord and the City.
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord.
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
   Note: Approval is at Landlord's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Signs painted directly onto the building will not be permitted.
17. Portable and A-frame signs, unless with specific approval of Landlord and the City.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Noncompliant signs are to be removed immediately upon request.
21. Promotional and temporary signs and temporary new business banners will not be permitted without written Landlord approval and must be in accordance with City of Highland ordinances.
22. Exposed neon signs and accents.

SAFETY AND QUALITY OF LIFE SIGNAGE

To maintain safety and the quality of life with the Greenspot Village and the Residence at Greenspot, the following signs should be posted throughout the entire property. Sign locations, municipal code references/content, and size should be coordinated with the City of Highland Police Department and the City of Highland Code Enforcement Division.

1. No loitering.
2. No camping.
3. No soliciting.
4. No vending.

FREEWAY ORIENTED PYLON SIGNS A & B

1. Tenant Identification: All tenant identification and their location on the pylon would be at the sole discretion of the Landlord.
2. Digital Display: The intent of the digital display is to advertise tenants' business, and promote upcoming events and promotions for the Tenants at Greenspot Village and Marketplace.
3. The digital sign will be utilized by the City and various parties including Highland Crossings and Crossroads across the street to advertise special events.
3. Graphics will follow an artistic approach with colors and fonts that fit aesthetic and target demographic.
4. This display will have computer controlled messaging with a minimum of 8 seconds between content/graphics to comply with Caltrans regulations.
5. Display time to ON 24 hours as there will be the gas and various eating establishments that will be operating 24 hours.
6. Content shall be guided by all Federal Trade Communication's (FCC's) broadcast rules/laws pertaining to Obscenity, Indecency and Profanity rules/laws.
7. Content will be solely controlled by the declarant of the covenant conditions and restrictions of the CC&Rs.

Landlord/Owner may at its discretion lease, rent, sell, panels on any constructed pylons to offsite users along Greenspot Road.
For the avoidance of doubt Landlord/Owner shall not be required to lease, rent sell to any users which would not benefit Landlord/Owner contemplated project in its sole opinion, including but not limited to competing or potentially competing uses, or duplicate uses.
Landlord/Owner shall in its sole opinion locate and propose to the City of Highland the locations, if any, of the pylon sign(s) to best accommodate a successful overall project.

APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name;
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0" plus a site plan with the marked locations of the proposed sign(s).
Line of sight diagrams must be included in the final construction drawings for freestanding signs.

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-though" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits.
Tenants are required to provide one (1) set of the Landlord approved drawings to the City of Highland when submitting for building and electrical permits.

FABRICATION

The Tenant must insure that the sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complimentary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

INSTALLATION

The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.

2. Obtain all required sign permits from the City of Highland, California and deliver copies to the Landlord before installing the sign(s).

3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).

4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

5. Notify Landlord of installation date (2) business days in advance, in order to allow Landlord to be present to approve actual install location. Landlord may choose not to attend and tenant is fully responsible for all corrections.

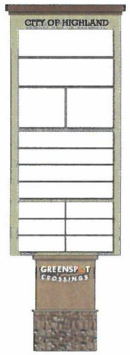
MAINTENANCE OF THE SIGN

The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Greenspot Crossings" Comprehensive Sign Program.

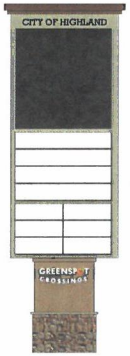
Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation.

It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.

SITE PLAN (NOT TO SCALE)



FREEWAY PYLON - A



FREEWAY PYLON - B

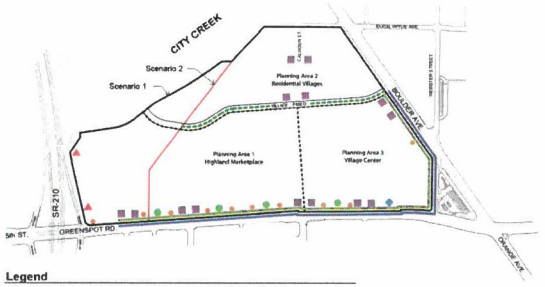


3 TENANT MONUMENT SIGN

MULTI TENANT MONUMENT SIGN

GAS PRICE/C STORE MONUMENT SIGN

DESIGN GUIDELINES



Legend

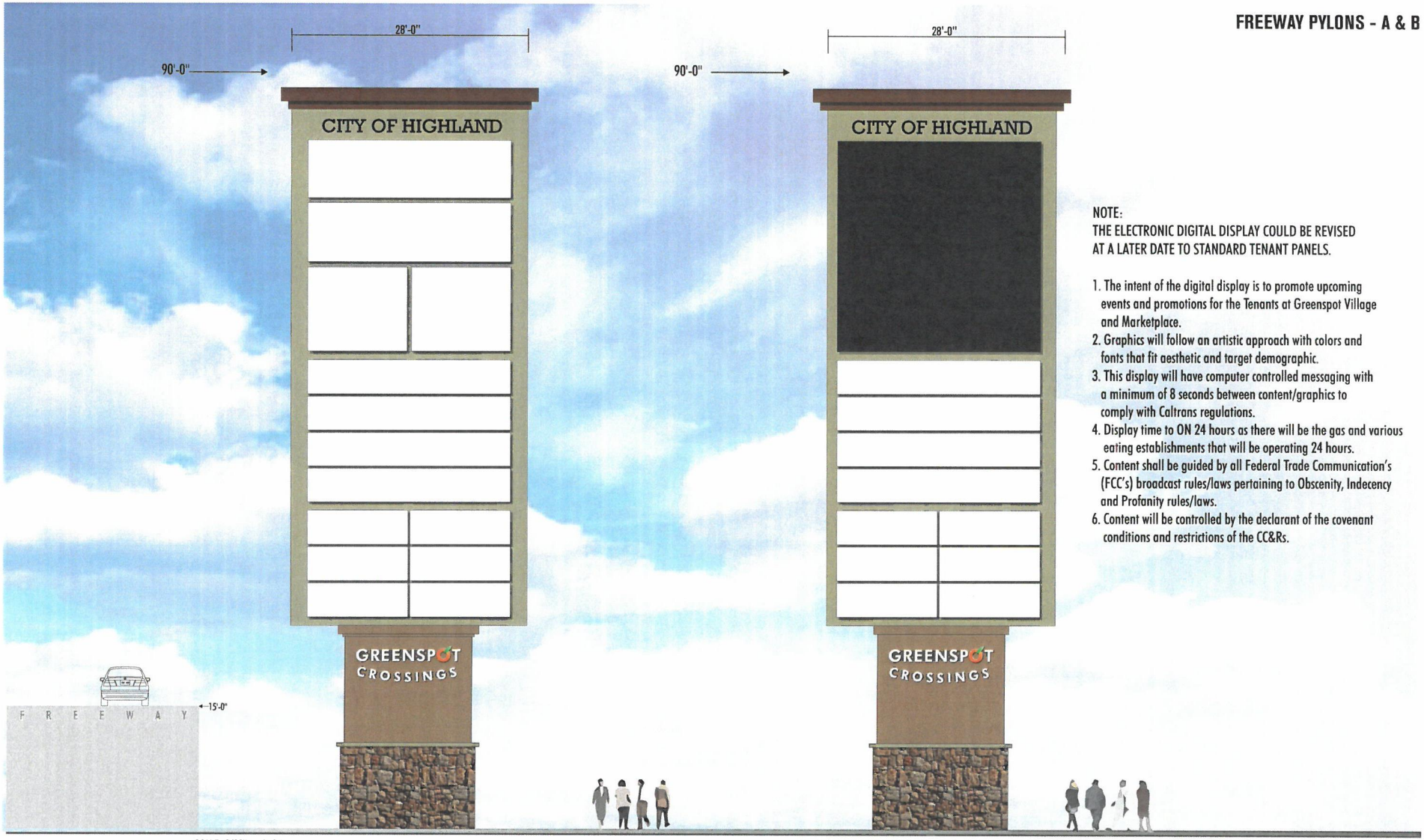
- 6.5.1 Freeway Pylon Signs
- 6.5.2 East Gateway Monument Sign
- 6.5.3 Multi-Tenant Monument Signs
- 6.5.4 Monument Pad Signs
- 6.5.8 Pageantry
- 6.5.10 Interpretive/Exploratory Signs
- 6.5.11 Tenant Identity Signs
- 6.5.12 Gateway Signs
- Planning Area Boundary
- Specific Plan Area

As needed signs or where needed

- 6.5.5 Vehicular Directional Signs
- 6.5.6 Pedestrian Directional Signs
- 6.5.7 Pedestrian Directory Signs
- 6.5.9 Regulatory Signs

Sign locations are representative and are subject to change.

FREEWAY PYLONS - A & B



NOTE:
THE ELECTRONIC DIGITAL DISPLAY COULD BE REVISED AT A LATER DATE TO STANDARD TENANT PANELS.

1. The intent of the digital display is to promote upcoming events and promotions for the Tenants at Greenspot Village and Marketplace.
2. Graphics will follow an artistic approach with colors and fonts that fit aesthetic and target demographic.
3. This display will have computer controlled messaging with a minimum of 8 seconds between content/graphics to comply with Caltrans regulations.
4. Display time to ON 24 hours as there will be the gas and various eating establishments that will be operating 24 hours.
5. Content shall be guided by all Federal Trade Communication's (FCC's) broadcast rules/laws pertaining to Obscenity, Indecency and Profanity rules/laws.
6. Content will be controlled by the declarant of the covenant conditions and restrictions of the CC&Rs.

SCALE: 3/32" = 1'-0"

FREEWAY PYLON - A (Option 2)
TENANT AREA - 1,200 S. F.

NOTE: LOCATIONS MAY ALTER

FREEWAY PYLON - B (Option 2)
TENANT AREA - 1,200 S. F.

GREENSPOT CROSSINGS

ADS COMPANIES



PHOTO SIMULATION OF FREEWAY PYLON SIGNS - TRAVELING NORTH
LOCATION TO BE DETERMINED BY FIELD SURVEY



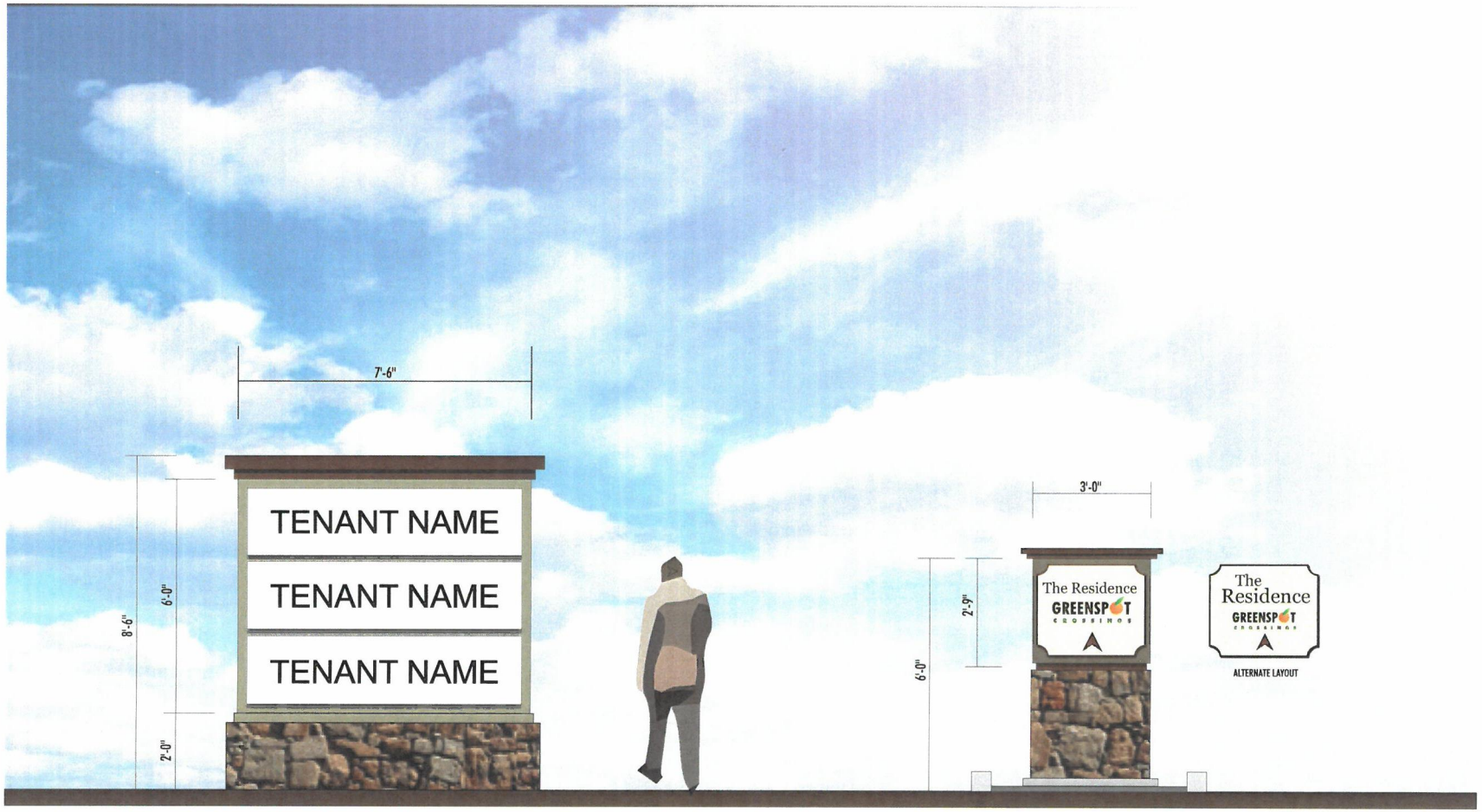
SCALE: 3/16" = 1'-0"

MULTI TENANT MONUMENT SIGN

TENANT AREA - 180 S. F.

GAS PRICE MONUMENT SIGN

TENANT AREA - 48 S. F.



SCALE: 3/8" = 1'-0"

3 TENANT MONUMENT SIGN - A & B
TENANT AREA - 36 S. F.

RESIDENTIAL GATEWAY SIGN
AREA - 8 S. F.

RESIDENCE GATEWAY SIGNS



TO FOLLOW:
PEDESTRIAN AND VEHICULAR DIRECTIONALS
BUILDING ADDRESS NUMERALS
CODE REQUIRED SIGNAGE

Exhibit No. 12:

Noise Study



Highland Mixed Use (TREH XV-41) Project

Noise and Vibration Study

prepared for

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March 2021

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1 Project Description and Impact Summary

1.1 Introduction

This study analyzes the potential noise and vibration impacts associated with the construction and operation of the proposed Highland Mixed Use (TREH XV-41) Project (project) located to the northeast of the intersection of Greenspot Road and State Route 210 ramps in the City of Highland, California. Rincon Consultants, Inc. (Rincon) prepared this study under contract to the TREH XV, LLC in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). Table 1 provides a summary of project impacts.

Table 1 Summary of Impacts

Issue	Proposed Project's Level of Significance	Applicable Recommendations
Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than significant impact (Construction) Less than significant impact (Operation)	None
Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant impact (Construction) Less than significant impact (Operation)	None
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Less than significant impact	None
Would the project conflict with land use compatibility guidelines for noise?	Consistent with applicable noise standards	None

1.2 Project Summary

Project Location

The project site is undeveloped and encompasses approximately 19.8 acres to the north of Greenspot Road, south of City Creek, and east of State Route 210 (SR-210) (Assessor Parcel Numbers 120-133-109, 120-134-108, 120-134-163) in the City of Highland, California. Figure 1 shows the regional location of the site, and Figure 2 shows the project site in the existing neighborhood context.

The project site is in the Greenspot Village Specific Plan (GVSP) area, which was adopted in December 2008. The majority of the project site is designated Planning Area 1 - Highland Marketplace Plan Area, which is intended to allow for a variety of regional-serving retail office, and service commercial uses. The northeastern portion of the site is designated Planning Area 2 - Residential Villages, which is intended to allow for a variety of for-sale and for-lease residential uses such as single-family and multifamily densities between 15 and 22 dwelling units per acre.

The site is generally separated from most existing adjacent uses by Caltrans' right-of-way for SR-210 to the west, open space for City Creek to the north, and public right-of-way for Greenspot Road to the south; parcels to the east are also undeveloped. Single-family residences are located to the north and northwest across City Creek (approximately 1,000 feet north or 600 feet northwest) from the project site boundary. Several single-family residences are also located approximately 600 feet northeast of the northeastern tip of the project site along Calhoun Road (7712-7750 Calhoun Road). South across Greenspot Road is the Highlands Crossing Shopping Mall, which includes several restaurants, a gas station, a Lowe's Home Improvement Store, and several other commercial uses.

Project Description

The project proposes the development of commercial uses on the southwestern 11.0 acres and multi-family residential uses in the northeastern 8.8 acres. Overall commercial building area would be 85,316 square feet. Commercial uses would include a 37,000 square-foot and 19,600 square foot "major" retail buildings; five smaller pads, each between 2,500 and 6,000 square feet for smaller retail uses (specific uses to be determined); and a 16-fuel pump gas station with 5,200 square foot convenience store and car wash. The residential component would include nine three-story apartment buildings containing 140 apartments (approximately 730 to 1,200 square feet each) and six two-story townhome rows with 36 townhomes (approximately 1,280 to 1,520 square feet each). Figure 3 shows the project site plan.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2021.

Project Location

N



Figure 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2021.

Figure 3 Site Plan



Source: GreenbergFarrow, 2020.

2 Background

2.1 Overview of Sound

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (California Department of Transportation [Caltrans] 2013).

In technical terms, sound levels are described as either a "sound power level" or a "sound pressure level," which while commonly confused are two distinct characteristics of sound. Both share the same unit of measure, the dB. However, sound power, expressed as L_{pw}, is the energy converted into sound by the source. As sound energy travels through the air, it creates a sound wave that exerts pressure on receivers such as an eardrum or microphone, the sound pressure level. Sound measurement instruments only measure sound pressure, and limits used in standards are generally sound pressure levels.

Human Perception of Sound

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz and less sensitive to frequencies around and below 100 Hertz (Kinsler, et. al. 1999). Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; dividing the energy in half would result in a 3 dB decrease (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not "sound twice as loud" as one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice the sound energy); that a change of 5 dBA is readily perceptible (8 times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (half) as loud (Crocker 2007).

Sound Propagation and Shielding

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in level as the distance from the source increases. The manner by which noise reduces with distance depends on factors such as the type of sources (e.g., point or line, the path the sound will travel, site conditions, and obstructions). Noise levels from a point source typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance (e.g., construction, industrial machinery, ventilation units). Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). The propagation of noise is also affected by the intervening ground, known as ground absorption. A hard site, such as a parking lot or smooth body of water, receives no additional ground attenuation and

the changes in noise levels with distance (drop-off rate) result from simply the geometric spreading of the source. An additional ground attenuation value of 1.5 dBA per doubling of distance applies to a soft site (e.g., soft dirt, grass, or scattered bushes and trees) (Caltrans 2013).

Noise levels may also be reduced by intervening structures; the amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain features such as hills and dense woods, and man-made features such as buildings and walls, can significantly alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce exposure to noise as well. The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows.

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. The noise descriptors used for this study are the equivalent noise level (L_{eq}), Day-Night Average Level (DNL; may also be symbolized as L_{dn}), and the community noise equivalent level (CNEL; may also be symbolized as L_{den}).

L_{eq} is one of the most frequently used noise metrics; it considers both duration and sound power level. L_{eq} is defined as the single steady-state A-weighted level equivalent to the same amount of acoustic energy as that contained in the actual fluctuating levels over a time period; when no period is specified, a 1-hour period is assumed.

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using DNL[1], which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. It is also measured using CNEL[1], which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013). Noise levels described by DNL and CNEL usually differ by about 1 dBA. The relationship between the peak-hour L_{eq} value and the DNL/CNEL depends on the distribution of traffic during the day, evening, and night.

2.2 Overview of Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of Hz. The frequency of a vibrating object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body starts from a low frequency of less than 1 Hz and goes to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as

[1] As DNL and CNEL typically used to assess human exposure to noise A-weighted sound pressure level (dBA) is used nearly ubiquitously.

groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

2.3 Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Based on the City of Highland Noise Element, the following land uses are considered noise-sensitive uses of primary concern: residential dwellings, and institutional uses, such as schools, hospitals, convalescent homes, and churches.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as schools, churches, and hospitals. Vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

As shown in Figure 2, the nearest sensitive receivers are the single-family residences immediately adjacent to the project site to the north, east, and west, as well as to the south across West Orange Grove Avenue.

2.4 Project Noise Setting

The most common source of noise in the project site vicinity is vehicular traffic from Greenspot Road and SR-210. To characterize ambient sound levels at and near the project site four short term (15-minute) sound level measurements were conducted on March 4, 2021.

Noise Measurement (NM) 1 was conducted at the southern edge of the project site, approximately 100 feet north of Greenspot Road, to capture noise levels attributable to Greenspot Road. NM2 was conducted at the eastern edge of the project site, approximately 450 feet north of Greenspot Road, to capture ambient noise levels near the center of the project site. NM3 was conducted near the northeastern corner of the project site, approximately 1,150 feet north of Greenspot Road, to capture ambient noise levels near the northern portion of the project site. NM4 was conducted near the western edge of the project site, approximately 120 feet from SR-210, to capture ambient noise levels attributable to SR-210.

Table 2 summarizes the results of the short-term noise measurements, Table 3 shows the recorded traffic volumes, Figure 4shows the locations of noise measurements conducted on the project site, and Appendix A shows the noise measurement data.

Table 2 Project Site Vicinity Sound Level Monitoring Results

Measurement Location		Sample Times	Approximate Distance to Primary Noise Source	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)
NM1	Southern property boundary, adjacent to Greenspot Road	10:16 – 10:31 p.m.	Approximately 100 feet to Greenspot Road	60.7	52.1	71.8
NM2	Eastern edge of the project site	10:42 – 10:57 a.m.	Approximately 450 feet to Greenspot Road	56.5	49.3	70.1
NM3	Northeastern corner of the project site	11:09 – 11:24 a.m.	Approximately 1,150 feet to Greenspot Road	47.2	42.2	60.6
NM4	Western property boundary, adjacent SR-210	11:31 – 11:46 a.m.	Approximately 120 feet to SR-210	63.8	52.6	75.3

Detailed sound level measurement data are included in Appendix A.

Table 3 Sound Level Monitoring Traffic Counts

Measurement	Roadway	Traffic	Autos	Medium Trucks	Heavy Trucks
NM1	Greenspot Road	15-minute count	315	4	9
		One-hour equivalent	1,260	16	36
Percent			**96.0%**	**1.2%**	**2.7%**
NM4	SR-210	15-minute count	86	4	10
		One-hour equivalent	344	16	40
Percent			**86.0%**	**4.0%**	**10.0%**

See Figure 4 for Noise Measurement Locations; see Appendix A for full measurement details.

2.5 Regulatory Setting

City of Highland General Plan Noise Element

The Noise Element of the Highland General Plan provides a description of existing noise levels and sources and incorporates comprehensive goals and policies. The City's noise and land use compatibility standards are shown in Table 4. As shown in the table, residential uses are compatible with ambient noise levels up to 60 CNEL and noise levels up to 70 CNEL require additional analysis and potential design and insulation to reduce noise levels to meet the interior noise standard of 45 CNEL for residential. Additionally, commercial businesses are compatible with noise levels up to 70 CNEL and noise levels between 75 and 80 CNEL require additional analysis and potential design and insulation to reduce noise levels to meet the interior noise standard of 55 CNEL for retail stores.

Additionally, Noise Element Policies require that construction activities adjacent to existing noise sensitive uses be limited to daylight hours between 7:00 a.m. and 6:00 p.m. and that construction on weekends or holidays is discouraged except where construction is proximate to schools.

Figure 4 Noise Measurement Locations



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Table 4 City of Highland Community Noise Exposure (CNEL)

Land Use Category	Community Noise Exposure (DNL or CNEL) 55	60	65	70	75	80
Residential – Low Density Single-family, Duplex, Mobile Homes						
Residential – Multi-family						
Transient Lodging – Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditorium, Concert Halls, Amphitheaters						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Professional						
Industrial, Manufacturing Utilities, Agriculture						

	Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any building involved is of normal conventional construction, without any special noise insulation requirements.
	Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
	Normally Unacceptable – New construction or development should generally be discouraged. If new construction of development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable – New construction of development should generally not be undertaken.

Source: City of Highland Noise Element Table 7.3

Municipal Code Chapter 8.50, Noise Control, is intended to establish a series of regulations and standards to prevent loud, unnecessary, unnatural or unusual noises or vibrations that are detrimental to the public health, comfort, convenience, safety, general welfare and the peace and quiet of the city and its inhabitants. Currently, Municipal Code Chapter 8.50 does not identify exterior noise limits. As discussed in the Noise Element, the Municipal Code is intended to establish exterior noise standards categorized by various noise zones in the City. Table 5 summarizes the noise standards for these zones and differ between daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours.

Table 5 City of Highland Exterior Noise Standards

Type of Land Use	Time Interval	Exterior Noise Standard (dBA CNEL)
Residential[1]	10:00 p.m. – 7:00 a.m.	55
	7:00 a.m. – 10:00 p.m.	60
Agricultural/Equestrian	10:00 p.m. – 7:00 a.m.	60
	7:00 a.m. – 10:00 p.m.	65
Commercial	10:00 p.m. – 7:00 a.m.	65
	7:00 a.m. – 10:00 p.m.	70
Manufacturing or Industrial	Anytime	75
Open Space	Anytime	75

Source: General Plan Noise Element Table 7.2

3 Methodology

Noise level modeling for sources associated with construction and operation of the project and the traffic noise exposure for the proposed residences were developed with using SoundPLAN noise modeling software (SoundPLAN), Version 8.2. SoundPLAN incorporates noise propagation algorithms and reference sound levels published by various government agencies and the scientific community. Noise sources, receivers, structures, and barriers are input using three-dimensional coordinates. In all cases receivers were modeled at the average height of the human ear, which is five feet above ground elevation or floor elevation for multi-story buildings.

3.1 Construction Noise

Construction activity would result in temporary noise in the project site vicinity, exposing surrounding nearby receivers to increased noise levels. Project construction noise would be generated by heavy-duty diesel construction equipment used for earthworks, loading, unloading, and placing materials and paving. Typical heavy construction equipment during project grading could include dozers, loaders, graders, and dump trucks. It is assumed that diesel engines would power all construction equipment. Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some will have higher continuous noise levels than others, and some have high-impact noise levels. Construction noise would typically be higher during the more equipment-intensive phases of initial construction (i.e., site preparation and grading) and would be lower during the later construction phases (i.e., building construction and paving).

During construction, equipment goes through varying load cycles and is operated intermittently to allow for non-equipment tasks such as measurement. Power variation is accounted for by describing the noise at a reference distance from the equipment operating at full power and adjusting it based on the duty cycle of the activity to determine the L_{eq} of the operation (FHWA 2006). Reference noise levels for heavy-duty construction equipment were estimated using the FHWA Roadway Construction Noise Model (RCNM) (FHWA 2006). A likely construction scenario includes simultaneous operation of a dozer and a front-end loader working during grading to excavate and move soil. At a distance of 50 feet, a dozer and a front-end loader would generate a noise level of 79.6 dBA L_{eq} (RCNM calculations are included in Appendix B). Due to the size of the project site, modeling conservatively assumes simultaneous operation of equipment on each the commercial and residential components of the project.

Construction equipment such as bulldozers, graders, and loaders and excavators would operate up to the project site boundary; however, over the course of a typical construction day, the equipment would move around the project site. Due to the nature of construction sites, construction noise was modeled as an area source distributed over the entire project site. Noise propagation was estimated in SoundPLAN using algorithms from ISO Standard 9613-2, "Attenuation of Sound during Propagation Outdoors, Part 2: General Method of Calculation."

3.2 Groundborne Vibration

The project does not include any substantial vibration sources associated with operation. Thus, construction activities have the greatest potential to generate groundborne vibration affecting

nearby receivers, especially during grading and excavation of the project site. The greatest vibratory source during construction in the project vicinity would be a large bulldozer. Neither blasting nor pile driving would be required for construction of the project. Construction vibration estimates are based on vibration levels reported by Caltrans and the FTA (Caltrans 2020, FTA 2018). Table 6 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration (FTA 2018).

Table 6 Vibration Levels Measured during Construction Activities

Equipment	PPV at 25 ft. (in/sec)
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003

Source: FTA 2018

Vibration limits used in this analysis to determine a potential impact to local land uses from construction activities, such as blasting, pile-driving, vibratory compaction, demolition, drilling, or excavation, are based on information contained in Caltrans' *Transportation and Construction Vibration Guidance Manual* and the Federal Transit Administration and the FTA *Transit Noise and Vibration Impact Assessment Manual* (Caltrans 2013; FTA 2018). Maximum recommended vibration limits by the American Association of State Highway and Transportation Officials (AASHTO) are identified in Table 7.

Table 7 AASHTO Maximum Vibration Levels for Preventing Damage

Type of Situation	Limiting Velocity (in/sec)
Historic sites or other critical locations	0.1
Residential buildings, plastered walls	0.2–0.3
Residential buildings in good repair with gypsum board walls	0.4–0.5
Engineered structures, without plaster	1.0–1.5

Source: Caltrans 2020

Based on AASHTO recommendations, limiting vibration levels to below 0.2 in/sec PPV at residential structures would prevent structural damage regardless of building construction type. These limits are applicable regardless of the frequency of the source. However, as shown in Table 8 and Table 9, potential human annoyance associated with vibration is usually different if it is generated by a steady state or a transient vibration source.

Table 8 Human Response to Steady State Vibration

PPV (in/sec)	Human Response
3.6 (at 2 Hz)–0.4 (at 20 Hz)	Very disturbing
0.7 (at 2 Hz)–0.17 (at 20 Hz)	Disturbing
0.10	Strongly perceptible
0.035	Distinctly perceptible
0.012	Slightly perceptible

Source: Caltrans 2020

Table 9 Human Response to Transient Vibration

PPV (in/sec)	Human Response
2.0	Severe
0.9	Strongly perceptible
0.24	Distinctly perceptible
0.035	Barely perceptible

Source: Caltrans 2020

As shown in Table 9, the vibration level threshold at which transient vibration sources (such as construction equipment) are considered to be distinctly perceptible is 0.24 in/sec PPV. This analysis uses the distinctly perceptible threshold for purposes of assessing vibration impacts.

Although groundborne vibration is sometimes noticeable in outdoor environments, groundborne vibration is almost never annoying to people who are outdoors; therefore, the vibration level threshold for human perception is assessed at occupied structures (FTA 2018). Therefore, all vibration impacts are assessed at the structure of an affected property.

3.3 Operational Noise Sources

On-site noise sources were modeled with SoundPLAN. Propagation of modeled stationary noise sources was based on ISO Standard 9613-2, "Attenuation of Sound during Propagation Outdoors, Part 2: General Method of Calculation." The assessment methodology assumes that all receivers would be downwind of stationary sources. This is a conservative assumption for total noise impacts since only some receivers would be downwind at any one time.

Parking Lot Activities

Parking lot activities that generate noise include vehicles traveling to and from parking spaces, and brief noise instances associated with parking such as opening and closing car doors, engines starting, and alarm activation noises. Noise from parking lot activities was assessed based on screening procedure from the Federal Transit Authority's (FTA) guidance manual (FTA 2006). Following the screening procedure, a parking facility warrants detailed analysis if it would be sited within 125 feet of a noise-sensitive receiver. This screening procedure is based on a theoretical 1,000-car parking lot and a 50 dB noise level threshold. The commercial component would have a 371-space parking lot.

Refuse Collection

The project is anticipated to include trash enclosures distributed throughout the parking lot of the commercial component of the project and around the periphery of the residential component of the project. Periodic refuse collection would take place at designated trash enclosure areas; refuse collection would be consistent with residential and commercial noise environments and would not exceed applicable noise level limits from the General Plan.

Drive-Throughs

The project is anticipated to include up to three drive-throughs, one associated with Pad 2, Pad 3, and Pad 4. Noise associated with project drive-throughs would include vehicles idling and speakers.

Based on reference noise levels from the FHWA Traffic Noise Model, an idling passenger vehicle generates approximately 50 dB(A) at 50 feet (Caltrans 2013).

The design of the drive-through speaker systems has not been completed at this stage. Although systems may generate noise levels of 5 to 10 dB greater than ambient noise levels at the intended receiver placing a food order, drive-through speaker systems are typically directional and have speakers located near to driver-side doors. Due to the directionality of drive-through speakers, they typically represent a limited contribution to ambient noise levels outside the drive-through.

Car Wash Equipment

The primary noise-generating component of the car wash is the blowers that dry cars at the terminus of the car wash tunnel. The design and manufacturer of the blower system has not been completed. Specific data for the blower systems is not available at this stage of project design. Noise measurements taken at a similar car wash installation recorded noise levels up to 101.8 dBA at the blower area (shown in Appendix C); this noise level measurement equates[2] to an overall sound power level of approximately 111.5 dBA. This sound power level was selected as a reasonable basis for analysis. This analysis also conservatively assumes the equipment would operate continuously for a full hour (100 percent for 60 minutes) during all hours that the car wash is operational.

Additional noise would be associated with vacuum stations on the north side of the car wash. Typical vacuum systems have the motor enclosed in the car wash equipment room and generate negligible noise levels at the vacuum station.

Loading Docks

The project includes loading docks in the rear of each of the two "major" retail buildings. In order to evaluate noise from truck delivery, the analysis utilizes measurements of reference noise level taken at an Albertson's Shopping Center in San Diego, California, in 2011 (Ldn Consulting 2011). The measurements include truck drive-by noise, truck loading/unloading, and truck engine noise. The exterior noise levels for a single truck drive-by noise and a single truck's engine idling noise were measured at 66.5 dB(A) L_{eq} at a distance of 25 feet from the loading dock. The on-site maneuvering associated with the delivery trucks consists of the truck entering the site, traveling toward and backing into the loading dock. A truck would take approximately 5 minutes to drive in the site and position itself into a bay, 30 to 45 minutes to be unloaded or loaded, and another 5 minutes to exit the bay secure doors, complete necessary paperwork, and drive out of the site. This equates to 40 to 55 minutes that it would take for one truck to complete a delivery or pickup, therefore each loading dock is only anticipated to accommodate only one truck per hour. During the loading/unloading of the truck, the engine can only idle for 5 minutes in compliance with state air quality requirements. It was assumed that each truck engine would be operating for up to 15 minutes of the total time required during the delivery process (5 minutes at arrival, 5 minutes of idling, and 5 minutes at departure). Accounting for the limited time of operation, average hourly noise levels would equate to 60.5 dB(A) L_{eq} at a distance of 25 feet for each loading dock.

Heating, Ventilation, and Air Conditioning Units

The residential component of the project would include dedicate HVAC units for each townhome and apartment. Additionally, HVAC units would be associated with the clubhouse and leasing

[2] Assuming an 8-foot drive-lane width, the configuration of the blower arch would equate to an average distance of four feet from the noise meter.

building, as well as with each of the commercial buildings. The AC condenser for townhomes would be on the ground-level pads at the end of each building row. The AC condensers associated with all other buildings are anticipated to be roof-mounted.

Specific planning data for the future HVAC systems are not available at this stage of project design; new development typically requires one ton of HVAC per 600 square feet of building space. This analysis conservatively assumes that each apartment (approximately 730 to 1,200 square feet each) would have a 2-ton condenser and that each townhome (approximately 1,280 to 1,520 square feet each) would have a 3-ton condenser. The clubhouse and leasing building, as well as with most of the commercial buildings were assumed to have one 10-ton condenser. The 37,000 square-foot and 19,600 square foot "major" retail buildings were assumed to have seven and four 10-ton condensers, respectively. Based on review of various manufacturer specifications, representative sound power levels for the 10-ton Trane T/YHC120E of 87 dB was selected for analysis. The manufacturer's noise data is provided below in Table 10 (see Appendix D for specification sheets)

Based on review of various manufacturer specifications, representative sound power levels for the 2-ton Carrier 38HRD024 of 69 dB and 3-ton Carrier 38HDR036 of 72 dB was selected for analysis. The manufacturer's noise data is provided below in Table 10 (see Appendix D for specification sheets). For a conservative scenario, the units were assumed conservatively to operate at 100 percent of an hour for 24 hours. All HVAC units were modeled as being three feet above ground elevation. Noise propagation was estimated in SoundPLAN using algorithms from ISO Standard 9613-2, "Attenuation of Sound during Propagation Outdoors, Part 2: General Method of Calculation."

Table 10 HVAC Noise Levels

Representative Unit	Noise Levels in dB[1] Measured at Octave Frequencies							Overall Noise Level (dBA)[1]
	125 Hz	250 Hz	500 Hz	1 KHz	2 KHz	4 KHz	8 KHz	
38HDR024	57.5	61.5	63.0	61.0	60.0	56.0	45.0	69
38HDR036	65.0	61.5	63.5	65.0	64.5	61.0	54.5	72
T/YHC120E	87.0	91.0	85.0	80.0	77.0	73.0	66.0	87

Hz = Hertz; KHz = kilohertz

See Appendix D for manufactures specifications.

Other Miscellaneous Noise Sources

Noise sources associated with the project would be primarily indoors. Due to attenuation from the building envelope, indoor sources are not anticipated to generate substantial exterior noise levels. Other outdoor noise sources associated with the residential component would be typical of any residential complex, such as vehicles arriving and leaving, children at play, and landscape maintenance machinery. Noise sources of this nature are consistent with the residential noise environments and would not exceed applicable noise level limits from the General Plan.

3.4 Traffic Noise

Noise levels affecting the proposed project site would be primarily influenced by traffic noise from SR-210. Additionally, noise modeling accounts for noise contributions from Greenspot Road and Boulder Avenue. Future noise levels affecting the compatibility of the project site were estimated in SoundPLAN using algorithms and reference traffic noise reference levels from the FHWA's Traffic Noise Model (TNM).

The traffic vehicle classification mix for SR-210, was based on Caltrans Truck Counts (Caltrans 2016). SR-210 was modeled with a vehicle classification mix of 91.8 percent automobiles, 1.8 percent medium trucks, and 4.9 percent heavy trucks, 1 percent buses, and 0.5 percent motorcycles.

Future traffic volumes on local roadways were obtained from the Mediterra at East Highlands Traffic Impact Analysis (Urban Crossroads 2014). As discussed in Section 2.4, Project Noise Setting, traffic counts for Greenspot Road during noise measurements included 1.2 percent medium trucks and 2.7 percent heavy trucks. Local roads were modeled with a vehicle classification mix of 94.6 percent automobiles, 1.2 percent medium trucks and 2.7 percent heavy trucks, 1 percent buses, and 0.5 percent motorcycles. Traffic parameters are summarized in Table 11.

Traffic distribution through the day was modeled assuming 75 percent of total daily vehicle traffic during daytime hours, 10 percent of daily vehicle traffic during evening hours, and 15 percent of daily vehicle traffic during nighttime hours. For determining noise-land use compatibility, exterior traffic noise levels at the residential exterior use areas (backyards) and residential building façades were calculated. Receivers generally placed on the ground floor 5 feet above ground level.

Table 11 Modeled Traffic Speeds and Volumes

Roadway	Segment	Speed (mph)	Modeled Volume[1,2]
SR-210[1]	North of Greenspot Road/Fifth Street	65	74,000
	South of Greenspot Road/Fifth Street	65	80,000
SR-210 Ramps[2]	Greenspot Road, Northbound Offramp	65	13,000
	Greenspot Road, Northbound Onramp	65	13,500
	Greenspot Road, Southbound Offramp	65	17,200
	Greenspot Road, Southbound Onramp	65	22,600
Greenspot Road[2]	SR-210 to Boulder Avenue	45	72,100
Boulder Avenue[2]	North of Greenspot Road	50	21,200

[1] Traffic volumes based on Caltrans' 2017 traffic counts annual average daily traffic.

[2] Traffic volumes from Traffic Impact Analysis for Mediterra at East Highlands; projected 2035 horizon year scenario with cumulative buildout of anticipated development.

Source: Caltrans 2017, Urban Crossroads 2014

3.5 Significance Thresholds

To determine whether a project would have a significant noise impact, Appendix G of the CEQA Guidelines requires consideration of whether a project would result in:

1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
2. Generation of excessive groundborne vibration or groundborne noise levels; or,
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels

Construction Noise

As discussed in Section 2.5, *Regulatory Setting*, Noise Element Policies require that construction activities adjacent to existing noise sensitive uses be limited to daylight hours between 7:00 a.m. and 6:00 p.m. and that construction on weekends or holidays is discouraged. The City does not establish construction noise level limits during these periods.

In the absence of applicable local noise level limits, this analysis references guidance from the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual* to establish a quantified threshold against which to assess the impact of construction noise; FTA recommends that reasonable noise criteria may include those shown in Table 12.[3] As construction would be limited to between the hours of 7:00 a.m. and 6:00 p.m., the daytime noise criteria would apply. Construction noise would be significant if it exceeded daytime noise criteria.

Table 12 Construction Noise Criteria

Land Use	Daytime L_{eq} (8-hour)	Nighttime L_{eq} (8-hour)
Residential	80	70
Commercial	85	85
Industrial	90	90

Source: FTA 2018

Land Use Compatibility

Traffic noise exposure to a proposed development would be an impact of the environment on the proposed project. The California Supreme Court in a December 2015 opinion (*BIA v. BAAQMD*) confirmed that CEQA is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Nevertheless, the state of California and City of Highland have policies that address existing conditions (e.g., transportation noise) affecting a proposed project. As such, no level of traffic noise exposure would be considered an impact under CEQA. Nonetheless, an evaluation of traffic noise-land use compatibility relative to the City's noise and land use compatibility standards included in Section 2.5, *Regulatory Setting*.

[3] FTA. 2018. Transit Noise and Vibration Impact Assessment Manual. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf (accessed January 2021).

On-site Operational Noise

The project includes both commercial uses and residential uses. The site is generally separated from most existing adjacent uses by Caltrans' right-of-way for SR-210 to the west, open space for City Creek to the north, and public right-of-way for Greenspot to the south; parcels to the east are also undeveloped. Future development consistent with the GVSP may include regional-serving retail office, and service commercial uses to the east of the commercial portion of the project (Planning Area 1) and residential uses to the west of the residential portion of the project (Panning Area 2).

As discussed in Section 2.5, *Regulatory Setting*, Municipal Code Chapter 8.50, Noise Control, is intended to establish exterior noise standards shown in Table 5. As operational sources such as the car wash would generally be limited to daytime hours (between 7:00 a.m. to 10:00 p.m.), noise levels were assessed against daytime exterior noise standards. On-site operational noise would be significant if it exceeded these noise standards.

Off-site Traffic Noise

Off-site project noise (i.e., roadway noise) would result in a significant impact if the project would cause the ambient noise level measured at the property line of affected uses to increase by 3 dBA, which would be a barely perceptible increase in traffic noise.

Construction Vibration

The Caltrans *Transportation and Construction Vibration Guidance Manual* (2020) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Based on the Caltrans criteria described above, construction vibration impacts would be significant if vibration levels exceed 0.2 in./sec. PPV for residential structures, which are the limits where minor cosmetic, i.e. non-structural, damage may occur to these buildings. In addition, construction vibration impacts would cause human annoyance at nearby receivers if vibration levels exceed 0.24 in./sec. PPV, which is the limit where vibration becomes distinctly perceptible from barely perceptible. Groundborne noise and vibration would be significant if it exceeded these standards.

4 Impact Analysis

4.1 Issue 1

Issue:	Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **LESS THAN SIGNIFICANT**

Construction

Following the methodology discussed in Section 3.1, construction noise levels were modeled. Ground-floor noise contours are shown on Figure 5. Noise modeling data is included as Appendix B.

As discussed in Section 1.2, *Project Location*, the project site is generally separated from most existing adjacent uses by Caltrans' right-of-way for SR-210 to the west, open space for City Creek to the north, and public right-of-way for Greenspot Road to the south; parcels to the east are also undeveloped. Construction noise levels at commercial uses in the Highlands Crossing Shopping Mall would generally be 55 dBA L_{eq} or less. Noise levels at residential uses to the northwest (600 feet), north (1,000 feet), and northeast (600 feet) of the project site would be below 50 dBA L_{eq}. As shown, construction noise levels would not exceed construction noise criteria recommended by FTA of 80 dBA L_{eq} at a residence or 90 dBA L_{eq} at commercial). Therefore, construction noise impacts would be less than significant.

Operation

Following the methodology discussed in Section 3.3, HVAC noise levels were modeled and noise ground-floor contours were estimated. As shown, the most notable noise source associated with project operation would be the car wash blowers; other noise sources such as HVAC and loading docks would only elevate noise levels in relatively limited areas of the project site. Noise associated with car wash blowers would be directional due to the walls of the car wash tunnel. Noise would generally project outward toward the parking lot of the commercial component of the project site and some noise would also project from the entrance of the war wash toward the eastern project site boundary.

As shown in Figure 6, operational noise levels would attenuate to less than 60 dBA L_{eq} within the boundaries of the project site. Additionally, noise from the commercial component of the project would be less than 60 dBA L_{eq} at the proposed residences. Therefore, noise levels would not exceed the City's residential daytime exterior noise limits of 60 dBA L_{eq} at any adjacent use and operational noise impacts would be less than significant.

Figure 5 Construction Noise Contours

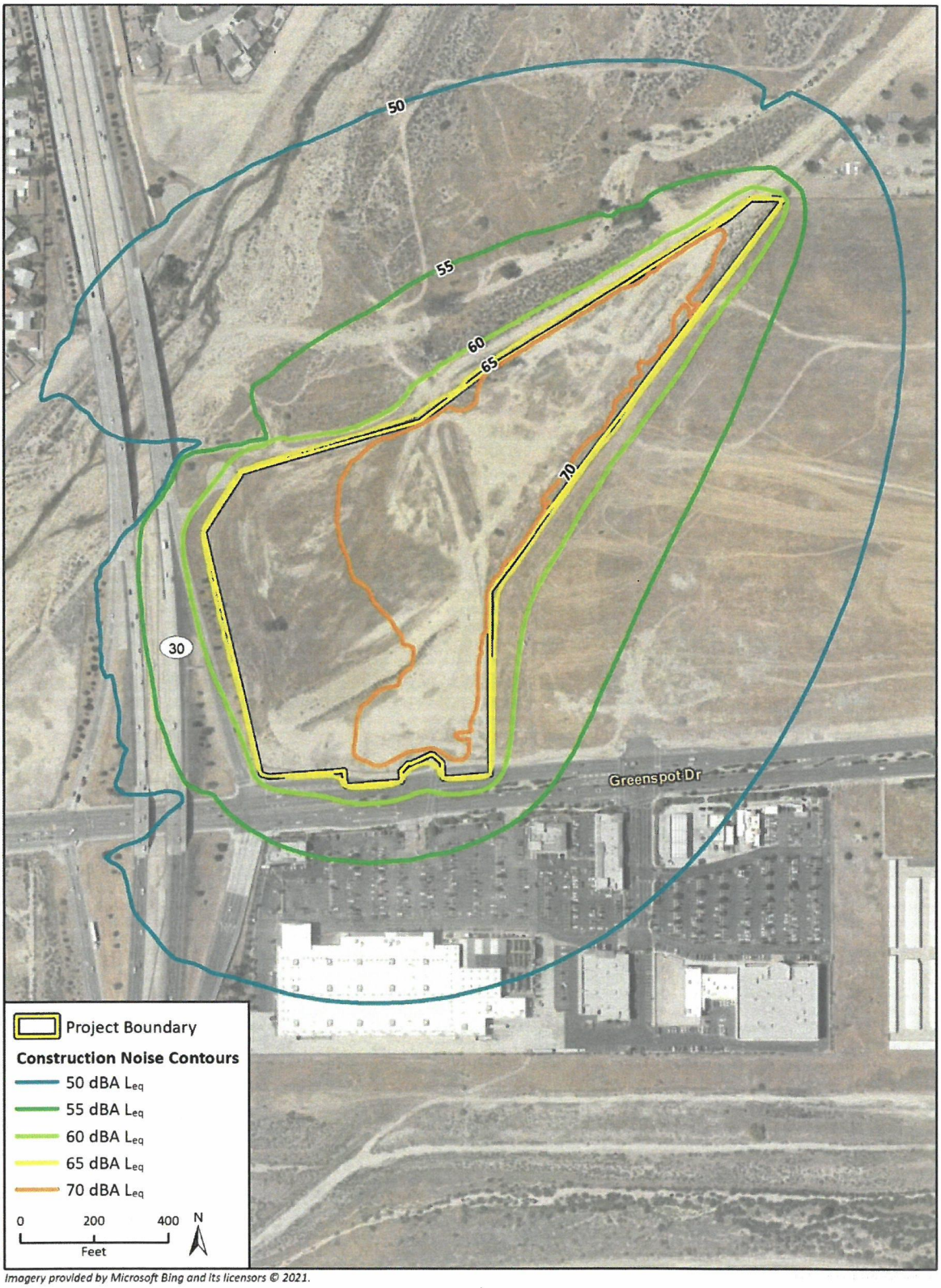

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Figure 6 Operational Noise Contours



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Off-site Traffic Noise Increases

The project would generate new vehicle trips that would increase noise levels on nearby roadways. The trip generation of the project was estimated using the Institute of Transportation Engineers (ITE) trip generation rates, 9th edition (ITE 2012). Based on a ITE trip generation rates apartments typically generate 6.65 weekday trips per dwelling unit, townhomes typically generate 5.81 weekday trips per dwelling unit, shopping centers typically generate 42.70 weekday trips per thousand square feet of building space, and gas stations with convenience market and car wash typically generate 162.78 weekday trips per fuel position (ITE 2012). As such, the project would be anticipated to generate approximately 7,088 daily trips.

The project would be accessed via either Greenspot Road ingress points. As shown in Table 11 in Section 3.4, future volumes in Greenspot Road are anticipated to be approximately 72,100 average daily trips (ADT; Urban Crossroads 2014). As of 2014, existing volumes for Greenspot Road included approximately 24,200 ADT (Urban Crossroads 2014).

As discussed in Section 2.1, *Overview of Sound*, a doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dBA. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease. As compared to the existing volumes in 2014, project-generated traffic would represent roughly a 30 percent increase and therefore would result in a 1.1 dBA increase in noise levels. As compared to future volumes for Greenspot Road, project-generated traffic would represent roughly a 10 percent contribution and therefore would result in a 0.4 dBA increase in noise levels. Therefore, the project's traffic noise increase would not exceed 3 dBA or more. Off-site traffic noise impacts would be less than significant.

Traffic Noise-Land Use Compatibility

Following the methodology discussed in Section 3.4, traffic noise levels were modeled at a series of receivers at and residential building façades and exterior use areas were calculated. Estimated noise levels are summarized in Table 13 and ground-floor noise contours are shown on Figure 7. Noise modeling data is included as Appendix B.

Table 13 Traffic Noise Levels

Receiver	Building	Modeled Noise Level (dBA) 1st Floor	2nd Floor	3rd Floor	Compatibility
Exterior Use Areas					
Plaza		64	-	-	Compatible
Clubhouse Pool		56-56	-	-	Compatible
Basketball Court		52	-	-	Compatible
Building Facades					
1	Building 1	62	**66**	**69**	**Conditionally Compatible**
2	Building 1	64	**67**	**70**	**Conditionally Compatible**
3	Building 1	64	**67**	**70**	**Conditionally Compatible**
4	Building 1	61	63	**66**	**Conditionally Compatible**
5	Building 2	61	64	-	Compatible
6	Building 14	60	63	65	Compatible
7	Building 14	60	63	65	Compatible
8	Building 13	60	64	65	Compatible
9	Building 13	56	62	64	Compatible
10	Building 12	58	61	-	Compatible
11	Building 12	57	60	-	Compatible
12	Building 3	54	57	60	Compatible
13	Building 4	53	57	59	Compatible

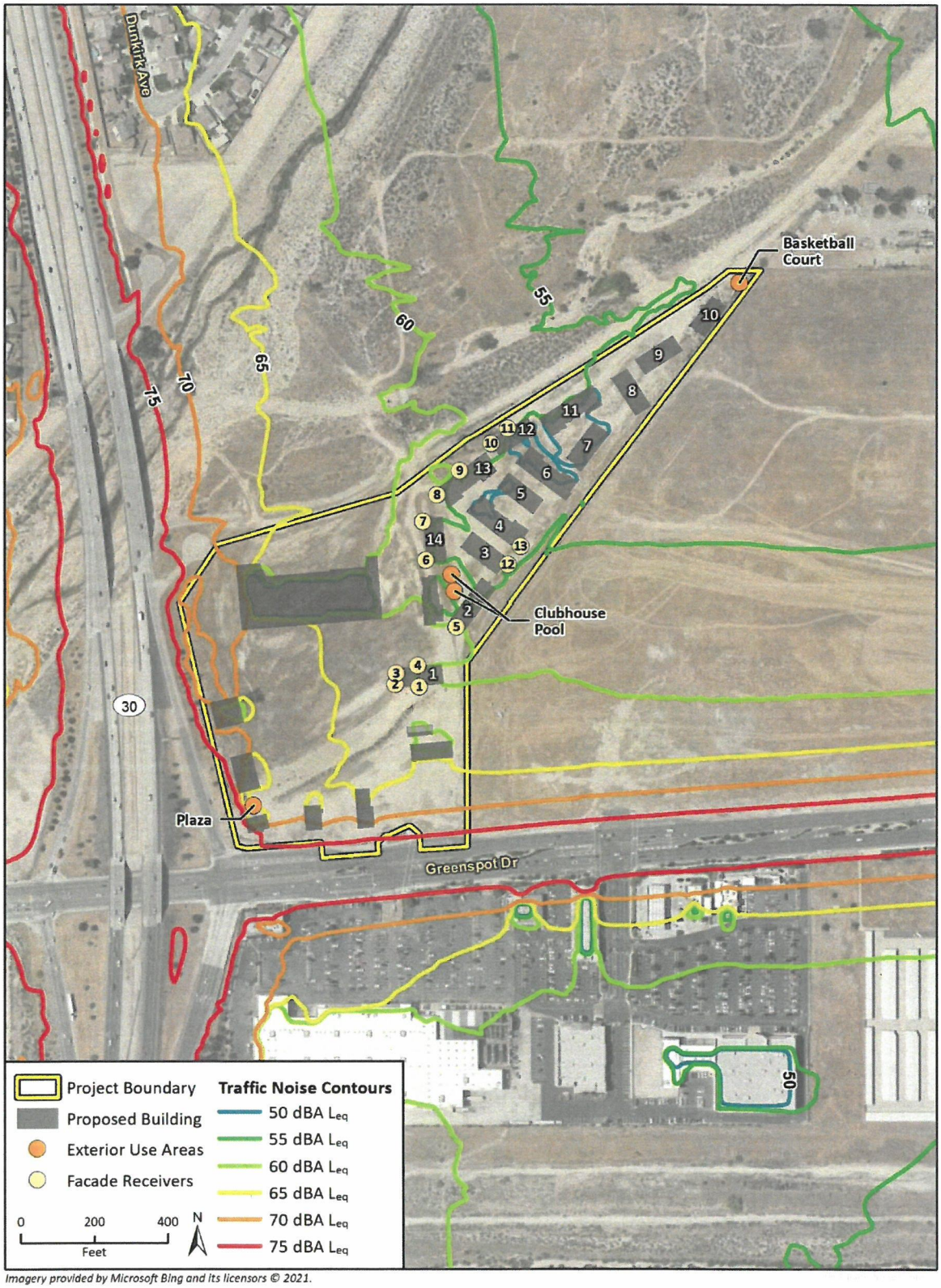
Bolded values are conditionally compatible. A dash indicates that the floor does not exist.

The commercial component of the site would generally be exposed to traffic noise levels between 60 and 70 CNEL, with the rear side of Shop 1 exposed to noise level up to 75 CNEL. The proposed commercial uses would not be noise sensitive. The modeled receiver at commercial exterior use area, the plaza between Shop 1 and Pad 4, would be exposed to traffic noise levels of 64 CNEL. These noise levels would not conflict with the City's compatibility standards and the commercial component of the project would be compatible with the ambient noise environment.

The residential component would generally be exposed to traffic noise levels between 50 and 65 CNEL; the southwestern-most apartment building (Building 1) would be exposed to noise levels up to 70 CNEL. As noise levels would exceed 65 CNEL, but would not exceed 70 CNEL, the project would be conditionally acceptable with the noise environment based on community noise exposure standards from the General Plan. Therefore, additional analysis to determine whether interior noise levels would not exceed 45 CNEL are discussed below.

The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011). To comply with the California Energy Code (Title 24 Part 6), buildings in California are constructed with double-glazed windows, which provide an exterior-to-interior noise level reduction of at least 25 dBA. Based on a noise exposure level of up to 70 CNEL and a noise attenuation of 25 dBA, the interior noise levels would be up to 45 CNEL. Therefore, as the project would be required to incorporate standard modern building construction features such as double-glazed windows, interior noise levels for the project would not exceed the City's interior noise standard of 45 CNEL. As such, the project would be compatible with the ambient noise environment.

Figure 7 Traffic Noise Contours



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4.2 Issue 2

Issue:	Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels? **LESS THAN SIGNIFICANT**

Construction activities known to generate excessive ground-borne vibration, such as pile driving, would not be conducted by the project. The greatest source of vibration associated with project construction would be a large dozer, which may be used up to the project site boundary. Groundborne noise and vibration from common construction equipment such as large bulldozers, loaded trucks, and jackhammers would attenuate to less than 0.2 PPV at 12, 10, and 5 feet, respectively. As the project construction is not anticipated to include operation of equipment within these distances of a residential building of other vibration-sensitive building, groundborne noise and vibration impacts associated with project construction would be less than significant.

Operation of the project would not include any substantial vibration sources. Therefore, operational vibration impacts would be less than significant.

4.3 Issue 3

Issue:	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **NO IMPACT**

The airport nearest to the project site, San Bernardino Airport, is located approximately 1.1 miles to the west of the project site. The project would not be located within the existing or ultimate noise contours of the airport, as shown in Exhibit 4H of the San Bernardino International Airport Layout Plan and Narrative Report (San Bernardino International Airport Authority 2010). Therefore, no substantial noise exposure from airport noise would occur to construction workers, users, or residences of the project, and no impacts would occur.

5 Conclusion

The project would generate both temporary construction-related noise and long-term noise associated with operation.

The project site is generally separated from most existing adjacent uses by Caltrans' right-of-way for SR-210 to the west, open space for City Creek to the north, and public right-of-way for Greenspot Road to the south; parcels to the east are also undeveloped. Construction noise levels at commercial uses in the Highlands Crossing Shopping Mall would generally be 55 dBA L_{eq} of less. Noise levels at residential uses to the northwest (600 feet), north (1,000 feet), and northeast (600 feet) of the project site would be below 50 CNEL. Therefore, construction noise levels would not exceed construction noise criteria recommended by FTA of 80 dBA L_{eq} at a residence or 90 dBA L_{eq} at commercial). Construction noise impacts would be less than significant.

The most notable noise source associated with project operation would be the car wash blowers. Additional noise would be associated with other sources such as project HVAC and loading docks. Operational noise levels attenuate to less than 60 dBA L_{eq} within the boundaries of the project site. Additionally, noise from the commercial component of the project would be less than 60 dBA L_{eq} at the proposed residences. Therefore, noise levels would not exceed the City's residential daytime exterior noise limits of 60 dBA L_{eq} at any adjacent use and operational noise impacts would be less than significant. Therefore, operational noise impacts would be less than significant.

Project-generated traffic would generate an increase of up to approximately 1.1 dBA along Greenspot Road. This is below the threshold of 3 dBA and therefore would be less than barely perceptible. Off-site traffic noise increase would be less than significant.

The commercial component of the site would generally be exposed to traffic noise levels between 60 and 70 CNEL, with the rear side of Shop 1 exposed to traffic noise levels up to 75 CNEL. The proposed commercial uses would not be noise sensitive. The commercial exterior use area - the plaza between Shop 1 and Pad 4 – would be exposed to traffic noise levels of 64 CNEL. The commercial component of the project would be compatible with the ambient noise environment.

The residential component would generally be exposed to traffic noise levels between 50 and 65 CNEL; however, the southwestern-most apartment building (Building 1) would be exposed to noise levels up to 70 CNEL. As noise levels would exceed 65 CNEL, but would not exceed 70 CNEL, the project would be conditionally acceptable with the noise environment based on community noise exposure standards from the General Plan. Standard noise building construction with double-glazed windows would result in an exterior-to-interior noise level reduction of at least 25 dBA and would thereby achieve interior noise levels consistent with the City's interior noise standard of 45 CNEL. As such, the project would be compatible with the ambient noise environment. Therefore, the residential component of the project would be compatible with the ambient noise environment.

The project would generate groundborne vibration during construction, but vibration would not exceed the applicable thresholds at the residential structures adjacent to the site. Therefore, construction-related vibration impacts would be less than significant.

The project site is outside the noise contour for the nearest airport, San Bernardino International Airport. The project site would not be located within the existing or ultimate noise contours of the airport. Therefore, no substantial noise exposure from airport noise would occur to construction workers, users, or residences of the project, and no impacts would occur.

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Appendix A

Noise Measurement Data

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
www.rinconconsultants.com

Ambient Noise Survey Data Sheet

Instructions: Document noise measurement locations with a photo of the site, including the noise meter. Additionally, take notes on general and secondary noise sources, including the instantaneous noise level if possible. As a reminder, A/C weighting should be set to "A", and response time should typically be set to "slow." For additional information, please review the *Noise Measurement Protocols* in the case or on Jive.

Project Name: Highland Mixed Use **Job Number:** 21-10960

Date: 3/4/2021 **Operator Name:** Destiny Timms



Measurement #1

Location: ST-1 **Begin time:** 10:20 AM **Finish time:** 10:35

Measurement No.: 008 **Wind (mph):** Calm **Direction:** SSE

Cloud Cover Class: Overcast (>80%) Light (20-80%) Sunny (<20%)

Calibration (dB): Start: 94.2 End: 94.2

Primary Noise Sources: Greenspot 100 Ft **Distance:** 100 Ft

Secondary Noise Sources: I-210 500 Ft

Notes: Loud Truck First 5 mins

Traffic Count: Passenger Cars: 315

Medium Trucks (2 axles, 6 tires): III (4) Heavy Trucks (3+ axles): IIIIIIIII (9)

Instantaneous Noise Sources/Levels (e.g., airplane, bus airbrake, etc.): airbreak

L_{eq}:	60.7	SEL:	90.2	L_{max}:	71.8	L_{min}:	52.1	PK:	95.3
L(05):	64.5	L(10):	63.2	L(50):	59.2	L(90):	55.3	L(95):	54.4

Response: (Slow) Fast Peak Impulse

Measurement #2

Location: ST-2 **Begin time:** 10:47 **Finish time:** 11:02

Measurement No.: 009 **Wind (mph):** Calm **Direction:** SSE

Cloud Cover Class: Overcast (>80%) Light (20-80%) Sunny (<20%)

Calibration (dB): Start: 94.2 End: 94.2

Primary Noise Sources: Greenspot **Distance:** 150 yd

Secondary Noise Sources: I-210

Notes: Airplane @ beginning of measurement

Traffic Count: N/A Passenger Cars:

Medium Trucks (2 axles, 6 tires): Heavy Trucks (3+ axles):

Instantaneous Noise Sources/Levels (e.g., airplane, bus airbrake, etc.): AIRPLANE

L_{eq}:	56.5	SEL:	86.0	L_{max}:	70.1	L_{min}:	49.3	PK:	97.0
L(05):	59.0	L(10):	57.3	L(50):	54.4	L(90):	51.7	L(95):	50.9

Response: (Slow) Fast Peak Impulse

Form Updated: 11/26/2019

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
www.rinconconsultants.com

Ambient Noise Survey Data Sheet

Instructions: Document noise measurement locations with a photo of the site, including the noise meter. Additionally, take notes on general and secondary noise sources, including the instantaneous noise level if possible. As a reminder, A/C weighting should be set to "A", and response time should typically be set to "slow." For additional information, please review the *Noise Measurement Protocols* in the case or on Jive.

Project Name: Highland Mixed Use **Job Number:** 21-10960

Date: 3/4/2021 **Operator Name:** Destiny Timms

#3 Measurement #1

Location: ST-2 (NE) corner **Begin time:** 11:13 **Finish time:** 11:28

Measurement No.: 010 **Wind (mph):** Calm **Direction:** SSE

Cloud Cover Class: Overcast (>80%) Light (20-80%) Sunny (<20%)

Calibration (dB): Start: 94.2 End: 94.2

Primary Noise Sources: I-210 **Distance:** 580 yd

Secondary Noise Sources: N/A

Notes:

Traffic Count: Passenger Cars:

N/A Medium Trucks (2 axles, 6 tires): Heavy Trucks (3+ axles):

Instantaneous Noise Sources/Levels (e.g., airplane, bus airbrake, etc.): Ambulance 11:21

L_{eq}:	47.2	SEL:	76.7	L_{max}:	60.6	L_{min}:	42.2	PK:	85.5
L(05):	50.5	L(10):	48.0	L(50):	45.8	L(90):	44.3	L(95):	44.0

Response: (Slow) Fast Peak Impulse

#4 Measurement #2

Location: NM-4 **Begin time:** 11:35 **Finish time:** 11:50

Measurement No.: 011 **Wind (mph):** Calm **Direction:** SSE

Cloud Cover Class: Overcast (>80%) Light (20-80%) Sunny (<20%)

Calibration (dB): Start: 94.2 End:

Primary Noise Sources: I-210 **Distance:** ~~120 Ft~~

Secondary Noise Sources:

Notes:

Traffic Count: Passenger Cars: 86

I-210 Ramp Medium Trucks (2 axles, 6 tires): 4 Heavy Trucks (3+ axles): 10

Instantaneous Noise Sources/Levels (e.g., airplane, bus airbrake, etc.):

L_{eq}:	63.8	SEL:	93.3	L_{max}:	75.3	L_{min}:	52.6	PK:	94.8
L(05):	67.2	L(10):	65.8	L(50):	62.6	L(90):	59.4	L(95):	57.8

Response: (Slow) Fast Peak Impulse

Calibration: START 94.2 → END 93.5

Form Updated: 11/26/2019

NM1

Freq Weight : A
Time Weight : SLOW
Level Range : 40-100
Max dB : 71.8 - 2021/03/04 10:27:39
Level Range : 40-100
SEL : 90.2
Leq : 60.7

No.s	Date Time	(dB)
1	2021/03/04 10:16:00	64.7
2	2021/03/04 10:16:03	62.8
3	2021/03/04 10:16:06	60.0
4	2021/03/04 10:16:09	59.2
5	2021/03/04 10:16:12	58.5
6	2021/03/04 10:16:15	57.3
7	2021/03/04 10:16:18	59.3
8	2021/03/04 10:16:21	59.9
9	2021/03/04 10:16:24	59.5
10	2021/03/04 10:16:27	58.0
11	2021/03/04 10:16:30	59.4
12	2021/03/04 10:16:33	60.2
13	2021/03/04 10:16:36	60.2
14	2021/03/04 10:16:39	58.6
15	2021/03/04 10:16:42	55.4
16	2021/03/04 10:16:45	55.0
17	2021/03/04 10:16:48	56.3
18	2021/03/04 10:16:51	55.9
19	2021/03/04 10:16:54	56.8
20	2021/03/04 10:16:57	57.3
21	2021/03/04 10:17:00	55.5
22	2021/03/04 10:17:03	52.4
23	2021/03/04 10:17:06	52.6
24	2021/03/04 10:17:09	53.3
25	2021/03/04 10:17:12	55.8
26	2021/03/04 10:17:15	56.7
27	2021/03/04 10:17:18	58.4
28	2021/03/04 10:17:21	58.9
29	2021/03/04 10:17:24	61.0
30	2021/03/04 10:17:27	60.3
31	2021/03/04 10:17:30	60.4
32	2021/03/04 10:17:33	59.5
33	2021/03/04 10:17:36	58.8
34	2021/03/04 10:17:39	57.7
35	2021/03/04 10:17:42	54.8
36	2021/03/04 10:17:45	53.8
37	2021/03/04 10:17:48	55.3
38	2021/03/04 10:17:51	55.5
39	2021/03/04 10:17:54	58.1
40	2021/03/04 10:17:57	59.8
41	2021/03/04 10:18:00	66.0
42	2021/03/04 10:18:03	65.9
43	2021/03/04 10:18:06	66.6
44	2021/03/04 10:18:09	61.6
45	2021/03/04 10:18:12	60.0
46	2021/03/04 10:18:15	61.3
47	2021/03/04 10:18:18	57.7
48	2021/03/04 10:18:21	58.5
49	2021/03/04 10:18:24	60.1
50	2021/03/04 10:18:27	64.0
51	2021/03/04 10:18:30	64.4
52	2021/03/04 10:18:33	63.4
53	2021/03/04 10:18:36	62.8
54	2021/03/04 10:18:39	59.7
55	2021/03/04 10:18:42	59.0
56	2021/03/04 10:18:45	57.9
57	2021/03/04 10:18:48	57.9
58	2021/03/04 10:18:51	55.5
59	2021/03/04 10:18:54	59.0
60	2021/03/04 10:18:57	63.4
61	2021/03/04 10:19:00	63.9
62	2021/03/04 10:19:03	62.1
63	2021/03/04 10:19:06	59.8
64	2021/03/04 10:19:09	57.8
65	2021/03/04 10:19:12	56.1
66	2021/03/04 10:19:15	54.5
67	2021/03/04 10:19:18	55.7
68	2021/03/04 10:19:21	60.2
69	2021/03/04 10:19:24	58.2
70	2021/03/04 10:19:27	60.5
71	2021/03/04 10:19:30	58.5
72	2021/03/04 10:19:33	58.1
73	2021/03/04 10:19:36	56.6
74	2021/03/04 10:19:39	55.5
75	2021/03/04 10:19:42	55.7
76	2021/03/04 10:19:45	55.3
77	2021/03/04 10:19:48	55.5
78	2021/03/04 10:19:51	56.9
79	2021/03/04 10:19:54	57.1
80	2021/03/04 10:19:57	54.0
81	2021/03/04 10:20:00	54.7
82	2021/03/04 10:20:03	56.9
83	2021/03/04 10:20:06	57.2
84	2021/03/04 10:20:09	55.1

85	2021/03/04	10:20:12	55.5
86	2021/03/04	10:20:15	58.2
87	2021/03/04	10:20:18	59.8
88	2021/03/04	10:20:21	59.9
89	2021/03/04	10:20:24	61.0
90	2021/03/04	10:20:27	58.7
91	2021/03/04	10:20:30	58.3
92	2021/03/04	10:20:33	57.9
93	2021/03/04	10:20:36	57.7
94	2021/03/04	10:20:39	58.5
95	2021/03/04	10:20:42	59.2
96	2021/03/04	10:20:45	59.4
97	2021/03/04	10:20:48	58.8
98	2021/03/04	10:20:51	60.0
99	2021/03/04	10:20:54	60.2
100	2021/03/04	10:20:57	60.3
101	2021/03/04	10:21:00	59.5
102	2021/03/04	10:21:03	57.9
103	2021/03/04	10:21:06	60.1
104	2021/03/04	10:21:09	63.0
105	2021/03/04	10:21:12	60.2
106	2021/03/04	10:21:15	58.8
107	2021/03/04	10:21:18	58.5
108	2021/03/04	10:21:21	59.3
109	2021/03/04	10:21:24	58.4
110	2021/03/04	10:21:27	56.8
111	2021/03/04	10:21:30	59.8
112	2021/03/04	10:21:33	65.9
113	2021/03/04	10:21:36	67.8
114	2021/03/04	10:21:39	70.8
115	2021/03/04	10:21:42	64.9
116	2021/03/04	10:21:45	61.4
117	2021/03/04	10:21:48	61.0
118	2021/03/04	10:21:51	64.0
119	2021/03/04	10:21:54	63.1
120	2021/03/04	10:21:57	61.2
121	2021/03/04	10:22:00	60.5
122	2021/03/04	10:22:03	60.0
123	2021/03/04	10:22:06	60.2
124	2021/03/04	10:22:09	59.0
125	2021/03/04	10:22:12	62.5
126	2021/03/04	10:22:15	61.0
127	2021/03/04	10:22:18	60.1
128	2021/03/04	10:22:21	60.6
129	2021/03/04	10:22:24	58.1
130	2021/03/04	10:22:27	58.2
131	2021/03/04	10:22:30	59.7
132	2021/03/04	10:22:33	62.8
133	2021/03/04	10:22:36	60.9
134	2021/03/04	10:22:39	63.3
135	2021/03/04	10:22:42	63.2
136	2021/03/04	10:22:45	62.2
137	2021/03/04	10:22:48	60.0
138	2021/03/04	10:22:51	59.4
139	2021/03/04	10:22:54	57.9
140	2021/03/04	10:22:57	58.3
141	2021/03/04	10:23:00	59.5
142	2021/03/04	10:23:03	59.3
143	2021/03/04	10:23:06	60.3
144	2021/03/04	10:23:09	60.3
145	2021/03/04	10:23:12	58.1
146	2021/03/04	10:23:15	58.9
147	2021/03/04	10:23:18	58.4
148	2021/03/04	10:23:21	59.2
149	2021/03/04	10:23:24	61.1
150	2021/03/04	10:23:27	62.4
151	2021/03/04	10:23:30	60.2
152	2021/03/04	10:23:33	60.5
153	2021/03/04	10:23:36	60.5
154	2021/03/04	10:23:39	61.9
155	2021/03/04	10:23:42	61.0
156	2021/03/04	10:23:45	60.7
157	2021/03/04	10:23:48	60.3
158	2021/03/04	10:23:51	57.2
159	2021/03/04	10:23:54	55.3
160	2021/03/04	10:23:57	55.3
161	2021/03/04	10:24:00	57.0
162	2021/03/04	10:24:03	57.1
163	2021/03/04	10:24:06	56.8
164	2021/03/04	10:24:09	57.9
165	2021/03/04	10:24:12	59.3
166	2021/03/04	10:24:15	59.5
167	2021/03/04	10:24:18	61.8
168	2021/03/04	10:24:21	61.2
169	2021/03/04	10:24:24	62.3
170	2021/03/04	10:24:27	61.7
171	2021/03/04	10:24:30	60.9
172	2021/03/04	10:24:33	60.2
173	2021/03/04	10:24:36	59.8
174	2021/03/04	10:24:39	56.8
175	2021/03/04	10:24:42	58.3
176	2021/03/04	10:24:45	58.0
177	2021/03/04	10:24:48	58.6
178	2021/03/04	10:24:51	58.5
179	2021/03/04	10:24:54	56.7
180	2021/03/04	10:24:57	56.9
181	2021/03/04	10:25:00	56.7
182	2021/03/04	10:25:03	54.2

183	2021/03/04 10:25:06	52.8
184	2021/03/04 10:25:09	54.2
185	2021/03/04 10:25:12	55.2
186	2021/03/04 10:25:15	54.9
187	2021/03/04 10:25:18	54.4
188	2021/03/04 10:25:21	54.6
189	2021/03/04 10:25:24	55.7
190	2021/03/04 10:25:27	57.7
191	2021/03/04 10:25:30	60.4
192	2021/03/04 10:25:33	59.5
193	2021/03/04 10:25:36	58.6
194	2021/03/04 10:25:39	62.0
195	2021/03/04 10:25:42	60.4
196	2021/03/04 10:25:45	57.5
197	2021/03/04 10:25:48	57.4
198	2021/03/04 10:25:51	58.9
199	2021/03/04 10:25:54	60.4
200	2021/03/04 10:25:57	63.8
201	2021/03/04 10:26:00	64.8
202	2021/03/04 10:26:03	60.7
203	2021/03/04 10:26:06	62.6
204	2021/03/04 10:26:09	63.1
205	2021/03/04 10:26:12	63.2
206	2021/03/04 10:26:15	62.3
207	2021/03/04 10:26:18	60.5
208	2021/03/04 10:26:21	60.7
209	2021/03/04 10:26:24	60.1
210	2021/03/04 10:26:27	58.0
211	2021/03/04 10:26:30	57.0
212	2021/03/04 10:26:33	57.2
213	2021/03/04 10:26:36	56.7
214	2021/03/04 10:26:39	55.7
215	2021/03/04 10:26:42	56.7
216	2021/03/04 10:26:45	58.5
217	2021/03/04 10:26:48	62.1
218	2021/03/04 10:26:51	61.4
219	2021/03/04 10:26:54	59.0
220	2021/03/04 10:26:57	58.9
221	2021/03/04 10:27:00	60.2
222	2021/03/04 10:27:03	59.1
223	2021/03/04 10:27:06	57.0
224	2021/03/04 10:27:09	55.5
225	2021/03/04 10:27:12	54.1
226	2021/03/04 10:27:15	52.8
227	2021/03/04 10:27:18	55.5
228	2021/03/04 10:27:21	57.6
229	2021/03/04 10:27:24	56.7
230	2021/03/04 10:27:27	57.9
231	2021/03/04 10:27:30	60.8
232	2021/03/04 10:27:33	63.1
233	2021/03/04 10:27:36	71.8
234	2021/03/04 10:27:39	68.1
235	2021/03/04 10:27:42	63.6
236	2021/03/04 10:27:45	60.8
237	2021/03/04 10:27:48	59.2
238	2021/03/04 10:27:51	57.4
239	2021/03/04 10:27:54	57.0
240	2021/03/04 10:27:57	59.2
241	2021/03/04 10:28:00	59.4
242	2021/03/04 10:28:03	63.9
243	2021/03/04 10:28:06	62.1
244	2021/03/04 10:28:09	59.8
245	2021/03/04 10:28:12	58.3
246	2021/03/04 10:28:15	59.7
247	2021/03/04 10:28:18	58.3
248	2021/03/04 10:28:21	61.3
249	2021/03/04 10:28:24	63.3
250	2021/03/04 10:28:27	65.9
251	2021/03/04 10:28:30	65.4
252	2021/03/04 10:28:33	62.9
253	2021/03/04 10:28:36	60.6
254	2021/03/04 10:28:39	58.9
255	2021/03/04 10:28:42	58.2
256	2021/03/04 10:28:45	57.7
257	2021/03/04 10:28:48	57.2
258	2021/03/04 10:28:51	58.0
259	2021/03/04 10:28:54	57.9
260	2021/03/04 10:28:57	59.6
261	2021/03/04 10:29:00	59.4
262	2021/03/04 10:29:03	59.0
263	2021/03/04 10:29:06	61.6
264	2021/03/04 10:29:09	59.1
265	2021/03/04 10:29:12	58.9
266	2021/03/04 10:29:15	59.0
267	2021/03/04 10:29:18	60.9
268	2021/03/04 10:29:21	62.1
269	2021/03/04 10:29:24	62.3
270	2021/03/04 10:29:27	62.7
271	2021/03/04 10:29:30	60.9
272	2021/03/04 10:29:33	59.3
273	2021/03/04 10:29:36	61.3
274	2021/03/04 10:29:39	63.9
275	2021/03/04 10:29:42	64.3
276	2021/03/04 10:29:45	63.9
277	2021/03/04 10:29:48	59.6
278	2021/03/04 10:29:51	58.5
279	2021/03/04 10:29:54	63.9
280	2021/03/04 10:29:57	68.3

281	2021/03/04 10:30:00	65.7
282	2021/03/04 10:30:03	58.4
283	2021/03/04 10:30:06	55.9
284	2021/03/04 10:30:09	54.7
285	2021/03/04 10:30:12	54.4
286	2021/03/04 10:30:15	63.5
287	2021/03/04 10:30:18	69.3
288	2021/03/04 10:30:21	64.1
289	2021/03/04 10:30:24	61.2
290	2021/03/04 10:30:27	59.6
291	2021/03/04 10:30:30	60.1
292	2021/03/04 10:30:33	60.3
293	2021/03/04 10:30:36	57.9
294	2021/03/04 10:30:39	60.2
295	2021/03/04 10:30:42	57.4
296	2021/03/04 10:30:45	56.1
297	2021/03/04 10:30:48	54.1
298	2021/03/04 10:30:51	53.9
299	2021/03/04 10:30:54	55.5
300	2021/03/04 10:30:57	54.8

NM2

Freq Weight : A
Time Weight : SLOW
Level Range : 40-100
Max dB : 70.1 - 2021/03/04 10:42:50
Level Range : 40-100
SEL : 86.0
Leq : 56.5

No.s	Date Time	(dB)
1	2021/03/04 10:42:43	63.9
2	2021/03/04 10:42:46	64.7
3	2021/03/04 10:42:49	68.9
4	2021/03/04 10:42:52	68.9
5	2021/03/04 10:42:55	68.2
6	2021/03/04 10:42:58	69.3
7	2021/03/04 10:43:01	66.0
8	2021/03/04 10:43:04	60.6
9	2021/03/04 10:43:07	57.3
10	2021/03/04 10:43:10	55.0
11	2021/03/04 10:43:13	52.8
12	2021/03/04 10:43:16	52.2
13	2021/03/04 10:43:19	52.3
14	2021/03/04 10:43:22	51.8
15	2021/03/04 10:43:25	52.0
16	2021/03/04 10:43:28	52.5
17	2021/03/04 10:43:31	53.4
18	2021/03/04 10:43:34	53.9
19	2021/03/04 10:43:37	53.6
20	2021/03/04 10:43:40	54.3
21	2021/03/04 10:43:43	53.3
22	2021/03/04 10:43:46	51.9
23	2021/03/04 10:43:49	51.1
24	2021/03/04 10:43:52	51.8
25	2021/03/04 10:43:55	49.6
26	2021/03/04 10:43:58	50.6
27	2021/03/04 10:44:01	50.4
28	2021/03/04 10:44:04	51.2
29	2021/03/04 10:44:07	51.5
30	2021/03/04 10:44:10	51.7
31	2021/03/04 10:44:13	52.2
32	2021/03/04 10:44:16	52.7
33	2021/03/04 10:44:19	54.9
34	2021/03/04 10:44:22	55.3
35	2021/03/04 10:44:25	52.9
36	2021/03/04 10:44:28	54.1
37	2021/03/04 10:44:31	53.6
38	2021/03/04 10:44:34	52.6
39	2021/03/04 10:44:37	52.8
40	2021/03/04 10:44:40	54.4
41	2021/03/04 10:44:43	55.0
42	2021/03/04 10:44:46	53.9
43	2021/03/04 10:44:49	54.6
44	2021/03/04 10:44:52	55.3
45	2021/03/04 10:44:55	54.2
46	2021/03/04 10:44:58	53.3
47	2021/03/04 10:45:01	53.0
48	2021/03/04 10:45:04	56.3
49	2021/03/04 10:45:07	57.7
50	2021/03/04 10:45:10	55.5
51	2021/03/04 10:45:13	53.4
52	2021/03/04 10:45:16	54.7
53	2021/03/04 10:45:19	57.6
54	2021/03/04 10:45:22	54.6
55	2021/03/04 10:45:25	52.9
56	2021/03/04 10:45:28	53.4
57	2021/03/04 10:45:31	54.8
58	2021/03/04 10:45:34	55.6
59	2021/03/04 10:45:37	55.2
60	2021/03/04 10:45:40	54.2
61	2021/03/04 10:45:43	54.3
62	2021/03/04 10:45:46	53.7
63	2021/03/04 10:45:49	53.2
64	2021/03/04 10:45:52	54.1
65	2021/03/04 10:45:55	56.1
66	2021/03/04 10:45:58	55.3
67	2021/03/04 10:46:01	55.5
68	2021/03/04 10:46:04	53.7
69	2021/03/04 10:46:07	53.9
70	2021/03/04 10:46:10	52.3
71	2021/03/04 10:46:13	52.3
72	2021/03/04 10:46:16	52.6
73	2021/03/04 10:46:19	54.3
74	2021/03/04 10:46:22	55.1
75	2021/03/04 10:46:25	53.7
76	2021/03/04 10:46:28	53.1
77	2021/03/04 10:46:31	53.1
78	2021/03/04 10:46:34	53.3
79	2021/03/04 10:46:37	54.8
80	2021/03/04 10:46:40	55.2
81	2021/03/04 10:46:43	54.1
82	2021/03/04 10:46:46	52.9
83	2021/03/04 10:46:49	52.8
84	2021/03/04 10:46:52	53.1

85	2021/03/04	10:46:55	53.1
86	2021/03/04	10:46:58	52.6
87	2021/03/04	10:47:01	52.1
88	2021/03/04	10:47:04	53.1
89	2021/03/04	10:47:07	53.9
90	2021/03/04	10:47:10	53.3
91	2021/03/04	10:47:13	52.4
92	2021/03/04	10:47:16	52.4
93	2021/03/04	10:47:19	53.5
94	2021/03/04	10:47:22	51.5
95	2021/03/04	10:47:25	55.5
96	2021/03/04	10:47:28	56.4
97	2021/03/04	10:47:31	56.7
98	2021/03/04	10:47:34	53.2
99	2021/03/04	10:47:37	50.5
100	2021/03/04	10:47:40	49.9
101	2021/03/04	10:47:43	49.7
102	2021/03/04	10:47:46	51.4
103	2021/03/04	10:47:49	50.7
104	2021/03/04	10:47:52	50.9
105	2021/03/04	10:47:55	51.1
106	2021/03/04	10:47:58	50.8
107	2021/03/04	10:48:01	51.0
108	2021/03/04	10:48:04	50.9
109	2021/03/04	10:48:07	51.1
110	2021/03/04	10:48:10	52.7
111	2021/03/04	10:48:13	54.0
112	2021/03/04	10:48:16	53.6
113	2021/03/04	10:48:19	53.1
114	2021/03/04	10:48:22	52.6
115	2021/03/04	10:48:25	51.2
116	2021/03/04	10:48:28	50.6
117	2021/03/04	10:48:31	51.2
118	2021/03/04	10:48:34	52.6
119	2021/03/04	10:48:37	52.6
120	2021/03/04	10:48:40	52.7
121	2021/03/04	10:48:43	52.8
122	2021/03/04	10:48:46	54.9
123	2021/03/04	10:48:49	55.6
124	2021/03/04	10:48:52	54.6
125	2021/03/04	10:48:55	54.8
126	2021/03/04	10:48:58	54.3
127	2021/03/04	10:49:01	54.6
128	2021/03/04	10:49:04	57.5
129	2021/03/04	10:49:07	54.5
130	2021/03/04	10:49:10	57.1
131	2021/03/04	10:49:13	58.2
132	2021/03/04	10:49:16	57.2
133	2021/03/04	10:49:19	56.7
134	2021/03/04	10:49:22	55.1
135	2021/03/04	10:49:25	53.7
136	2021/03/04	10:49:28	55.0
137	2021/03/04	10:49:31	55.2
138	2021/03/04	10:49:34	55.6
139	2021/03/04	10:49:37	55.7
140	2021/03/04	10:49:40	56.6
141	2021/03/04	10:49:43	55.7
142	2021/03/04	10:49:46	54.7
143	2021/03/04	10:49:49	55.1
144	2021/03/04	10:49:52	54.2
145	2021/03/04	10:49:55	53.6
146	2021/03/04	10:49:58	53.2
147	2021/03/04	10:50:01	52.6
148	2021/03/04	10:50:04	52.8
149	2021/03/04	10:50:07	52.6
150	2021/03/04	10:50:10	53.5
151	2021/03/04	10:50:13	53.2
152	2021/03/04	10:50:16	54.2
153	2021/03/04	10:50:19	54.8
154	2021/03/04	10:50:22	54.0
155	2021/03/04	10:50:25	52.5
156	2021/03/04	10:50:28	52.5
157	2021/03/04	10:50:31	52.4
158	2021/03/04	10:50:34	53.4
159	2021/03/04	10:50:37	53.0
160	2021/03/04	10:50:40	52.2
161	2021/03/04	10:50:43	52.8
162	2021/03/04	10:50:46	55.0
163	2021/03/04	10:50:49	55.5
164	2021/03/04	10:50:52	57.2
165	2021/03/04	10:50:55	56.1
166	2021/03/04	10:50:58	56.6
167	2021/03/04	10:51:01	56.0
168	2021/03/04	10:51:04	55.6
169	2021/03/04	10:51:07	55.1
170	2021/03/04	10:51:10	54.4
171	2021/03/04	10:51:13	53.3
172	2021/03/04	10:51:16	52.9
173	2021/03/04	10:51:19	53.8
174	2021/03/04	10:51:22	54.1
175	2021/03/04	10:51:25	55.3
176	2021/03/04	10:51:28	54.3
177	2021/03/04	10:51:31	53.5
178	2021/03/04	10:51:34	54.0
179	2021/03/04	10:51:37	53.6
180	2021/03/04	10:51:40	53.5
181	2021/03/04	10:51:43	52.8
182	2021/03/04	10:51:46	52.2

183	2021/03/04	10:51:49	52.1
184	2021/03/04	10:51:52	53.1
185	2021/03/04	10:51:55	53.4
186	2021/03/04	10:51:58	54.6
187	2021/03/04	10:52:01	55.9
188	2021/03/04	10:52:04	55.4
189	2021/03/04	10:52:07	55.3
190	2021/03/04	10:52:10	56.5
191	2021/03/04	10:52:13	55.8
192	2021/03/04	10:52:16	55.4
193	2021/03/04	10:52:19	55.3
194	2021/03/04	10:52:22	54.3
195	2021/03/04	10:52:25	56.3
196	2021/03/04	10:52:28	57.1
197	2021/03/04	10:52:31	55.0
198	2021/03/04	10:52:34	55.0
199	2021/03/04	10:52:37	53.9
200	2021/03/04	10:52:40	54.2
201	2021/03/04	10:52:43	60.0
202	2021/03/04	10:52:46	59.0
203	2021/03/04	10:52:49	57.6
204	2021/03/04	10:52:52	59.1
205	2021/03/04	10:52:55	58.7
206	2021/03/04	10:52:58	60.3
207	2021/03/04	10:53:01	56.0
208	2021/03/04	10:53:04	55.9
209	2021/03/04	10:53:07	55.4
210	2021/03/04	10:53:10	54.9
211	2021/03/04	10:53:13	56.3
212	2021/03/04	10:53:16	58.6
213	2021/03/04	10:53:19	56.8
214	2021/03/04	10:53:22	57.4
215	2021/03/04	10:53:25	56.5
216	2021/03/04	10:53:28	55.7
217	2021/03/04	10:53:31	55.1
218	2021/03/04	10:53:34	54.6
219	2021/03/04	10:53:37	54.9
220	2021/03/04	10:53:40	55.0
221	2021/03/04	10:53:43	55.6
222	2021/03/04	10:53:46	55.2
223	2021/03/04	10:53:49	54.5
224	2021/03/04	10:53:52	54.0
225	2021/03/04	10:53:55	53.6
226	2021/03/04	10:53:58	55.8
227	2021/03/04	10:54:01	56.5
228	2021/03/04	10:54:04	56.9
229	2021/03/04	10:54:07	56.7
230	2021/03/04	10:54:10	56.4
231	2021/03/04	10:54:13	55.9
232	2021/03/04	10:54:16	54.9
233	2021/03/04	10:54:19	53.8
234	2021/03/04	10:54:22	53.6
235	2021/03/04	10:54:25	53.3
236	2021/03/04	10:54:28	54.2
237	2021/03/04	10:54:31	53.7
238	2021/03/04	10:54:34	53.7
239	2021/03/04	10:54:37	54.3
240	2021/03/04	10:54:40	56.7
241	2021/03/04	10:54:43	56.2
242	2021/03/04	10:54:46	57.5
243	2021/03/04	10:54:49	57.1
244	2021/03/04	10:54:52	54.8
245	2021/03/04	10:54:55	55.9
246	2021/03/04	10:54:58	55.9
247	2021/03/04	10:55:01	55.6
248	2021/03/04	10:55:04	54.2
249	2021/03/04	10:55:07	58.5
250	2021/03/04	10:55:10	60.7
251	2021/03/04	10:55:13	57.3
252	2021/03/04	10:55:16	56.2
253	2021/03/04	10:55:19	55.3
254	2021/03/04	10:55:22	54.1
255	2021/03/04	10:55:25	53.6
256	2021/03/04	10:55:28	54.2
257	2021/03/04	10:55:31	55.9
258	2021/03/04	10:55:34	58.4
259	2021/03/04	10:55:37	58.1
260	2021/03/04	10:55:40	60.0
261	2021/03/04	10:55:43	61.7
262	2021/03/04	10:55:46	63.2
263	2021/03/04	10:55:49	63.7
264	2021/03/04	10:55:52	62.6
265	2021/03/04	10:55:55	60.1
266	2021/03/04	10:55:58	56.7
267	2021/03/04	10:56:01	56.4
268	2021/03/04	10:56:04	57.1
269	2021/03/04	10:56:07	56.3
270	2021/03/04	10:56:10	55.9
271	2021/03/04	10:56:13	55.2
272	2021/03/04	10:56:16	55.2
273	2021/03/04	10:56:19	55.7
274	2021/03/04	10:56:22	55.9
275	2021/03/04	10:56:25	55.7
276	2021/03/04	10:56:28	56.1
277	2021/03/04	10:56:31	56.2
278	2021/03/04	10:56:34	57.1
279	2021/03/04	10:56:37	57.1
280	2021/03/04	10:56:40	55.6

281	2021/03/04	10:56:43	54.8
282	2021/03/04	10:56:46	54.8
283	2021/03/04	10:56:49	54.1
284	2021/03/04	10:56:52	53.3
285	2021/03/04	10:56:55	54.2
286	2021/03/04	10:56:58	53.8
287	2021/03/04	10:57:01	51.8
288	2021/03/04	10:57:04	50.9
289	2021/03/04	10:57:07	52.2
290	2021/03/04	10:57:10	52.2
291	2021/03/04	10:57:13	52.3
292	2021/03/04	10:57:16	51.2
293	2021/03/04	10:57:19	50.9
294	2021/03/04	10:57:22	51.1
295	2021/03/04	10:57:25	51.9
296	2021/03/04	10:57:28	50.9
297	2021/03/04	10:57:31	51.9
298	2021/03/04	10:57:34	55.0
299	2021/03/04	10:57:37	58.0
300	2021/03/04	10:57:40	56.1

NM3

Freq Weight : A
Time Weight : SLOW
Level Range : 40-100
Max dB : 60.6 - 2021/03/04 11:09:18
Level Range : 40-100
SEL : 76.7
Leq : 47.2

No.s	Date Time	(dB)
1	2021/03/04 11:09:05	50.6
2	2021/03/04 11:09:08	55.4
3	2021/03/04 11:09:11	55.5
4	2021/03/04 11:09:14	50.8
5	2021/03/04 11:09:17	54.8
6	2021/03/04 11:09:20	53.0
7	2021/03/04 11:09:23	56.1
8	2021/03/04 11:09:26	49.1
9	2021/03/04 11:09:29	47.2
10	2021/03/04 11:09:32	44.5
11	2021/03/04 11:09:35	44.2
12	2021/03/04 11:09:38	44.2
13	2021/03/04 11:09:41	45.8
14	2021/03/04 11:09:44	45.1
15	2021/03/04 11:09:47	46.1
16	2021/03/04 11:09:50	46.5
17	2021/03/04 11:09:53	45.8
18	2021/03/04 11:09:56	44.0
19	2021/03/04 11:09:59	45.0
20	2021/03/04 11:10:02	45.6
21	2021/03/04 11:10:05	46.9
22	2021/03/04 11:10:08	46.9
23	2021/03/04 11:10:11	46.8
24	2021/03/04 11:10:14	47.4
25	2021/03/04 11:10:17	45.3
26	2021/03/04 11:10:20	45.5
27	2021/03/04 11:10:23	45.2
28	2021/03/04 11:10:26	44.9
29	2021/03/04 11:10:29	44.5
30	2021/03/04 11:10:32	45.4
31	2021/03/04 11:10:35	46.9
32	2021/03/04 11:10:38	46.8
33	2021/03/04 11:10:41	46.5
34	2021/03/04 11:10:44	46.8
35	2021/03/04 11:10:47	50.5
36	2021/03/04 11:10:50	49.6
37	2021/03/04 11:10:53	47.5
38	2021/03/04 11:10:56	46.8
39	2021/03/04 11:10:59	46.2
40	2021/03/04 11:11:02	46.3
41	2021/03/04 11:11:05	46.2
42	2021/03/04 11:11:08	45.7
43	2021/03/04 11:11:11	45.5
44	2021/03/04 11:11:14	46.0
45	2021/03/04 11:11:17	46.7
46	2021/03/04 11:11:20	45.4
47	2021/03/04 11:11:23	45.1
48	2021/03/04 11:11:26	45.4
49	2021/03/04 11:11:29	45.6
50	2021/03/04 11:11:32	45.5
51	2021/03/04 11:11:35	45.0
52	2021/03/04 11:11:38	45.6
53	2021/03/04 11:11:41	44.8
54	2021/03/04 11:11:44	45.0
55	2021/03/04 11:11:47	45.3
56	2021/03/04 11:11:50	44.8
57	2021/03/04 11:11:53	44.6
58	2021/03/04 11:11:56	44.2
59	2021/03/04 11:11:59	44.0
60	2021/03/04 11:12:02	45.9
61	2021/03/04 11:12:05	45.0
62	2021/03/04 11:12:08	44.9
63	2021/03/04 11:12:11	44.7
64	2021/03/04 11:12:14	46.6
65	2021/03/04 11:12:17	46.8
66	2021/03/04 11:12:20	45.8
67	2021/03/04 11:12:23	46.4
68	2021/03/04 11:12:26	46.1
69	2021/03/04 11:12:29	46.6
70	2021/03/04 11:12:32	45.2
71	2021/03/04 11:12:35	45.6
72	2021/03/04 11:12:38	45.6
73	2021/03/04 11:12:41	44.9
74	2021/03/04 11:12:44	44.3
75	2021/03/04 11:12:47	43.9
76	2021/03/04 11:12:50	44.6
77	2021/03/04 11:12:53	44.3
78	2021/03/04 11:12:56	45.9
79	2021/03/04 11:12:59	45.1
80	2021/03/04 11:13:02	45.0
81	2021/03/04 11:13:05	45.4
82	2021/03/04 11:13:08	44.3
83	2021/03/04 11:13:11	44.5
84	2021/03/04 11:13:14	44.3

85	2021/03/04	11:13:17	43.9
86	2021/03/04	11:13:20	43.8
87	2021/03/04	11:13:23	44.2
88	2021/03/04	11:13:26	43.8
89	2021/03/04	11:13:29	44.7
90	2021/03/04	11:13:32	44.7
91	2021/03/04	11:13:35	45.5
92	2021/03/04	11:13:38	46.6
93	2021/03/04	11:13:41	47.1
94	2021/03/04	11:13:44	46.7
95	2021/03/04	11:13:47	47.0
96	2021/03/04	11:13:50	46.9
97	2021/03/04	11:13:53	46.9
98	2021/03/04	11:13:56	46.8
99	2021/03/04	11:13:59	47.3
100	2021/03/04	11:14:02	46.6
101	2021/03/04	11:14:05	47.7
102	2021/03/04	11:14:08	47.8
103	2021/03/04	11:14:11	46.1
104	2021/03/04	11:14:14	47.0
105	2021/03/04	11:14:17	47.4
106	2021/03/04	11:14:20	45.9
107	2021/03/04	11:14:23	46.1
108	2021/03/04	11:14:26	45.3
109	2021/03/04	11:14:29	44.3
110	2021/03/04	11:14:32	45.0
111	2021/03/04	11:14:35	45.3
112	2021/03/04	11:14:38	45.8
113	2021/03/04	11:14:41	46.3
114	2021/03/04	11:14:44	45.4
115	2021/03/04	11:14:47	45.8
116	2021/03/04	11:14:50	45.6
117	2021/03/04	11:14:53	45.5
118	2021/03/04	11:14:56	45.5
119	2021/03/04	11:14:59	44.8
120	2021/03/04	11:15:02	44.6
121	2021/03/04	11:15:05	44.4
122	2021/03/04	11:15:08	44.8
123	2021/03/04	11:15:11	45.1
124	2021/03/04	11:15:14	45.7
125	2021/03/04	11:15:17	46.1
126	2021/03/04	11:15:20	46.9
127	2021/03/04	11:15:23	46.0
128	2021/03/04	11:15:26	46.1
129	2021/03/04	11:15:29	45.8
130	2021/03/04	11:15:32	45.5
131	2021/03/04	11:15:35	45.5
132	2021/03/04	11:15:38	45.2
133	2021/03/04	11:15:41	45.3
134	2021/03/04	11:15:44	45.1
135	2021/03/04	11:15:47	45.3
136	2021/03/04	11:15:50	45.2
137	2021/03/04	11:15:53	46.3
138	2021/03/04	11:15:56	46.3
139	2021/03/04	11:15:59	46.1
140	2021/03/04	11:16:02	45.5
141	2021/03/04	11:16:05	45.0
142	2021/03/04	11:16:08	44.2
143	2021/03/04	11:16:11	44.4
144	2021/03/04	11:16:14	44.4
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146	2021/03/04	11:16:20	47.8
147	2021/03/04	11:16:23	47.2
148	2021/03/04	11:16:26	44.6
149	2021/03/04	11:16:29	44.0
150	2021/03/04	11:16:32	44.8
151	2021/03/04	11:16:35	44.8
152	2021/03/04	11:16:38	44.5
153	2021/03/04	11:16:41	47.3
154	2021/03/04	11:16:44	47.8
155	2021/03/04	11:16:47	48.1
156	2021/03/04	11:16:50	47.6
157	2021/03/04	11:16:53	55.4
158	2021/03/04	11:16:56	52.4
159	2021/03/04	11:16:59	57.8
160	2021/03/04	11:17:02	56.7
161	2021/03/04	11:17:05	51.4
162	2021/03/04	11:17:08	50.4
163	2021/03/04	11:17:11	50.3
164	2021/03/04	11:17:14	51.2
165	2021/03/04	11:17:17	53.2
166	2021/03/04	11:17:20	51.3
167	2021/03/04	11:17:23	49.6
168	2021/03/04	11:17:26	47.4
169	2021/03/04	11:17:29	46.8
170	2021/03/04	11:17:32	48.5
171	2021/03/04	11:17:35	45.7
172	2021/03/04	11:17:38	45.7
173	2021/03/04	11:17:41	45.2
174	2021/03/04	11:17:44	44.8
175	2021/03/04	11:17:47	45.3
176	2021/03/04	11:17:50	46.9
177	2021/03/04	11:17:53	48.6
178	2021/03/04	11:17:56	49.5
179	2021/03/04	11:17:59	47.9
180	2021/03/04	11:18:02	46.6
181	2021/03/04	11:18:05	46.5
182	2021/03/04	11:18:08	46.9

183	2021/03/04	11:18:11	46.3
184	2021/03/04	11:18:14	46.4
185	2021/03/04	11:18:17	45.0
186	2021/03/04	11:18:20	45.9
187	2021/03/04	11:18:23	47.6
188	2021/03/04	11:18:26	45.6
189	2021/03/04	11:18:29	44.7
190	2021/03/04	11:18:32	45.1
191	2021/03/04	11:18:35	44.6
192	2021/03/04	11:18:38	44.1
193	2021/03/04	11:18:41	44.6
194	2021/03/04	11:18:44	45.7
195	2021/03/04	11:18:47	49.7
196	2021/03/04	11:18:50	43.7
197	2021/03/04	11:18:53	44.2
198	2021/03/04	11:18:56	44.8
199	2021/03/04	11:18:59	46.6
200	2021/03/04	11:19:02	45.4
201	2021/03/04	11:19:05	43.6
202	2021/03/04	11:19:08	46.5
203	2021/03/04	11:19:11	48.4
204	2021/03/04	11:19:14	46.2
205	2021/03/04	11:19:17	44.9
206	2021/03/04	11:19:20	44.2
207	2021/03/04	11:19:23	43.9
208	2021/03/04	11:19:26	43.2
209	2021/03/04	11:19:29	42.5
210	2021/03/04	11:19:32	43.6
211	2021/03/04	11:19:35	43.8
212	2021/03/04	11:19:38	43.2
213	2021/03/04	11:19:41	45.7
214	2021/03/04	11:19:44	46.2
215	2021/03/04	11:19:47	46.1
216	2021/03/04	11:19:50	47.1
217	2021/03/04	11:19:53	47.9
218	2021/03/04	11:19:56	47.5
219	2021/03/04	11:19:59	47.7
220	2021/03/04	11:20:02	46.6
221	2021/03/04	11:20:05	45.7
222	2021/03/04	11:20:08	45.9
223	2021/03/04	11:20:11	47.4
224	2021/03/04	11:20:14	47.3
225	2021/03/04	11:20:17	47.8
226	2021/03/04	11:20:20	46.6
227	2021/03/04	11:20:23	46.4
228	2021/03/04	11:20:26	45.9
229	2021/03/04	11:20:29	46.6
230	2021/03/04	11:20:32	46.9
231	2021/03/04	11:20:35	46.3
232	2021/03/04	11:20:38	46.5
233	2021/03/04	11:20:41	46.0
234	2021/03/04	11:20:44	45.9
235	2021/03/04	11:20:47	45.6
236	2021/03/04	11:20:50	46.8
237	2021/03/04	11:20:53	45.7
238	2021/03/04	11:20:56	46.5
239	2021/03/04	11:20:59	45.4
240	2021/03/04	11:21:02	44.5
241	2021/03/04	11:21:05	44.7
242	2021/03/04	11:21:08	46.0
243	2021/03/04	11:21:11	45.7
244	2021/03/04	11:21:14	44.9
245	2021/03/04	11:21:17	44.9
246	2021/03/04	11:21:20	45.1
247	2021/03/04	11:21:23	45.5
248	2021/03/04	11:21:26	46.9
249	2021/03/04	11:21:29	47.4
250	2021/03/04	11:21:32	46.3
251	2021/03/04	11:21:35	46.6
252	2021/03/04	11:21:38	46.2
253	2021/03/04	11:21:41	45.8
254	2021/03/04	11:21:44	46.4
255	2021/03/04	11:21:47	45.3
256	2021/03/04	11:21:50	45.4
257	2021/03/04	11:21:53	44.9
258	2021/03/04	11:21:56	45.4
259	2021/03/04	11:21:59	45.6
260	2021/03/04	11:22:02	47.2
261	2021/03/04	11:22:05	46.5
262	2021/03/04	11:22:08	46.1
263	2021/03/04	11:22:11	45.3
264	2021/03/04	11:22:14	45.4
265	2021/03/04	11:22:17	45.2
266	2021/03/04	11:22:20	45.8
267	2021/03/04	11:22:23	45.9
268	2021/03/04	11:22:26	45.5
269	2021/03/04	11:22:29	46.1
270	2021/03/04	11:22:32	46.2
271	2021/03/04	11:22:35	47.5
272	2021/03/04	11:22:38	46.4
273	2021/03/04	11:22:41	46.7
274	2021/03/04	11:22:44	48.3
275	2021/03/04	11:22:47	47.0
276	2021/03/04	11:22:50	47.1
277	2021/03/04	11:22:53	48.8
278	2021/03/04	11:22:56	48.1
279	2021/03/04	11:22:59	46.3
280	2021/03/04	11:23:02	47.9

281	2021/03/04 11:23:05	48.0
282	2021/03/04 11:23:08	46.7
283	2021/03/04 11:23:11	46.7
284	2021/03/04 11:23:14	47.7
285	2021/03/04 11:23:17	48.1
286	2021/03/04 11:23:20	46.7
287	2021/03/04 11:23:23	46.2
288	2021/03/04 11:23:26	45.4
289	2021/03/04 11:23:29	45.5
290	2021/03/04 11:23:32	45.6
291	2021/03/04 11:23:35	45.9
292	2021/03/04 11:23:38	45.3
293	2021/03/04 11:23:41	45.2
294	2021/03/04 11:23:44	44.5
295	2021/03/04 11:23:47	43.9
296	2021/03/04 11:23:50	43.7
297	2021/03/04 11:23:53	45.2
298	2021/03/04 11:23:56	45.7
299	2021/03/04 11:23:59	46.9
300	2021/03/04 11:24:02	48.2

NM4

Freq Weight : A
Time Weight : SLOW
Level Range : 40-100
Max dB : 75.3 - 2021/03/04 11:32:28
Level Range : 40-100
SEL : 93.3
Leq : 63.8

No.s	Date Time	(dB)
1	2021/03/04 11:30:54	59.9
2	2021/03/04 11:30:57	59.6
3	2021/03/04 11:31:00	61.3
4	2021/03/04 11:31:03	62.7
5	2021/03/04 11:31:06	65.0
6	2021/03/04 11:31:09	64.6
7	2021/03/04 11:31:12	62.8
8	2021/03/04 11:31:15	61.6
9	2021/03/04 11:31:18	62.0
10	2021/03/04 11:31:21	59.9
11	2021/03/04 11:31:24	57.8
12	2021/03/04 11:31:27	60.0
13	2021/03/04 11:31:30	60.1
14	2021/03/04 11:31:33	66.5
15	2021/03/04 11:31:36	64.9
16	2021/03/04 11:31:39	68.9
17	2021/03/04 11:31:42	67.7
18	2021/03/04 11:31:45	65.6
19	2021/03/04 11:31:48	64.8
20	2021/03/04 11:31:51	61.4
21	2021/03/04 11:31:54	63.4
22	2021/03/04 11:31:57	63.8
23	2021/03/04 11:32:00	62.1
24	2021/03/04 11:32:03	59.5
25	2021/03/04 11:32:06	60.8
26	2021/03/04 11:32:09	63.1
27	2021/03/04 11:32:12	62.4
28	2021/03/04 11:32:15	62.2
29	2021/03/04 11:32:18	66.4
30	2021/03/04 11:32:21	68.8
31	2021/03/04 11:32:24	71.8
32	2021/03/04 11:32:27	73.8
33	2021/03/04 11:32:30	70.5
34	2021/03/04 11:32:33	69.8
35	2021/03/04 11:32:36	63.9
36	2021/03/04 11:32:39	63.5
37	2021/03/04 11:32:42	62.0
38	2021/03/04 11:32:45	62.1
39	2021/03/04 11:32:48	62.5
40	2021/03/04 11:32:51	62.1
41	2021/03/04 11:32:54	62.0
42	2021/03/04 11:32:57	62.1
43	2021/03/04 11:33:00	62.8
44	2021/03/04 11:33:03	62.7
45	2021/03/04 11:33:06	61.3
46	2021/03/04 11:33:09	61.4
47	2021/03/04 11:33:12	62.3
48	2021/03/04 11:33:15	62.8
49	2021/03/04 11:33:18	62.5
50	2021/03/04 11:33:21	62.5
51	2021/03/04 11:33:24	63.2
52	2021/03/04 11:33:27	63.4
53	2021/03/04 11:33:30	64.8
54	2021/03/04 11:33:33	65.0
55	2021/03/04 11:33:36	66.1
56	2021/03/04 11:33:39	65.6
57	2021/03/04 11:33:42	64.5
58	2021/03/04 11:33:45	64.1
59	2021/03/04 11:33:48	63.7
60	2021/03/04 11:33:51	62.7
61	2021/03/04 11:33:54	62.9
62	2021/03/04 11:33:57	64.5
63	2021/03/04 11:34:00	63.8
64	2021/03/04 11:34:03	62.9
65	2021/03/04 11:34:06	62.3
66	2021/03/04 11:34:09	59.9
67	2021/03/04 11:34:12	59.6
68	2021/03/04 11:34:15	60.2
69	2021/03/04 11:34:18	61.7
70	2021/03/04 11:34:21	63.2
71	2021/03/04 11:34:24	64.2
72	2021/03/04 11:34:27	66.1
73	2021/03/04 11:34:30	64.4
74	2021/03/04 11:34:33	65.3
75	2021/03/04 11:34:36	63.6
76	2021/03/04 11:34:39	63.2
77	2021/03/04 11:34:42	66.6
78	2021/03/04 11:34:45	67.9
79	2021/03/04 11:34:48	65.2
80	2021/03/04 11:34:51	65.7
81	2021/03/04 11:34:54	65.1
82	2021/03/04 11:34:57	64.2
83	2021/03/04 11:35:00	64.7
84	2021/03/04 11:35:03	63.8

85	2021/03/04	11:35:06	65.5
86	2021/03/04	11:35:09	63.9
87	2021/03/04	11:35:12	63.0
88	2021/03/04	11:35:15	64.3
89	2021/03/04	11:35:18	65.4
90	2021/03/04	11:35:21	65.7
91	2021/03/04	11:35:24	64.9
92	2021/03/04	11:35:27	64.9
93	2021/03/04	11:35:30	62.6
94	2021/03/04	11:35:33	63.0
95	2021/03/04	11:35:36	62.6
96	2021/03/04	11:35:39	63.5
97	2021/03/04	11:35:42	66.6
98	2021/03/04	11:35:45	68.1
99	2021/03/04	11:35:48	68.5
100	2021/03/04	11:35:51	69.7
101	2021/03/04	11:35:54	67.3
102	2021/03/04	11:35:57	67.7
103	2021/03/04	11:36:00	68.2
104	2021/03/04	11:36:03	67.5
105	2021/03/04	11:36:06	64.8
106	2021/03/04	11:36:09	63.9
107	2021/03/04	11:36:12	62.7
108	2021/03/04	11:36:15	62.9
109	2021/03/04	11:36:18	61.4
110	2021/03/04	11:36:21	61.8
111	2021/03/04	11:36:24	60.7
112	2021/03/04	11:36:27	59.4
113	2021/03/04	11:36:30	59.6
114	2021/03/04	11:36:33	60.3
115	2021/03/04	11:36:36	61.1
116	2021/03/04	11:36:39	61.3
117	2021/03/04	11:36:42	60.1
118	2021/03/04	11:36:45	58.3
119	2021/03/04	11:36:48	61.7
120	2021/03/04	11:36:51	60.3
121	2021/03/04	11:36:54	59.0
122	2021/03/04	11:36:57	59.9
123	2021/03/04	11:37:00	59.5
124	2021/03/04	11:37:03	60.6
125	2021/03/04	11:37:06	61.2
126	2021/03/04	11:37:09	60.1
127	2021/03/04	11:37:12	59.8
128	2021/03/04	11:37:15	64.0
129	2021/03/04	11:37:18	62.7
130	2021/03/04	11:37:21	59.7
131	2021/03/04	11:37:24	61.1
132	2021/03/04	11:37:27	61.5
133	2021/03/04	11:37:30	60.3
134	2021/03/04	11:37:33	59.8
135	2021/03/04	11:37:36	59.4
136	2021/03/04	11:37:39	64.0
137	2021/03/04	11:37:42	64.2
138	2021/03/04	11:37:45	69.7
139	2021/03/04	11:37:48	67.6
140	2021/03/04	11:37:51	66.2
141	2021/03/04	11:37:54	65.2
142	2021/03/04	11:37:57	63.0
143	2021/03/04	11:38:00	62.7
144	2021/03/04	11:38:03	63.4
145	2021/03/04	11:38:06	65.1
146	2021/03/04	11:38:09	63.4
147	2021/03/04	11:38:12	62.3
148	2021/03/04	11:38:15	61.5
149	2021/03/04	11:38:18	62.3
150	2021/03/04	11:38:21	61.3
151	2021/03/04	11:38:24	60.0
152	2021/03/04	11:38:27	61.1
153	2021/03/04	11:38:30	63.7
154	2021/03/04	11:38:33	62.3
155	2021/03/04	11:38:36	61.0
156	2021/03/04	11:38:39	61.5
157	2021/03/04	11:38:42	60.5
158	2021/03/04	11:38:45	59.4
159	2021/03/04	11:38:48	59.7
160	2021/03/04	11:38:51	61.8
161	2021/03/04	11:38:54	62.0
162	2021/03/04	11:38:57	60.8
163	2021/03/04	11:39:00	61.6
164	2021/03/04	11:39:03	59.3
165	2021/03/04	11:39:06	56.5
166	2021/03/04	11:39:09	54.1
167	2021/03/04	11:39:12	57.9
168	2021/03/04	11:39:15	63.4
169	2021/03/04	11:39:18	62.3
170	2021/03/04	11:39:21	62.9
171	2021/03/04	11:39:24	59.9
172	2021/03/04	11:39:27	62.4
173	2021/03/04	11:39:30	63.5
174	2021/03/04	11:39:33	62.1
175	2021/03/04	11:39:36	60.6
176	2021/03/04	11:39:39	58.1
177	2021/03/04	11:39:42	54.9
178	2021/03/04	11:39:45	55.6
179	2021/03/04	11:39:48	56.8
180	2021/03/04	11:39:51	54.3
181	2021/03/04	11:39:54	52.6
182	2021/03/04	11:39:57	54.9

183	2021/03/04	11:40:00	56.4
184	2021/03/04	11:40:03	60.0
185	2021/03/04	11:40:06	62.0
186	2021/03/04	11:40:09	60.4
187	2021/03/04	11:40:12	57.2
188	2021/03/04	11:40:15	58.8
189	2021/03/04	11:40:18	61.4
190	2021/03/04	11:40:21	60.0
191	2021/03/04	11:40:24	60.6
192	2021/03/04	11:40:27	61.5
193	2021/03/04	11:40:30	61.3
194	2021/03/04	11:40:33	61.6
195	2021/03/04	11:40:36	61.8
196	2021/03/04	11:40:39	63.2
197	2021/03/04	11:40:42	62.5
198	2021/03/04	11:40:45	61.5
199	2021/03/04	11:40:48	61.5
200	2021/03/04	11:40:51	62.6
201	2021/03/04	11:40:54	64.1
202	2021/03/04	11:40:57	65.2
203	2021/03/04	11:41:00	65.2
204	2021/03/04	11:41:03	66.0
205	2021/03/04	11:41:06	65.5
206	2021/03/04	11:41:09	65.1
207	2021/03/04	11:41:12	66.2
208	2021/03/04	11:41:15	64.3
209	2021/03/04	11:41:18	63.0
210	2021/03/04	11:41:21	64.1
211	2021/03/04	11:41:24	64.4
212	2021/03/04	11:41:27	63.7
213	2021/03/04	11:41:30	62.0
214	2021/03/04	11:41:33	61.6
215	2021/03/04	11:41:36	61.1
216	2021/03/04	11:41:39	61.3
217	2021/03/04	11:41:42	62.7
218	2021/03/04	11:41:45	62.0
219	2021/03/04	11:41:48	62.4
220	2021/03/04	11:41:51	61.4
221	2021/03/04	11:41:54	63.8
222	2021/03/04	11:41:57	65.3
223	2021/03/04	11:42:00	63.0
224	2021/03/04	11:42:03	64.6
225	2021/03/04	11:42:06	65.5
226	2021/03/04	11:42:09	64.5
227	2021/03/04	11:42:12	63.1
228	2021/03/04	11:42:15	62.4
229	2021/03/04	11:42:18	63.3
230	2021/03/04	11:42:21	62.9
231	2021/03/04	11:42:24	62.8
232	2021/03/04	11:42:27	63.6
233	2021/03/04	11:42:30	65.3
234	2021/03/04	11:42:33	63.2
235	2021/03/04	11:42:36	60.8
236	2021/03/04	11:42:39	58.5
237	2021/03/04	11:42:42	59.7
238	2021/03/04	11:42:45	60.1
239	2021/03/04	11:42:48	61.4
240	2021/03/04	11:42:51	62.4
241	2021/03/04	11:42:54	61.0
242	2021/03/04	11:42:57	60.3
243	2021/03/04	11:43:00	61.2
244	2021/03/04	11:43:03	61.2
245	2021/03/04	11:43:06	62.2
246	2021/03/04	11:43:09	63.3
247	2021/03/04	11:43:12	64.2
248	2021/03/04	11:43:15	62.3
249	2021/03/04	11:43:18	60.3
250	2021/03/04	11:43:21	61.0
251	2021/03/04	11:43:24	63.0
252	2021/03/04	11:43:27	61.8
253	2021/03/04	11:43:30	61.5
254	2021/03/04	11:43:33	62.8
255	2021/03/04	11:43:36	64.5
256	2021/03/04	11:43:39	64.1
257	2021/03/04	11:43:42	62.8
258	2021/03/04	11:43:45	61.7
259	2021/03/04	11:43:48	62.4
260	2021/03/04	11:43:51	61.6
261	2021/03/04	11:43:54	62.8
262	2021/03/04	11:43:57	64.5
263	2021/03/04	11:44:00	65.9
264	2021/03/04	11:44:03	67.1
265	2021/03/04	11:44:06	67.7
266	2021/03/04	11:44:09	71.5
267	2021/03/04	11:44:12	66.2
268	2021/03/04	11:44:15	65.1
269	2021/03/04	11:44:18	65.3
270	2021/03/04	11:44:21	65.6
271	2021/03/04	11:44:24	64.5
272	2021/03/04	11:44:27	63.7
273	2021/03/04	11:44:30	63.0
274	2021/03/04	11:44:33	63.8
275	2021/03/04	11:44:36	63.0
276	2021/03/04	11:44:39	64.0
277	2021/03/04	11:44:42	64.1
278	2021/03/04	11:44:45	63.9
279	2021/03/04	11:44:48	65.8
280	2021/03/04	11:44:51	66.4

281	2021/03/04	11:44:54	65.4
282	2021/03/04	11:44:57	66.0
283	2021/03/04	11:45:00	65.6
284	2021/03/04	11:45:03	64.5
285	2021/03/04	11:45:06	63.7
286	2021/03/04	11:45:09	63.4
287	2021/03/04	11:45:12	62.0
288	2021/03/04	11:45:15	61.2
289	2021/03/04	11:45:18	61.5
290	2021/03/04	11:45:21	61.3
291	2021/03/04	11:45:24	60.0
292	2021/03/04	11:45:27	59.0
293	2021/03/04	11:45:30	57.2
294	2021/03/04	11:45:33	58.0
295	2021/03/04	11:45:36	60.9
296	2021/03/04	11:45:39	63.6
297	2021/03/04	11:45:42	63.7
298	2021/03/04	11:45:45	62.8
299	2021/03/04	11:45:48	61.0
300	2021/03/04	11:45:51	58.9

Appendix B

Noise Modeling Results

Roadway Construction Noise Model (RCNM),Version 1.1

Report dat 3/19/2021
Case Descr Highland Mixed Use

---- Receptor #1 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Receptor	Residential	75	75	75

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	50	0
Front End Loader	No	40		79.1	50	0

	Calculated (dBA)		Results	Noise Limits (dBA)			
			Day		Evening		Night
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Dozer	81.7	77.7	N/A	N/A	N/A	N/A	N/A
Front End Loader	79.1	75.1	N/A	N/A	N/A	N/A	N/A
Total	81.7	79.6	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

SoundPlan Traffic Noise Exposure

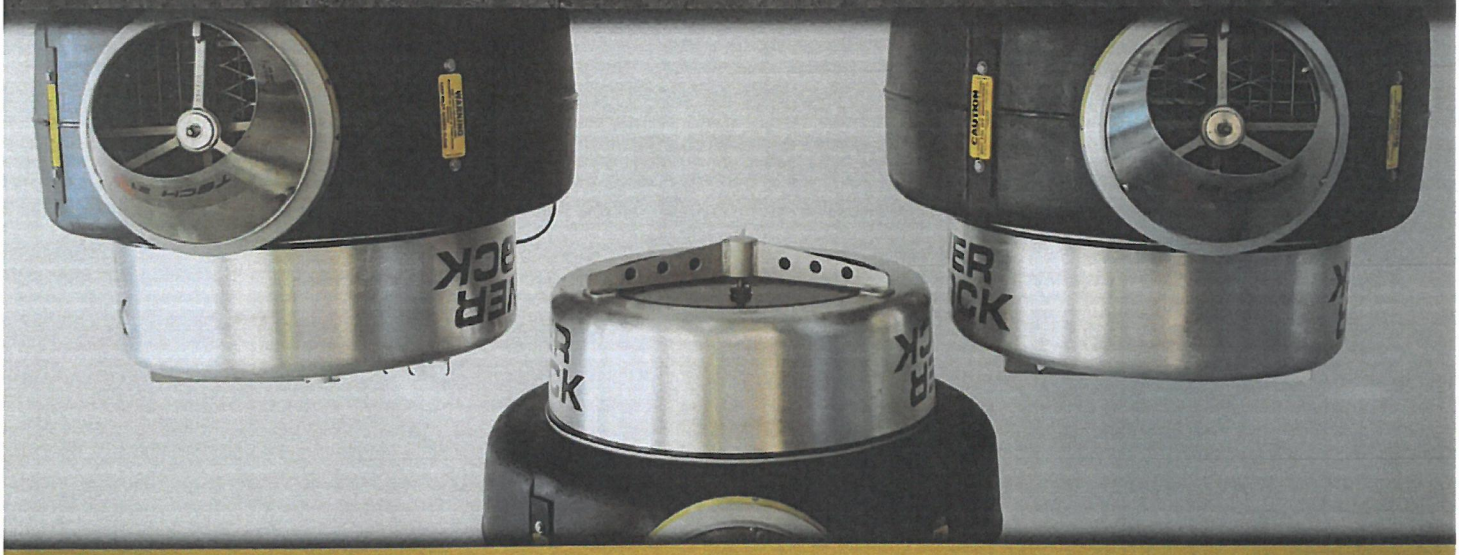
Receiver	Fl	X m	Y m	Z m	Ldn dB(A)
Basketball	G	482,142.57	3,774,643.17	381.32	52.25
Clubhouse Pool-1	G	481,905.90	3,774,402.91	377.79	55.84
Clubhouse Pool-2	G	481,908.71	3,774,389.18	377.66	55.50
FAC-1	G	481,879.47	3,774,310.65	378.88	61.90
FAC-1	F2	481,879.47	3,774,310.65	381.98	66.44
FAC-1	F3	481,879.47	3,774,310.65	385.08	69.01
FAC-2	G	481,859.60	3,774,312.79	377.62	63.78
FAC-2	F2	481,859.60	3,774,312.79	380.72	67.25
FAC-2	F3	481,859.60	3,774,312.79	383.82	70.32
FAC-3	G	481,860.47	3,774,321.65	377.60	63.87
FAC-3	F2	481,860.47	3,774,321.65	380.70	67.18
FAC-3	F3	481,860.47	3,774,321.65	383.80	70.04
FAC-4	G	481,878.20	3,774,328.25	377.66	60.62
FAC-4	F2	481,878.20	3,774,328.25	380.76	63.48
FAC-4	F3	481,878.20	3,774,328.25	383.86	66.13
FAC-5	G	481,910.18	3,774,359.66	378.00	60.95
FAC-5	F2	481,910.18	3,774,359.66	381.10	63.92
FAC-6	G	481,885.13	3,774,414.77	377.59	59.50
FAC-6	F2	481,885.13	3,774,414.77	380.69	62.94
FAC-6	F3	481,885.13	3,774,414.77	383.79	65.25
FAC-7	G	481,882.36	3,774,446.39	377.61	59.63
FAC-7	F2	481,882.36	3,774,446.39	380.71	63.37
FAC-7	F3	481,882.36	3,774,446.39	383.81	65.48
FAC-8	G	481,894.22	3,774,468.45	377.57	59.88
FAC-8	F2	481,894.22	3,774,468.45	380.67	63.80
FAC-8	F3	481,894.22	3,774,468.45	383.77	65.28
FAC-9	G	481,912.90	3,774,488.34	377.86	56.41
FAC-9	F2	481,912.90	3,774,488.34	380.96	62.06
FAC-9	F3	481,912.90	3,774,488.34	384.06	63.87
FAC-10	G	481,938.92	3,774,510.41	377.36	57.71
FAC-10	F2	481,938.92	3,774,510.41	380.46	60.99
FAC-11	G	481,952.66	3,774,523.03	377.55	57.40
FAC-11	F2	481,952.66	3,774,523.03	380.65	60.19
FAC-12	G	481,952.89	3,774,411.10	377.93	54.01
FAC-12	F2	481,952.89	3,774,411.10	381.03	57.20
FAC-12	F3	481,952.89	3,774,411.10	384.13	59.93
FAC-13	G	481,963.45	3,774,426.10	377.97	52.94
FAC-13	F2	481,963.45	3,774,426.10	381.07	56.57
FAC-13	F3	481,963.45	3,774,426.10	384.17	59.28
Plaza	G	481,744.20	3,774,212.95	377.57	64.28

Appendix C

Sample Car Wash Blower Noise Specifications

MACNEIL

POWERLOCK



LOCK IN LOWER ELECTRICAL COSTS

The energy-saving air valve by MacNeil saves 30 percent in energy consumption for reduced noise and a healthier environment.

Reduce energy consumption by up to 30 percent

The PowerLock is a lightweight energy-saving air valve that allows dryers to operate continuously while preventing air flow between vehicles. This smart power-saving device minimizes peak load charges by reducing average energy levels recorded by your utility meter. **The result: increased energy efficiency and a dramatic cut in kilowatt per hour charges.**

Reduce noise and increase employee safety

The PowerLock reduces the sound generated by car wash dryers. **The result: a car wash environment that's healthier for employees, and quieter for neighbors.**

Eliminate debris with precise dryer control

When equipped with automatic sensing technology, the PowerLock can engage instantaneously to either delay or eliminate drying for pick-up beds or soft-top convertibles. **The result: a safer, cleaner tunnel and increased customer satisfaction.**

Scanned with CamScanner



THE POWERLOCK ADVANTAGE

- When PowerLock is engaged, dryer motor horsepower decreases by 50 percent
- Significantly reduces dryer sound levels
- Eliminates the danger of debris flying out of pick-up truck beds
- Programmable to shut down for soft-top convertibles



MacNeil Tech 21 Producer without PowerLock



MacNeil Tech 21 Producer with PowerLock extended

Features:

- Can be fitted to any MacNeil Tech 21 dryer or most other manufacturers equipment using the retrofit adaptor
- All-aluminum construction
- Stainless steel and UHMW glide surfaces
- Incorporates sound deadening materials

Technical Data

Pneumatics:

- Filtered air source required
- 1/4" (6.35mm) Cyl. air lines
- Air pressure required = 40 PSI (2.7 BAR)
- 0.5 CFM (0.01 CMM)

Control Voltage:

- 24 VAC control voltage signal
- 110 VAC available upon special request

Operation:

- Minimum 12" (305mm) clearance required at fan inlet

Affordable, Unbeatable Car Wash Equipment

For more than 30 years, MacNeil Wash Systems has provided superior car wash equipment to the tunnel car wash industry, automotive dealers, fleet and rental markets. Our turnkey systems, profit-boosting add-ons and cost-effective retrofits deliver a consistently superior clean with lower maintenance, higher throughput and greater revenue opportunity. Today, MacNeil equipment is more affordable than ever. Put us to the test.

MacNeil reserves the right to revise designs, make corrections, add or delete features and change specifications at any time without notice or obligation. Information provided is for reference only and is not to be used for installation or construction purposes. Refer to MacNeil Wash Systems' equipment drawings for installation specifications

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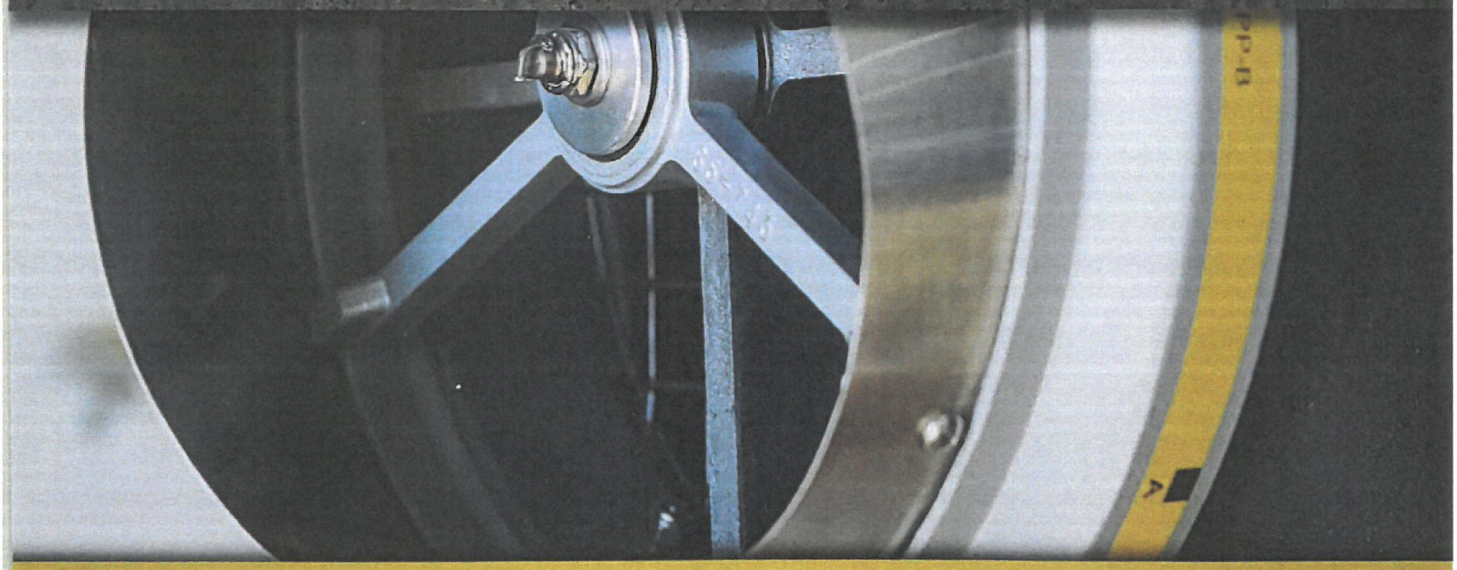
MACNEIL

TECH 21

ADVANCED DRYER SYSTEM



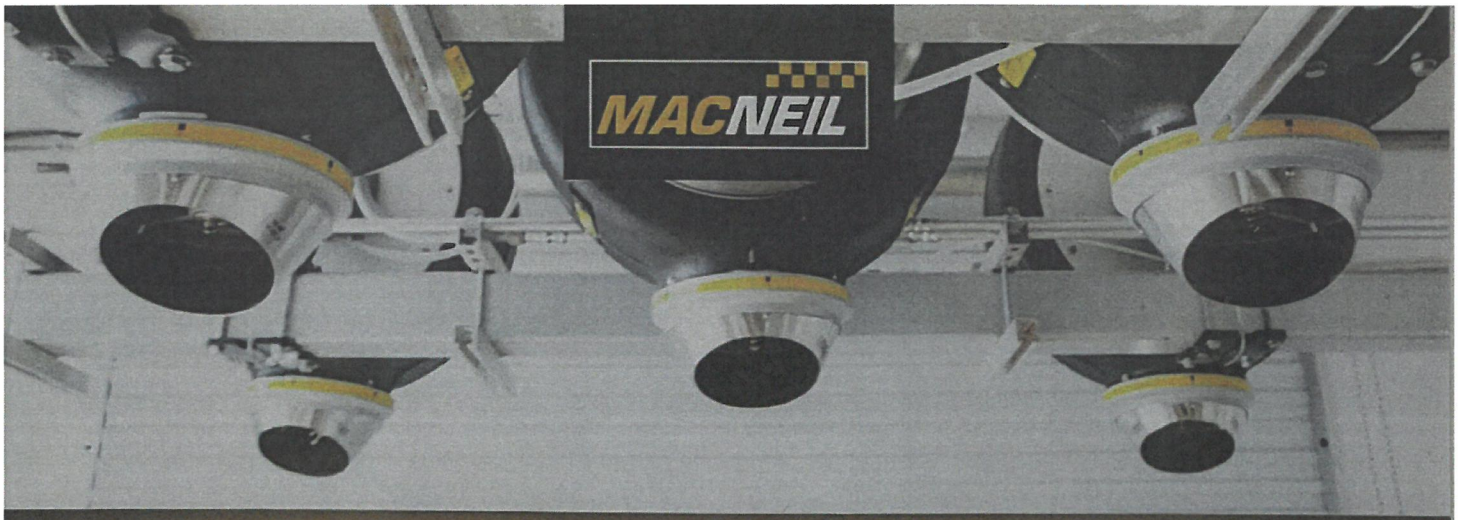
TOTAL DRYING CONTROL

With the new Tech 21 Advanced Dryer System, you now have the power over your drying system. Its optional SMART nozzle technology allows you to control the direction of airflow to produce the ultimate in drying results.

Flexibility to suit your needs

Available in 20, 30 or 40 HP package systems or as a Pro-Build system, customize the Tech 21 to suit your needs. Choose from stationary nozzles or optional SMART nozzles to dry hard-to-reach areas, from side mirrors to the back of vehicles.

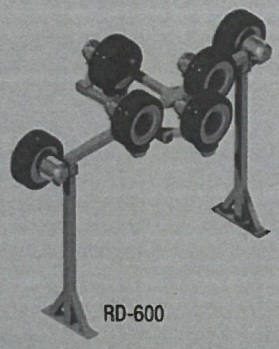
Scanned with CamScanner



WHY CHOOSE TECH 21?

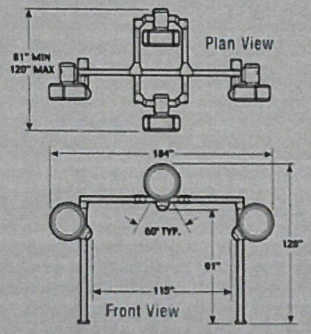
Features:

- Fiber optic nozzle synchronization
- Dries backs of vehicles & mirrors
- 155 MPH air speed
- Optional programmable SMART Nozzle
- No conflicting airflow
- Flexible design allows for customization
- Dynamically balanced welded steel fans produce high volume of airflow
- Stainless steel reinforced molded producer housings for greater safety and less noise
- Maintenance free 3M™ Pro-Coat Finish
- 3800 CFM (107.6 CMM) rating
- 1 year warranty on drive system

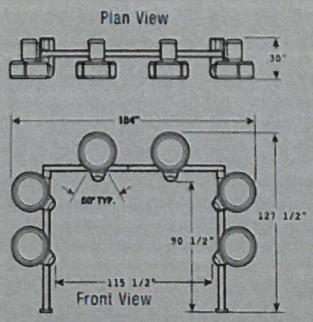


RD-600

Tech 21 RD-400



Pro-Build System



Types of Systems

Package Systems:

- Tech 21 RD-200 Side Booster System (20 HP)
- Tech 21 RD-300 3-Producer System (30 HP)
- Tech 21 RD-400 4-Producer System (40 HP)

Pro-Build System Components:

- Arch - aluminum, Pro-Coat, 3 piece construction
- 10 HP Fixed nozzle producer
- 10 HP SMART nozzle producer
- Vehicle detector kit
- Hand-held remote programmable controller for programming all SMART nozzles

Optional SMART Nozzle Features:

- Nozzle can rotate 360 degrees
- Oscillating and flipping features
- Time delay feature to increase dwell time on hard-to-dry areas

Technical Data

10 HP Producer Capacity

- 155 MPH air speed (250KM/H)
- 3400 CFM air flow (96 CMM)

15 HP Producer Capacity

- 170 MPH air speed (250KM/H)
- 4400 CFM air flow (125 CMM)

Affordable, Unbeatable Car Wash Equipment

For more than 30 years, MacNeil Wash Systems has provided superior car wash equipment to the tunnel car wash industry, automotive dealers, fleet and rental markets. Our turnkey systems, profit-boosting add-ons and cost-effective retrofits deliver a consistently superior clean with lower maintenance, higher throughput and greater revenue opportunity. Today, MacNeil equipment is more affordable than ever. Put us to the test.

MacNeil reserves the right to revise designs, make corrections, add or delete features and change specifications at any time without notice or obligation. Information provided is for reference only and is not to be used for installation or construction purposes. Refer to MacNeil Wash Systems' equipment drawings for installation specifications

MACNEIL

OUTLASTS AND OUTSHINES THE REST.

MacNeilWash.com 800.361.7797

8/2016

Scanned with CamScanner

All sound measurements below were taken with a VLIKE Model - VL6708 digital sound level meter.
Settings were as follows: 40 ~ 90 dB range, "A" weighting mode, FAST (High Speed) mode

Sound Data
4 Sons No. 509 Chevron Express Wash
1446 E. Chandler Blvd. Phoenix, AZ 85048

	30'	20'	10'
Ambiant	56	55.6	55.4
Dryers	76.2	78.4	82.6

DRYERS
QTY-8 MACNEIL TECH 21 15HP DRYERS

Tunnel Exit

Ambiant	64.5	0'
Dryers	94.2	
Ambiant	59.2	10'
Dryers	90.5	
Ambiant	58.1	20'
Dryers	88.1	
Ambiant	55.5	30'
Dryers	86.4	

Sound Data
Scrub Bot Express Wash
3965 W. Ray Rd. Chandler Az. 85226

QTY-2 AUTOVAC 20HP PRODUCERS
Ambient 71
VACUUMS at PRODUCER

Door Closed	88	0'
Door Open	91.7	
Door Closed	77.8	10'
Door Open	86.7	
Door Closed	76.3	20'
Door Open	78.4	
Door Closed	76.3	30'
Door Open	75.6	

DRYERS
QTY-12 MACNEIL TECH 21 15HP DRYERS

At Dryer	
Ambiant	67.5
Dryers On	101.8

Qty -12 MacNeil Tech-21 15HP Dryers

DRY N SHINE

Inside 97.2

Ambiant	78.9	0'
Dryers	93.1	
Ambiant	74.5	10'
Dryers	85.3	
Ambiant	70.8	20'
Dryers	79.1	
Ambiant	65.7	30'
Dryers	76	

VACUUMS
QTY - 2 AUTOVAC 20HP PRODUCERS

	Holstered	In Use	
Claw	75	97	0'
Crevis tool	76	106	
Claw	71	76.2	10'
Crevis tool	71	78.5	
Claw	71	72.3	20'
Crevis tool	71	72.3	
Claw	71	71.4	30'
Crevis tool	71	71.4	

Air Nozzle

Ambiant	75	0'
In Use	113	
Ambiant	71	10'
In Use	94.1	
Ambiant	71	20'
In Use	86	
Ambiant	71	30'
In Use	83	

Sound Data
4 Sons No. 201 Chevron Express Wash
2905 S. 99th Ave. Tolleson, AZ. 85353

Ambiant 62

QTY - 1 Vacutech 30HP Producer
VACUUMS at PRODUCER

Door Closed	76.7	0'
Door Open	85.2	
Door Closed	72.6	10
Door Open	79.2	
Door Closed	71.1	20
Door Open	75.6	
Door Closed	67	30
Door Open	73.5	

VACUUMS

	Holstered	In Use	
Claw	75	92	0'
Crevis tool	NA	NA	
Claw	68.5	74.3	10'
Crevis tool	NA	NA	
Claw	62.7	67.8	20'
Crevis tool	NA	NA	
Claw	62.4	63.6	30'
Crevis tool	NA	NA	

Air Nozzle

Ambiant	75	0'
In Use	108	
Ambiant	71	10'
In Use	92.6	
Ambiant	62.7	20'
In Use	85	
Ambiant	62.4	30'
In Use	83	

Appendix D

Sample HVAC Specifications

ELECTRICAL DATA

38HDR UNIT SIZE	V–PH–Hz	VOLTAGE RANGE*		COMPRESSOR		OUTDOOR FAN MOTOR			MIN CKT AMPS	FUSE/ HACR BKR AMPS
		Min	Max	RLA	LRA	FLA	NEC Hp	kW Out		
018	208/230–1–60	187	253	9.0	48.0	0.80	0.125	0.09	12.1	20
024	208/230–1–60	187	253	12.8	58.3	0.80	0.125	0.09	16.8	25
030	208/230–1–60	187	253	14.1	73.0	1.45	0.25	0.19	19.1	30
036	208/230–1–60	187	253	14.1	77.0	1.45	0.25	0.19	19.1	30
	208/230–3–60	187	253	9.0	71.0	1.45	0.25	0.19	12.7	20
	460–3–60	414	506	5.6	38.0	0.80	0.25	0.19	7.8	15
048	208/230–1–60	187	253	21.8	117.0	1.45	0.25	0.19	28.7	50
	208/230–3–60	187	253	13.7	83.1	1.45	0.25	0.19	18.6	30
	460–3–60	414	506	6.2	41.0	0.80	0.25	0.19	8.6	15
060	208/230–1–60	187	253	26.4	134.0	1.45	0.25	0.19	34.5	60
	208/230–3–60	187	253	16.0	110.0	1.45	0.25	0.19	21.5	35
	460–3–60	414	506	7.8	52.0	0.80	0.25	0.19	10.6	15

* Permissible limits of the voltage range at which the unit will operate satisfactorily

FLA – Full Load Amps

HACR – Heating, Air Conditininng, Refrigeration

LRA – Locked Rotor Amps

NEC – National Electrical Code

RLA – Rated Load Amps (compressor)

NOTE: Control circuit is 24–V on all units and requires external power source. Copper wire must be used from service disconnect to unit. All motors/compressors contain internal overload protection.

SOUND LEVEL

Unit Size	Standard Rating (dB)	Typical Octave Band Spectrum (dBA) (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
018	68	52.0	57.5	60.5	63.5	60.5	57.5	46.5
024	69	57.5	61.5	63.0	61.0	60.0	56.0	45.0
030	72	56.5	63.0	65.0	66.0	64.0	62.5	57.0
036	72	65.0	61.5	63.5	65.0	64.5	61.0	54.5
048	72	58.5	61.0	64.0	67.5	66.0	64.0	57.0
060	72	63.0	61.5	64.0	66.5	66.0	64.5	55.5

CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

UNIT SIZE–VOLTAGE, SERIES	REQUIRED SUBCOOLING °F (°C)
018	12 (6.7)
024	12 (6.7)
030	12 (6.7)
036	12 (6.7)
048	12 (6.7)
060	12 (6.7)

TRANE

Product Catalog

Packaged Rooftop Air Conditioners
Precedent™ — Cooling and Gas/Electric
3 – 10 Tons — 60 Hz



March 2013

RT-PRC023-EN

Table 136. Direct drive plenum fan settings (rpm vs. voltage)[a],[b] (continued)

T/YHC092F, T/YHC102F, T/YSC120F, T/YHC120E	
Potentiometer Voltage	**Motor RPM**
4.00	929
4.25	995
4.50	1061
4.75	1126
5.00	1191
5.25	1253
5.50	1315
5.75	1374
6.00	1432
6.25	1487
6.50	1539
6.75	1588
7.00	1633
7.25	1675
7.50	1700

(a) See fan tables for unit rpm and cfm units.
(b) Factory setting is 5V.

Table 137. Outdoor sound power level - dB (ref. 10 - 12 W)

Tons	Unit Model Number	Octave Center Frequency								Overall dBA
		63	125	250	500	1000	2000	4000	8000	
3	T/YSC036E	79	85	79	79	77	71	67	58	81
4	T/YSC048E	82	84	83	80	76	72	66	58	82
5	T/YSC060E	85	82	81	81	77	72	67	61	82
6	T/YSC072F	91	95	90	87	84	79	75	68	89
7½	T/YSC090F	91	95	90	87	84	79	75	68	89
7½	T/YSC092F	92	96	92	89	85	80	76	69	91
8½	T/YSC102F	91	95	90	87	84	79	75	68	89
10	T/YSC120F	91	86	90	86	82	78	73	67	88
3	T/YHC036E	79	85	79	79	77	71	67	58	81
4	T/YHC048E	80	86	84	85	83	79	73	67	87
4	T/YHC048F	80	86	84	85	83	79	73	67	87
5	T/YHC060E	80	86	84	85	83	79	73	67	87
5	T/YHC060F	80	86	84	85	83	79	73	67	87
6	T/YHC072E,F	91	95	90	87	84	79	75	68	89
7½	T/YHC092F	91	86	90	86	82	78	73	67	88
8½	T/YHC102F	91	95	90	87	84	79	75	68	89
10	T/YHC120E	89	87	91	85	80	77	73	66	87

Note: Tests follow ARI270-95.

Exhibit No. 13:

Conceptual Grading Plan

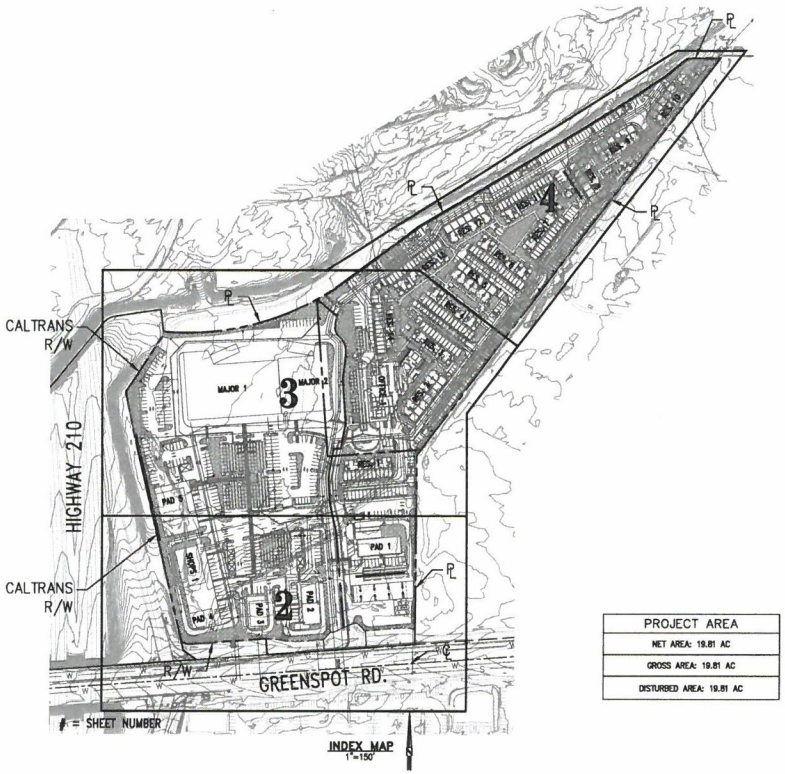
OWNER/APPLICANT

TOM ROBINSON
TREH PARTNERS XV, LLC.
4 CORPORATE PLAZA, SUITE 210
NEWPORT BEACH, CA 92660
(949) 631-6620 OFFICE

CIVIL ENGINEER

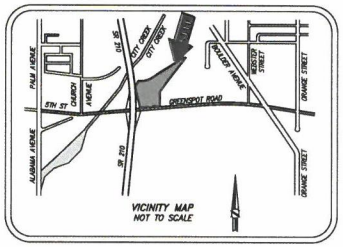
MATTHEW HELLESEN
DRC ENGINEERING, INC.
160 S. OLD SPRINGS RD, SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860 OFFICE

CITY OF HIGHLAND
CONCEPTUAL GRADING PLAN
GREENSPOT VILLAGE



INDEX MAP
1"=150'

PROJECT AREA
NET AREA: 19.81 AC
GROSS AREA: 19.81 AC
DISTURBED AREA: 19.81 AC



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET	CG-1
CONCEPTUAL GRADING PLAN	CG-2 TO CG-4

SYMBOL LEGEND:

- 1305 — EXISTING CONTOUR
- VERTICAL RETAINING WALL
- R — RIDGE LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADA PATH OF TRAVEL

ABBREVIATIONS

BLDG = BUILDING
EX = EXISTING
FL = FLOW LINE
FW = FIRE WATER
G = GAS
GB = GRADE BREAK
HDPE = HIGH DENSITY POLYETHYLENE
INV = INVERT
J.S. = JUNCTION STRUCTURE
MB = MAP BOOK
N.T.S. = NOT TO SCALE
PL = PROPERTY LINE
PM = PARCEL MAP
PMB = PARCEL MAP BOOK
R/W = RIGHT-OF-WAY
SW = SEWER
SD = STORM DRAIN
TG = TOP OF GRATE
TYP = TYPICAL
W = WATER

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK

SEAL

PLANS PREPARED BY:
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
MATTHEW T. HELLESEN R.C.E. 87299 DATE

CITY SEAL

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

RECOMMENDED BY
DATE
MATTHEW S. BENNETT R.C.E. 85106
Assistant Public Works Director

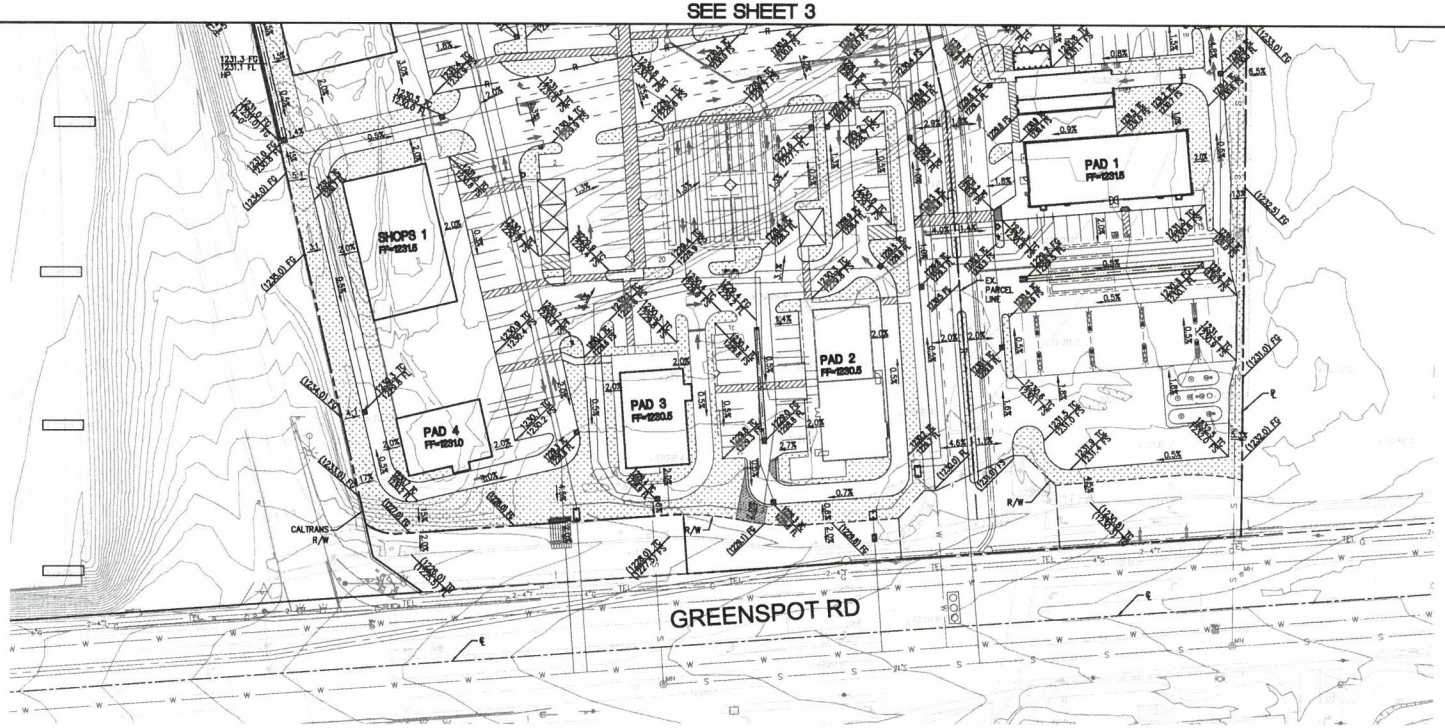
APPROVED BY
DATE
CARLOS ZAMARRO R.C.E. 80153
Public Works Director/City Engineer

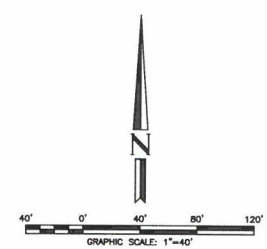
CONCEPTUAL GRADING PLAN

DRAWING NO. XX-XXX
DATE: 12/18/2020
SHEET CG-1 OF 4

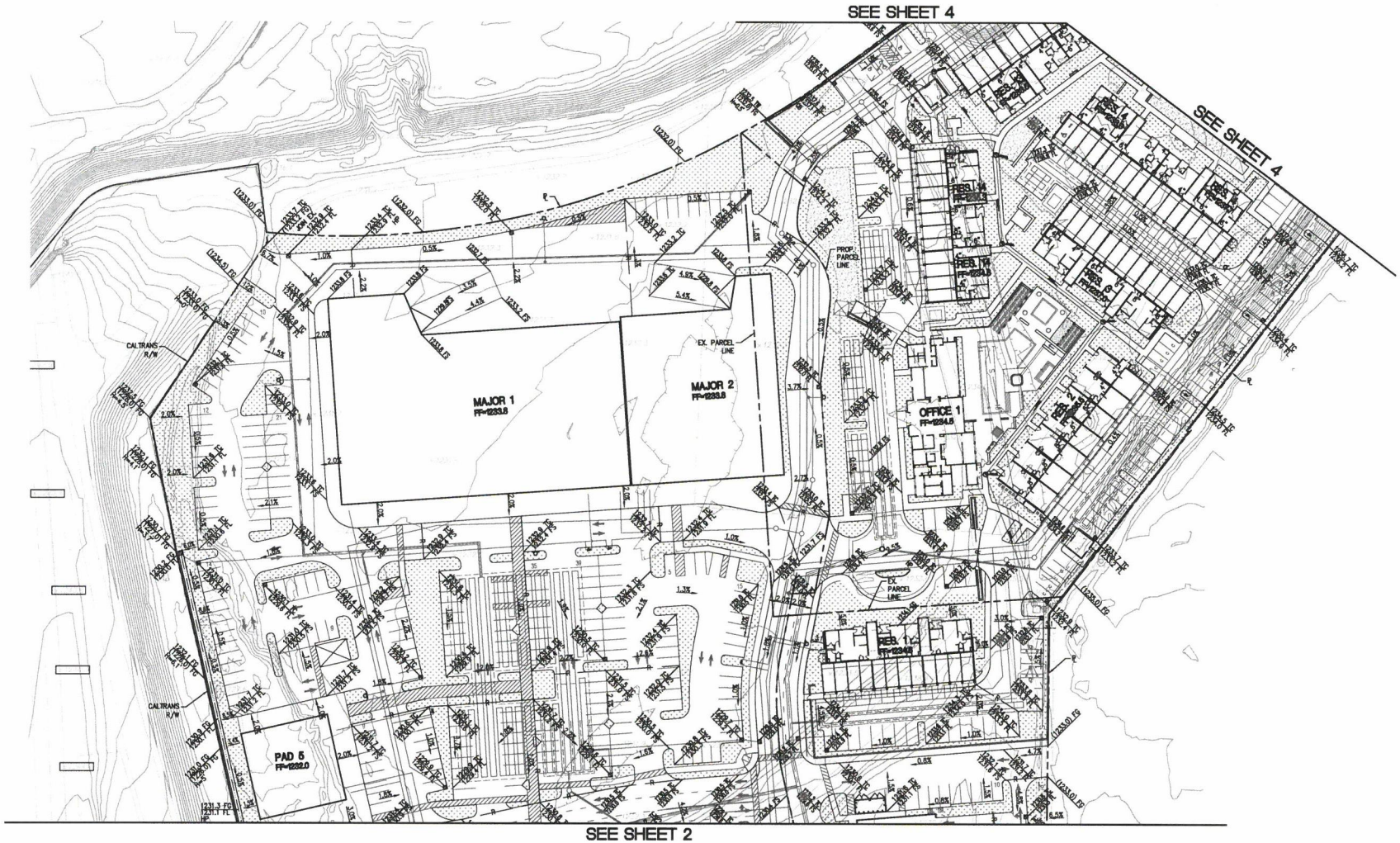
PLOTTED BY: jmarsh01 10:40 AM 12/18/2020 (from Vantage) N:\Active\2019\19-40 TREH Greenspot Village\Civil\Grading\GP\CG-1.dwg, 8.5x11 Landscape, 1:1, 12/18/2020 10:40am, djm

SEE SHEET 3





DIG ALERT CALL BEFORE YOU DIG 811	BENCHMARK	SEAL	PLANS PREPARED BY: DRC Engineering, Inc. Civil Engineering/Land Surveying/Land Planning 160 S. Old Springs Road Suite 210 Anaheim Hills, CA 92808 714-685-6860 MATTHEW T. HELLESEN R.C.E. 87299 DATE	CITY SEAL	REVISIONS MARK DESCRIPTION APPR. DATE	CITY OF HIGHLAND RECOMMENDED BY DATE MATTHEW S. BENNETT R.C.E. 65100 Assistant Public Works Director APPROVED BY DATE CARLOS ZAMANO R.C.E. 60153 Public Works Director/City Engineer	CONCEPTUAL GRADING PLAN DRAWER NO. XX-XXX DATE: 12/16/2020 SHEET CG-2 OF 4



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BENCHMARK

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714-685-6860
MATTHEW T. HELLESEN R.C.E. 87299 DATE

CITY SEAL

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

RECOMMENDED BY
DATE
MATTHEW S. BENNETT R.C.E. 65100
Assistant Public Works Director

APPROVED BY
DATE
CARLOS ZAMANO R.C.E. 80163
Public Works Director/City Engineer

CONCEPTUAL GRADING PLAN

DRAWING NO. XX-XXX
DATE: 12/16/2020
SHEET CG-3 OF 4



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714-685-6860
MATTHEW T. HELLESEN R.C.E. 67299 DATE

CITY SEAL

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RECOMMENDED BY
DATE
MATTHEW S. BENNETT R.C.E. 65100
Assistant Public Works Director

APPROVED BY
DATE
CARLOS ZAMARO R.C.E. 80153
Public Works Director/City Engineer

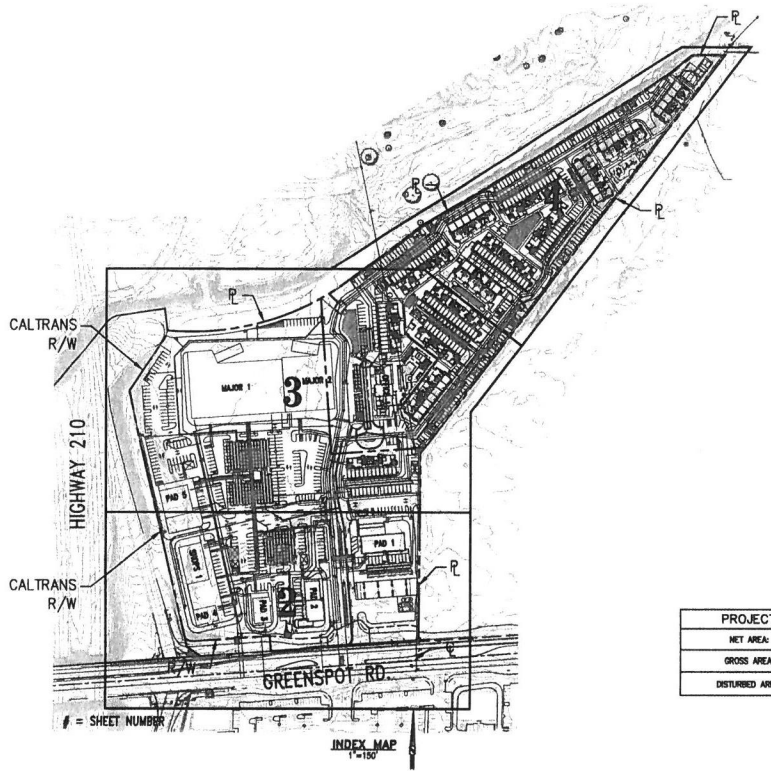
CONCEPTUAL GRADING PLAN

DRAWER NO. XX-XXX
DATE: 12/16/2020
SHEET CG-4 OF 4

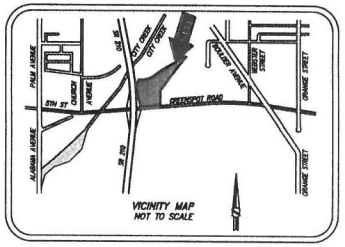
Exhibit No. 14:

Conceptual Utility Plan

CITY OF HIGHLAND
CONCEPTUAL UTILITY PLAN
GREENSPOT VILLAGE



INDEX MAP
1"=150'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET	CU-1
CONCEPTUAL UTILITY PLAN	CU-2 TO CU-4

SYMBOL LEGEND:

- 1305 — EXISTING CONTOUR
- PROPERTY LINE
- RIGHT OF WAY LINE
- STORM DRAIN LINE
- SWR — SEWER LINE
- W — DOMESTIC WATER LINE
- FW — FIRE WATER LINE

ABBREVIATIONS

BLDG = BUILDING
EX = EXISTING
FL = FLOW LINE
FW = FIRE WATER
G = GAS
GB = GRADE BREAK
HDPE = HIGH DENSITY POLYETHYLENE
INV = INVERT
J.S. = JUNCTION STRUCTURE
MB = MAP BOOK
N.T.S. = NOT TO SCALE
℄ = PROPERTY LINE
PM = PARCEL MAP
PMB = PARCEL MAP BOOK
R/W = RIGHT-OF-WAY
SW = SEWER
SD = STORM DRAIN
TG = TOP OF GRATE
TYP = TYPICAL
W = WATER

PROJECT AREA
NET AREA: 19.81 AC
GROSS AREA: 19.81 AC
DISTURBED AREA: 19.81 AC

DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK

SEAL

PLANS PREPARED BY:
RBF Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
MATTHEW T. HELLESEN R.C.E. 87299 DATE

CITY SEAL

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

RECOMMENDED BY
DATE
MATTHEW S. BENNETT R.C.E. 68108
Assistant Public Works Director

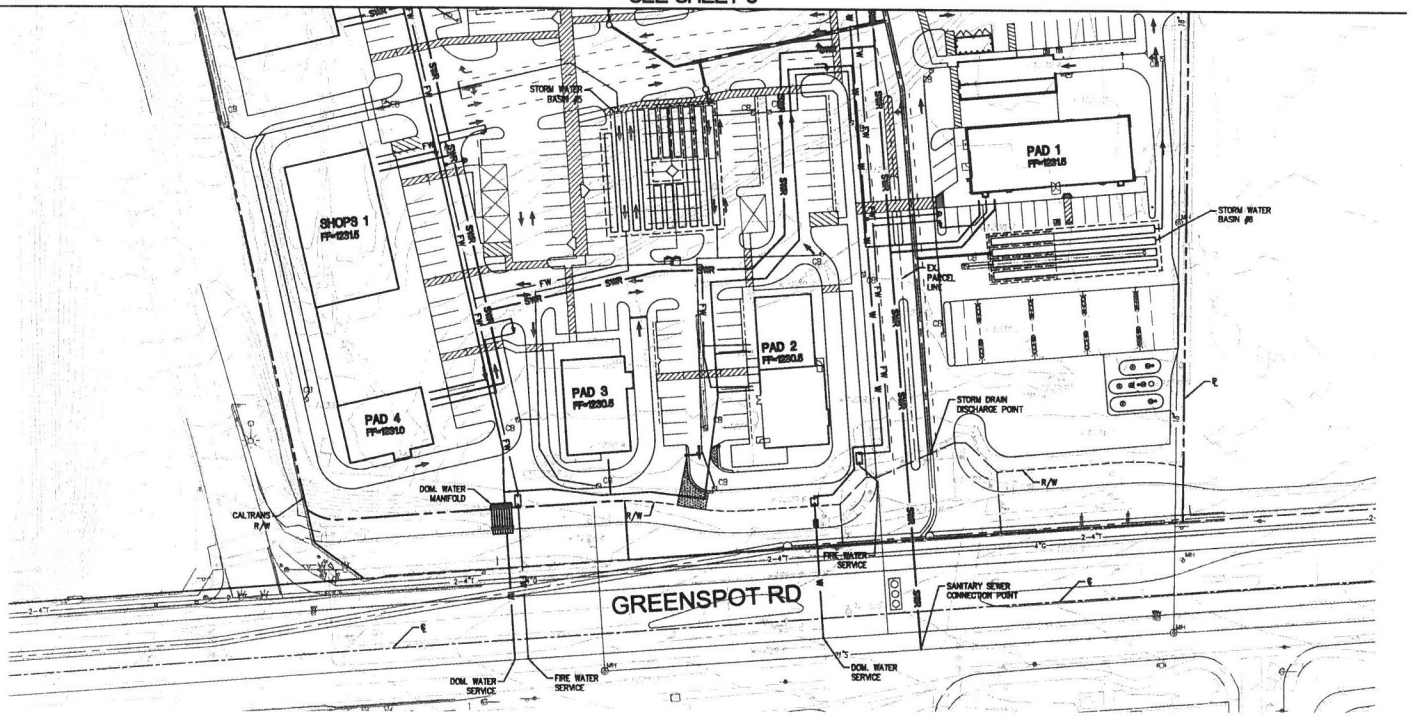
APPROVED BY
DATE
CARLOS ZAMARRO R.C.E. 60153
Public Works Director/City Engineer

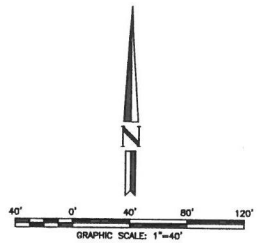
CONCEPTUAL UTILITY PLAN

DRAWER NO. XX-XXX
DATE: 12/18/2020
SHEET CU-1 OF 4

EXTERNAL REFERENCES: (F:\Projects\21426\01 Engr\Civil\21426101 Site.dwg) 44854102 (From Vestra) 44854101 (Proj) (From Vestra) 44854101 (From Vestra) 44854102 (From Vestra) 21426101 Site.dwg 21426101 (Proj) (From Vestra) 21426101 Site.dwg 21426101 (From Vestra) 21426101 Site.dwg 21426101 (From Vestra) 21426101 Site.dwg 21426101

SEE SHEET 3





DIG ALERT
CALL BEFORE YOU DIG
811

BENCHMARK

SEAL

PLANS PREPARED BY:
ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
MATTHEW T. HELLESEN R.C.E. 87299 DATE

CITY SEAL

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND

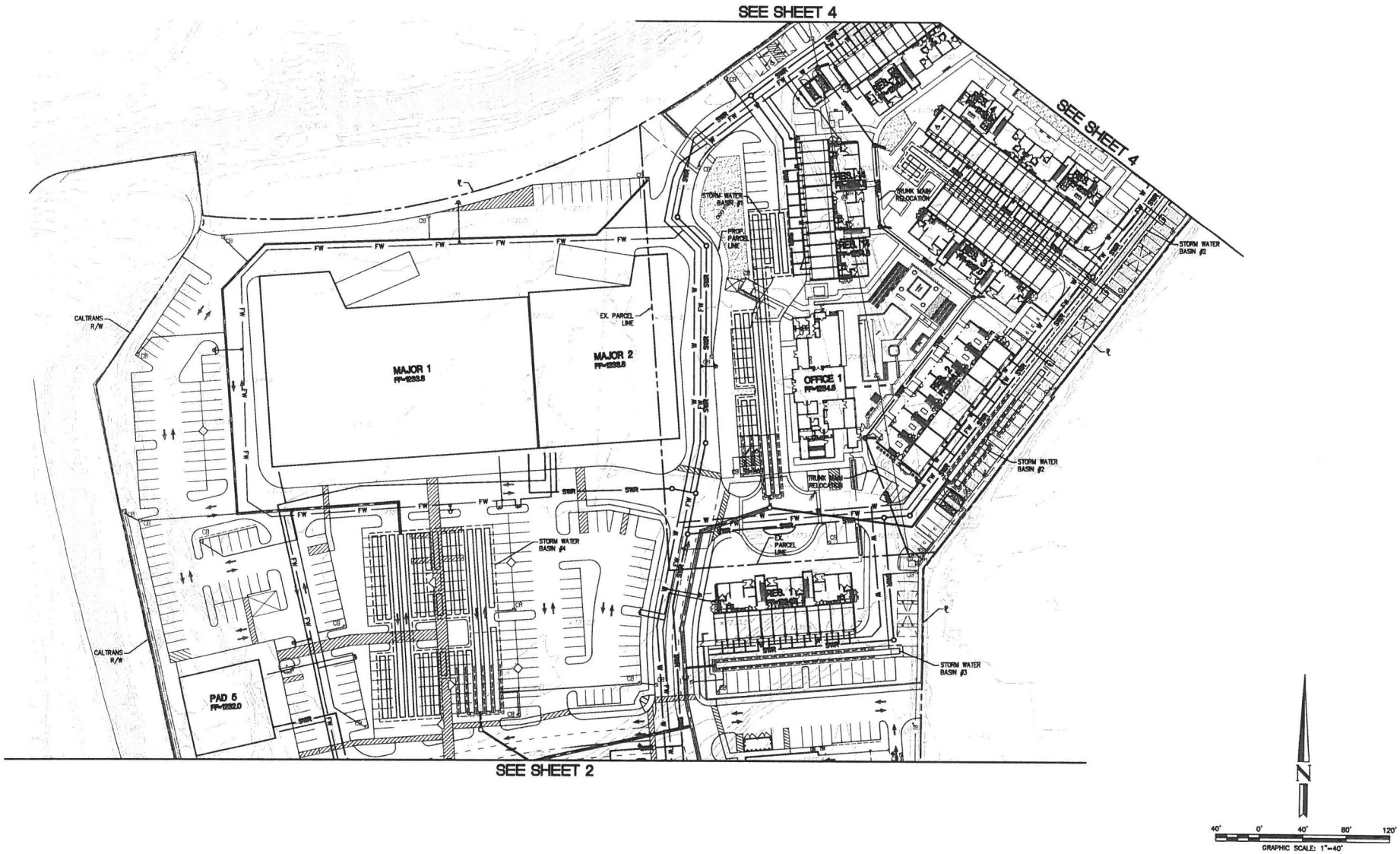
RECOMMENDED BY
DATE
MATTHEW B. BENNETT R.C.E. 85100
Assistant Public Works Director

APPROVED BY
DATE
CARLOS ZAMARRIPA R.C.E. 85153
Public Works Director/City Engineer

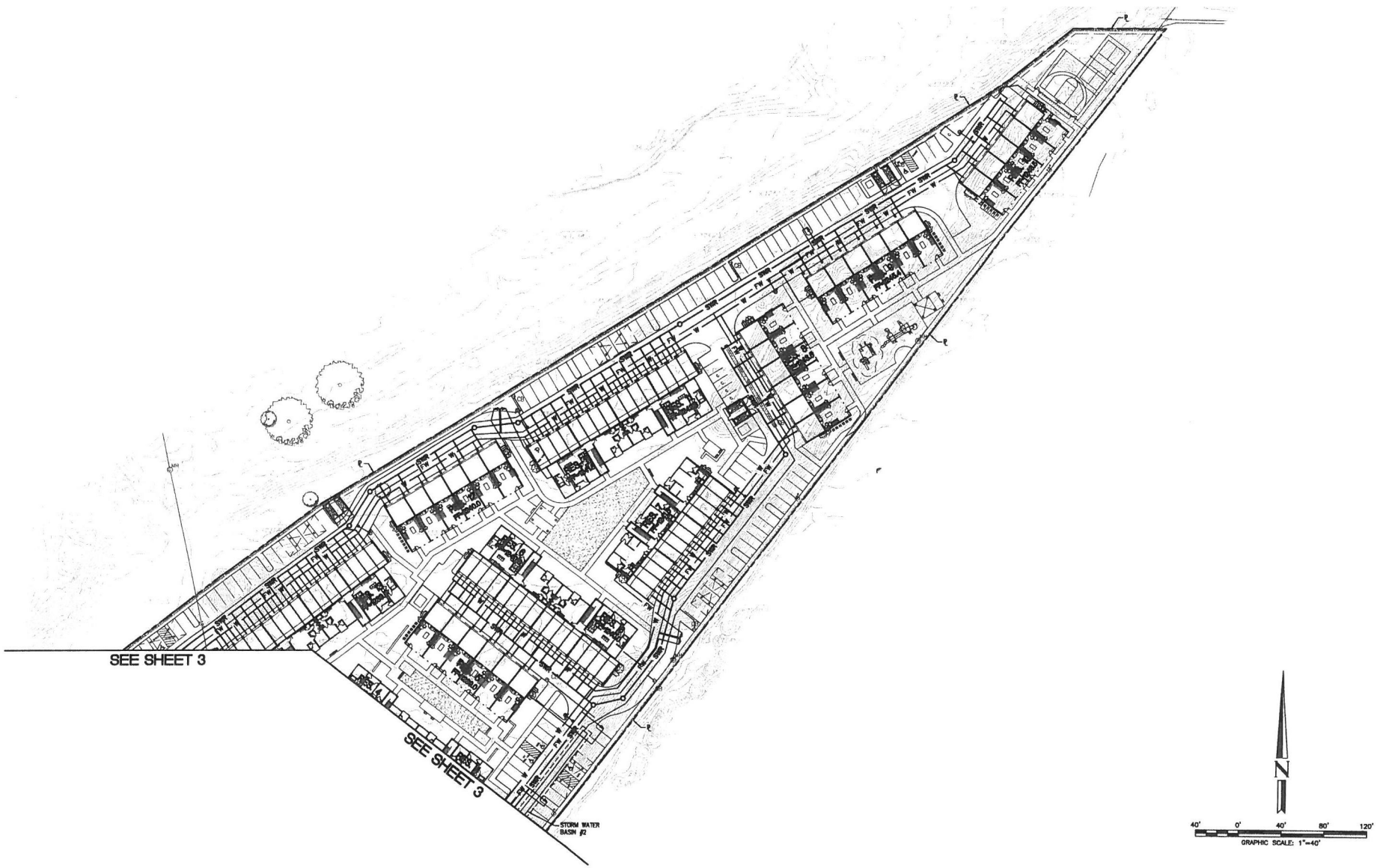
CONCEPTUAL UTILITY PLAN

DRAWER NO. XX-XXX
DATE 12/18/2020
SHEET CU-2 OF 4

EXTERNAL REFERENCES: F:\Projects\ 9140s101 9140 Ad Site 4485s102 (From Vantage) 9140s101 (rev) 9140s101 (from Vector) 9140s101 (rev) 9140 LA Site 20121 9140s100 TEMPLATE: C:\DWG\9140 HLD Conceptual Village Approach\CU\9140cu01.dwg, LAST SAVED ON: Dec 17 2020 11:33am PLOTTED BY: ANDREW CHU Dec 17 2020 11:37am CHU



DIG ALERT CALL BEFORE YOU DIG 811	BENCHMARK	SEAL	PLANS PREPARED BY: DRC Engineering, Inc. Civil Engineering/Land Surveying/Land Planning 160 S. Old Springs Road Suite 210 Anaheim Hills, CA 92808 714-685-6860 MATTHEW T. HELLESEN R.C.E. 87299 DATE	CITY SEAL	REVISIONS MARK DESCRIPTION APPR. DATE	CITY OF HIGHLAND RECOMMENDED BY DATE MATTHEW S. BENNETT R.C.E. 65100 Assistant Public Works Director APPROVED BY DATE CARLOS ZAMANO R.C.E. 60153 Public Works Director/City Engineer	CONCEPTUAL UTILITY PLAN DRAWER NO. XX-XXX DATE: 12/16/2020 SHEET CU-3 OF 4



DIG ALERT CALL BEFORE YOU DIG **811**	BENCHMARK	SEAL	PLANS PREPARED BY: DRC Engineering, Inc. Civil Engineering/Land Surveying/Land Planning — 160 S. Old Springs Road, Suite 210, Anaheim Hills, CA 92808, 714-685-6860 — MATTHEW T. HELLESEN, R.C.E. 87299, DATE	CITY SEAL	REVISIONS — MARK / DESCRIPTION / APPR. / DATE	**CITY OF HIGHLAND** — RECOMMENDED BY: DATE — MATTHEW S. BENNETT, R.C.E. 65100, Assistant Public Works Director; APPROVED BY: DATE — CARLOS ZAMANO, R.C.E. 60153, Public Works Director/City Engineer	**CONCEPTUAL UTILITY PLAN** — DRAWER NO. XX-XXX; DATE: 12/16/2020; SHEET CU-4 OF 4

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Chuck Dantuono, Director of Administrative Services/City Treasurer CD

SUBJECT: Resolution No. 2021-___ adopting a Biennial Budget for fiscal years 2021-2023.

RECOMMENDATION: Council adopt Resolution No. 2021-___ adopting a Biennial Budget for fiscal years 2021-2023.

FISCAL IMPACT: Expenditures of $78,921,740 for Fiscal Year 2021-2022 and $67,210,965 for Fiscal Year 2022-2023.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations.

BACKGROUND: The City Council reviewed in detail the proposed Biennial Budget at the May 18, 2021 Study Session.

The Council did not make any changes at the Study Session.

Approved _____	Motion _____	Second _____	Agenda Item No. 12
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

D Hugh

City Clerk

City Manager

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING A BIENNIAL BUDGET FOR FISCAL YEARS 2021-2023

WHEREAS, Government Code Section 53901 requires each local agency to file with the County Auditor a copy of its annual budget, unless exempted by the County Auditor; and

WHEREAS, a local agency must adopt a budget with estimates of expenditures and revenues for the fiscal year; and

WHEREAS, the biennial budget will fund the work program for the City of Highland.

NOW, THEREFORE, the City Council of the City of Highland does hereby resolve the following:

SECTION 1. That the biennial budget for fiscal years 2021-2023, a condensed copy of which is attached as Exhibit A and made a part hereof, and is hereby adopted for the City of Highland, with total estimated revenues of $45,931,340 and $39,165,710, estimated fund balance reserves of $53,881,659 and $42,984,739, and total estimated expenditures of $78,921,740 and $67,210,965 for fiscal years 2021-2022 and 2022-2023 respectively.

PASSED, APPROVED AND ADOPTED this 8th day of June 2021.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Betty Hughes, City Clerk

Exhibit A

Revenues

General Fund

Acct #	General Fund-001	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	3,598,009	3,736,746	4,595,045	4,450,000	4,594,625	4,824,355
7020	UNSECURED PROPERTY TAX	1,326	135,523	-	-	-	-
7030	SUPPLEMENTAL SECURED PROPERTY TAX	109,090	88,431	-	-	-	-
7040	SUPPLEMENTAL UNSECURED PROPERTY TAX	8,029	6,414	-	-	-	-
7050	UTILITY UNITARY TAX	66,450	68,492	-	-	-	-
7060	HOMEOWNERS EXEMPTION	61,597	60,484	-	-	-	-
7070	INTEREST, PENALTIES & DELINQUENT	155,431	22,975	-	-	-	-
7075	RESIDUAL BALANCE	760,553	832,320	772,925	857,000	884,855	926,845
7090	PROPERTY TAX-VEHICLE LICENSE FEE	4,986,328	5,285,303	5,519,325	5,500,000	5,678,750	5,962,690
7100	SALES & USE TAX	2,918,109	3,029,242	3,195,145	3,400,000	3,519,000	3,694,950
7110	EXTRACTION TAX	313,795	358,162	325,000	335,000	345,000	360,000
7300	TRANSIENT OCCUPANCY TAX	41,893	39,958	43,000	48,000	48,000	48,000
7400	FRANCHISE FEES-GAS	81,304	93,419	85,000	95,000	100,000	105,000
7401	FRANCHISE FEES-ELECTRIC	314,321	305,515	315,000	315,000	320,000	320,000
7402	FRANCHISE FEES-CABLE	420,310	426,180	385,000	460,000	470,000	480,000
7403	FRANCHISE FEES-REFUSE	682,357	700,381	640,000	800,000	840,000	882,000
7404	FRANCHISE FEES-KIOSK SIGNS	3,415	2,170	5,000	-	-	-
7413	FRANCHISE FEES-REFUSE HOUSEHOLD HAZ. WASTE	85,295	87,548	80,000	100,000	105,000	110,000
7450	BUSINESS LICENSE FEE	177,465	175,305	165,000	165,000	170,000	175,000
7451	MASSAGE PARLOR LICENSE FEE	930	930	-	-	-	-
7452	BUSINESS LICENSE-RESIDENTIAL RENTALS	5,096	2,352	-	-	-	-
7460	PROPERTY TRANSFER TAX	147,260	145,362	150,000	165,000	170,000	175,000
	TOTAL TAXES	**14,938,362**	**15,603,212**	**16,275,440**	**16,690,000**	**17,245,230**	**18,063,840**
	LICENSES & PERMITS:						
7510	ANIMAL LICENSE FEE	52,973	44,907	55,000	55,000	55,000	55,000
7600	BUILDING PERMITS-INSPECTION FEES	315,083	304,250	367,405	367,405	372,725	375,530
7610	BUILDING PERMITS-PLAN CHECK FEES	134,644	126,801	133,000	133,000	128,000	128,000
7620	BUILDING PERMITS-SMIP	2,912	3,717	2,000	2,000	2,000	2,000
7630	BUILDING PERMITS-BSAR FUND	1,380	1,440	1,000	1,000	1,000	1,000
7700	YARD SALE PERMITS	6,920	4,300	8,000	8,000	8,000	8,000
7800	MISCELLANEOUS PERMITS	-	-	-	-	-	-
	TOTAL LICENSES & PERMITS	**513,912**	**485,415**	**566,405**	**566,405**	**566,725**	**569,530**
	FINES & FORFEITURES:						
8150	PARKING CITATIONS	25,114	23,885	20,000	20,000	20,000	20,000
8160	ADMINISTRATIVE HEARING FEE	25	-	-	-	-	-
8200	GENERAL FINES	17,451	18,179	10,000	10,000	-	-
8201	CODE ENFORCEMENT FINES	1,771	36,169	10,000	10,000	10,000	10,000
8202	ADMINISTRATIVE CITATION PROGRAM	6,065	3,710	20,000	20,000	20,000	20,000
8252	BOOKING FEE REIMBURSEMENT	550	565	-	-	-	-
	TOTAL FINES & FORFEITURES	**50,976**	**82,508**	**60,000**	**60,000**	**50,000**	**50,000**
	MISCELLANEOUS REVENUE:						
8600	INTEREST	161,086	104,593	120,000	50,000	60,000	85,000
8605	REFUSE PENALTIES & INTEREST	7,032	10,647	2,500	2,500	1,000	1,000
8700	BUILDING RENTAL	-	-	-	-	-	-
8710	LAND RENTAL	107,190	119,890	121,000	125,000	131,070	133,750
8730	SALE OF LAND	-	-	-	400,000	-	-
8900	MISCELLANEOUS	10,541	1,746	5,000	5,000	5,000	5,000
8910	VOLUNTEER DONATIONS	8,500	10,360	8,500	8,500	15,000	15,000
8925	SETTLEMENTS	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**294,350**	**247,236**	**257,000**	**591,000**	**212,070**	**239,750**

General Fund

Acct #	General Fund-001	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	INTERGOVERNMENTAL REVENUE:						
9010	MOTOR VEHICLE IN-LIEU TAX	26,286	44,146	25,000	25,000	25,000	25,000
9210	STATE-OTHER	27,451	31,393	14,500	14,500	14,500	14,500
9325	ARTICLE 19 WDA	51,425	57,312	40,000	64,000	64,000	64,000
9331	SAN MANUEL TOT IN-LIEU	225,000	225,000	225,000	225,000	225,000	225,000
9335	SB 90 STATE MANDATE REIMBURSEMENTS	24,854	24,795	30,000	30,000	30,000	30,000
9380	SAN BERNARDINO UNIFIED SCHOOL DISTRICT	-	-	-	-	-	-
	TOTAL INTERGOVERNMENTAL REVENUE	**355,016**	**382,646**	**334,500**	**358,500**	**358,500**	**358,500**
	CURRENT SERVICE CHARGES:						
9510	PLANNING FEES-ZONING/GENERAL PLAN AMENDMENT	-	-	-	-	-	-
9511	PLANNING FEES-TENTATIVE PARCEL MAP	5,300	5,300	-	-	-	-
9512	PLANNING FEES-MINOR/MAJOR VARIANCE	-	-	-	-	-	-
9513	PLANNING FEES-DESIGN REVIEW	46,385	49,650	-	-	-	-
9514	PLANNING FEES-CONDITIONAL USE PERMIT	25,911	33,900	-	-	-	-
9515	PLANNING FEES-TENTATIVE TRACT MAP	-	-	-	-	-	-
9516	PLANNING FEES-LOT LINE ADJUSTMENT	5,505	1,835	-	-	-	-
9517	PLANNING FEES-OTHER	142,771	87,856	297,500	200,000	178,505	186,435
9518	PLANNING FEES-APPEALS/HEARINGS	-	-	-	-	-	-
9519	PLANNING FEES-TEMPORARY OCCUPANCY PERMIT	45	450	-	-	-	-
9520	ENGINEERING FEES-PLAN CHECKS	185,410	122,042	-	-	-	-
9521	ENGINEERING FEES-INSPECTIONS	150,007	146,320	295,000	295,000	313,045	337,960
9522	ENGINEERING FEES-STREET OPENING PERMITS	-	-	-	-	-	-
9523	ENGINEERING FEES-OTHER	2,830	1,404	-	-	-	-
9524	NPDES INSPECTION FEES	2,325	1,550	1,000	1,000	1,000	1,000
9525	PARK FEES	-	1,770	1,500	1,500	1,500	1,500
9526	POLICE DEPARTMENT FEES	186,629	190,233	195,000	195,000	198,900	202,880
9528	CITATION SIGN OFF FEES	207	299	-	-	-	-
9529	REPOSSESSION RELEASE FEES	1,005	900	-	-	-	-
9531	WITNESS FEES	550	-	-	-	-	-
9532	SELF HAULER FEES	1,155	770	1,000	1,000	1,000	1,000
9534	DELINQUENT REFUSE ADMIN FEES	69,325	6,758	10,000	10,000	2,000	1,000
9536	LIVESCAN SERVICE FEES	646	510	1,250	1,250	600	600
9538	FORECLOSURE REGISTRATION FEES	1,710	750	2,000	2,000	2,000	2,000
9540	RECORDATION OF DOCUMENT FEES	10,897	217	5,000	5,000	5,000	5,000
9541	BURRTEC CODE ENFORCEMENT FEES	54,290	65,182	104,500	104,500	107,500	110,350
9545	FALSE ALARM FEES	240	-	-	-	-	-
9550	CANDIDATES STATEMENT DEPOSIT	444	-	-	-	-	-
9620	SALE OF MAPS	-	-	-	-	-	-
9630	SALE OF MISCELLANEOUS COPIES	51	157	1,500	1,500	1,500	1,500
9631	POLICE STATION REPORTS	659	2,804	500	500	500	500
9632	VEHICLE STORAGE FEES	35,260	19,135	40,000	40,000	40,000	40,000
9633	NOTARY FEES	120	90	-	-	-	-
9635	RETURNED CHECK CHARGE FEES	120	160	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**929,796**	**740,042**	**955,750**	**858,250**	**853,050**	**891,725**
	TOTAL GENERAL FUND	**17,082,412**	**17,541,058**	**18,449,095**	**19,124,155**	**19,285,575**	**20,173,345**

Traffic Safety

Acct #	Traffic Safety-002	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	FINES & FORFEITURES:						
8100	VEHICLE CODE FINES-CVC	22,862	17,096	49,000	25,000	46,000	49,000
8200	GENERAL FINES	-	-	-	-	15,000	15,000
	TOTAL FINES & FORFEITURES	**22,862**	**17,096**	**49,000**	**25,000**	**61,000**	**64,000**
	MISCELLANEOUS REVENUE:						
8600	INTEREST	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**-**	**-**	**-**	**-**	**-**	**-**
	CURRENT SERVICE CHARGES:						
9901	OPERATING TRANSFER IN-GENERAL FUND	9,507	**17,619**	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**9,507**	**17,619**	-	-	-	-
	TOTAL TRAFFIC SAFETY	**32,370**	**34,715**	**49,000**	**25,000**	**61,000**	**64,000**

Gas Tax

Acct #	Gas Tax-004	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	45,751	11,521	2,000	2,000	10,000	10,000
8900	MISCELLANEOUS	54,492	4,143	5,000	5,000	20,000	15,000
	TOTAL MISCELLANEOUS REVENUE	**100,243**	**15,664**	**7,000**	**7,000**	**30,000**	**25,000**
	INTERGOVERNMENTAL REVENUE:						
9100	GAS TAX-2106	194,407	176,091	192,215	182,510	196,885	206,730
9110	GAS TAX-2107	377,853	359,271	400,045	377,645	408,595	429,025
9120	GAS TAX-2107.5	7,500	7,500	7,500	7,500	7,500	7,500
9140	GAS TAX-2105	300,453	284,528	304,650	297,525	321,070	337,125
9145	GAS TAX-2103	182,942	384,610	567,040	431,655	492,735	517,370
9320	ROAD MAINTENANCE & REHAB ACCOUNT	1,004,218	966,068	906,385	995,415	1,090,165	1,144,675
9329	TCRF-PROP 42-SB 1	61,754	62,707	61,755	-	-	-
	TOTAL INTERGOVERNMENTAL REVENUE	**2,129,127**	**2,240,775**	**2,439,590**	**2,292,250**	**2,516,950**	**2,642,425**
	CURRENT SERVICE CHARGES:						
9923	OPERATING TRANSFER IN-GEN. CAPITAL FINANCING	290,046	145,023	145,025	145,025	145,025	145,025
	TOTAL CURRENT SERVICE CHARGES	**290,046**	**145,023**	**145,025**	**145,025**	**145,025**	**145,025**
	TOTAL GAS TAX	**2,519,417**	**2,401,462**	**2,591,615**	**2,444,275**	**2,691,975**	**2,812,450**

Article 3

Acct #	Article 3-005	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7205	TRANSPORTATION TAX-ARTICLE 3	167,902	429,095	283,000	283,000	286,000	28,000
	TOTAL TAXES	**167,902**	**429,095**	**283,000**	**283,000**	**286,000**	**28,000**
	TOTAL ARTICLE 3	**167,902**	**429,095**	**283,000**	**283,000**	**286,000**	**28,000**

Community Development Block Grant

Acct #	Community Development Block Grant-006	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	INTERGOVERNMENTAL REVENUE:						
9300	COMMUNITY DEVELOPMENT BLOCK GRANT	480,398	289,999	575,360	575,360	583,700	655,795
	TOTAL INTERGOVERNMENTAL REVENUE	**480,398**	**289,999**	**575,360**	**575,360**	**583,700**	**655,795**
	CURRENT SERVICE CHARGES:						
9901	OPERATING TRANSFER IN-GENERAL FUND	477	-	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**477**	**-**	**-**	**-**	**-**	**-**
	TOTAL CDBG	**480,875**	**289,999**	**575,360**	**575,360**	**583,700**	**655,795**

Development Impact Fees

Acct #	Development Impact Fees-007	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	199,414	170,611	125,000	50,000	55,000	60,000
	TOTAL MISCELLANEOUS REVENUE	**199,414**	**170,611**	**125,000**	**50,000**	**55,000**	**60,000**
	CURRENT SERVICE CHARGES:						
9700	DEV IMPACT FEES-POLICE FACILITIES	5,122	884	-	-	-	-
9701	DEV IMPACT FEES-FIRE FACILITIES	16,633	3,152	-	-	-	-
9702	DEV IMPACT FEES-GENERAL FACILITIES	21,752	7,382	-	-	-	-
9703	DEV IMPACT FEES-PARKS & RECREATION FACILITIES	71,476	6,550	-	-	-	-
9710	DEV IMPACT FEES-UNALLOCATED FACILITIES	-	-	150,000	225,000	225,000	225,000
9711	DEV IMPACT FEES-LIBRARY FACILITIES	16,771	1,614	-	-	-	-
9712	DEV IMPACT FEES-LOCAL CIRCULATION	92,526	63,973	-	-	-	-
9713	DEV IMPACT FEES-REGIONAL FLOOD	17,936	6,570	-	-	-	-
9714	DEV IMPACT FEES-PUBLIC USE	23,007	2,011	-	-	-	-
9715	DEV IMPACT FEES-REGIONAL CIRC DEL ROSA	9,649	5,877	-	-	-	-
9716	DEV IMPACT FEES-REGIONAL CIRC BASE LINE	22,032	13,418	-	-	-	-
9717	DEV IMPACT FEES-REGIONAL CIRC FIFTH STREET	21,657	13,190	-	-	-	-
9718	DEV IMPACT FEES-REGIONAL ARTERIALS	214,690	130,755	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**533,250**	**255,376**	**150,000**	**225,000**	**225,000**	**225,000**
	TOTAL DEVELOPMENT IMPACT FEES	**732,664**	**425,987**	**275,000**	**275,000**	**280,000**	**285,000**

Developer Fees

Acct #	Developer Fees-008	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	83,571	77,758	80,000	30,000	35,000	40,000
	TOTAL MISCELLANEOUS REVENUE	**83,571**	**77,758**	**80,000**	**30,000**	**35,000**	**40,000**
	CURRENT SERVICE CHARGES:						
9543	MICROFILM FEES	6,734	6,187	10,000	10,000	10,000	10,000
9647	DEVELOPER FEES-STREETS/TREES	21,014	134,602	-	-	-	-
9648	DEVELOPER FEES-SIGNALS	228,517	-	-	-	-	-
9651	DEVELOPER FEES-MEDIAN	-	428,600	-	-	-	-
9653	DEVELOPER FEES-UNDERGROUND UTILITIES	-	47,040	-	-	-	-
9720	INCLUSIONARY HOUSING	-	3,750	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**256,265**	**620,179**	**10,000**	**10,000**	**10,000**	**10,000**
	TOTAL DEVELOPER FEES	**339,836**	**697,937**	**90,000**	**40,000**	**45,000**	**50,000**

Capital Improvements

Acct #	Capital Improvements-010	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	261,968	187,767	160,000	40,000	45,000	50,000
8900	MISCELLANEOUS	4,890	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**266,858**	**187,767**	**160,000**	**40,000**	**45,000**	**50,000**
	INTERGOVERNMENTAL REVENUE:						
9318	CITY OF SAN BERNARDINO PROJECT REIMBURSEMENT	-	-	-	-	-	-
	TOTAL INTERGOVERNMENTAL REVENUE	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL CAPITAL IMPROVEMENTS	**266,858**	**187,767**	**160,000**	**40,000**	**45,000**	**50,000**

Landscape Maintenance District

Acct #	Landscape Maintenance District-012	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	368,423	399,665	365,000	405,000	410,000	415,000
	TOTAL TAXES	**368,423**	**399,665**	**365,000**	**405,000**	**410,000**	**415,000**
	MISCELLANEOUS REVENUE:						
8600	INTEREST	610	-	-	-	-	-
8900	MISCELLANEOUS	4,570	15,000	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**5,180**	**15,000**	**-**	**-**	**-**	**-**
	CURRENT SERVICE CHARGES:						
9901	OPERATING TRANSFER IN-GENERAL FUND	35,000	51,032	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**35,000**	**51,032**	**-**	**-**	**-**	**-**
	TOTAL LANDSCAPE MAINTENANCE DISTRICT	**408,603**	**465,697**	**365,000**	**405,000**	**410,000**	**415,000**

Street Light District

Acct #	Street Light District-013	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	328,448	326,615	345,000	345,000	346,000	350,000
	TOTAL TAXES	**328,448**	**326,615**	**345,000**	**345,000**	**346,000**	**350,000**
	MISCELLANEOUS REVENUE:						
8900	MISCELLANEOUS	-	-	13,800	30,000	25,000	25,000
	TOTAL MISCELLANEOUS REVENUE	**-**	**-**	**13,800**	**30,000**	**25,000**	**25,000**
	CURRENT SERVICE CHARGES:						
9923	OPERATING TRANSFER IN-GEN CAPITAL FIN	159,991	21,624	17,270	17,270	-	-
	TOTAL CURRENT SERVICE CHARGES	**159,991**	**21,624**	**17,270**	**17,270**	**-**	**-**
	TOTAL STREET LIGHT DISTRICT	**488,439**	**348,239**	**376,070**	**392,270**	**371,000**	**375,000**

Community Facilities Districts

Acct #	Community Facilities Districts-014	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8900	MISCELLANEOUS	9,725	9,559	10,100	10,100	10,100	10,350
	TOTAL MISCELLANEOUS REVENUE	**9,725**	**9,559**	**10,100**	**10,100**	**10,100**	**10,350**
	TOTAL COMMUNITY FACILITIES DISTRICTS	**9,725**	**9,559**	**10,100**	**10,100**	**10,100**	**10,350**

Community Trails District

Acct #	Community Trails District-015	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	11,693	12,106	10,700	12,225	12,500	12,750
	TOTAL TAXES	**11,693**	**12,106**	**10,700**	**12,225**	**12,500**	**12,750**
	CURRENT SERVICE CHARGES:						
9901	OPERATING TRANSFER IN-GENERAL FUND	-	-	-	-	-	-
9923	OPERATING TRANSFER IN-GEN. CAPITAL FINANCING	-	-	15,910	15,910	-	-
	TOTAL CURRENT SERVICE CHARGES	**-**	**-**	**15,910**	**15,910**	**-**	**-**
	TOTAL COMMUNITY TRAILS DISTRICT	**11,693**	**12,106**	**26,610**	**28,135**	**12,500**	**12,750**

Parks Maintenance District

Acct #	Parks Maintenance District-016	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	81,696	85,319	77,000	87,500	88,500	89,500
	TOTAL TAXES	**81,696**	**85,319**	**77,000**	**87,500**	**88,500**	**89,500**
	MISCELLANEOUS REVENUE:						
8600	INTEREST	2,779	2,133	1,500	700	800	900
8900	MISCELLANEOUS	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**2,779**	**2,133**	**1,500**	**700**	**800**	**900**
	CURRENT SERVICE CHARGES:						
9901	OPERATING TRANSFER IN-GENERAL FUND	44,921	43,757	51,270	51,270	49,425	50,815
	TOTAL CURRENT SERVICE CHARGES	**44,921**	**43,757**	**51,270**	**51,270**	**49,425**	**50,815**
	TOTAL PARKS MAINTENANCE DISTRICT	**129,396**	**131,209**	**129,770**	**139,470**	**138,725**	**141,215**

Measure I

Acct #	Measure I-017	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	150,022	101,150	150,000	17,000	18,000	19,000
8900	MISCELLANEOUS	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**150,022**	**101,150**	**150,000**	**17,000**	**18,000**	**19,000**
	INTERGOVERNMENTAL REVENUE:						
9131	MEASURE I 2010-2040	1,034,748	1,030,025	1,032,000	1,075,000	1,112,625	1,168,255
9135	SBCTA	-	-	260,000	260,000	-	-
9210	STATE-OTHER	-	-	-	-	-	-
	TOTAL INTERGOVERNMENTAL REVENUE	**1,034,748**	**1,030,025**	**1,292,000**	**1,335,000**	**1,112,625**	**1,168,255**
	TOTAL MEASURE I	**1,184,770**	**1,131,175**	**1,442,000**	**1,352,000**	**1,130,625**	**1,187,255**

Air Quality Management District (AQMD)

Acct #	Air Quality Management District-020	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	8,247	6,905	4,000	2,400	2,500	2,600
	TOTAL MISCELLANEOUS REVENUE	**8,247**	**6,905**	**4,000**	**2,400**	**2,500**	**2,600**
	INTERGOVERNMENTAL REVENUE:						
9135	SBCTA	32,000	2,000	-	-	-	-
9317	AQMD AB 2766	71,028	70,602	70,000	72,000	72,000	72,000
	TOTAL INTERGOVERNMENTAL REVENUE	**103,028**	**72,602**	**70,000**	**72,000**	**72,000**	**72,000**
	TOTAL AQMD	**111,275**	**79,507**	**74,000**	**74,400**	**74,500**	**74,600**

Citizen's Option for Public Safety (COPS)

Acct #	Citizen's Option for Public Safety-021	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	INTERGOVERNMENTAL REVENUE:						
9350	COPS GRANT	149,154	156,422	156,000	156,000	160,000	165,000
	TOTAL INTERGOVERNMENTAL REVENUE	**149,154**	**156,422**	**156,000**	**156,000**	**160,000**	**165,000**
	TOTAL COPS	**149,154**	**156,422**	**156,000**	**156,000**	**160,000**	**165,000**

General Capital Financing

Acct #	General Capital Financing-023	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	173,901	183,452	165,000	166,210	158,645	146,870
8900	MISCELLANEOUS	239,176	31,410	5,000	5,000	5,000	5,000
	TOTAL MISCELLANEOUS REVENUE	**413,077**	**214,862**	**170,000**	**171,210**	**163,645**	**151,870**
	CURRENT SERVICE CHARGES:						
9539	PAVEMENT IMPACT FEES	136,471	171,897	100,000	100,000	100,000	100,000
9901	OPERATING TRANSFER IN-GENERAL FUND	1,278,480	146,526	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**1,414,951**	**318,423**	**100,000**	**100,000**	**100,000**	**100,000**
	TOTAL GENERAL CAPITAL FINANCING	**1,828,028**	**533,285**	**270,000**	**271,210**	**263,645**	**251,870**

Street & Storm Drain Maintenance District

Acct #	Street & Storm Drain Maintenance District-024	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	40,140	40,078	37,000	40,200	40,300	40,400
	TOTAL TAXES	**40,140**	**40,078**	**37,000**	**40,200**	**40,300**	**40,400**
	MISCELLANEOUS REVENUE:						
8600	INTEREST	10,390	9,145	9,600	3,200	3,300	3,400
8900	MISCELLANEOUS	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**10,390**	**9,145**	**9,600**	**3,200**	**3,300**	**3,400**
	TOTAL STREET & STORM DRAIN MAINTENANCE DIST.	**50,530**	**49,223**	**46,600**	**43,400**	**43,600**	**43,800**

Justice Assistance Grant

Acct #	Justice Assistance Grant-026	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	INTERGOVERNMENTAL REVENUE:						
9360	JUSTICE ASSISTANCE GRANT	-	-	20,000	20,000	20,000	20,000
	TOTAL INTERGOVERNMENTAL REVENUE	**-**	**-**	**20,000**	**20,000**	**20,000**	**20,000**
	TOTAL JUSTICE ASSISTANCE GRANT	**-**	**-**	**20,000**	**20,000**	**20,000**	**20,000**

Grants Fund

Acct #	Grants Fund-027	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	120,551	106,102	-	-	-	-
8900	MISCELLANEOUS	2,000	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**122,551**	**106,102**	**-**	**-**	**-**	**-**
	INTERGOVERNMENTAL REVENUE:						
9135	SBCTA	-	18,000	17,000	17,000	-	-
9210	STATE-OTHER	1,070,235	921,046	2,070,000	3,637,000	2,822,000	2,319,000
9215	STATE-SLPP	1,393,000	-	-	-	-	-
9310	MISC PROJECT REIMBURSEMENT	-	1,075,648	-	-	-	-
9311	METROPOLITAN WATER DISTRICT PROJECT REIMB.	-	-	-	-	-	-
9312	OMNI-TRANS PROJECT REIMBURSEMENT	-	-	-	-	-	-
9314	IVDA PROJECT REIMBURSEMENT	41,406	99,606	100,000	100,000	589,000	280,000
9318	CITY OF SAN BERNARDINO PROJECT REIMBURSEMENT	-	655,269	1,044,000	1,044,000	2,000	10,000
9319	EVWD PROJECT REIMBURSEMENT	-	48,770	-	-	37,000	6,000
9321	SB CO. FLOOD CONTROL PROJECT REIMBURSEMENT	-	-	-	-	13,600,000	-
9322	COUNTY OF SAN BERNARDINO PROJECT REIMB.	-	4,723	-	-	1,436,000	-
9324	CITY OF REDLANDS PROJECT REIMBURSEMENT	38,916	83,074	62,000	62,000	111,000	38,000
9327	SO. CAL. EDISON PROJECT REIMBURSEMENT	-	-	-	-	-	-
9328	SAN MANUEL COMMUNITY CREDIT FUNDS	4,678,000	82,274	4,175,000	4,175,000	-	-
9355	INDIAN GAMING GRANT	-	-	-	-	-	-
	TOTAL INTERGOVERNMENTAL REVENUE	**7,221,557**	**2,988,410**	**7,468,000**	**9,035,000**	**18,597,000**	**2,653,000**
	TOTAL GRANTS FUND	**7,344,108**	**3,094,512**	**7,468,000**	**9,035,000**	**18,597,000**	**2,653,000**

Paramedic Department

Acct #	Paramedic Department-028	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7085	PROPERTY TAX-PARAMEDIC TAX	360,565	359,231	360,000	360,000	360,000	360,000
	TOTAL TAXES	**360,565**	**359,231**	**360,000**	**360,000**	**360,000**	**360,000**
	MISCELLANEOUS REVENUE:						
8900	MISCELLANEOUS	15,514	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**15,514**	**-**	**-**	**-**	**-**	**-**
	CURRENT SERVICE CHARGES:						
9929	OPERATING TRANSFER IN-FIRE DEPARTMENT	1,177,282	1,493,841	1,707,265	1,707,265	1,767,450	1,868,825
	TOTAL CURRENT SERVICE CHARGES	**1,177,282**	**1,493,841**	**1,707,265**	**1,707,265**	**1,767,450**	**1,868,825**
	TOTAL PARAMEDIC DEPARTMENT	**1,553,362**	**1,853,072**	**2,067,265**	**2,067,265**	**2,127,450**	**2,228,825**

Fire Department

Acct #	Fire Department-029	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	TAXES:						
7010	SECURED PROPERTY TAX	2,570,150	2,665,469	3,287,525	3,179,010	3,282,330	3,446,445
7020	UNSECURED PROPERTY TAX	947	96,815	-	-	-	-
7030	SUPPLEMENTAL SECURED PROPERTY TAX	77,932	63,174	-	-	-	-
7040	SUPPLEMENTAL UNSECURED PROPERTY TAX	5,736	4,582	-	-	-	-
7050	UTILITY UNITARY TAX	47,471	48,929	-	-	-	-
7070	INTEREST, PENALTIES & DELINQUENT	111,037	16,413	-	-	-	-
7075	RESIDUAL BALANCE	543,327	594,596	503,845	612,000	631,890	661,880
	TOTAL TAXES	**3,356,600**	**3,489,978**	**3,791,370**	**3,791,010**	**3,914,220**	**4,108,325**
	LICENSES & PERMITS:						
7600	BUILDING PERMITS-INSPECTION FEES	17,333	14,540	20,000	20,000	20,000	20,000
7610	BUILDING PERMITS-PLAN CHECK FEES	6,475	9,546	17,500	17,500	17,500	17,500
	TOTAL LICENSES & PERMITS	**23,808**	**24,086**	**37,500**	**37,500**	**37,500**	**37,500**
	MISCELLANEOUS REVENUE:						
8600	INTEREST	162,041	122,187	156,000	40,000	45,000	55,000
8900	MISCELLANEOUS	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**162,041**	**122,187**	**156,000**	**40,000**	**45,000**	**55,000**
	INTERGOVERNMENTAL REVENUE:						
9225	FEDERAL GRANTS	137,782	-	-	-	-	-
9410	PASS THRU-FIRE DEPARTMENT	138,794	149,860	155,000	155,000	165,000	175,000
	TOTAL INTERGOVERNMENTAL REVENUE	**276,576**	**149,860**	**155,000**	**155,000**	**165,000**	**175,000**
	CURRENT SERVICE CHARGES:						
9527	FIRE DEPARTMENT FEES	490,502	500,208	507,000	507,000	517,140	527,485
9901	OPERATING TRANSFER IN-GENERAL FUND	-	441,327	-	-	767,790	830,380
	TOTAL CURRENT SERVICE CHARGES	**490,502**	**941,535**	**507,000**	**507,000**	**1,284,930**	**1,357,865**
	TOTAL FIRE DEPARTMENT	**4,309,528**	**4,727,646**	**4,646,870**	**4,530,510**	**5,446,650**	**5,733,690**

Major Grants Fund

Acct #	Major Grants Fund-030	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	INTERGOVERNMENTAL REVENUE:						
9225	FEDERAL GRANTS	762,347	1,399,003	8,846,160	9,026,500	11,655,000	22,251,000
	TOTAL INTERGOVERNMENTAL REVENUE	**762,347**	**1,399,003**	**8,846,160**	**9,026,500**	**11,655,000**	**22,251,000**
	TOTAL MAJOR GRANTS FUND	**800,093**	**1,399,003**	**8,846,160**	**9,026,500**	**11,655,000**	**22,251,000**

Insurance

Acct #	Insurance-041	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	83,521	75,030	80,000	25,000	25,000	26,000
8900	MISCELLANEOUS	89,724	23,412	18,000	167,450	25,500	25,500
8915	CLAIMS PAYABLE	-	1,893	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**173,245**	**100,335**	**98,000**	**192,450**	**50,500**	**51,500**
	CURRENT SERVICE CHARGES:						
9599	INSURANCE DEPARTMENT CHARGE	328,726	384,132	446,165	446,165	603,730	629,675
9901	OPERATING TRANSFER IN-GENERAL FUND	-	-	-	-	-	-
	TOTAL CURRENT SERVICE CHARGES	**328,726**	**384,132**	**446,165**	**446,165**	**603,730**	**629,675**
	TOTAL INSURANCE	**501,970**	**484,467**	**544,165**	**638,615**	**654,230**	**681,175**

General Services

Acct #	General Services-042	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	MISCELLANEOUS REVENUE:						
8600	INTEREST	21,817	19,784	15,000	6,200	6,800	7,000
8900	MISCELLANEOUS	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**21,817**	**19,784**	**15,000**	**6,200**	**6,800**	**7,000**
	CURRENT SERVICE CHARGES:						
9542	EVC STATION FEES	-	601	-	-	-	-
9598	BUILDING SERVICES DEPARTMENT CHARGE	30,625	36,365	36,455	36,455	80,905	75,215
9901	OPERATING TRANSFER IN-GENERAL FUND	250,000	10,000	-	-	30,000	-
	TOTAL CURRENT SERVICE CHARGES	**280,625**	**46,966**	**36,455**	**36,455**	**110,905**	**75,215**
	TOTAL GENERAL SERVICES	**302,442**	**66,750**	**51,455**	**42,655**	**117,705**	**82,215**
	TOTAL CITY	**40,805,450**	**36,549,892**	**49,013,135**	**51,039,320**	**64,510,980**	**60,445,335**

Expenditures

City Council

Acct #	General Fund-001 City Council-1000	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	50,884	48,182	48,000	48,000	48,000	48,000
	TOTAL SALARIES & WAGES	**50,884**	**48,182**	**48,000**	**48,000**	**48,000**	**48,000**
	BENEFITS:						
3510	CAFETERIA PLAN	71,875	78,776	81,000	81,000	84,000	87,000
3530	MEDICARE & SOCIAL SECURITY	8,089	8,362	9,870	9,870	10,100	10,330
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	500	500	500
	TOTAL BENEFITS	**79,964**	**87,138**	**90,870**	**91,370**	**94,600**	**97,830**
	OPERATIONS & MATERIALS:						
4200	OFFICE SUPPLIES	4,044	151	2,050	400	235	1,845
4203	EQUIPMENT/FURNITURE	1,762	-	-	-	-	-
4210	POSTAGE	2	2	200	50	200	200
4310	DUES & SUBSCRIPTIONS	31,367	33,048	33,900	33,900	34,200	35,300
4320	TRAVEL & CONFERENCE	3,041	719	10,000	500	10,000	10,000
4330	TRAINING	60	265	3,400	500	3,400	2,000
4332	MILEAGE REIMBURSEMENT	-	-	500	150	500	500
4336	COMMUNITY EVENTS	1,990	2,114	1,000	250	2,000	2,000
4346	LAFCO FEES	5,996	5,739	7,000	7,600	7,750	8,000
	TOTAL OPERATIONS & MATERIALS	**48,263**	**42,038**	**58,050**	**43,350**	**58,285**	**59,845**
	TOTAL CITY COUNCIL	**179,111**	**177,358**	**196,920**	**182,720**	**200,885**	**205,675**

City Clerk

Acct #	General Fund-001 City Clerk-1200	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	125,367	133,938	153,910	153,910	157,100	160,190
3040	OVERTIME	-	-	500	500	500	500
3050	COMPENSATORY TIME	730	657	-	-	-	-
3100	SICK LEAVE	167	1,055	-	-	-	-
3110	HOLIDAY	6,266	6,762	-	-	-	-
3120	VACATION	6,329	5,711	-	-	-	-
3125	MANAGEMENT LEAVE	410	94	-	-	-	-
	TOTAL SALARIES & WAGES	**139,270**	**148,215**	**154,410**	**154,410**	**157,600**	**160,690**
	BENEFITS:						
3510	CAFETERIA PLAN	28,031	30,723	31,590	31,590	31,920	33,060
3530	MEDICARE & SOCIAL SECURITY	2,545	2,675	2,235	2,235	2,280	2,325
3560	PERS-RETIREMENT	38,613	43,080	52,260	52,260	45,640	48,275
3590	LIFE INSURANCE	456	486	510	510	520	530
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	195	190	190
	TOTAL BENEFITS	**69,645**	**76,965**	**86,595**	**86,790**	**80,550**	**84,380**
	OPERATIONS & MATERIALS:						
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	1,724	1,018	3,000	3,000	2,520	2,520
4203	EQUIPMENT/FURNITURE	-	-	3,000	500	-	3,000
4210	POSTAGE	397	395	400	400	400	400
4245	EQUIPMENT MAINTENANCE	-	-	500	150	500	500
4255	SOFTWARE SUPPORT	6,798	8,057	8,000	8,000	8,700	9,260
4300	ADVERTISING	32,080	36,359	29,000	29,000	29,000	32,000
4310	DUES & SUBSCRIPTIONS	370	1,282	1,800	700	1,500	2,350
4320	TRAVEL & CONFERENCE	-	-	-	-	-	-
4330	TRAINING	185	35	200	100	450	450
4332	MILEAGE REIMBURSEMENT	21	17	200	100	200	200
4335	ELECTIONS	3,233	317	35,000	1,000	1,000	35,000
	TOTAL OPERATIONS & MATERIALS	**51,382**	**52,587**	**87,035**	**48,885**	**52,300**	**94,055**
	CONTRACTUAL SERVICES:						
4506	CONTRACT SERVICES-SB COUNTY RECORDER	1,316	2,580	5,500	5,500	5,000	5,500
4554	CONTRACT SERVICES-CODIFICATION	3,690	4,315	5,500	3,500	5,000	5,500
4625	CONTRACT SERVICES-RECORDS MANAGEMENT	13,955	16,950	15,800	15,800	17,800	19,000
4626	CONTRACT SERVICES-RECORDS CONSULTANT	-	-	-	-	30,000	-
	TOTAL CONTRACTUAL SERVICES	**18,961**	**23,846**	**26,800**	**24,800**	**57,800**	**30,000**
	TOTAL CITY CLERK	**279,258**	**301,613**	**354,840**	**314,885**	**348,250**	**369,125**

General Government

Acct #	General Fund-001 General Government-1450	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	298,850	296,396	364,165	364,165	289,040	294,715
3040	OVERTIME	-	110	500	500	500	500
3050	COMPENSATORY TIME	1,116	442	-	-	-	-
3100	SICK LEAVE	2,724	1,735	-	-	-	-
3110	HOLIDAY	15,968	14,134	-	-	-	-
3120	VACATION	17,628	17,180	-	-	-	-
3125	MANAGEMENT LEAVE	581	2,733	-	-	-	-
	TOTAL SALARIES & WAGES	**336,868**	**332,731**	**364,665**	**364,665**	**289,540**	**295,215**
	BENEFITS:						
3510	CAFETERIA PLAN	55,344	59,082	60,750	60,750	46,200	47,850
3511	PERS-ADMIN FEE	826	719	1,200	1,200	1,100	1,200
3530	MEDICARE & SOCIAL SECURITY	5,678	5,805	4,995	4,995	4,190	4,725
3560	PERS-RETIREMENT	99,860	106,682	110,160	110,160	89,235	96,385
3580	DEFERRED COMPENSATION	6,448	6,203	6,255	6,255	6,250	6,250
3590	LIFE INSURANCE	1,082	962	1,140	1,140	955	975
3600	AUTO ALLOWANCE	7,620	6,962	6,900	6,900	6,900	6,900
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	275	275	275
3650	VACATION BUYBACK	24,990	24,319	26,000	26,000	25,000	25,000
3655	SICK LEAVE INCENTIVE	23,964	26,261	23,000	23,000	27,000	27,000
3660	ADMINISTRATIVE LEAVE BUYBACK	17,993	18,248	17,000	17,000	19,000	19,000
3665	COMPENSATORY TIME BUYBACK	-	-	2,000	2,000	1,000	1,000
	TOTAL BENEFITS	**243,805**	**255,243**	**259,400**	**259,675**	**227,105**	**236,560**
	OPERATIONS & MATERIALS:						
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4102	OPERATING TRANSFER OUT-TRAFFIC SAFETY	9,507	17,619				
4106	OPERATING TRANSFER OUT-CDBG	477					
4112	OPERATING TRANSFER OUT-LMD	35,000	51,032	-	-	-	-
4115	OPERATING TRANSFER OUT-TRAIL DISTRICT	-	-	-	-	-	-
4123	OPERATING TRANSFER OUT-GEN CAPITAL FINANCING	1,278,480	146,526	-	-	-	-
4129	OPERATING TRANSFER OUT-FIRE DEPT	-	441,327	-	-	767,790	830,380
4142	OPERATING TRANSFER OUT-GENERAL SERVICES	250,000	10,000	-	-	30,000	
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	492	241	550	550	450	495
4203	EQUIPMENT/FURNITURE	-	-	250	250	250	250
4210	POSTAGE	242	157	350	350	350	350
4310	DUES & SUBSCRIPTIONS	2,425	2,174	3,180	3,180	2,290	2,400
4320	TRAVEL & CONFERENCE	-	-	-	-	-	-
4330	TRAINING	35	60	495	100	495	495
4332	MILEAGE REIMBURSEMENT	28	-	100	50	100	100
4370	INSURANCE CLAIMS	-	-	-	-	-	-
	TOTAL OPERATIONS & MATERIALS	**1,583,261**	**674,244**	**10,860**	**10,415**	**809,755**	**842,845**
	CONTRACTUAL SERVICES:						
4505	CONTRACT SERVICES-SALES TAX AUDIT	1,800	1,800	2,000	2,000	2,000	2,000
4507	CONTRACT SERVICES-CHAMBER OF COMMERCE	16,456	-	-	-	-	-
4520	CONTRACT SERVICES-ATTORNEY	121,968	124,939	115,000	115,000	115,000	115,000
4525	CONTRACT SERVICES-AFTER SCHOOL PROGRAM	37,440	27,157	48,940	20,000	45,000	45,000
4535	CONTRACT SERVICES-PERSONNEL	-	-	500	250	-	-
4558	CONTRACT SERVICES-APPRAISALS	-	-	-	2,000	-	-
	TOTAL CONTRACTUAL SERVICES	**177,664**	**153,896**	**166,440**	**139,250**	**162,000**	**162,000**
	TOTAL GENERAL GOVERNMENT	**2,341,597**	**1,416,114**	**801,365**	**774,005**	**1,488,400**	**1,536,620**

Personnel

Acct #	General Fund-001 Personnel-1600	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	22,546	23,583	29,150	29,150	29,735	30,335
3040	OVERTIME	-	-	500	500	500	500
3050	COMPENSATORY TIME	18	14	-	-	-	-
3100	SICK LEAVE	80	89	-	-	-	-
3110	HOLIDAY	1,402	1,235	-	-	-	-
3120	VACATION	1,257	1,323	-	-	-	-
3125	MANAGEMENT LEAVE	285	109	-	-	-	-
	TOTAL SALARIES & WAGES	**25,589**	**26,353**	**29,650**	**29,650**	**30,235**	**30,835**
	BENEFITS:						
3510	CAFETERIA PLAN	5,569	3,500	4,050	4,050	4,200	4,350
3530	MEDICARE & SOCIAL SECURITY	475	489	425	425	430	440
3560	PERS-RETIREMENT	7,358	8,116	8,575	8,575	8,770	9,175
3590	LIFE INSURANCE	90	93	100	100	100	100
3600	AUTO ALLOWANCE	900	909	900	900	900	900
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	25	25	25
	TOTAL BENEFITS	**14,393**	**13,107**	**14,050**	**14,075**	**14,425**	**14,990**
	OPERATIONS & MATERIALS:						
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	360	235	850	850	765	765
4203	EQUIPMENT/FURNITURE	-	-	-	-	-	-
4210	POSTAGE	57	42	200	100	200	200
4235	PHYSICALS/TESTING	2,243	1,828	2,200	700	2,350	2,350
4236	LIVESCAN SERVICE FEE	160	192	245	245	245	245
4300	ADVERTISING	1,235	1,060	2,475	2,475	2,475	2,475
4310	DUES & SUBSCRIPTIONS	942	902	1,000	1,000	1,000	1,000
4320	TRAVEL & CONFERENCE	-	-	-	-	-	-
4330	TRAINING	110	273	500	100	500	500
	TOTAL OPERATIONS & MATERIALS	**11,681**	**9,641**	**13,405**	**11,405**	**15,565**	**15,910**
	CONTRACTUAL SERVICES:						
4536	CONTRACT SERVICES-CLASS STUDY	-	-	-	-	-	-
4537	CONTRACT SERVICES-EMPLOYEE ASST. PROGRAM	3,120	6,375	7,000	7,000	7,000	7,000
4554	CONTRACT SERVICES-CONSULTANT	-	-	-	-	-	-
4622	CONTRACT SERVICES-SECTION 125 PLAN	485	485	515	515	500	515
	TOTAL CONTRACTUAL SERVICES	**3,605**	**6,860**	**7,515**	**7,515**	**7,500**	**7,515**
	TOTAL PERSONNEL	**55,267**	**55,961**	**64,620**	**62,645**	**67,725**	**69,250**

Finance

Acct #	General Fund-001 Finance-1700	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	253,445	264,336	334,800	334,800	331,505	338,280
3040	OVERTIME	2,351	2,748	2,000	2,000	2,000	2,000
3050	COMPENSATORY TIME	6,441	2,237	-	-	-	-
3100	SICK LEAVE	4,739	7,975	-	-	-	-
3110	HOLIDAY	13,295	15,527	-	-	-	-
3120	VACATION	8,468	11,629	-	-	-	-
3125	MANAGEMENT LEAVE	949	362	-	-	-	-
	TOTAL SALARIES & WAGES	**289,689**	**304,814**	**336,800**	**336,800**	**333,505**	**340,280**
	BENEFITS:						
3510	CAFETERIA PLAN	63,438	70,899	72,900	72,900	69,720	72,210
3530	MEDICARE & SOCIAL SECURITY	5,351	5,666	4,855	4,855	4,810	4,905
3560	PERS-RETIREMENT	76,133	84,772	116,545	116,545	88,775	94,360
3590	LIFE INSURANCE	916	1,049	1,105	1,105	1,095	1,115
3600	AUTO ALLOWANCE	3,000	3,029	3,000	3,000	3,000	3,000
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	450	415	415
	TOTAL BENEFITS	**148,838**	**165,414**	**198,405**	**198,855**	**167,815**	**176,005**
	OPERATIONS & MATERIALS:						
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	2,980	1,692	3,000	3,000	2,700	2,700
4203	EQUIPMENT/FURNITURE	245	322	2,050	2,100	1,400	750
4210	POSTAGE	4,883	5,393	5,500	5,500	5,500	5,500
4236	LIVESCAN SERVICE FEE	576	576	1,250	500	600	600
4250	SPECIAL DEPARTMENT SUPPLIES	147	-	650	100	-	650
4255	SOFTWARE SUPPORT	62,132	63,954	64,750	67,000	66,200	68,250
4310	DUES & SUBSCRIPTIONS	1,375	2,405	1,625	1,625	2,600	1,995
4320	TRAVEL & CONFERENCE	-	-	-	-	-	-
4330	TRAINING	1,030	515	2,370	700	2,650	1,400
4332	MILEAGE REIMBURSEMENT	9	-	200	50	175	175
4400	MISCELLANEOUS	176	1,841	700	6,000	1,950	2,085
	TOTAL OPERATIONS & MATERIALS	**80,128**	**81,808**	**88,030**	**92,510**	**91,805**	**92,480**
	CONTRACTUAL SERVICES:						
4510	CONTRACT SERVICES-AUDITOR	42,070	41,795	44,800	44,800	46,625	53,300
4513	CONTRACT SERVICES-SB 90	1,700	2,000	1,900	1,900	2,400	2,400
4515	CONTRACT SERVICES-COLLECTIONS	200	450	3,300	1,400	500	3,300
4516	CONTRACT SERVICES-CITATIONS	2,652	2,660	2,000	500	2,750	3,000
4517	CONTRACT SERVICES-DMV	499	573	500	250	625	650
4621	CONTRACT SERVICES-COST ALLOCATION STUDY	-	10,636	-	5,500	-	16,950
	TOTAL CONTRACTUAL SERVICES	**47,121**	**58,114**	**52,500**	**54,350**	**52,900**	**79,600**
	TOTAL FINANCE	**565,777**	**610,150**	**675,735**	**682,515**	**646,025**	**688,365**

Police Department

Acct #	General Fund-001 Police Department-2000	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	62,628	57,998	62,000	62,000	67,000	68,000
4020	GAS	10,436	13,446	13,500	13,500	13,500	14,000
4030	WATER/SEWER	15,683	14,375	21,000	21,000	21,000	22,000
4040	PEST CONTROL SUPPLIES/MATERIALS	-	-	250	250	250	250
4045	LANDSCAPING SUPPLIES	250	250	250	250	250	250
4055	JANITORIAL SUPPLIES	3,481	3,799	4,000	4,000	4,500	4,500
4060	TELEPHONE	4,292	6,312	4,800	7,000	8,400	8,400
4061	CELL PHONES/SATELLITE PHONES	9,129	6,587	6,360	6,360	8,760	8,760
4062	AIR CARDS	9,520	10,125	16,020	16,020	16,020	16,020
4065	INTERNET/CABLE/SATELLITE	12,794	13,598	13,950	13,950	14,710	14,710
4066	ALARM MONITORING	1,530	760	1,000	1,000	1,280	1,280
4070	BUILDING MAINTENANCE	3,488	3,632	2,500	4,000	6,500	2,500
4075	PUBLIC FACILITIES IMPROVEMENTS	4,964	7,010	5,000	5,000	5,000	5,000
4198	CITY ADMINISTRATION	5,586	6,728	5,500	5,500	5,500	5,500
4200	OFFICE SUPPLIES	817	1,022	1,000	1,000	900	900
4203	EQUIPMENT/FURNITURE	8,255	664	1,000	3,000	2,400	1,000
4205	PHOTOCOPIER	7,703	7,635	7,920	7,920	7,920	7,920
4206	MATERIALS	663	1,344	500	800	850	850
4210	POSTAGE	1,467	1,303	1,800	1,800	1,800	1,800
4220	FUEL	111,305	111,276	116,000	116,000	118,000	120,000
4221	FUEL TANK MAINTENANCE/PERMITS/INSPECTION	5,021	1,125	4,290	4,290	4,290	4,290
4222	GENERATOR MAINTENANCE/PERMITS/INSPECTION	2,095	2,619	2,925	11,000	2,925	2,925
4224	OVERHEAD DOOR/GATE MAINTENANCE	2,030	2,423	2,600	2,600	2,600	2,600
4236	LIVESCAN SERVICE FEE	46	60	100	100	100	100
4240	VEHICLE MAINTENANCE	111,694	91,865	85,000	85,000	90,000	90,000
4245	EQUIPMENT MAINTENANCE	1,878	1,799	2,100	2,100	8,500	8,500
4250	SPECIAL DEPARTMENT SUPPLIES	2,995	2,378	5,200	5,200	7,700	7,700
4255	SOFTWARE SUPPORT	-	1,015	-	1,100	1,050	1,050
4336	COMMUNITY EVENTS	-	-	-	-	-	-
4343	BOOKING FEES	-	-	-	-	-	-
	TOTAL OPERATIONS & MATERIALS	**399,752**	**371,148**	**386,565**	**401,740**	**421,705**	**420,805**
	CONTRACTUAL SERVICES:						
4504	CONTRACT SERVICES-JANITORIAL SERVICES	9,829	13,055	14,010	14,010	13,360	13,780
4560	CONTRACT SERVICES-SHERIFF	9,397,925	10,022,359	10,778,665	10,778,665	11,168,000	11,634,690
4561	CONTRACT SERVICES-SHERIFF RESERVES	955	854	1,000	-	1,000	1,000
4563	CONTRACT SERVICES-WE TIP	3,296	3,296	3,500	1,000	3,500	3,500
4564	CONTRACT SERVICES-CAL ID	64,165	64,618	65,500	66,000	66,500	67,250
4566	CONTRACT SERVICES-CITIZEN PATROL	588	-	1,000	500	1,000	1,000
4571	CONTRACT SERVICES-SHERIFF EXPLORERS	-	-	1,000	500	1,000	1,000
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	11,940	11,940	12,540	12,540	6,150	6,750
4587	CONTRACT SERVICES-ELEVATOR MAINTENANCE	2,460	3,305	3,200	3,200	3,200	3,200
4588	CONTRACT SERVICES-HVAC MAINTENANCE	15,325	11,409	17,000	17,000	17,000	17,000
4589	CONTRACT SERVICES-PEST CONTROL	1,140	1,045	1,200	1,200	1,200	1,200
4680	CONTRACT SERVICES-TREE TRIM	-	2,000	2,000	2,000	2,000	2,000
	TOTAL CONTRACTUAL SERVICES	**9,507,622**	**10,133,882**	**10,900,615**	**10,896,615**	**11,283,910**	**11,752,370**
	TOTAL POLICE DEPARTMENT	**9,907,374**	**10,505,029**	**11,287,180**	**11,298,355**	**11,705,615**	**12,173,175**

Animal Control

Acct #	General Fund-001 Animal Control-2200	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4200	OFFICE SUPPLIES	558	466	750	750	585	585
4210	POSTAGE	709	905	750	750	750	750
4255	SOFTWARE SUPPORT	3,487	3,620	3,700	3,800	3,900	4,100
4300	ADVERTISING	-	-	-	-	-	-
4344	VOUCHER/REBATE PROGRAM	100	250	500	100	500	500
	TOTAL OPERATIONS & MATERIALS	**4,854**	**5,241**	**5,700**	**5,400**	**5,735**	**5,935**
	CONTRACTUAL SERVICES:						
4565	CONTRACT SERVICES-ANIMAL CONTROL	425,622	444,926	467,180	467,180	467,175	490,530
	TOTAL CONTRACTUAL SERVICES	**425,622**	**444,926**	**467,180**	**467,180**	**467,175**	**490,530**
	TOTAL ANIMAL CONTROL	**430,476**	**450,167**	**472,880**	**472,580**	**472,910**	**496,465**

Engineering

Acct #	General Fund-001 Engineering-3200	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	53,510	66,204	63,560	155,000	146,395	149,240
3040	OVERTIME	-	609	500	2,000	500	500
3050	COMPENSATORY TIME	-	271	-	-	-	-
3100	SICK LEAVE	741	14,889	-	-	-	-
3110	HOLIDAY	2,822	7,738	-	-	-	-
3120	VACATION	2,109	12,906	-	-	-	-
3125	MANAGEMENT LEAVE	929	5,423	-	-	-	-
	TOTAL SALARIES & WAGES	**60,111**	**108,040**	**64,060**	**157,000**	**146,895**	**149,740**
	BENEFITS:						
3510	CAFETERIA PLAN	5,031	8,270	5,670	20,000	22,680	23,490
3530	MEDICARE & SOCIAL SECURITY	971	1,669	925	2,200	2,125	2,165
3560	PERS-RETIREMENT	14,237	16,817	16,535	45,000	26,710	28,470
3590	LIFE INSURANCE	173	142	210	500	485	495
3600	AUTO ALLOWANCE	2,100	2,119	2,100	2,100	-	-
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	135	135	135
	TOTAL BENEFITS	**22,512**	**29,016**	**25,440**	**69,935**	**52,135**	**54,755**
	OPERATIONS & MATERIALS:						
4060	TELEPHONE	-	-	-	-	-	-
4061	CELL PHONES/SATELLITE PHONES	215	341	420	420	-	-
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	1,881	1,340	2,000	1,000	1,800	1,800
4203	EQUIPMENT/FURNITURE	-	-	300	1,500	350	-
4210	POSTAGE	1,178	239	500	550	600	600
4220	FUEL	-	-	-	-	-	-
4245	EQUIPMENT MAINTENANCE	2,833	1,914	2,800	2,800	2,800	2,800
4300	ADVERTISING	-	-	-	-	-	-
4310	DUES & SUBSCRIPTIONS	605	253	805	805	680	500
4320	TRAVEL & CONFERENCE	575	69	1,110	1,110	-	-
4330	TRAINING	695	1,370	1,800	1,800	1,800	1,800
4332	MILEAGE REIMBURSEMENT	-	-	-	-	-	-
4450	RELEASE/USE OF DEPOSIT/FEE	-	-	5,000	5,000	5,000	5,000
	TOTAL OPERATIONS & MATERIALS	**14,555**	**10,635**	**20,670**	**20,920**	**21,060**	**20,875**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	195,113	194,696	132,000	70,000	75,000	90,000
4551	CONTRACT SERVICES-ENGINEERING PROJECTS	404,453	425,423	280,000	80,000	280,000	300,000
4582	CONTRACT SERVICES-STUDIES	5,481	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**605,047**	**620,119**	**412,000**	**150,000**	**355,000**	**390,000**
	TOTAL ENGINEERING	**702,225**	**767,809**	**522,170**	**397,855**	**575,090**	**615,370**

Planning

Acct #	General Fund-001 Planning-4100	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	351,644	337,609	441,860	441,860	453,830	462,775
3040	OVERTIME	-	2,139	4,000	4,000	4,000	4,000
3050	COMPENSATORY TIME	8,470	2,964	-	-	-	-
3100	SICK LEAVE	3,255	12,257	-	-	-	-
3110	HOLIDAY	19,033	16,748	-	-	-	-
3120	VACATION	21,791	24,246	-	-	-	-
3125	MANAGEMENT LEAVE	4,240	2,456	-	-	-	-
	TOTAL SALARIES & WAGES	**408,433**	**398,420**	**445,860**	**445,860**	**457,830**	**466,775**
	BENEFITS:						
3510	CAFETERIA PLAN	70,719	73,799	81,810	81,810	84,000	87,000
3530	MEDICARE & SOCIAL SECURITY	6,342	6,193	6,410	6,410	6,580	6,710
3560	PERS-RETIREMENT	111,569	116,682	143,955	143,955	129,590	136,715
3590	LIFE INSURANCE	1,137	1,080	1,460	1,460	1,450	1,530
3600	AUTO ALLOWANCE	3,877	3,400	3,300	3,300	3,300	3,300
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	505	500	500
	TOTAL BENEFITS	**193,643**	**201,154**	**236,935**	**237,440**	**225,420**	**235,755**
	OPERATIONS & MATERIALS:						
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4198	CITY ADMINISTRATION	-	4,405	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	971	2,416	1,600	1,600	1,350	1,350
4203	EQUIPMENT/FURNITURE	-	-	-	-	-	-
4210	POSTAGE	1,862	1,492	2,000	2,000	2,000	2,000
4255	SOFTWARE SUPPORT	2,365	2,532	3,200	3,200	3,200	3,200
4310	DUES & SUBSCRIPTIONS	792	1,047	950	950	750	950
4320	TRAVEL & CONFERENCE	3,741	163	3,250	3,250	3,500	3,500
4330	TRAINING	920	-	2,000	250	1,500	1,500
4332	MILEAGE REIMBURSEMENT	169	100	300	300	300	300
4336	COMMUNITY EVENTS	1,067	-	1,000	1,000	1,200	1,200
4345	NOTICE OF DETERMINATION	6,252	2,757	1,000	1,000	2,700	2,700
4349	GRANT PROGRAMS	-	14,877	-	-	-	-
4450	RELEASE/USE OF DEPOSIT/FEE	55,700	11,104	7,500	30,000	15,000	15,000
	TOTAL OPERATIONS & MATERIALS	**80,414**	**46,003**	**28,735**	**49,485**	**39,530**	**40,075**
	CONTRACTUAL SERVICES:						
4520	CONTRACT SERVICES-ATTORNEY	-	-	-	-	-	-
4534	CONTRACT SERVICES-GIS	10,925	10,925	11,000	11,000	11,000	11,000
4547	CONTRACT SERVICES-ARCHITECTURAL LANDSCAPE	16,638	5,759	40,000	25,000	25,000	25,000
4548	CONTRACT SERVICES-PLANNING	-	-	-	-	-	-
4554	CONTRACT SERVICES-CONSULTANT	34,719	8,170	150,000	35,000	40,000	40,000
4600	CONTRACT SERVICES-GENERAL PLAN	-	-	-	-	-	-
4605	CONTRACT SERVICES-CONSERVATION PLAN	-	-	-	-	-	-
4661	CONTRACT SERVICES-SMARA COMPLIANCE	-	-	-	-	-	-
4662	CONTRACT SERVICES-HOUSING ELEMENT	-	-	15,000	35,000	10,000	-
	TOTAL CONTRACTUAL SERVICES	**62,282**	**24,854**	**216,000**	**106,000**	**86,000**	**76,000**
	TOTAL PLANNING	**744,772**	**670,430**	**927,530**	**838,785**	**808,780**	**818,605**

Public Services

Acct #	General Fund-001 Public Services-4200	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	181,204	198,123	249,700	249,700	232,260	236,920
3040	OVERTIME	106	-	3,000	3,000	3,000	3,000
3050	COMPENSATORY TIME	4,856	2,823	-	-	-	-
3100	SICK LEAVE	756	-	-	-	-	-
3110	HOLIDAY	8,763	9,908	-	-	-	-
3120	VACATION	11,125	9,214	-	-	-	-
3125	MANAGEMENT LEAVE	4,061	3,676	-	-	-	-
	TOTAL SALARIES & WAGES	**210,870**	**223,743**	**252,700**	**252,700**	**235,260**	**239,920**
	BENEFITS:						
3510	CAFETERIA PLAN	40,000	45,316	48,600	48,600	47,040	48,720
3530	MEDICARE & SOCIAL SECURITY	3,571	3,860	3,625	3,625	3,370	3,435
3560	PERS-RETIREMENT	49,685	65,935	82,975	82,975	68,680	72,605
3590	LIFE INSURANCE	687	699	825	825	765	780
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	300	280	280
	TOTAL BENEFITS	**93,944**	**115,810**	**136,025**	**136,325**	**120,135**	**125,820**
	OPERATIONS & MATERIALS:						
4061	CELL PHONES/SATELLITE PHONES	986	1,013	600	800	-	-
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	1,697	704	2,000	2,000	1,800	1,800
4202	CRV GRANT USE	25,388	16,182	15,000	15,000	16,000	16,000
4203	EQUIPMENT/FURNITURE	-	-	-	-	-	-
4206	MATERIALS	354	325	500	500	500	500
4210	POSTAGE	343	42	300	300	300	300
4220	FUEL	682	682	900	900	900	900
4240	VEHICLE MAINTENANCE	568	1,049	1,000	1,000	1,600	1,600
4249	UNIFORMS	1,035	1,050	1,050	1,050	1,050	1,175
4250	SPECIAL DEPARTMENT SUPPLIES	80	-	1,000	1,000	500	500
4300	ADVERTISING	-	-	1,100	1,100	-	-
4310	DUES & SUBSCRIPTIONS	111	305	800	800	1,100	1,000
4320	TRAVEL & CONFERENCE	928	2,600	2,900	1,500	4,000	4,000
4330	TRAINING	1,448	986	1,350	800	1,350	1,350
4332	MILEAGE REIMBURSEMENT	-	-	300	150	300	300
	TOTAL OPERATIONS & MATERIALS	**40,195**	**30,046**	**34,735**	**32,835**	**37,430**	**37,800**
	CONTRACTUAL SERVICES:						
4596	CONTRACT SERVICES-ENVIRON. HEALTH SERVICES	51,961	50,970	60,000	60,000	64,000	66,000
4665	CONTRACT SERVICES-STORM DRAIN	84,152	77,933	158,000	85,000	70,000	168,000
	TOTAL CONTRACTUAL SERVICES	**136,114**	**128,903**	**218,000**	**145,000**	**134,000**	**234,000**
	TOTAL PUBLIC SERVICES	**481,123**	**498,503**	**641,460**	**566,860**	**526,825**	**637,540**

Building & Safety

Acct #	General Fund-001 Building & Safety-4500	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	132,233	95,319	177,760	177,760	181,215	184,975
3040	OVERTIME	-	-	500	500	500	500
3050	COMPENSATORY TIME	414	941	-	-	-	-
3100	SICK LEAVE	5,676	3,874	-	-	-	-
3110	HOLIDAY	6,820	7,305	-	-	-	-
3120	VACATION	5,494	8,019	-	-	-	-
3125	MANAGEMENT LEAVE	7,986	4,292	-	-	-	-
	TOTAL SALARIES & WAGES	**158,623**	**119,749**	**178,260**	**178,260**	**181,715**	**185,475**
	BENEFITS:						
3510	CAFETERIA PLAN	29,469	23,848	33,210	33,210	34,440	35,670
3530	MEDICARE & SOCIAL SECURITY	2,597	1,909	2,580	2,580	2,630	2,685
3560	PERS-RETIREMENT	42,912	35,883	58,120	58,120	38,350	40,995
3590	LIFE INSURANCE	521	336	590	590	600	610
3600	AUTO ALLOWANCE	300	303	300	300	300	300
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	205	205	205
	TOTAL BENEFITS	**75,799**	**62,279**	**94,800**	**95,005**	**76,525**	**80,465**
	OPERATIONS & MATERIALS:						
4062	AIR CARDS	1,178	1,254	960	960	-	-
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	2,161	2,777	3,000	3,000	2,700	2,700
4203	EQUIPMENT/FURNITURE	-	1,127	-	-	-	-
4206	MATERIALS	193	1,323	700	700	700	1,800
4210	POSTAGE	108	43	300	300	150	150
4220	FUEL	508	508	800	800	800	800
4240	VEHICLE MAINTENANCE	43	-	1,500	1,500	1,500	1,500
4250	SPECIAL DEPARTMENT SUPPLIES	896	-	600	600	200	200
4255	SOFTWARE SUPPORT	2,365	2,532	3,200	3,200	3,000	3,200
4310	DUES & SUBSCRIPTIONS	535	20	700	700	700	700
4320	TRAVEL & CONFERENCE	-	-	-	-	-	-
4330	TRAINING	1,160	645	1,500	1,500	1,500	1,500
4332	MILEAGE REIMBURSEMENT	221	-	150	150	150	150
	TOTAL OPERATIONS & MATERIALS	**15,942**	**15,339**	**19,345**	**19,345**	**19,430**	**21,075**
	CONTRACTUAL SERVICES:						
4534	CONTRACT SERVICES-GIS	10,925	10,925	11,000	11,000	11,000	11,000
4540	CONTRACT SERVICES-BUILDING INSPECTIONS	283,725	286,648	402,305	280,000	402,305	402,305
4542	CONTRACT SERVICES-SMIP	3,831	3,717	3,100	3,100	3,100	3,100
4543	CONTRACT SERVICES-BSAR FUND	1,813	1,733	2,000	2,000	2,000	2,000
	TOTAL CONTRACTUAL SERVICES	**300,294**	**303,022**	**418,405**	**296,100**	**418,405**	**418,405**
	TOTAL BUILDING & SAFETY	**550,658**	**500,389**	**710,810**	**588,710**	**696,075**	**705,420**

Code Enforcement

Acct #	General Fund-001 Code Enforcement-4600	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	157,591	166,751	185,630	185,630	189,430	193,235
3040	OVERTIME	-	80	2,000	2,000	2,000	2,000
3050	COMPENSATORY TIME	1,677	2,183	-	-	-	-
3100	SICK LEAVE	2,923	4,356	-	-	-	-
3110	HOLIDAY	5,521	9,344	-	-	-	-
3120	VACATION	3,547	3,356	-	-	-	-
3125	MANAGEMENT LEAVE	35	86	-	-	-	-
	TOTAL SALARIES & WAGES	**171,295**	**186,158**	**187,630**	**187,630**	**191,430**	**195,235**
	BENEFITS:						
3510	CAFETERIA PLAN	41,688	51,366	46,980	46,980	48,720	50,460
3530	MEDICARE & SOCIAL SECURITY	2,783	3,429	2,695	2,695	2,750	2,805
3560	PERS-RETIREMENT	39,466	55,646	69,115	69,115	56,550	60,325
3590	LIFE INSURANCE	543	586	615	615	625	640
3600	AUTO ALLOWANCE	300	487	300	300	300	300
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	290	290	290
	TOTAL BENEFITS	**84,780**	**111,514**	**119,705**	**119,995**	**109,235**	**114,820**
	OPERATIONS & MATERIALS:						
4060	TELEPHONE	-	-	-	-	-	-
4061	CELL PHONES/SATELLITE PHONES	3,230	1,693	1,800	1,800	-	-
4062	AIR CARDS	1,218	1,254	1,920	1,920	-	-
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	3,450	436	3,000	3,000	1,800	1,800
4203	EQUIPMENT/FURNITURE	-	2,570	-	-	-	-
4206	MATERIALS	-	-	-	-	-	-
4210	POSTAGE	1,762	1,338	2,800	2,800	2,500	2,500
4220	FUEL	5,833	5,831	5,000	5,000	5,000	5,000
4240	VEHICLE MAINTENANCE	2,306	3,489	2,000	2,000	2,000	2,000
4245	EQUIPMENT MAINTENANCE	-	-	-	-	-	-
4249	UNIFORMS	1,554	963	1,650	1,650	900	2,100
4250	SPECIAL DEPARTMENT SUPPLIES	1,016	38	600	600	500	500
4255	SOFTWARE SUPPORT	2,365	2,532	3,200	3,200	3,000	3,000
4310	DUES & SUBSCRIPTIONS	-	190	500	200	-	-
4320	TRAVEL & CONFERENCE	-	-	-	-	-	-
4330	TRAINING	428	322	1,600	500	1,000	1,000
4332	MILEAGE REIMBURSEMENT	30	78	-	-	-	-
	TOTAL OPERATIONS & MATERIALS	**29,766**	**25,842**	**30,005**	**28,605**	**24,730**	**26,275**
	CONTRACTUAL SERVICES:						
4520	CONTRACT SERVICES-ATTORNEY	92,736	33,294	60,000	25,000	30,000	30,000
4534	CONTRACT SERVICES-GIS	10,925	10,925	11,000	11,000	11,000	11,000
4535	CONTRACT SERVICES-PERSONNEL	-	-	-	-	-	-
4538	CONTRACT SERVICES-CODE ENFORCEMENT	-	-	-	50,000	-	-
4545	CONTRACT SERVICES-WEED ABATEMENT	8,225	3,440	9,200	9,200	8,000	8,000
4556	CONTRACT SERVICES-DEMOLITION	-	-	-	-	-	-
4557	CONTRACT SERVICES-BOARD/SECURE	4,555	3,250	7,500	7,500	7,500	1,000
	TOTAL CONTRACTUAL SERVICES	**116,441**	**50,909**	**87,700**	**102,700**	**56,500**	**50,000**
	CAPITAL OUTLAY:						
6060	VEHICLES	593	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**593**	**-**	**-**	**-**	**-**	**-**
	TOTAL CODE ENFORCEMENT	**402,875**	**374,422**	**425,040**	**438,930**	**381,895**	**386,330**

Parks

Acct #	General Fund-001 Parks-6000	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	35,490	40,292	58,950	58,950	60,150	61,300
3040	OVERTIME	1,831	1,677	5,000	5,000	5,000	5,000
3050	COMPENSATORY TIME	122	375	-	-	-	-
3100	SICK LEAVE	261	326	-	-	-	-
3110	HOLIDAY	2,185	2,593	-	-	-	-
3120	VACATION	1,369	2,224	-	-	-	-
3125	MANAGEMENT LEAVE	45	129	-	-	-	-
	TOTAL SALARIES & WAGES	**41,303**	**47,617**	**63,950**	**63,950**	**65,150**	**66,300**
	BENEFITS:						
3510	CAFETERIA PLAN	15,906	18,119	18,630	18,630	19,320	20,010
3530	MEDICARE & SOCIAL SECURITY	925	1,050	855	855	875	890
3560	PERS-RETIREMENT	15,200	17,307	24,490	24,490	19,025	20,445
3590	LIFE INSURANCE	149	180	195	195	200	205
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	115	115	115
	TOTAL BENEFITS	**32,181**	**36,656**	**44,170**	**44,285**	**39,535**	**41,665**
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	1,410	15,983	45,000	25,000	30,000	35,000
4030	WATER/SEWER	166,246	159,074	175,000	165,000	170,000	175,000
4045	LANDSCAPING SUPPLIES	-	1,474	8,000	4,500	2,000	2,500
4055	JANITORIAL SUPPLIES	4,323	3,921	4,500	4,000	4,200	4,500
4060	TELEPHONE	2,056	2,999	1,700	2,500	1,000	1,000
4061	CELL PHONES/SATELLITE PHONES	371	787	600	800	600	600
4066	ALARM MONITORING	2,980	3,130	2,580	3,500	3,720	3,720
4070	BUILDING MAINTENANCE	36,217	19,066	22,000	32,000	16,100	35,000
4116	OPERATING TRANSFER OUT-PMD	44,921	43,757	51,270	51,270	49,425	50,815
4198	CITY ADMINISTRATION	2,567	1,888	4,000	2,500	4,000	4,000
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,109	5,935	5,935	8,030	8,375
4200	OFFICE SUPPLIES	76	-	400	400	360	360
4203	EQUIPMENT/FURNITURE	-	-	-	350	-	-
4206	MATERIALS	9,024	9,696	14,500	14,500	13,000	14,500
4220	FUEL	7,180	7,425	8,500	8,500	8,000	8,500
4224	OVERHEAD DOOR/GATE MAINTENANCE	-	-	500	500	500	500
4240	VEHICLE MAINTENANCE	1,324	1,940	1,600	1,600	1,600	1,600
4245	EQUIPMENT MAINTENANCE	2,912	641	1,000	1,000	1,000	1,000
4248	EQUIPMENT RENTAL/LEASE	-	854	500	500	600	700
4249	UNIFORMS	1,079	1,134	1,100	1,100	1,100	1,100
4330	TRAINING	-	-	400	200	400	400
	TOTAL OPERATIONS & MATERIALS	**289,261**	**278,877**	**349,085**	**325,655**	**315,635**	**349,170**
	CONTRACTUAL SERVICES:						
4504	CONTRACT SERVICES-JANITORIAL SERVICES	36,348	41,145	44,520	44,520	40,850	44,520
4526	CONTRACT SERVICES-YMCA	364,056	455,010	490,000	490,000	492,500	497,500
4533	CONTRACT SERVICES-SOFTWARE SUBSCRIPTIONS	2,810	2,835	3,300	1,500	700	700
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	58,020	62,936	70,935	70,935	77,150	80,995
4587	CONTRACT SERVICES-ELEVATOR MAINTENANCE	4,954	8,307	8,525	8,525	8,925	8,925
4588	CONTRACT SERVICES-HVAC MAINTENANCE	73,480	53,375	68,015	71,000	68,015	68,015
4589	CONTRACT SERVICES-PEST CONTROL	1,068	979	2,500	2,500	2,500	2,500
4618	CONTRACT SERVICES-PARK LIGHTING	13,950	-	-	-	-	-
4680	CONTRACT SERVICES-TREE TRIMMING	9,000	9,988	10,000	10,000	13,000	13,000
	TOTAL CONTRACTUAL SERVICES	**563,687**	**634,576**	**697,795**	**698,980**	**703,640**	**716,155**
	CAPITAL PROJECTS:						
6803	FACILITIES CONSTRUCTION	-	-	-	-	-	49,000
	TOTAL CAPITAL PROJECTS	**-**	**-**	**-**	**-**	**-**	**49,000**
	TOTAL PARKS	**926,431**	**997,726**	**1,155,000**	**1,132,870**	**1,123,960**	**1,222,290**

Graffiti

Acct #	General Fund-001 Graffiti-6010	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	48,237	50,963	58,800	58,800	59,900	61,100
3040	OVERTIME	1,228	1,960	2,000	2,000	2,000	2,000
3050	COMPENSATORY TIME	546	137	-	-	-	-
3100	SICK LEAVE	2,448	2,590	-	-	-	-
3110	HOLIDAY	2,648	2,574	-	-	-	-
3120	VACATION	3,779	3,317				
	TOTAL SALARIES & WAGES	**58,885**	**61,541**	**60,800**	**60,800**	**61,900**	**63,100**
	BENEFITS:						
3510	CAFETERIA PLAN	14,375	15,755	16,200	16,200	16,800	17,400
3530	MEDICARE & SOCIAL SECURITY	1,044	1,102	855	855	870	885
3560	PERS-RETIREMENT	19,431	21,632	22,795	22,795	23,325	24,705
3590	LIFE INSURANCE	182	188	195	195	200	205
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	100	100	100
	TOTAL BENEFITS	**35,032**	**38,678**	**40,045**	**40,145**	**41,295**	**43,295**
	OPERATIONS & MATERIALS:						
4061	CELL PHONES/SATELLITE PHONES	366	347	540	540	540	540
4198	CITY ADMINISTRATION	297	57	1,000	800	1,000	1,000
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,148	5,980	5,980	8,090	8,440
4200	OFFICE SUPPLIES	-	-	-	-	-	-
4206	MATERIALS	4,078	3,143	5,000	5,000	4,000	4,500
4220	FUEL	2,569	2,568	3,500	3,500	3,000	3,500
4240	VEHICLE MAINTENANCE	1,143	2,110	3,000	10,000	1,500	2,000
4245	EQUIPMENT MAINTENANCE	3,495	1,142	1,800	1,800	1,800	1,800
4249	UNIFORMS	518	482	550	550	550	550
4330	TRAINING	-	-	200	200	200	200
4347	GRAFFITI REWARD PROGRAM	-	-	250	250	250	250
	TOTAL OPERATIONS & MATERIALS	**19,041**	**14,997**	**21,820**	**28,620**	**20,930**	**22,780**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL GRAFFITI	**112,958**	**115,215**	**122,665**	**129,565**	**124,125**	**129,175**

Community Volunteer Services

Acct #	General Fund-001 Community Volunteer Services-6020	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	14,777	33,521	38,925	38,925	39,750	40,500
3040	OVERTIME	-	-	1,000	1,000	1,000	1,000
3050	COMPENSATORY TIME	-	1,925	-	-	-	-
3100	SICK LEAVE	-	1,126	-	-	-	-
3110	HOLIDAY	-	1,342	-	-	-	-
3120	VACATION	-	209	-	-	-	-
	TOTAL SALARIES & WAGES	**14,777**	**38,124**	**39,925**	**39,925**	**40,750**	**41,500**
	BENEFITS:						
3510	CAFETERIA PLAN	7,906	11,816	12,150	12,150	12,600	13,050
3530	MEDICARE & SOCIAL SECURITY	427	706	565	565	575	590
3560	PERS-RETIREMENT	9,153	15,264	16,070	16,070	16,760	17,470
3590	LIFE INSURANCE	-	115	130	130	130	135
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	75	75	75
	TOTAL BENEFITS	**17,486**	**27,901**	**28,915**	**28,990**	**30,140**	**31,320**
	OPERATIONS & MATERIALS:						
4061	CELL PHONES/SATELLITE PHONES	130	315	480	480	-	-
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	-	-	-	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,148	5,980	5,980	8,090	8,440
4200	OFFICE SUPPLIES	613	331	800	800	720	720
4206	MATERIALS	736	218	1,000	1,000	1,000	1,000
4210	POSTAGE	321	545	400	400	600	600
4300	ADVERTISING	443	443	1,000	1,000	1,000	1,000
4310	DUES & SUBSCRIPTIONS	-	140	100	160	180	180
4330	TRAINING	182	391	550	550	550	550
4332	MILEAGE REIMBURSEMENT	-	-	200	200	200	200
4336	COMMUNITY EVENTS	12,964	9,168	17,350	5,000	19,200	19,200
	TOTAL OPERATIONS & MATERIALS	**21,963**	**16,699**	**27,860**	**15,570**	**31,540**	**31,890**
	TOTAL COMMUNITY VOLUNTEER SERVICES	**54,226**	**82,724**	**96,700**	**84,485**	**102,430**	**104,710**

Trails

Acct #	General Fund-001 Trails-6100	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	7,411	6,431	4,000	6,000	4,000	4,000
4206	MATERIALS	9,216	2,370	5,000	3,000	5,000	5,000
4248	EQUIPMENT RENTAL/LEASE	-	-	500	500	500	500
	TOTAL OPERATIONS & MATERIALS	**16,626**	**8,802**	**9,500**	**9,500**	**9,500**	**9,500**
	CONTRACTUAL SERVICES:						
4592	CONTRACT SERVICES-TRAILS MAINTENANCE	9,998	3,250	-	1,000	5,000	5,000
	TOTAL CONTRACTUAL SERVICES	**9,998**	**3,250**	**-**	**1,000**	**5,000**	**5,000**
	TOTAL TRAILS	**26,624**	**12,052**	**9,500**	**10,500**	**14,500**	**14,500**

Traffic Safety

Acct #	Traffic Safety-002 Traffic Safety-8200	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4206	MATERIALS	-	-	-	-	-	-
	TOTAL OPERATIONS & MATERIALS	-	-	-	-	-	-
	CONTRACTUAL SERVICES:						
4530	CONTRACT SERVICES-CROSSING GUARD	41,547	34,715	49,000	15,000	56,000	59,000
4550	CONTRACT SERVICES-ENGINEERING	-	-	-	-	-	-
4580	CONTRACT SERVICES-TRAFFIC SIGNAL MAINTENANCE	-	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**41,547**	**34,715**	**49,000**	**15,000**	**56,000**	**59,000**
	CAPITAL PROJECTS:						
6550	TRAFFIC IMPROVEMENTS	-	-	-	-	-	-
	TOTAL CAPITAL PROJECTS	-	-	-	-	-	-
	TOTAL TRAFFIC SAFETY	**41,547**	**34,715**	**49,000**	**15,000**	**56,000**	**59,000**

Gas Tax

Acct #	Gas Tax-004 Gas Tax (Public Works)-8310	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	281,086	301,584	370,490	370,490	442,140	450,780
3040	OVERTIME	5,059	6,237	10,000	10,000	10,000	10,000
3050	COMPENSATORY TIME	1,070	988	-	-	-	-
3100	SICK LEAVE	7,325	17,772	-	-	-	-
3110	HOLIDAY	15,592	18,925	-	-	-	-
3120	VACATION	13,460	24,968	-	-	-	-
3125	MANAGEMENT LEAVE	2,333	9,991	-	-	-	-
	TOTAL SALARIES & WAGES	**325,924**	**380,465**	**380,490**	**380,490**	**452,140**	**460,780**
	BENEFITS:						
3510	CAFETERIA PLAN	52,479	67,560	70,470	70,470	83,160	86,130
3520	DENTAL/VISION INSURANCE	-	-	-	-	-	-
3530	MEDICARE & SOCIAL SECURITY	5,445	6,478	5,375	5,375	6,410	6,535
3560	PERS-RETIREMENT	89,187	99,505	121,985	121,985	121,880	129,000
3580	DEFERRED COMPENSATION	-	413	420	420	420	420
3590	LIFE INSURANCE	1,009	1,052	1,225	1,225	1,460	1,490
3600	AUTO ALLOWANCE	2,100	2,960	2,820	2,820	3,720	3,720
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	435	495	495
3650	VACATION BUYBACK	2,033	3,076	-	-	-	-
3655	SICK LEAVE INCENTIVE	1,679	3,703	-	-	-	-
3660	ADMINISTRATIVE LEAVE BUYBACK	3,256	2,293	-	-	-	-
3665	COMPENSATORY TIME BUYBACK	-	-	-	-	-	-
	TOTAL BENEFITS	**157,188**	**187,043**	**202,295**	**202,730**	**217,545**	**227,790**
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	7,816	8,532	10,000	10,000	9,500	10,000
4020	GAS	-	-	-	-	-	-
4030	WATER/SEWER	16,948	18,667	17,500	25,000	37,000	42,000
4045	LANDSCAPING SUPPLIES	-	3,522	550	550	550	550
4055	JANITORIAL SUPPLIES	945	643	900	1,100	1,200	1,200
4060	TELEPHONE	23,788	25,685	14,000	25,000	15,140	16,140
4061	CELL PHONES/SATELLITE PHONES	1,521	1,337	1,800	2,200	1,800	1,800
4062	AIR CARDS	1,792	909	480	480	480	480
4066	ALARM MONITORING	1,600	1,600	1,500	1,800	1,900	1,900
4070	BUILDING MAINTENANCE	2,243	2,739	3,000	3,000	3,000	3,000
4080	BUILDING SERVICES DEPARTMENT CHARGE	14,545	15,385	15,425	15,425	40,455	37,605
4198	CITY ADMINISTRATION	15,243	14,200	11,000	12,000	11,000	11,000
4199	INSURANCE DEPARTMENT CHARGE	236,683	307,302	356,915	356,915	482,980	503,725
4200	OFFICE SUPPLIES	1,943	501	2,200	2,200	2,200	2,200
4203	EQUIPMENT/FURNITURE	6,109	5,376	3,000	3,000	3,000	3,700
4206	MATERIALS	50,063	38,835	50,000	50,000	50,000	50,000
4210	POSTAGE	-	26	50	50	50	50
4220	FUEL	8,298	8,308	8,000	8,000	8,400	8,900
4224	OVERHEAD DOOR/GATE MAINTENANCE	1,612	2,025	2,500	2,500	2,500	2,500
4240	VEHICLE MAINTENANCE	5,012	7,875	8,000	8,000	8,000	8,000
4245	EQUIPMENT MAINTENANCE	4,528	3,459	5,000	5,000	5,000	5,000
4248	EQUIPMENT RENTAL/LEASE	75	-	1,000	1,000	1,000	1,000
4249	UNIFORMS	1,087	1,357	1,650	1,650	1,950	1,650
4255	SOFTWARE SUPPORT	10,207	10,623	5,300	5,700	6,300	5,300
4310	DUES & SUBSCRIPTIONS	115	115	105	105	285	105
4330	TRAINING	505	333	295	850	295	295
4332	MILEAGE REIMBURSEMENT	-	21	100	100	100	100
	TOTAL OPERATIONS & MATERIALS	**412,678**	**479,374**	**520,270**	**541,625**	**694,085**	**718,200**
	CONTRACTUAL SERVICES:						
4534	CONTRACT SERVICES-GIS	-	-	3,000	3,000	3,000	3,000
4550	CONTRACT SERVICES-ENGINEERING	27,678	-	-	-	-	-
4553	CONTRACT SERVICES-UNDERGROUND SERVICE ALERT	2,389	2,470	2,000	3,500	6,845	6,845
4570	CONTRACT SERVICES-STREET MAINTENANCE	47,818	33,886	74,000	74,000	50,000	60,000

Gas Tax

Acct #	Gas Tax-004 Gas Tax (Public Works)-8310	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
4576	CONTRACT SERVICES-EMERGENCY WORK	104,000	20,417	10,000	10,000	10,000	10,000
4578	CONTRACT SERVICES-STRIPING	19,516	27,487	25,000	25,000	25,000	25,000
4580	CONTRACT SERVICES-TRAFFIC SIGNAL MAINTENANCE	219,507	183,621	150,000	150,000	185,000	185,000
4582	CONTRACT SERVICES-STUDIES	31,437	-	-	-	18,000	-
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	8,242	7,242	6,745	6,745	15,900	17,500
4588	CONTRACT SERVICES-HVAC MAINTENANCE	3,000	2,200	3,400	3,400	3,400	3,400
4589	CONTRACT SERVICES-PEST CONTROL	175	-	400	400	960	960
4591	CONTRACT SERVICES-SIDEWALK REPAIR	32,164	74,039	30,000	30,000	30,000	30,000
4593	CONTRACT SERVICES-FACILITIES MAINTENANCE	-	-	-	-	-	-
4666	CONTRACT SERVICES-STORM DRAIN MAINTENANCE	11,400	19,662	14,000	14,000	18,000	29,000
4680	CONTRACT SERVICES-TREE TRIMMING	41,728	44,070	48,000	48,000	65,000	70,000
	TOTAL CONTRACTUAL SERVICES	**549,053**	**415,093**	**366,545**	**368,045**	**431,105**	**440,705**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	12,681	-	47,000	47,000	37,100	108,200
6060	VEHICLES	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**12,681**	**-**	**47,000**	**47,000**	**37,100**	**108,200**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	-	-	-	-	-	-
6550	TRAFFIC IMPROVEMENTS	3,018,179	769,961	819,000	650,000	708,000	-
	TOTAL CAPITAL PROJECTS	**3,018,179**	**769,961**	**819,000**	**650,000**	**708,000**	**-**
	TOTAL GAS TAX	**4,475,704**	**2,231,935**	**2,335,600**	**2,189,890**	**2,539,975**	**1,955,675**

Article 3

Acct #	Article 3-005 Article 3-8320	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	83,534	59,053	-	50,000	137,000	-
6533	STREET WIDENING PROJECTS	-	-	166,000	-	-	-
6545	SIDEWALK REPAIRS	16,457	198,818	-	13,000	59,000	-
6550	TRAFFIC IMPROVEMENTS	-	-	117,000	-	-	-
6816	TRAILS CONSTRUCTION	89,543	157,469	-	60,000	90,000	28,000
	TOTAL CAPITAL PROJECTS	**189,534**	**415,340**	**283,000**	**123,000**	**286,000**	**28,000**
	TOTAL ARTICLE 3	**189,534**	**415,340**	**283,000**	**123,000**	**286,000**	**28,000**

Housing & Community Development

Acct #	Community Development Block Grant-006 Housing & Community Development-8400	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	53,147	52,430	109,830	109,830	112,060	114,315
3040	OVERTIME	-	241	-	-	-	-
3050	COMPENSATORY TIME	608	1,109	-	-	-	-
3100	SICK LEAVE	1,311	2,176	-	-	-	-
3110	HOLIDAY	4,146	5,119	-	-	-	-
3120	VACATION	2,954	5,104	-	-	-	-
3125	MANAGEMENT LEAVE	438	429	-	-	-	-
	TOTAL SALARIES & WAGES	**62,603**	**66,609**	**109,830**	**109,830**	**112,060**	**114,315**
	BENEFITS:						
3510	CAFETERIA PLAN	21,000	13,150	22,680	22,680	23,520	24,360
3530	MEDICARE & SOCIAL SECURITY	1,618	1,114	1,595	1,595	1,625	1,660
3540	WORKER'S COMPENSATION	1,079	-	-	-	-	-
3560	PERS-RETIREMENT	23,391	17,628	37,390	37,390	29,445	31,310
3590	LIFE INSURANCE	295	249	365	365	370	380
3600	AUTO ALLOWANCE	923	1,230	1,500	1,500	1,500	1,500
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	180	180	180
	TOTAL BENEFITS	**48,306**	**33,371**	**63,530**	**63,710**	**56,640**	**59,390**
	OPERATIONS & MATERIALS:						
4348	CDBG PROGRAMS	46,289	44,877	65,000	65,000	65,000	65,000
4353	CDBG CV PROGRAMS	-	8,566	-	100,000	350,000	27,090
	TOTAL OPERATIONS & MATERIALS	**46,289**	**53,443**	**65,000**	**165,000**	**415,000**	**92,090**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	-	-	-	-	-	-
6550	TRAFFIC IMPROVEMENTS	405,470	-	337,000	250,000	-	390,000
	TOTAL CAPITAL PROJECTS	**405,470**	**-**	**337,000**	**250,000**	**-**	**390,000**
	TOTAL HOUSING & COMMUNITY DEVELOPMENT	**562,668**	**153,423**	**575,360**	**588,540**	**583,700**	**655,795**

Developer Fees

Acct #	Developer Fees-008 Developer Fees-8340	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	5,422	5,772	26,600	-	28,600	29,200
	TOTAL SALARIES & WAGES	**5,422**	**5,772**	**26,600**	**-**	**28,600**	**29,200**
	BENEFITS:						
3530	MEDICARE & SOCIAL SECURITY	415	442	2,035	-	2,190	2,235
	TOTAL BENEFITS	**415**	**442**	**2,035**	**-**	**2,190**	**2,235**
	OPERATIONS & MATERIALS:						
4203	EQUIPMENT/FURNITURE	-	-	-	-	3,575	-
4450	RELEASE/USE OF DEPOSIT/FEE	-	-	-	-	-	-
	TOTAL OPERATIONS & MATERIALS	**-**	**-**	**-**	**-**	**3,575**	**-**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	-	-	18,000	18,000	-	-
	TOTAL CAPITAL OUTLAY	**-**	**-**	**18,000**	**18,000**	**-**	**-**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	13,139	21,034	13,000	13,000	165,000	-
6545	SIDEWALK REPAIRS	-	-	-	-	-	-
6550	TRAFFIC IMPROVEMENTS	-	880	-	1,550	9,000	-
	TOTAL CAPITAL PROJECTS	**13,139**	**21,914**	**13,000**	**14,550**	**174,000**	**-**
	TOTAL DEVELOPER FEES	**18,975**	**28,128**	**59,635**	**32,550**	**208,365**	**31,435**

Landscape Maintenance District

Acct #	Landscape Maintenance District-012 Landscape Maintenance District-8500	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	17,113	19,189	29,050	29,050	29,640	30,205
3040	OVERTIME	955	877	1,000	1,000	1,000	1,000
3050	COMPENSATORY TIME	66	209	-	-	-	-
3100	SICK LEAVE	239	319	-	-	-	-
3110	HOLIDAY	1,075	1,320	-	-	-	-
3120	VACATION	651	1,188	-	-	-	-
	TOTAL SALARIES & WAGES	**20,099**	**23,101**	**30,050**	**30,050**	**30,640**	**31,205**
	BENEFITS:						
3510	CAFETERIA PLAN	8,313	9,453	9,720	9,720	10,080	10,440
3530	MEDICARE & SOCIAL SECURITY	465	526	425	425	430	440
3560	PERS-RETIREMENT	7,758	8,839	12,440	12,440	9,710	10,450
3590	LIFE INSURANCE	73	89	100	100	100	105
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	60	60	60
	TOTAL BENEFITS	**16,608**	**18,907**	**22,685**	**22,745**	**20,380**	**21,495**
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	12,816	9,232	17,500	13,000	13,000	14,000
4030	WATER/SEWER	157,843	161,577	150,000	210,000	225,000	225,000
4198	CITY ADMINISTRATION	289	415	1,000	500	500	500
4206	MATERIALS	9,636	2,614	5,000	6,500	7,000	7,000
	TOTAL OPERATIONS & MATERIALS	**180,584**	**173,839**	**173,500**	**230,000**	**245,500**	**246,500**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	17,700	7,166	6,500	6,500	50,400	6,900
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	209,003	226,575	229,240	229,240	255,180	262,725
4589	CONTRACT SERVICES-PEST CONTROL	1,320	1,298	1,400	1,400	1,400	1,400
	TOTAL CONTRACTUAL SERVICES	**228,023**	**235,039**	**237,140**	**237,140**	**306,980**	**271,025**
	TOTAL LANDSCAPE MAINTENANCE DISTRICT	**445,315**	**450,886**	**463,375**	**519,935**	**603,500**	**570,225**

Street Light District

Acct #	Street Light District-013 Street Light District-8510	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4011	ELECTRICITY-STREET LIGHTING	454,035	254,191	275,000	275,000	275,000	275,000
4198	CITY ADMINISTRATION	-	-	2,000	500	2,000	2,000
4206	MATERIALS	-	42	5,000	2,500	15,000	15,000
4310	DUES & SUBSCRIPTIONS	1,260	1,260	1,400	1,400	1,400	1,500
	TOTAL OPERATIONS & MATERIALS	**455,295**	**255,492**	**283,400**	**279,400**	**293,400**	**293,500**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	4,200	5,298	7,100	7,100	6,800	7,100
4664	CONTRACT SERVICES-STREET LIGHT MAINTENANCE	28,944	87,448	85,570	85,570	97,000	100,000
	TOTAL CONTRACTUAL SERVICES	**33,144**	**92,746**	**92,670**	**92,670**	**103,800**	**107,100**
	TOTAL STREET LIGHT DISTRICT	**488,439**	**348,239**	**376,070**	**372,070**	**397,200**	**400,600**

Community Trails District

Acct #	Community Trails District-015 Community Trails District-8530	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	953	675	4,000	2,500	4,000	4,000
4206	MATERIALS	-	141	7,000	7,000	7,000	7,000
	TOTAL OPERATIONS & MATERIALS	**953**	**816**	**11,000**	**9,500**	**11,000**	**11,000**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	825	450	1,000	1,000	1,000	1,100
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	-	-	-	-	-	-
4592	CONTRACT SERVICES-TRAILS MAINTENANCE	-	-	14,600	14,600	15,000	15,000
	TOTAL CONTRACTUAL SERVICES	**825**	**450**	**15,600**	**15,600**	**16,000**	**16,100**
	TOTAL COMMUNITY TRAILS DISTRICT	**1,778**	**1,266**	**26,600**	**25,100**	**27,000**	**27,100**

Parks Maintenance District

Acct #	Parks Maintenance District-016 Parks Maintenance District-8540	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	17,113	19,188	29,050	29,050	29,640	30,205
3040	OVERTIME	955	877	1,000	1,000	1,000	1,000
3050	COMPENSATORY TIME	66	209	-	-	-	-
3100	SICK LEAVE	239	319	-	-	-	-
3110	HOLIDAY	1,075	1,320	-	-	-	-
3120	VACATION	651	1,188	-	-	-	-
	TOTAL SALARIES & WAGES	**20,098**	**23,101**	**30,050**	**30,050**	**30,640**	**31,205**
	BENEFITS:						
3510	CAFETERIA PLAN	8,313	9,453	9,720	9,720	10,080	10,440
3530	MEDICARE & SOCIAL SECURITY	464	525	425	425	430	440
3560	PERS-RETIREMENT	7,758	8,839	12,440	12,440	9,710	10,450
3590	LIFE INSURANCE	73	89	100	100	100	100
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	60	60	60
	TOTAL BENEFITS	**16,608**	**18,907**	**22,685**	**22,745**	**20,380**	**21,490**
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	1,012	668	2,600	1,000	1,000	1,000
4030	WATER/SEWER	34,095	27,509	32,500	32,500	32,500	32,500
4066	ALARM MONITORING	300	300	-	400	-	-
4198	CITY ADMINISTRATION	528	408	1,000	500	500	500
4203	EQUIPMENT/FURNITURE	-	1,334	-	-	2,400	2,400
4206	MATERIALS	10,598	7,351	4,000	4,500	6,500	7,000
4245	EQUIPMENT MAINTENANCE	-	205	550	550	550	550
	TOTAL OPERATIONS & MATERIALS	**46,533**	**37,775**	**40,650**	**39,450**	**43,450**	**43,950**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	825	450	1,000	1,000	1,000	1,100
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	23,880	24,659	29,080	29,080	20,590	21,595
4589	CONTRACT SERVICES-PEST CONTROL	-	-	-	-	-	-
4680	CONTRACT SERVICES-TREE TRIMMING	4,421	4,500	4,700	4,700	7,500	7,700
	TOTAL CONTRACTUAL SERVICES	**29,126**	**29,609**	**34,780**	**34,780**	**29,090**	**30,395**
	TOTAL PARKS MAINTENANCE DISTRICT	**112,364**	**109,391**	**128,165**	**127,025**	**123,560**	**127,040**

Measure I

Acct #	Measure I-017 Measure I-8350	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	-	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**-**	**-**	**-**	**-**	**-**	**-**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	547,249	1,034,823	-	550,000	403,000	83,000
6533	STREET WIDENING PROJECTS	-	-	237,000	100,000	-	-
6545	SIDEWALK REPAIRS	-	34,744	-	8,000	83,000	-
6550	TRAFFIC IMPROVEMENTS	1,784,565	3,281,618	2,497,000	1,000,000	2,177,000	91,000
6811	RIGHT-OF-WAY ACQUISITION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	-	-	-	-	84,000	43,000
	TOTAL CAPITAL PROJECTS	**2,331,813**	**4,351,185**	**2,734,000**	**1,658,000**	**2,747,000**	**217,000**
	TOTAL MEASURE I	**2,331,813**	**4,351,185**	**2,734,000**	**1,658,000**	**2,747,000**	**217,000**

Air Quality Management District

Acct #	Air Quality Management District-020 AQMD (AB 2766)-8440	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	3,825	-	5,000	-	5,000	5,000
4206	MATERIALS	48	-	-	-	-	-
	TOTAL OPERATIONS & MATERIALS	**3,873**	**-**	**5,000**	**-**	**5,000**	**5,000**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	87,324	46,636	34,440	34,440	38,400	38,400
	TOTAL CONTRACTUAL SERVICES	**87,324**	**46,636**	**34,440**	**34,440**	**38,400**	**38,400**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	-	-	-	-	-	-
6060	VEHICLES	-	26,927	-	-	-	-
	TOTAL CAPITAL OUTLAY	**-**	**26,927**	**-**	**-**	**-**	**-**
	CAPITAL PROJECTS:						
6550	TRAFFIC IMPROVEMENTS	-	-	41,000	20,000	45,000	45,000
6700	ELECTRIC VEHICLE CHARGING STATIONS	36,183	17,291	-	-	-	-
6813	BRIDGE CONSTRUCTION	8,500	6,778	-	-	-	-
	TOTAL CAPITAL PROJECTS	**44,683**	**24,069**	**41,000**	**20,000**	**45,000**	**45,000**
	TOTAL AQMD (AB 2766)	**135,880**	**97,631**	**80,440**	**54,440**	**88,400**	**88,400**

Citizen's Option for Public Safety

Acct #	Citizen's Option for Public Safety-021 COPS (AB 3229)-8450	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	CONTRACTUAL SERVICES:						
4560	CONTRACT SERVICES-SHERIFF	149,154	156,422	156,000	156,000	160,000	165,000
	TOTAL CONTRACTUAL SERVICES	149,154	156,422	156,000	156,000	160,000	165,000
	TOTAL COPS (AB 3229)	149,154	156,422	156,000	156,000	160,000	165,000

Street & Storm Drain Maintenance District

Acct #	Street/Storm Drain Maintenance District-024 Street/Storm Drain Maintenance District-8470	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	-	2,413	3,055	3,055	3,115	3,175
3040	OVERTIME	-	21	500	500	-	-
3050	COMPENSATORY TIME	-	21	-	-	-	-
3100	SICK LEAVE	-	26	-	-	-	-
3110	HOLIDAY	-	102	-	-	-	-
3120	VACATION	-	122	-	-	-	-
3125	MANAGEMENT LEAVE	-	26	-	-	-	-
	TOTAL SALARIES & WAGES	**-**	**2,732**	**3,555**	**3,555**	**3,115**	**3,175**
	BENEFITS:						
3510	CAFETERIA PLAN	-	788	810	810	840	870
3530	MEDICARE & SOCIAL SECURITY	-	55	45	45	45	50
3560	PERS-RETIREMENT	-	865	1,165	1,165	950	1,015
3590	LIFE INSURANCE	-	9	10	10	10	15
3650	VACATION BUYBACK	-	-	-	-	-	-
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	5	5	5
	TOTAL BENEFITS	**-**	**1,716**	**2,030**	**2,035**	**1,850**	**1,955**
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	-	-	1,000	500	1,000	1,000
4206	MATERIALS	-	-	1,000	1,000	1,000	1,000
	TOTAL OPERATIONS & MATERIALS	**-**	**-**	**2,000**	**1,500**	**2,000**	**2,000**
	CONTRACTUAL SERVICES:						
4534	CONTRACT SERVICES-GIS	-	-	2,000	2,000	-	4,000
4550	CONTRACT SERVICES-ENGINEERING	1,560	900	3,900	3,900	3,900	3,900
4570	CONTRACT SERVICES-STREET MAINTENANCE	-	-	7,000	7,000	7,000	7,000
4666	CONTRACT SERVICES-STORM DRAIN MAINTENANCE	7,972	10,016	13,000	13,000	13,000	13,000
4680	CONTRACT SERVICES-TREE TRIM	-	998	1,000	1,200	1,000	1,000
	TOTAL CONTRACTUAL SERVICES	**9,532**	**11,915**	**26,900**	**27,100**	**24,900**	**28,900**
	CAPITAL PROJECTS						
6550	TRAFFIC IMPROVEMENTS	-	-	-	-	-	-
	TOTAL CAPTIAL PROJECTS	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL STREET/STORM DRAIN MAINT. DISTRICT	**9,532**	**16,363**	**34,485**	**34,190**	**31,865**	**36,030**

Justice Assistance Grant

Acct #	Justice Assistance Grant-026 Justice Assistance Grant-8480	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4203	EQUIPMENT/FURNITURE	-	-	-	15,800	-	-
	TOTAL OPERATIONS & MATERIALS	**-**	**-**	**-**	**15,800**	**-**	**-**
	CONTRACTUAL SERVICES:						
4560	CONTRACT SERVICES-SHERIFF	17,658	-	20,000	-	20,000	20,000
	TOTAL CONTRACTUAL SERVICES	**17,658**	**-**	**20,000**	**-**	**20,000**	**20,000**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL JUSTICE ASSISTANCE GRANT	**17,658**	**-**	**20,000**	**15,800**	**20,000**	**20,000**

Miscellaneous Grants

Acct #	Grants Fund-027 Miscellaneous Grants-8490	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	3,825	-	-	-	-	-
4206	MATERIALS	11,605	4,292	-	-	-	-
4450	RELEASE/USE OF FEE	37,233	57,116	-	160,000	-	-
	TOTAL OPERATIONS & MATERIALS	**52,663**	**61,408**	**-**	**160,000**	**-**	**-**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	-	-	-	-	-	-
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	-	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**-**	**-**	**-**	**-**	**-**	**-**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	251,615	-	-	-	-	-
6060	VEHICLES	309,742	9,919	-	-	-	-
	TOTAL CAPITAL OUTLAY	**561,357**	**9,919**	**-**	**-**	**-**	**-**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	(1,060)	784,557	212,000	212,000	111,000	36,000
6533	STREET WIDENING PROJECTS	-	28,861	613,000	613,000	-	-
6545	SIDEWALK REPAIRS	-	-	-	-	-	-
6550	TRAFFIC IMPROVEMENTS	3,094,934	966,584	1,972,000	500,000	7,779,000	4,386,000
6600	STORM DRAIN PROJECTS	7,938	95	9,729,000	4,500,000	13,600,000	-
6700	ELECTRIC VEHICLE CHARGING STATIONS	144,731	69,162	-	-	-	-
6811	RIGHT-OF-WAY ACQUISITION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	26,582	15,800	1,600,000	3,000,000	1,638,000	2,143,000
6816	TRAILS CONSTRUCTION	8,926	17,286	-	50,000	-	-
	TOTAL CAPITAL PROJECTS	**3,282,051**	**1,882,345**	**14,126,000**	**8,875,000**	**23,128,000**	**6,565,000**
	TOTAL MISCELLANEOUS GRANTS	**3,896,071**	**1,953,672**	**14,126,000**	**9,035,000**	**23,128,000**	**6,565,000**

Paramedic Department

Acct #	Paramedic Department-028 Paramedic Department-2050	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	12,575	13,322	13,995	14,100	14,200	14,200
4020	GAS	1,981	1,758	1,330	1,330	1,330	1,330
4030	WATER/SEWER	4,593	5,772	6,535	6,535	6,535	6,535
4040	PEST CONTROL SUPPLIES/MATERIALS	10	-	25	25	25	25
4045	LANDSCAPING SUPPLIES	70	121	150	150	150	150
4055	JANITORIAL SUPPLIES	2,230	2,020	2,750	2,750	2,750	2,750
4060	TELEPHONE	-	-	2,325	2,325	-	-
4061	CELL PHONES/SATELLITE PHONES	1,720	1,837	970	1,700	1,740	1,740
4062	AIR CARDS	2,269	1,901	970	3,300	3,360	3,360
4065	INTERNET/CABLE/SATELLITE	4,888	5,381	-	6,000	6,000	6,000
4066	ALARM MONITORING	540	540	600	600	510	510
4070	BUILDING MAINTENANCE	9,965	15,930	25,830	45,000	5,200	6,000
4198	CITY ADMINISTRATION	1,363	2,486	1,650	1,650	1,650	1,650
4200	OFFICE SUPPLIES	1,897	1,893	2,000	2,000	1,800	1,800
4203	EQUIPMENT/FURNITURE	4,816	20,795	10,050	8,000	2,000	5,450
4206	MATERIALS	1,163	380	1,500	1,500	1,500	1,500
4207	PARAMEDIC SUPPLIES	12,172	10,437	13,000	13,000	14,000	14,000
4209	RADIO ACCESS	5,821	6,108	5,500	5,500	5,500	5,500
4210	POSTAGE	25	6	100	100	100	100
4211	PARAMEDIC EQUIPMENT MAINTENANCE	-	4,657	5,500	5,500	5,500	5,500
4220	FUEL	17,487	19,052	21,475	21,475	21,475	21,475
4222	GENERATOR MAINTENANCE/PERMITS/INSPECTION	1,196	1,136	1,500	1,500	3,890	3,890
4223	ICEMA PERMITS & INSPECTION	3,200	3,200	3,200	3,200	3,200	3,200
4224	OVERHEAD DOOR/GATE MAINTENANCE	3,230	2,821	3,000	3,000	4,000	4,000
4240	VEHICLE MAINTENANCE	42,659	44,341	42,500	42,500	49,000	49,000
4242	ANNUAL LADDER TESTING	638	97	-	-	-	-
4243	SCBA FLOW TESTING/HYDRO TESTING	797	1,561	2,150	2,150	2,150	2,150
4244	FIRE EXTING/FIRE SPRINKLER TESTING	293	275	1,000	1,000	1,000	1,000
4245	EQUIPMENT MAINTENANCE	1,167	19,135	2,300	2,300	2,300	2,300
4250	SPECIAL DEPARTMENT SUPPLIES	-	-	50	50	50	50
4360	INSURANCE PREMIUMS	10,000	10,000	10,000	10,000	10,000	10,000
	TOTAL OPERATIONS & MATERIALS	**148,765**	**196,961**	**181,955**	**208,240**	**170,915**	**175,165**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	-	1,800	-	2,200	2,300	2,400
4567	CONTRACT SERVICES-PARAMEDIC DEPARTMENT	1,402,464	1,617,365	1,896,440	1,538,485	1,940,535	2,037,560
4574	CONTRACT SERVICES-MEDICAL DIRECTOR	-	-	5,000	5,000	10,000	10,000
4588	CONTRACT SERVICES-HVAC MAINTENANCE	1,713	1,438	2,000	2,500	2,000	2,000
4589	CONTRACT SERVICES-PEST CONTROL	420	300	800	800	800	800
4680	CONTRACT SERVICES-TREE TRIMMING	-	894	900	900	900	900
	TOTAL CONTRACTUAL SERVICES	**1,404,597**	**1,621,797**	**1,905,140**	**1,549,885**	**1,956,535**	**2,053,660**
	CAPITAL OUTLAY:						
6030	BUILDING	-	34,315	-	-	-	-
6040	EQUIPMENT	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**-**	**34,315**	**-**	**-**	**-**	**-**
	TOTAL PARAMEDIC DEPARTMENT	**1,553,362**	**1,853,072**	**2,087,095**	**1,758,125**	**2,127,450**	**2,228,825**

Fire Department

Acct #	Fire Department-029 Fire Department-2100	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	12,574	13,322	13,995	13,995	14,200	14,200
4020	GAS	1,980	1,758	1,330	1,330	1,330	1,330
4030	WATER/SEWER	4,743	5,832	6,535	6,535	6,535	6,535
4040	PEST CONTROL SUPPLIES/MATERIALS	10	-	25	25	25	25
4045	LANDSCAPING SUPPLIES	70	121	150	150	150	150
4055	JANITORIAL SUPPLIES	2,230	2,020	2,750	2,750	2,750	2,750
4060	TELEPHONE	-	-	2,325	2,325	2,520	2,520
4061	CELL PHONES/SATELLITE PHONES	257	394	970	400	300	300
4062	AIR CARDS	-	-	970	970	-	-
4065	INTERNET/CABLE	4,888	5,381	-	5,000	60	60
4066	ALARM MONITORING	540	540	600	600	510	510
4070	BUILDING MAINTENANCE	9,965	15,930	25,830	38,000	5,200	6,000
4128	OPERATING TRANSFER OUT-PARAMEDIC DEPT.	1,177,282	1,493,841	1,707,265	1,707,265	1,767,450	1,868,825
4198	CITY ADMINISTRATION	1,363	2,487	1,650	1,650	1,650	1,650
4200	OFFICE SUPPLIES	1,895	1,893	2,000	2,000	1,800	1,800
4203	EQUIPMENT/FURNITURE	4,816	20,794	10,050	10,050	2,000	5,450
4204	PERSONAL PROTECTIVE EQUIPMENT	9,877	11,949	12,000	12,000	13,000	13,000
4206	MATERIALS	1,166	379	1,500	1,500	1,500	1,500
4209	RADIO ACCESS	5,821	6,108	5,500	5,500	5,500	5,500
4210	POSTAGE	323	6	100	100	100	100
4219	FIRE DEPARTMENT EQUIPMENT/SUPPLIES	1,862	-	3,000	3,000	3,000	3,000
4220	FUEL	17,487	19,052	21,475	21,475	21,475	21,475
4222	GENERATOR MAINTENANCE/PERMITS/INSPECTION	1,196	1,136	1,500	1,500	3,890	3,890
4224	OVERHEAD DOOR/GATE MAINTENANCE	3,230	2,821	3,000	3,000	4,000	4,000
4235	PHYSICALS/TESTING	950	3,881	3,000	3,000	3,000	3,000
4236	LIVESCAN SERVICE FEE	32	128	500	500	500	500
4240	VEHICLE MAINTENANCE	42,603	44,340	42,500	42,500	49,000	49,000
4242	ANNUAL LADDER TESTING	694	1,746	2,000	2,000	2,000	2,000
4243	SCBA FLOW TESTING/HYDRO TESTING	797	1,561	2,150	2,150	2,150	2,150
4244	FIRE EXTING/FIRE SPRINKLER TESTING	293	301	1,000	1,000	1,000	1,000
4245	EQUIPMENT MAINTENANCE	1,167	19,081	2,300	2,300	6,940	6,940
4249	UNIFORMS	-	-	150	150	150	150
4250	SPECIAL DEPARTMENT SUPPLIES	4,590	-	50	50	50	50
4255	SOFTWARE SUPPORT	-	-	-	-	-	4,180
4351	EMERGENCY INCIDENTS	2,208	1,323	500	500	500	500
4360	INSURANCE PREMIUMS	10,000	10,000	10,000	10,000	10,000	10,000
	TOTAL OPERATIONS & MATERIALS	**1,326,910**	**1,688,123**	**1,888,670**	**1,905,270**	**1,934,235**	**2,044,040**
	CONTRACTUAL SERVICES:						
4540	CONTRACT SERVICES-BUILDING INSPECTIONS	46,280	55,626	60,000	60,000	60,000	60,000
4545	CONTRACT SERVICES-WEED ABATEMENT	24,980	29,794	34,210	34,210	34,210	42,765
4568	CONTRACT SERVICES-FIRE SERVICES	-	-	-	-	36,950	36,950
4569	CONTRACT SERVICES-FIRE DEPARTMENT	2,609,189	2,917,157	3,247,305	2,875,265	3,373,555	3,542,235
4572	CONTRACT SERVICES-VOLUNTEER FIREFIGHTERS	-	-	3,000	3,000	3,000	3,000
4573	CONTRACT SERVICES-FIRE EXPLORERS	-	-	500	500	500	500
4576	CONTRACT SERVICES-EMERGENCY WORK	-	-	500	500	500	500
4588	CONTRACT SERVICES-HVAC MAINTENANCE	1,713	1,438	2,000	2,200	2,000	2,000
4589	CONTRACT SERVICES-PEST CONTROL	420	300	800	800	800	800
4680	CONTRACT SERVICES-TREE TRIMMING	-	894	900	900	900	900
	TOTAL CONTRACTUAL SERVICES	**2,682,581**	**3,005,208**	**3,349,215**	**2,977,375**	**3,512,415**	**3,689,650**
	CAPITAL OUTLAY:						
6030	BUILDING	-	34,315	-	-	-	-
6040	EQUIPMENT	-	-	-	-	517,200	47,650
6060	VEHICLES	-	-	500,000	500,000	500,000	650,000
	TOTAL CAPITAL OUTLAY	**-**	**34,315**	**500,000**	**500,000**	**1,017,200**	**697,650**
	TOTAL FIRE DEPARTMENT	**4,009,491**	**4,727,646**	**5,737,885**	**5,382,645**	**6,463,850**	**6,431,340**

Major Grants

Acct #	Major Grants Fund-030 Major Grants-8495	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	-	-	5,000	-	-	-
4203	EQUIPMENT/FURNITURE	-	-	-	-	-	-
4349	GRANT PROGRAMS	-	47,318	606,160	400,000	-	-
	TOTAL OPERATIONS & MATERIALS	**-**	**47,318**	**611,160**	**400,000**	**-**	**-**
	CONTRACTUAL SERVICES:						
4520	CONTRACT SERVICES-ATTORNEY	-	6,309	20,000	5,000	-	-
4540	CONTRACT SERVICES-BLDG INSP	-	-	5,000	1,500	-	-
4550	CONTRACT SERVICES-ENGINEERING	-	-	-	-	-	-
4560	CONTRACT SERVICES-SHERIFF	-	-	-	409,000	-	-
4567	CONTRACT SERVICES-PARAMEDIC	-	-	365,000	358,000	-	-
4569	CONTRACT SERVICES-FIRE	-	-	365,000	373,000	-	-
	TOTAL CONTRACTUAL SERVICES	**-**	**6,309**	**755,000**	**1,146,500**	**-**	**-**
	CAPITAL OUTLAY:						
6040	EQUIPMENT	-	29,844	-	-	-	-
	TOTAL CAPITAL OUTLAY	**-**	**29,844**	**-**	**-**	**-**	**-**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	1,313	84,733	476,000	476,000	1,031,000	817,000
6533	STREET WIDENING PROJECTS	-	-	-	-	-	-
6550	TRAFFIC IMPROVEMENTS	329,697	99,902	1,090,000	1,090,000	3,633,000	1,128,000
6600	STORM DRAIN PROJECTS	-	-	-	-	-	-
6811	RIGHT-OF-WAY ACQUISITION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	152,996	961,698	5,914,000	5,914,000	6,895,000	17,419,000
6816	TRAILS CONSTRUCTION	-	-	-	-	96,000	2,887,000
	TOTAL CAPITAL PROJECTS	**484,006**	**1,146,333**	**7,480,000**	**7,480,000**	**11,655,000**	**22,251,000**
	TOTAL MAJOR GRANTS	**484,006**	**1,229,804**	**8,846,160**	**9,026,500**	**11,655,000**	**22,251,000**

Development Impact Fees

Acct #	Development Impact Fees-007 Development Impact Fees-8330	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4070	BUILDING MAINTENANCE	-	-	-	-	-	-
4450	RELEASE/USE OF DEPOSIT/FEE	-	584,491	-	70,000	-	-
	TOTAL OPERATIONS & MATERIALS	**-**	**584,491**	**-**	**70,000**	**-**	**-**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	-	-	-	-	-	-
4588	CONTRACT SERVICES-HVAC MAINTENANCE	-	-	20,000	10,000	-	-
4621	CONTRACT SERVICES-COST ALLOCATION STUDY	-	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**-**	**-**	**20,000**	**10,000**	**-**	**-**
	CAPITAL OUTLAY:						
6030	BUILDING	-	-	-	-	290,500	27,000
6040	EQUIPMENT	-	150,293	-	-	35,000	-
	TOTAL CAPITAL OUTLAY	**-**	**150,293**	**-**	**-**	**325,500**	**27,000**
	CAPITAL PROJECTS:						
6530	STREET/SIDEWALK CONSTRUCTION	216,738	1,088,886	99,000	99,000	290,000	-
6533	STREET WIDENING PROJECTS	-	-	-	-	-	-
6545	SIDEWALK REPAIRS	5,007	72,074	-	12,000	-	-
6550	TRAFFIC IMPROVEMENTS	1,900	20,045	316,000	316,000	-	-
6600	STORM DRAIN PROJECTS	20,983	15,377	-	1,600	307,000	460,000
6811	RIGHT-OF-WAY ACQUISITION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	17,061	29,449	179,000	179,000	2,056,000	481,000
6816	TRAILS CONSTRUCTION	-	-	-	-	20,000	30,000
	TOTAL CAPITAL PROJECTS	**261,688**	**1,225,831**	**594,000**	**607,600**	**2,673,000**	**971,000**
	TOTAL DEVELOPMENT IMPACT FEES	**261,688**	**1,960,615**	**614,000**	**687,600**	**2,998,500**	**998,000**

Facilities Construction

Acct #	Capital Improvements-010 Facilities Construction-3830	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	115,252	116,348	142,525	142,525	156,030	159,110
3040	OVERTIME	2,947	4,046	500	500	500	500
3050	COMPENSATORY TIME	107	34	-	-	-	-
3100	SICK LEAVE	5,101	12,968	-	-	-	-
3110	HOLIDAY	5,507	10,109	-	-	-	-
3120	VACATION	5,596	12,820	-	-	-	-
3125	MANAGEMENT LEAVE	1,438	6,884	-	-	-	-
	TOTAL SALARIES & WAGES	**135,947**	**163,208**	**143,025**	**143,025**	**156,530**	**159,610**
	BENEFITS:						
3510	CAFETERIA PLAN	16,531	17,144	18,630	18,630	19,320	20,010
3530	MEDICARE & SOCIAL SECURITY	2,055	2,461	2,070	2,070	2,265	2,310
3560	PERS-RETIREMENT	33,134	33,526	41,125	41,125	36,445	38,220
3590	LIFE INSURANCE	387	357	470	470	515	525
3600	AUTO ALLOWANCE	1,800	1,931	1,800	1,800	3,000	3,000
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	115	115	115
3650	VACATION BUYBACK	1,787	1,525	-	-	-	-
3655	SICK LEAVE INCENTIVE PROGRAM	1,185	805	-	-	-	-
3660	ADMIN LEAVE BUYBACK	3,009	1,525	-	-	-	-
	TOTAL BENEFITS	**59,888**	**59,275**	**64,095**	**64,210**	**61,660**	**64,180**
	OPERATIONS & MATERIALS:						
4080	BUILDING SERVICES DEPARTMENT CHARGE	11,230	11,470	11,495	11,495	21,145	19,660
4198	CITY ADMINISTRATION	6,501	7,411	-	700	-	-
4199	INSURANCE DEPARTMENT CHARGE	6,575	5,148	5,980	5,980	8,090	8,440
	TOTAL OPERATIONS & MATERIALS	**24,305**	**24,029**	**17,475**	**18,175**	**29,235**	**28,100**
	CONTRACTUAL SERVICES						
4550	CONTRACT SERVICES-ENGINEERING	8,867	-	-	-	-	-
4554	CONTRACT SERVICES-CONSULTANT	-	-	-	8,000	-	-
	TOTAL CONTRACTUAL SERVICES	**8,867**	**-**	**-**	**8,000**	**-**	**-**
	CAPITAL PROJECTS						
6530	STREET/SIDEWALK CONSTRUCTION	46,370	100,165	207,000	207,000	-	-
6533	STREET WIDENING PROJECTS	-	23,614	8,000	8,000	-	-
6545	SIDEWALK REPAIRS	25,912	136,703	-	15,000	-	-
6550	TRAFFIC IMPROVEMENTS	98,604	152,953	580,000	250,000	539,000	226,000
6600	STORM DRAIN PROJECTS	18,734	69,873	-	15,000	1,097,000	-
6811	RIGHT OF WAY ACQUISITION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	158,086	236,514	618,000	800,000	1,674,000	2,012,000
	TOTAL CAPITAL PROJECTS	**347,707**	**719,822**	**1,413,000**	**1,295,000**	**3,310,000**	**2,238,000**
	TOTAL FACILITIES CONSTRUCTION	**576,714**	**966,334**	**1,637,595**	**1,528,410**	**3,557,425**	**2,489,890**

Community Facilities Districts

Acct #	Community Facilities Districts-014 Community Facilities Districts-8520	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	OPERATIONS & MATERIALS:						
4198	CITY ADMINISTRATION	9,632	9,559	9,500	9,500	9,500	9,750
4200	OFFICE SUPPLIES	93	-	500	500	500	500
4210	POSTAGE	-	-	100	100	100	100
	TOTAL OPERATIONS & MATERIALS	**9,725**	**9,559**	**10,100**	**10,100**	**10,100**	**10,350**
	CONTRACTUAL SERVICES:						
4554	CONTRACT SERVICES-CONSULTANT	-	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL COMMUNITY FACILITIES DISTRICTS	**9,725**	**9,559**	**10,100**	**10,100**	**10,100**	**10,350**

Capital Construction

Acct #	General Capital Financing-023 Capital Construction-3890	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	11,849	3,763	12,975	12,975	16,985	17,310
3040	OVERTIME	-	-	500	500	500	500
3050	COMPENSATORY TIME	-	642	-	-	-	-
3100	SICK LEAVE	-	375	-	-	-	-
3110	HOLIDAY	-	447	-	-	-	-
3120	VACATION	-	70	-	-	-	-
	TOTAL SALARIES & WAGES	**11,849**	**5,297**	**13,475**	**13,475**	**17,485**	**17,810**
	BENEFITS:						
3510	CAFETERIA PLAN	6,469	3,939	4,050	4,050	5,040	5,220
3530	MEDICARE & SOCIAL SECURITY	349	235	190	190	245	250
3560	PERS-RETIREMENT	7,488	5,088	5,980	5,980	6,345	6,745
3590	LIFE INSURANCE	-	38	45	45	45	60
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	25	30	30
	TOTAL BENEFITS	**14,306**	**9,300**	**10,265**	**10,290**	**11,705**	**12,305**
	OPERATIONS & MATERIALS:						
4070	BUILDING MAINTENANCE	-	-	-	-	26,900	-
4080	BUILDING SERVICES DEPARTMENT CHARGE	-	2,515	2,525	2,525	5,515	5,130
4104	OPER TRANSF OUT OF -GAS TAX	290,046	145,023	145,025	145,025	145,025	145,025
4113	OPERATING TRANSFER OUT-SLD	159,991	21,624	17,270	17,270	-	-
4115	OPERATING TRANSFER OUT-COMM. TRAILS DISTRICT	-	-	15,910	15,910	-	-
4199	INSURANCE DEPARTMENT CHARGE	-	5,148	5,355	5,355	8,090	8,440
4203	EQUIPMENT/FURNITURE	11,595	-	-	4,500	-	-
4206	MATERIALS	-	62	-	-	-	-
4450	RELEASE/USE OF DEPOSIT/FEE	-	-	-	128,000	-	-
	TOTAL OPERATIONS & MATERIALS	**461,632**	**174,372**	**186,085**	**318,585**	**185,530**	**158,595**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	207,041	117,548	140,000	100,000	50,000	50,000
4552	CONTRACT SERVICES-TRAFF COUNTS	-	-	-	-	-	-
4554	CONTRACT SERVICES-CONSULTANT	39,483	36,526	39,000	39,000	39,000	39,000
4582	CONTRACT SERVICES-STUDIES	-	15,184	40,000	10,000	25,000	25,000
4592	CONTRACT SERVICES-TRAILS MAINTENANCE	-	-	100,000	40,000	100,000	-
4593	CONTRACT SERVICES-FACILTITES MAINTENANCE	-	-	-	-	-	-
4605	CONTRACT SERVICES-CONSERV PLAN	-	-	-	-	-	-
4621	CONTRACT SERVICES-COST ALLOCATION	-	3,850	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**246,524**	**173,108**	**319,000**	**189,000**	**214,000**	**114,000**
	CAPITAL OUTLAY:						
6030	BUILDING	-	-	-	-	-	-
6040	EQUIPMENT	30,170	323,880	185,000	185,000	-	-
6060	VEHICLES	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**30,170**	**323,880**	**185,000**	**185,000**	**-**	**-**
	CAPITAL PROJECTS:						
6510	LANDSCAPE MAINTENANCE	-	-	-	-	-	-
6530	STREET/SIDEWALK CONSTRUCTION	55	-	60,000	60,000	-	-
6533	STREET WIDENING PROJECTS	3,520	-				
6545	SIDEWALK REPAIRS	3,135	9,528	-	500	-	-
6550	TRAFFIC IMPROVEMENTS	2,924,065	740,280	-	6,000	124,000	-
6600	STORM DRAIN PROJECTS	2,020	-	95,030	95,030	-	-
6803	FACILITIES CONSTRUCTION	-	-	-	-	-	-
6813	BRIDGE CONSTRUCTION	6,310					
6816	TRAILS CONSTRUCTION	2,831	-	-	-	98,000	215,000
	TOTAL CAPITAL PROJECTS	**2,941,936**	**749,807**	**155,030**	**161,530**	**222,000**	**215,000**
	TOTAL CAPITAL CONSTRUCTION	**3,706,417**	**1,435,764**	**868,855**	**877,880**	**650,720**	**517,710**

General Liability

Acct #	Insurance Fund-041 General Liability-9500	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	47,931	51,241	58,840	58,840	63,105	64,365
3040	OVERTIME	-	-	500	500	500	500
3050	COMPENSATORY TIME	-	-	-	-	-	-
3100	SICK LEAVE	-	-	-	-	-	-
3110	HOLIDAY	2,832	2,202	-	-	-	-
3120	VACATION	2,563	2,646	-	-	-	-
3125	MANAGEMENT LEAVE	306	503	-	-	-	-
	TOTAL SALARIES & WAGES	**53,632**	**56,592**	**59,340**	**59,340**	**63,605**	**64,865**
	BENEFITS:						
3510	CAFETERIA PLAN	5,031	5,546	5,670	5,670	5,880	6,090
3515	PERS-HEALTH INSURANCE-RETIRED	20,172	25,200	26,400	26,400	31,200	33,600
3530	MEDICARE & SOCIAL SECURITY	950	989	855	855	915	935
3560	PERS-RETIREMENT	13,421	14,963	15,595	15,595	17,825	19,075
3580	DEFERRED COMPENSATION	1,209	1,241	1,250	1,250	1,250	1,250
3590	LIFE INSURANCE	163	165	195	195	210	215
3600	AUTO ALLOWANCE	2,160	2,180	2,160	2,160	2,160	2,160
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	35	35	35
3650	VACATION BUYBACK	1,599	1,321	-	-	-	-
3655	SICK LEAVE INCENTIVE PROGRAM	1,279	2,095	-	-	-	-
3660	ADMIN LEAVE BUYBACK	1,599	1,690	-	-	-	-
	TOTAL BENEFITS	**47,585**	**55,390**	**52,125**	**52,160**	**59,475**	**63,360**
	OPERATIONS & MATERIALS:						
4200	OFFICE SUPPLIES	-	-	50	50	50	50
4203	EQUIPMENT/FURNITURE	-	-	500	250	500	500
4206	MATERIALS	-	-	-	-	-	-
4210	POSTAGE	8	33	200	100	200	200
4320	TRAVEL & CONFERENCE	1,056	1,062	3,000	250	3,000	3,000
4330	TRAINING	-	-	700	250	700	700
4349	GRANT PROGRAMS	626	3,600	22,500	-	22,500	22,500
4355	CLAIMS PAYABLE INCREASE	1,622	-	5,000	5,000	5,000	5,000
4360	INSURANCE PREMIUMS	284,457	315,445	310,750	428,000	409,200	431,000
4370	INSURANCE CLAIMS	27,713	433	30,000	15,000	30,000	30,000
4380	INSURANCE ADJUSTING FEES	2,313	67	-	-	-	-
4390	INSURANCE LEGAL	82,959	51,844	60,000	60,000	60,000	60,000
	TOTAL OPERATIONS & MATERIALS	**400,753**	**372,485**	**432,700**	**508,900**	**531,150**	**552,950**
	CONTRACTUAL SERVICES:						
4550	CONTRACT SERVICES-ENGINEERING	-	-	-	-	-	-
4554	CONTRACT SERVICES-CONSULTANT	-	-	-	220,000	-	-
4591	CONTRACT SERVICES-SIDEWALK REPAIR	-	-	-	-	-	-
	TOTAL CONTRACTUAL SERVICES	**-**	**-**	**-**	**220,000**	**-**	**-**
	CAPITAL PROJECTS:						
6545	SIDEWALK REPAIRS	-	-	-	-	-	-
6550	TRAFFIC IMPROVEMENTS	-	-	-	-		-
	TOTAL CAPITAL PROJECTS	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL GENERAL LIABILITY	**501,970**	**484,467**	**544,165**	**840,400**	**654,230**	**681,175**

Building Services

Acct #	General Services-042 Building Services-9510	2018-2019 Actual (Audited)	2019-2020 Actual (Audited)	2020-2021 Adjusted Budget	2020-2021 Year End Estimate	2021-2022 Adopted Budget	2022-2023 Adopted Budget
	SALARIES & WAGES:						
3010	SALARIES	34,401	34,785	48,175	48,175	155,760	158,795
3040	OVERTIME	268	328	5,000	5,000	5,000	5,000
3050	COMPENSATORY TIME	391	401	-	-	-	-
3100	SICK LEAVE	1,113	1,075	-	-	-	-
3110	HOLIDAY	2,547	1,933	-	-	-	-
3120	VACATION	1,804	3,116	-	-	-	-
	TOTAL SALARIES & WAGES	**40,525**	**41,638**	**53,175**	**53,175**	**160,760**	**163,795**
	BENEFITS:						
3510	CAFETERIA PLAN	12,219	13,392	13,770	13,770	30,240	31,320
3530	MEDICARE & SOCIAL SECURITY	855	898	700	700	2,260	2,305
3560	PERS-RETIREMENT	13,539	15,040	19,020	19,020	35,375	37,715
3590	LIFE INSURANCE	150	155	160	160	515	525
3605	ANNUAL CREDIT MONITORING ALLOWANCE	-	-	-	185	180	180
3655	SICK LEAVE INCENTIVE PROGRAM	35	334	-	-	-	-
	TOTAL BENEFITS	**26,797**	**29,819**	**33,650**	**33,835**	**68,570**	**72,045**
	OPERATIONS & MATERIALS:						
4010	ELECTRICITY	22,994	21,377	24,000	24,000	23,000	24,000
4012	ELECTRICITY-EVC STATIONS	-	1,995	-	3,000	3,000	3,000
4020	GAS	1,139	1,019	1,100	1,100	1,000	1,100
4030	WATER/SEWER	3,691	4,149	5,000	6,000	4,500	5,000
4040	PEST CONTROL SUPPLIES/MATERIALS	-	-	250	250	250	250
4045	LANDSCAPING SUPPLIES	446	482	250	250	250	250
4055	JANITORIAL SUPPLIES	1,995	2,258	2,500	2,500	2,500	2,500
4060	TELEPHONE	6,998	9,034	7,680	14,000	17,640	17,640
4061	CELL PHONES/SATELLITE PHONES	4,877	4,157	5,640	5,640	12,600	12,600
4062	AIR CARDS	-	-	-	-	3,360	3,360
4065	INTERNET/CABLE/SATELLITE	13,247	13,256	8,100	15,000	15,000	15,000
4066	ALARM MONITORING	2,020	1,860	2,700	3,000	2,820	2,820
4070	BUILDING MAINTENANCE	3,347	10,622	10,000	10,000	25,500	12,500
4075	PUBLIC FACILITIES IMPROVEMENT	4,178	5,988	5,000	5,000	5,000	5,000
4198	CITY ADMINISTRATION	3,293	3,505	2,100	2,100	2,000	2,100
4200	OFFICE SUPPLIES	15,836	14,470	18,000	18,000	17,000	18,000
4203	EQUIPMENT/FURNITURE	933	-	1,400	80,000	36,050	5,900
4205	PHOTOCOPIER	20,332	19,556	20,095	20,095	20,760	20,760
4208	NETWORK/COMPUTER MATERIALS & SUPPLIES	12,385	8,366	18,000	18,000	18,000	18,000
4220	FUEL	694	350	1,000	1,000	1,000	1,000
4240	VEHICLE MAINTENANCE	188	1,694	500	500	500	500
4245	EQUIPMENT MAINTENANCE	-	-	2,500	2,500	500	500
4248	EQUIPMENT RENTAL/LEASE	1,631	1,631	2,140	2,140	2,140	2,140
4251	ADA COMPLIANCE	-	2,351	2,000	2,000	2,000	2,000
4260	DISASTER SUPPLIES	128	128	2,000	2,000	2,000	2,000
4310	DUES & SUBSCRIPTIONS	260	120	150	150	1,820	1,970
	TOTAL OPERATIONS & MATERIALS	**120,612**	**128,367**	**142,105**	**238,225**	**220,190**	**179,890**
	CONTRACTUAL SERVICES:						
4504	CONTRACT SERVICES-JANITORIAL SERVICES	12,304	22,536	24,500	24,500	22,480	24,500
4533	CONTRACT SERVICES-SOFTWARE SUB	-	-	-	-	19,290	19,990
4585	CONTRACT SERVICES-LANDSCAPE MAINTENANCE	6,660	6,660	7,260	7,260	6,150	6,750
4588	CONTRACT SERVICES-HVAC MAINTENANCE	1,900	2,825	4,500	4,500	4,500	4,500
4589	CONTRACT SERVICES-PEST CONTROL	720	660	720	720	720	720
4623	CONTRACT SERVICES-WEBSITE	-	11,621	7,500	11,000	10,750	4,570
4627	CONTRACT SERVICES-NETWORK	858	12,033	5,000	130,000	5,000	5,000
4680	CONTRACT SERVICES-TREE TRIMMING	2,000	1,990	2,000	2,000	2,000	2,000
	TOTAL CONTRACTUAL SERVICES	**24,442**	**58,325**	**51,480**	**179,980**	**70,890**	**68,030**
	TOTAL BUILDING SERVICES	**212,376**	**258,149**	**280,410**	**505,215**	**520,410**	**483,760**
	TOTAL CITY	**41,952,934**	**40,809,668**	**60,538,410**	**53,539,680**	**78,921,740**	**67,210,965**

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph Hughes, City Manager

REVIEWED BY: Carlos Zamano, Public Works Director/City Engineer CZ

PREPARED BY: Jim Richardson, Public Works Manager

SUBJECT: Community Park Facility Improvements

RECOMMENDATION: That the City Council approve the following informal bid proposals:

1. Bid from CWFC, Inc. to install 182 lineal feet of 7' high wrought iron fence to close off access from the City Creek overflow wash at the East end of Lillian Lane to Community Park in the amount of $12,980.
2. Bid from UC Fence to install 70' of wrought iron fencing to secure handicap exit ramp at the rear exit of the YMCA building in the amount of $10,400.
3. Bid from Diamond Sheet Metal to install trash enclosure sheet metal roof enclosures with expanded metal mesh on sides and gates at the YMCA and Environmental Learning Center enclosures in the amount of $28,850.
4. Due to current material price volatility, authorize City Manager to approve up to 10% increase for contingency to the above-mentioned bids, respectively.

FISCAL IMPACT: The above-mentioned improvements will be completed within the current fiscal year budget funds.

PUBLIC NOTICE: Notices of the City Council agenda were posted at the three locations per Resolution No. 2011-047 and on the city's website.

BACKGROUND: Item 1, the wrought iron fence at east end of Lilian Lane is being proposed to resolve an ongoing issue at the Community Park that allows access to and from the

Approved _____	Motion _____	Second _____	Agenda Item No. 13
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

B Hughes
City Clerk

City Manager

park through the City Creek overflow wash area. This access point creates an avenue for vandals to enter and exit the park while evading enforcement officers. This improvement is expected to reduce vandalism and create a safer environment for residents.

Item 2, the wrought iron fence at the rear exit of the YMCA is being proposed to resolve an ongoing issue of Homeless people using handicap exit ramp behind the YMCA as a place to camp out and store personal belongings. This will ensure an unobstructed exit path from the rear of the building. this ramp area is currently hidden from plain view of officers patrolling the area after hours where 4' high masonry walls line the ramp.

Item 3, the trash enclosure sheet metal roof at the YMCA and Environmental Learning Center are being proposed to resolve an ongoing problem of illegal dumping and vagrancy. People continuously remove trash from dumpsters and toss it in the drive lane while seeking recyclables and others dump large quantities of trash and debris along the sides of the dumpsters which interferes with regular trash collection.

Informal bids were requested from six (6) contractors for the three (3) separate items. A spreadsheet is attached with a breakdown of the bids received.

Attachments: Community Park Facilities Improvement Proposals spreadsheet

Community Park Facilities Improvement Proposals

CONTRACTOR PROPOSALS	ITEM 1	ITEM 2	ITEM 3
	7' High Wrought Iron Fence to close 182' access (End of Lillian at City Creek Overflow Channel)	YMCA Wrought Iron Emergency Exit Handicap Ramp With Gate	ELC - Library 8' X 50' Dumpster Enclosure Roof & YMCA 8' X 22' Dumpster Enclosure Roof
CWFC	$12,980.00	$11,800.00	$39,270.00
UC Fence	$15,000.00	$10,400.00	No Bid Submitted
Diamond Sheetmetal (Combined Quote for both locations)	No Bid Submitted	No Bid Submitted	$28,850.00
AB Fence	$13,870.00	$10,780.00	No Bid Submitted
KCB Towers (Combined Quote for both locations)	No Bid Submitted	No Bid Submitted	$38,000.00
5 Cities Awnings	No Bid Submitted	No Bid Submitted	No Bid Submitted

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Betty Hughes, MMC, City Clerk

SUBJECT: City Manager Report and Comments
(Work Program, Regional/Legislative/Development Issues, Subcommittees, etc.)

RECOMMENDATION: Discussion and possible action.

Approved _____ Motion _____ Second _____ Agenda Item No. 14

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

STAFF REPORT

TO THE CITY COUNCIL

DATE: June 8, 2021

FROM: Joseph A. Hughes, City Manager

PREPARED BY: Betty Hughes, MMC, City Clerk

SUBJECT: Council Member Comments
(Agency/Committee/AB1234 Reports, District Updates, etc.)

RECOMMENDATION: Discussion and possible action.

Approved _____ Motion _____ Second _____ Agenda Item No. 15

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager